

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

**DEMOLITION**

**PERMIT**

Permit Number: 071471

This is to certify that 123 LLC / Monaghan Woodworks Inc.

has permission to Interior Demolition for future tenant

AT 121 MIDDLE ST

028 M005001

**PERMIT ISSUED**

DEC 21 2007

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. **HEAR 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. Greg Cianci

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

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

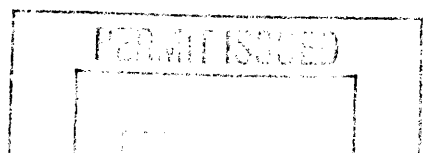
Permit No: 07-1471	Issue Date:	CBL: 028 M005001
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Location of Construction: 121 MIDDLE ST	Owner Name: 123 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name: Harriman Architects	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Interior	Zone: B3

Past Use: Retail - The Clown	Proposed Use: Commercial Office - Harriman Architects - Interior Demolition for future tenant	Permit Fee:	Cost of Work: \$2,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B Dem IBC 2003	

Proposed Project Description: Interior Demolition for future tenant	Signature: <i>[Handwritten Signature]</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Handwritten Signature]</i> Date: 12/12/07		

Permit Taken By: Idobson	Date Applied For: 12/05/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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>[Handwritten Signature]</i> 12/12/07	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 11/20/07 <input type="checkbox"/> Denied Date: <i>[Handwritten Signature]</i> 11/20/07	<b>Historic Preservation</b> <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: <i>[Handwritten Signature]</i> Requires A Separate Review & Approval
		Date: <i>[Handwritten Signature]</i> 12/12/07	

**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

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

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

Permit No: 07-1471	Date Applied For: 12/05/2007	CBL: 028 M005001
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<b>Location of Construction:</b> 121 MIDDLE ST	<b>Owner Name:</b> 123 LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b> Harriman Architects	<b>Contractor Name:</b> Monaghan Woodworks Inc.	<b>Contractor Address:</b> 100 Commercial St. Portland	<b>Phone:</b> (207) 775-2683
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Demolitions - Interior	

<b>Proposed Use:</b> Commercial Office - Harriman Architects - Interior Demolition for future tenant	<b>Proposed Project Description:</b> Interior Demolition for future tenant
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/12/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) This property is located within the Pedestrian Activities District (PAD). The present use has been granted a conditional use by the Planning Division for a first floor use other than those restricted by ordinance. PLEASE NOTE that the conditional use allowance is ONLY for this tenant. If this tenant leaves, the space SHALL be returned to a PAD use as outlined in the conditional use standards.</p> <p>2) Separate permits shall be required for any new signage.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p> <p>4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.</p>			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 12/21/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<p>1) All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the required rating.</p> <p>2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.</p> <p>3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.</p> <p>4) Demolition permit only. No other construction activities allowed.</p>			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 12/13/2007
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

<b>Comments:</b>
12/6/2007-mes: Since this is in PAD area, I e-mail Jennifer Dorr to get a copy of the conditional use exemption from PAD - the permit is on hold until I can get a copy of it.
12/12/2007-mes: Jen gave me a copy of Carrie's letter granting an exemption
12/20/2007-tmm: left message w/Brad for more info -



# General 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>121 Middle St.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>28</u> <u>M</u> <u>5</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>HARRIMAN Architects</u> Address <u>66 PEARL ST</u> City, State & Zip <u>PORTLAND, ME.</u>	Telephone: <u>775-0053</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2500.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>50.00.</u>
Current legal use (i.e. single family) <u>Retail</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Interior demolition for future tenant.</u>		
Contractor's name: <u>MONAGHAN Woodworks INC.</u>		
Address: <u>100 COMMERCIAL ST</u>		
City, State & Zip: <u>PORTLAND ME.</u>		Telephone: <u>756-5410</u>
Who should we contact when the permit is ready: <u>BRAD FINLAY</u>		Telephone: <u>775-2683</u>
Mailing address: _____		

**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: Brad Finlay

Date: 12/5/07

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

**Planning and Development Department**  
Lee D. Urban, Director

**Planning Division**  
Alexander Jaegerman, Director

November 20, 2007

Tim Soley  
123 LLC, 100 Commercial Street  
Portland, ME 04104

DEC 21

RE: 121 Middle Street, Portland, ME - 28-M-005

Dear Mr. Soley:

A Conditional Use Application was received from 123 LLC for the property at 121 Middle Street. The property is in the Pedestrian Activities District. The proposed use of this property is for the offices of Harriman Architects and Engineers.

Peter Harrington of Malone Commercial Brokers indicated that his company had listed the property from October 2006 to November 6, 2007 to try to secure a retail tenant (letter dated November 7, 2007). This marketing effort was not successful, and a request is being made to allow a non-retail use in the storefront.

Section 14-218 of the Code of Ordinances notes the following:

*The planning authority may impose reasonable conditions concerning the design, appearance, use and extent of use of the space along the street frontage to ensure maximum pedestrian compatibility and interest.*

Judy Johnson of Harriman Architects and Engineers notes that the goal of having a visible street presence is a main reason for the choice of the property (letter dated November 13, 2007). The design studio will be "on display" to pedestrians. There will not be any drapes or blinds which would block views into the space. There will be views in to the space of open conference areas, work stations, and waiting areas with images or three dimensional models of projects.

Given this explanation, it is determined that the proposed use is in compliance with the Conditional Use requirements in the Pedestrian Activities District. The determination is based on the condition that there not be any curtains or drapes to obscure the views in to the office.

Sincerely,

Carrie M. Marsh, AICP  
Urban Designer

**From:** Marge Schmuckal  
**To:** Carrie Marsh  
**Date:** 12/7/2007 1:34:29 PM  
**Subject:** 121 Middle St - 123 LLC - Conditional Use Appeal

Carrie,  
Can I get a copy of the letter approving this property from the first floor PAD requirements? I have a permit application and I need it for our files before I can sign-off on it.

Thank you,  
Marge

**CC:** ALEX JAEGERMAN

**From:** Marge Schmuckal  
**To:** Jennifer Dorr  
**Date:** 12/6/2007 12:09:11 PM  
**Subject:** 121 Middle Street -123 LLC

Jennifer,

I think you have already sent a copy of a letter exempting the first floor use from PAD use requirements. I can not find a copy of it. Can you send me another one?

Thanks,  
Marge

12/7/07 - called Betsy to check on A copy  
Betsy - she only go for e-mail  
I e-mailed her.

**123 LLC**  
100 Commercial Street  
Portland, ME 04101

December 5, 2007

City of Portland  
389 Congress Street  
Portland, ME 04101

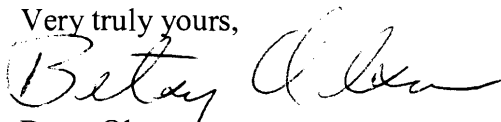
RE: Demolition/Building Permit for Harriman, Inc. for 123 Middle Street

Ladies/Gentlemen:

Please be advised that the owner, 123 LLC, is permitting Harriman, Inc. to do the buildout to their newly leased space (first floor and lower level) in 123 Middle Street with the stipulation that Harriman, Inc. use Landlord's approved general contractor. Monaghan Woodworks, Inc. is a Landlord approved general contractor.

Please feel free to contact me with any questions.

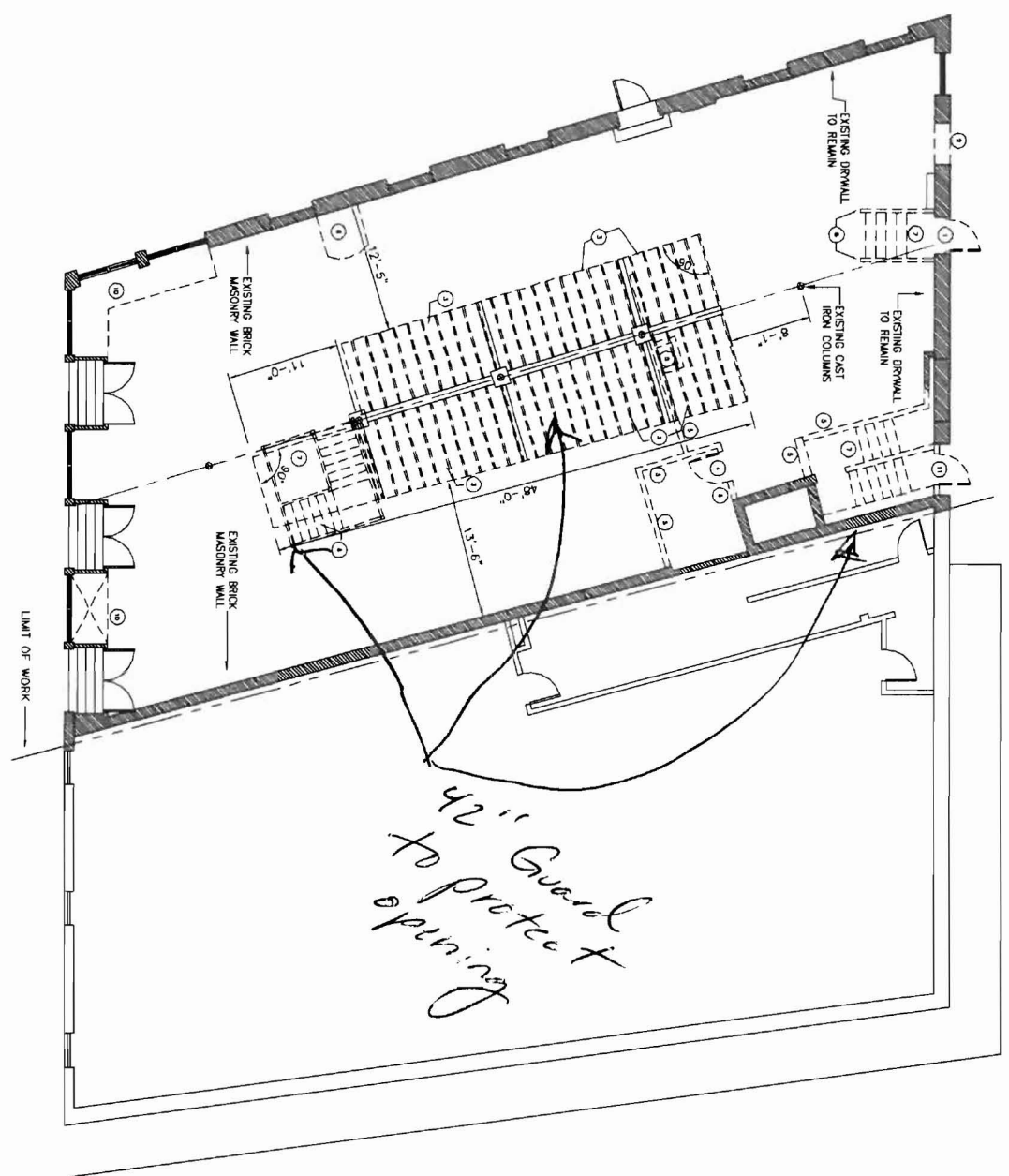
Very truly yours,

  
Betsy Olson,  
Owners' Representative

DEC 10 2007



*Intrior per-  
 bearing limit of 1st floor  
 under support to permit  
 work*

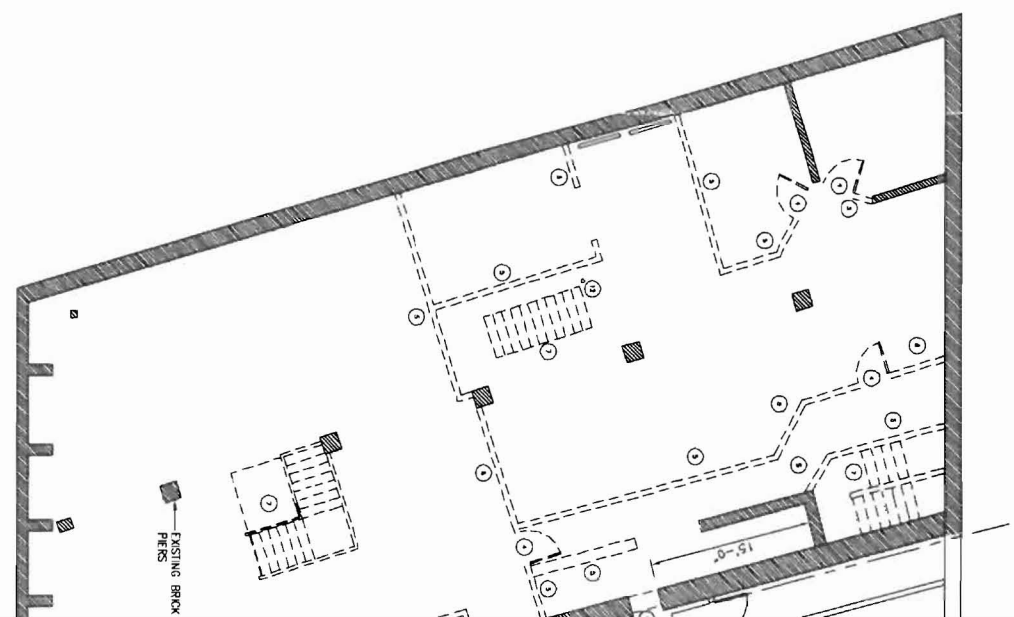


*42" Guard  
 to protect  
 opening*

FIRST FLOOR  
 1/8" = 1'-0"  
 REF: -

A2

- LEGEND
- ① REMOVE DOOR A IN EXISTING MWS
  - ② REMOVE MASONRY OPENING
  - ③ CUT OPENING IN DIMS FOR FRAM
  - ④ REMOVE DOOR A
  - ⑤ REMOVE ALL BRN - PATCH FLOOR
  - ⑥ FILL IN OPENING
  - ⑦ REMOVE STAIRS
  - ⑧ REMOVE BRICK
  - ⑨ CUT OPENING IN FRAMING IN PLAK
  - ⑩ REMOVE FLOOR A
  - ⑪ REMOVE DOOR A
  - ⑫ REMOVE COLUMN
  - ⑬ REMOVE CARPET



*28 MS*

- LEGEND
- ① REMOVE DOOR AND
  - ② REMOVE ALL DRYWALL - PATCH FLOOR AS
  - ③ REMOVE STAIRS
  - ④ REMOVE BRICK
  - ⑤ REMOVE FLOORING - FRAMING IN PLACE
  - ⑥ REMOVE CARPET

NOTE: NO STRUCTURAL DEMOLITION AND NO EXTERIOR WORK

