

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 080036

Please Read  
Application And  
Notes, If Any,  
AttachedThis is to certify that 123 LLC/Monaghan Woodworks Inc.  
has permission to Interior tenant fit up for basement and first floor.AT 121 MIDDLE ST

028 M005001

PERMIT ISSUED

FEB 27 2003

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 when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR 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 Cross  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 2/22/03  
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: 08-0036	Issue Date:	CBL: 028 M005001
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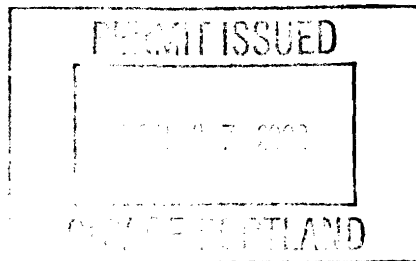
Location of Construction: 121 MIDDLE ST	Owner Name: 123 LLC	Owner Address: 100 COMMERCIAL ST	Phone: 775-0053
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of use - commercial</i> <del>Alterations - Commercial</del>	Zone: <i>B-3</i>

Past Use: Retail - The Clown	Proposed Use: Commercial - Design Firm ---- Tenant Fit-up.	Permit Fee: \$1,125.00	Cost of Work: \$100,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>TBC 2003</i>	

Proposed Project Description: Interior tenant fit up for basement and first floor.	Signature: <i>Craig C...</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>y</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 01/11/2008	<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"/> <i>Ok w/cond. find</i> Date: <i>1/14/08</i> <i>AKA</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> <i>y</i> <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 <i>Any exterior work requires a separate review: approved</i> Date: _____ <i>How Historic Preservation</i>
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**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

**From:** Timothy Hart <thart@harriman.com>  
**To:** <tmm@portlandmaine.gov>  
**Date:** 2/21/2008 1:17:38 PM  
**Subject:** Spiral Stair for Harriman Office Space at 123 Middle Street

Tammy,

This note is a follow up on our phone conversation from this morning regarding the spiral stair. The stair will be fully compliant with Section 1009.8 of IBC 2006. Specifically, the stair will have a minimum radius of 26" and will have a minimum 7 1/2" tread width at a distance of 12" in radius from the center-point. Riser height shall not exceed 9 1/2" and shall be uniform. A minimum headroom of 6'-6" shall be maintained.

Please call me on my cell phone if you have any further questions.

Timothy R. Hart

Cell: 415-7695  
Office 782-8623 x-718

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

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

<b>Permit No:</b> 08-0036	<b>Date Applied For:</b> 01/11/2008	<b>CBL:</b> 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> ( ) 775-0053
<b>Business Name:</b>	<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> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Design Firm ----Tenant Fit-up	<b>Proposed Project Description:</b> Interior tenant fit up for basement and first floor.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/14/2008

**Note:****Ok to Issue:** ✓

- 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 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 02/22/2008

**Note:****Ok to Issue:** ✓

- 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.
- 2) 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.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 01/15/2008

**Note:****Ok to Issue:** ✓



# 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>123 MIDDLE STREET</u>		
Total Square Footage of Proposed Structure/Area <u>7,100 SF ±</u>		Square Footage of Lot <u>1/A</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>28      M      5</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>HARRIMAN</u> Address <u>66 PEARL ST.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Telephone: <u>775-0053</u> <u>775-0460</u>
Lessee/DBA (If Applicable) <u>HARRIMAN</u> <u>66 PEARL ST.</u> <u>PORTLAND, ME 04101</u>	Owner (if different from Applicant) Name <u>EAST BROWN CO</u> Address <u>100 COMMERCIAL ST.</u> City, State & Zip <u>PORTLAND</u>	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ <u>#75</u> Total Fee: \$ <u>#1,105.00</u>
Current legal use (i.e. single family) <u>RETAIL</u> If vacant, what was the previous use? <u>RETAIL</u> Proposed Specific use: <u>OFFICE SPACE FOR DESIGN FIRM</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>TENANT FIT UPS</u>		
Contractor's name: <u>MONAGHAN</u> <span style="float: right;">JAN 7 2008</span> Address: <u>100 COMMERCIAL ST.</u> City, State & Zip <u>PORTLAND, ME</u> Telephone: <u>775-2683</u> Who should we contact when the permit is ready: <u>MIKE MONAGHAN</u> Telephone: _____ 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: Judy L. Phoson Date: 11 January 2008

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

16934



# Certificate of Design Application

Design Firm Designer: HARRIMAN  
Date: \_\_\_\_\_  
Job Name: HARRIMAN PORTLAND OFFICE  
Address of Construction: 123 MIDDLE ST. PORTLAND, ME

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year: IBC 2003 Use Group Classification (s): BUSINESS  
Type of Construction: TYPE III B  
Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC: YES  
Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_  
Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

SEE §20.1 Submitted for all structural members (106.1 - 106.11)  
FOR ALL STRUCTURAL INFO.

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
\_\_\_\_\_ Basic wind speed (1809.3)  
\_\_\_\_\_ Building category and wind importance Factor,  $w$   
table 1604.5, 1609.5)  
\_\_\_\_\_ Wind exposure category (1609.4)  
\_\_\_\_\_ Internal pressure coefficient (ASCE 7)  
\_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)  
\_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)  
\_\_\_\_\_ Seismic use group ("Category")  
\_\_\_\_\_ Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)  
\_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Live load reduction  
\_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)  
\_\_\_\_\_ Roof snow loads (1603.7.3, 1608)  
\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)  
\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
\_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)  
\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)  
\_\_\_\_\_ Seismic design category (1616.3)  
\_\_\_\_\_ Basic seismic force resisting system (1617.6.2)  
\_\_\_\_\_ Response modification coefficient,  $R$ , and  
deflection amplification factor,  $C_d$  (1617.6.2)  
\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)  
\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)  
\_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)  
\_\_\_\_\_ Partition loads (1607.5)  
\_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)



## Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

### One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout. *design build*
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review. *Design Build*
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2003 *n/a*
- Proof of ownership is required if it is inconsistent with the assessors records. *owner*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

### For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

### Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher. *n/a*

*Design Build*

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**





# 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 2007

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



## Certificate of Design

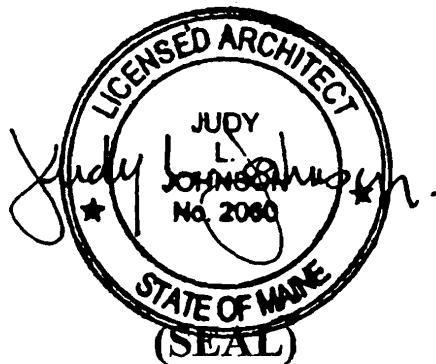
Date: 10 January 2008

From: JUDY L. JOHNSON, AIA  
Harriman Associates

These plans and / or specifications covering construction work on:

123 Middle Street  
Harriman Portland Office

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: Judy L. Johnson.

Title: ASSOCIATE PRINCIPAL

Firm: Harriman Associates

Address: 66 Pearl Street, Suite 301  
Portland, Maine 04103

Phone: 207.775.0053

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

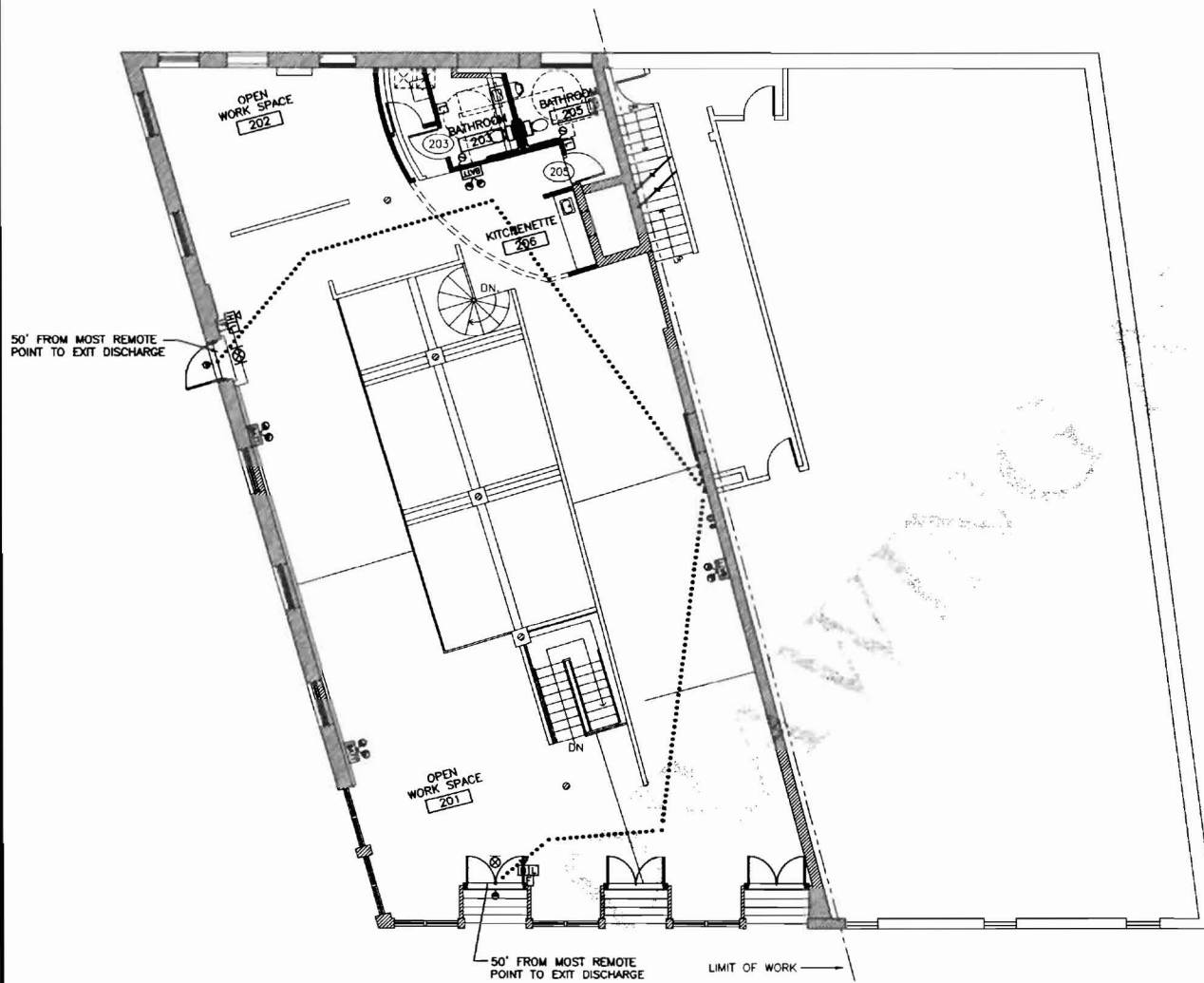
<b>Code Study</b> <b>IBC Building, NFPA Life Safety</b>			NA = Not Applicable NR = No Requirement
Project: <b>123 Middle Street</b> Location: <b>Portland, ME</b> No. of Stories: <b>2</b>	<u>Scope</u> <b>Tenant Fit-Up</b>	<u>General Requirements</u> <b>Fully Sprinklered per NFPA 13</b> <b>Natural Gas to be installed per NFPA 54</b> <b>Portland Fire Hose max length 150'-0"</b>	Date: <b>3 January 2008</b> Project No: <b>07215</b>
	<b>IBC 2003</b>	<b>NFPA 101 - 2006</b>	<b>CONCLUSION</b>
<b>Use Group / Occupancy Classification</b>	<b>Chapter 3 – Use or Occupancy</b>  <b>304 – Group B – Business</b>	<b>Chapter 6 – Classification of Occupancy</b>  <b>6.1.11 – Business (Chapeter 38)</b>	
<b>Specific Occupancy Areas</b>	<b>Table 302.1.1 Incidental Use Areas</b>  <u>All Use Groups:</u> <b>Waste Rooms &gt; 100 sf:</b> 1 hour or provide automatic fire-extinguishing system  <b>Furnace Room with equipment &gt; 400,000 BTU per hour input:</b> 1 hour or automatic fire-extinguishing system  <b>Boiler Room with boiler &gt; 15psi and 10 horsepower:</b> 1 hour or automatic fire-extinguishing system	<b>Ordinary Hazard in accordance with 6.2</b>	
<b>Occupancy Separations</b>	<b>302.3.2</b> <b>Separated Use Group – Fire Separation are required between uses.</b>		
<b>Allowable Height and Building Areas</b>	Group	Construction Type IIIB	
	Business	4 stories / 19,000 sf	

<b>Non Separated Uses</b>	<b>302.3.2</b> Occupancy Separation – 1 hour		
<b>Area Modifications</b>	<b>Not Required</b>		
<b>Communicating Space</b>	<b>404 Atrium</b> 1 – opening connecting two or more stories 2 – atrium can be used for any use if protectd by sprinkler system 3 – sprinkler system installed throughout the entire building 4 – smoke control system not required per section 707.2 exception 2 and 7 5 – atrium separated by 1-hour fire barrier.	<b>8.6.6 Communicating Space</b> 1 – does not connect more than 3 – floors 2 – next to lowest level is street 3 – floor area is unobstructed 4 – fully sprinklered and separted by smoke barrier 5 – ordinary hazard 6 – consider both floors as a single floor in determining egress capacity 7 – each occupant has access to one exit without having to transverse to another story within the communicating space 8 – each occupant (not in communicating space) has access to not less that one exit without entering the communicating space (note – all occupants are in the communicating space).	
<b>Single Exit from Basement so communicating stair is not used as Egress</b>	<b>1014.1</b> - One egress allowed where maximum of 50 occupants are served.	<b>38.2.4.6</b> - Single exit allowed if total travel distance does not exceed 100 feet  <b>39.3.1.1</b> – Exit access stairs not require to be enclosed	
<b>Height Limitations</b>	<b>Table 503:</b> Use Group: B – Business Const Type: IIB Maximum Height: 4 Stories		
<b>Area Limitations</b>	<b>Table 503:</b> Allowable Area: 19,000 sf		<b>Actual Area:</b> Main Level 2,966 sf Basement 4,177 sf Total = 7,143 sf



<b>Dead End Corridor</b>	<b>1016.3 -</b> Use Group B: 50'	<b>38.2.5 Business</b> 50' – 0" max	
<b>Common Path of Travel</b>	<b>1013.3 -</b> Use Group B: 100'	<b>38.2.5.5 Business</b> 100' – 0" max	
<b>Area of Refuge</b>	Not required with a sprinkler system	Not required with a sprinkler system	<i>Not Required</i>

JAN 11 2008



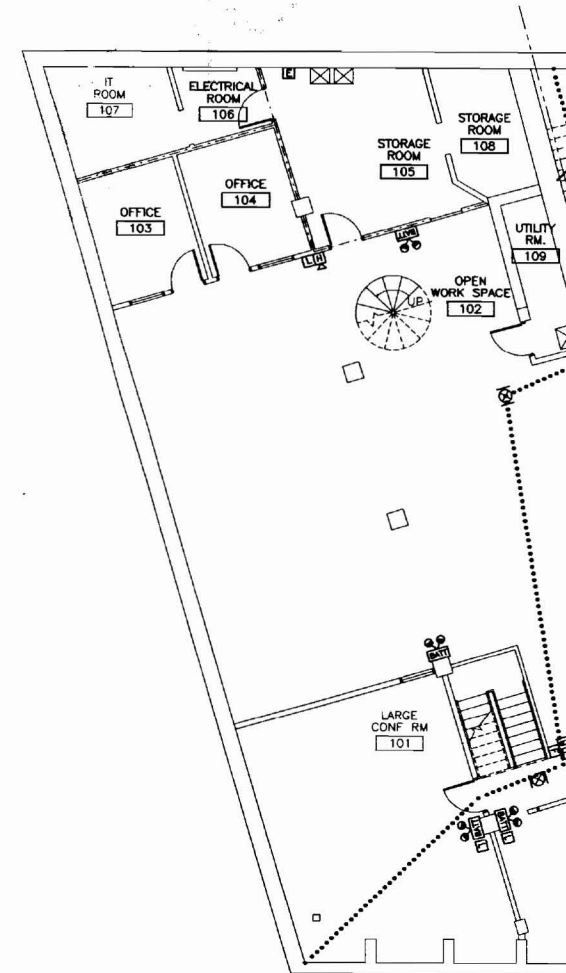
FIRST FLOOR

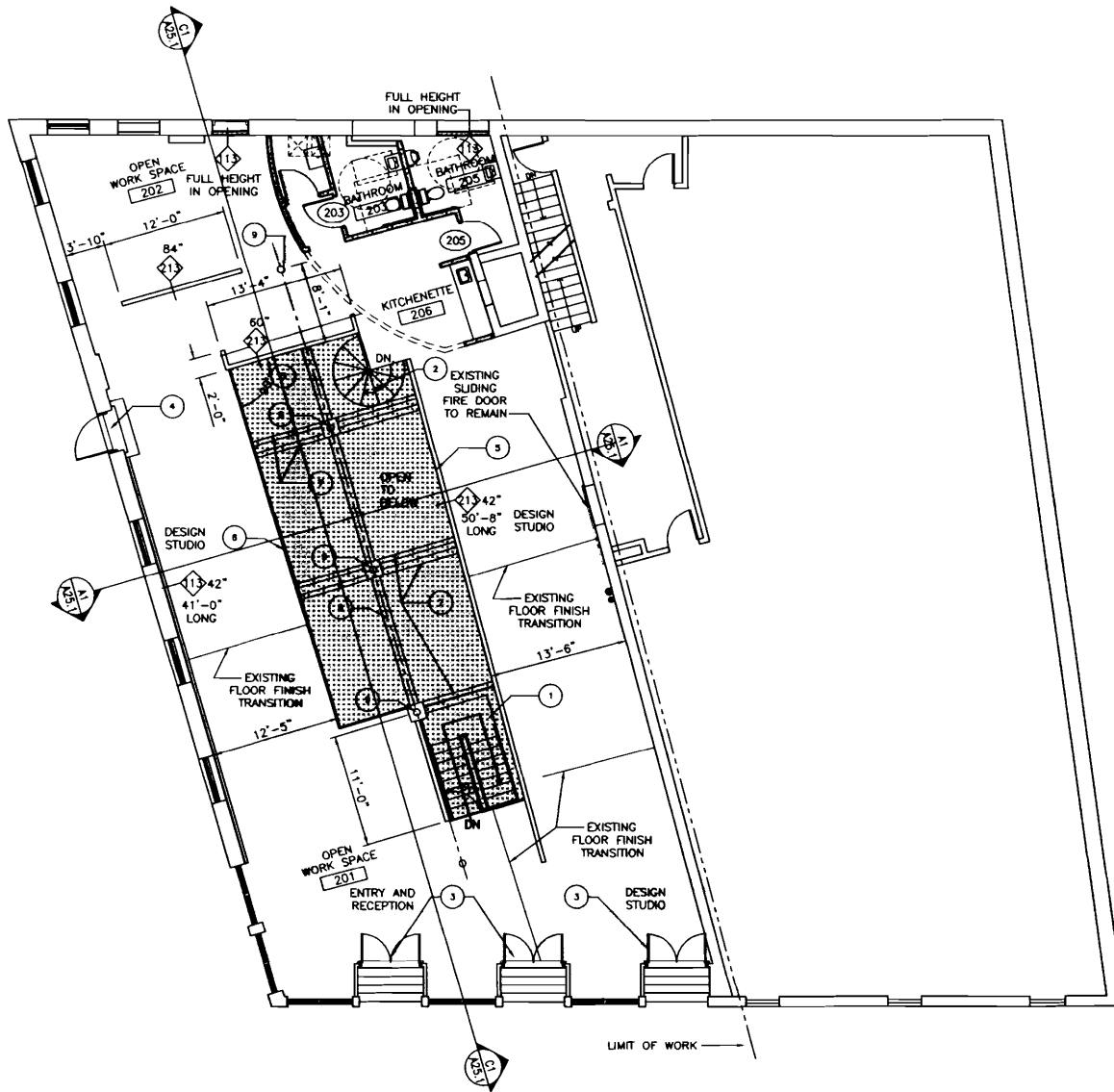
1/8" = 1'-0"

0 4' 8' 12'

REF: -

A3





FIRST FLOOR

1/8" = 1'-0"

0 4' 8' 12'

REF: -

A3

