

**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 115 Middle St		Owner: Brother Three L.L.C.		Phone: 775-2252		Permit No: 80650	
Owner Address: 111 Commercial st 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Monaghan Woodworks, Inc.		Address: 155 Palmouth St Ptd, ME 04102		Phone: 775-2683		Permit Issued: JUN 19 1998	
Past Use: vacant		Proposed Use: office		COST OF WORK: \$ 16,000.00		PERMIT FEE: \$ 100.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 0 Type: 3	
Proposed Project Description: Change Use/Make Int Reno 3rd floor				Signature: [Signature]		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: 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"/>	
Permit Taken By: MG		Date Applied For: 12 June 1998				Zone: CBL: 028-N-009	

**PERMIT ISSUED**  
JUN 19 1998  
CITY OF PORTLAND

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

*Site Plan*

**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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 12 June 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

CEO DISTRICT 2





# BUILDING PERMIT REPORT

DATE: 4/11/94 ADDRESS: 115 Middle St. (020-N-009)  
REASON FOR PERMIT: renov. floor  
BUILDING OWNER: Brothers Three  
CONTRACTOR: Manahan Woodworking  
PERMIT APPLICANT: \_\_\_\_\_  
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 3-B

## CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: X 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16

- X 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. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- X 8. 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38" Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
- X 9. Headroom in habitable space is a minimum of 7'6"
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- X 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996), 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. 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".
- 22. 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 to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- 26. 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).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. All Glass and Glazing shall be done in accordance with Chapter 24 of The City's bldg. Code.
- 30. \_\_\_\_\_
- 31. \_\_\_\_\_
- 32. \_\_\_\_\_

P. Samuel Hoffses, Code Enforcement

*H. S. M. S.*  
cc: Lt. McDougall, PFD  
Marge Schmuckal



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980039

I. D. Number

Brothers Three LLC

Applicant

111 Commercial St, Portland, ME 04101

Applicant's Mailing Address

Bill Nemmers

Consultant/Agent

774-3683

761-2836

Applicant or Agent Daytime Telephone, Fax

5/5/98

Application Date

Middle St 115

Project Name/Description

115 Middle St

Address of Proposed Site

028-N-009

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_

5,187 sq. ft.

5,062

B-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                       | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 5/5/98

**Inspections Approval Status:**

Reviewer Marge Schmuckal

- Approved  Approved w/Conditions see attached  Denied

Approval Date 6/17/98

Approval Expiration \_\_\_\_\_

Extension to \_\_\_\_\_

Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                            |  |                             |
|---|----------------------------|--|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date _____           | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date _____           | _____ amount _____                                 |                             |
| <input type="checkbox"/> Building Permit Issued             | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date _____           | _____ remaining balance _____                      | _____ signature _____       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date _____           | <input type="checkbox"/> Conditions (See Attached) |                             |
| <input type="checkbox"/> Final Inspection                   | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date _____           |  |                             |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date _____           | _____ signature _____                              |                             |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date _____ | _____ amount _____                                 | _____ expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released          |                            |  |                             |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

**19980039**  
I. D. Number

**Erothers Three LLC**  
Applicant  
**111 Commercial St, Portland, ME 04101**  
Applicant's Mailing Address  
**Bill Nemmers**  
Consultant/Agent  
**774-3683** **761-2836**  
Applicant or Agent Daytime Telephone, Fax

**5/5/98**  
Application Date  
**Middle St 115**  
Project Name/Description

**115 Middle St**  
Address of Proposed Site  
**028-N-009**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office    Retail    Manufacturing    Warehouse/Distribution    Parking Lot    Other (specify) \_\_\_\_\_  
 New Building    Building Addition    Change Of Use    Residential

Proposed Building square Feet or # of Units 5,062      Acreage of Site \_\_\_\_\_      Zoning \_\_\_\_\_

**Check Review Required:**

Site Plan (major/minor)       Subdivision # of lots \_\_\_\_\_       PAD Review       14-403 Streets Review  
 Flood Hazard       Shoreland       Historic Preservation       DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)       Zoning Variance       Other \_\_\_\_\_

Fees Paid: Site Plan **\$300.00**      Subdivision \_\_\_\_\_      Engineer Review \_\_\_\_\_      Date: **5/5/98**

**Fire Approval Status:**

Reviewer Lt. Mc Dougall *[Signature]*

Approved       Approved w/Conditions see attached       Denied

Approval Date 5/4/98      Approval Expiration \_\_\_\_\_      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance      Lt. Mc Dougall signature      5/4/98 date

Performance Guarantee       Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980039

I. D. Number

**Brothers Three LLC**

Applicant

**111 Commercial St, Portland, ME 04101**

Applicant's Mailing Address

**Bill Nemmers**

Consultant/Agent

**774-3683**

**761-2836**

Applicant or Agent Daytime Telephone, Fax

**115 Middle St**

Address of Proposed Site

**028-N-009**

Assessor's Reference: Chart-Block-Lot

5/5/98

Application Date

**Middle St 115**

Project Name/Description

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

**5,187 sq. ft.**

**5,062**

**B-3**

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Other                 |  |

Fees Paid: Site Plan **\$300.00** Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date **5/5/98**

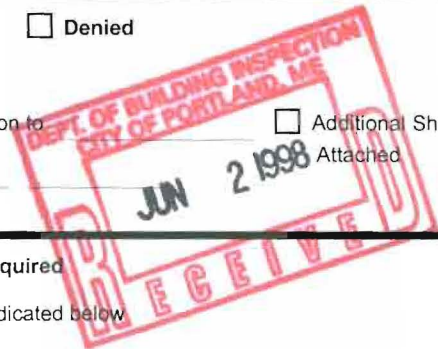
**Planning Approval Status:**

Reviewer **Kandi Talbot**

- Approved  Approved w/Conditions  
See Attached  Denied

Approval Date **5/21/98** Approval Expiration **5/21/99** Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permi **Kandi Talbot** **5/21/98**  
signature date



Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          | _____  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM**

19980039  
I. D. Number

**Brothers Three LLC**

Applicant

111 Commercial St, Portland, ME 04101

Applicant's Mailing Address

**Bill Nemmers**

Consultant/Agent

774-3683

761-2836

Applicant or Agent Daytime Telephone, Fax

5/5/98

Application Date

Middle St 115

Project Name/Description

115 Middle St

Address of Proposed Site

028-N-009

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

5,187 sq. ft.

5,062

B-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Other                 |  |

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 5/5/98

**DRC Approval Status:**

Reviewer **Jim Wendel**

- Approved  Approved w/Conditions  
see attache  Denied

Approval Date 5/21/98 Approval Expiration 5/21/99 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance **Jim Wendel** 5/21/98  
signature date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit                    | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
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|   | date           |  |                 |
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|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |





## CITY OF PORTLAND

June 2, 1998

William Nemmers  
424 Fore Street  
Portland, ME 04101

Re: 115 Middle Street, Change of Use

Dear Mr Nemmers:

On May 21, 1998 the Portland Planning Authority granted minor site plan approval for a change of use from vacant to office space at 115 Middle Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\CORRESP\SECRETAR\FORMS\MINORSP.WPD



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>115 MIDDLE ST. 3RD FLOOR.</b>			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <b>28</b> Block# <b>N</b> Lot# <b>9</b>		Owner: <b>BROTHERS THREE LLC</b>	Telephone#: <b>775-2252</b>
Owner's Address: <b>111 COMMERCIAL ST. PORTLAND ME 04101</b>		Lessee/Buyer's Name (If Applicable) <b>-</b>	Cost Of Work: <b>\$ 16000</b> Fee <b>\$ 100</b>
Proposed Project Description:(Please be as specific as possible) <b>TENANT BUILDOUT OF THIRD FLOOR. change use</b>			
Contractor's Name, Address & Telephone <b>* MONAGHAN Woodworks, INC 155 FALMOUTH ST. PORTLAND 04102</b>		775 2683	Rec'd By <b>MJ</b>
Current Use: <b>OFFICE vacant</b>		Proposed Use: <b>OFFICE</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <b>[Signature]</b>	Date: <b>6/12/98</b>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





# 115 MIDDLE STREET

## WRITTEN STATEMENT for SITE PLAN REVIEW

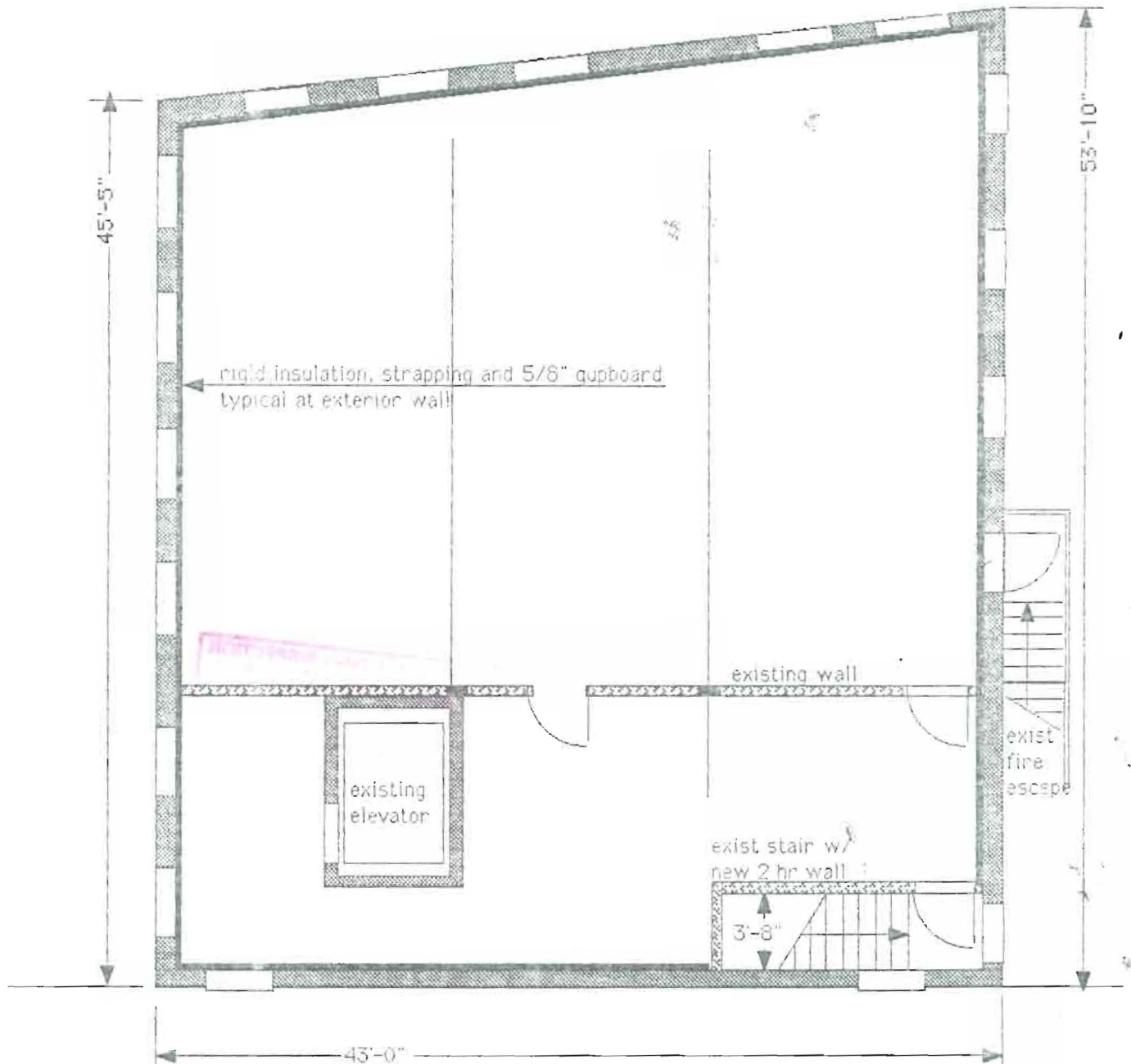
May 4, 1998

- 1) **OWNER:** Brothers Three, L.L.C. 111 Commercial Street, Portland, Maine 04101
  - 2) **DESCRIPTION OF USE:** The existing uses in this three story building are Office Space on the 1st and 2nd floor and Vacant on the 3rd floor. The proposed use is office space on all three floors. There also exists a parking area in the rear for 8 cars.
  - 3) **TOTAL AREA OF SITE:** The area of the existing Lot is 5,187 SF. as per 11/26/97 survey by M. Johan Buisman
  - 4) **TOTAL AREA OF BUILDING GROUND COVER:**

Area of existing building	1,936 sf	37.3%
Area of existing paved parking	2,557 sf	49.3%
Area of existing non-impervious	694 sf	13.4%
Total site area	5,187 sf	100.0%
  - 5) **EASEMENTS:**
    - a) The adjacent 1-story building on Parcel #10 encroaches onto this property by half a foot or less.
    - b) There is a "Right to Use" an approximate 8.5ft wide strip across the rear of the building granted to the adjacent parcel #10.
    - c) There is a party wall agreement between this property and the adjacent parcel #10
  - 6) **SOLID WASTE GENERATION:** The solid waste generated by this proposed office use will be removed from the building by a private contractor. No waste will be stored on the exterior of the site.
  - 7) **EVIDENCE OF SEWER AND WATER ACCESS:** There are existing gas, sewer and water services to the lot, and this project will not require additional water or waste lines. A new electrical entrance, underground from an existing pad-mounted transformer has been installed.
  - 8) **DRAINAGE SITUATION:** Currently all surface water drains down Garden Lane to Middle Street. This Project proposes no changes to the existing drainage patterns
  - 9) **CONSTRUCTION SCHEDULE:**

Phase #1 the first and second floors of this building have already been leased out and permitted, and construction is proceeding.

Phase #2 The Third floor will be built out when a tenant is found for the space..
- 
- 10) **COMMENT REGARDING FEDERAL OR STATE PERMITS:** There are no Federal or State Permits required for this development.
  - 11) **EVIDENCE OF THE APPLICANTS TITLE:** The applicant owns the property and will supply a copy of the deed under separate cover.
  - 12) **COMMENT REGARDING NATURAL PRESERVATION AREAS** There are no natural preservation areas on the site



**THIRD FLOOR PLAN** (change of use from "VACANT" to "OFFICE")

scale 1/8" = 1'-0"

**CITY OF PORTLAND**

**APPROVED SITE PLAN**

**SUBJECT TO DEPARTMENTAL  
CONDITIONS**

**DATE OF APPROVAL** 5/21/98



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115 MIDDLE STREET  
WRITTEN STATEMENT for  
SITE PLAN REVIEW

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May 4, 1998

- 1) **OWNER:** Brothers Three, L.L.C. 111 Commercial Street, Portland, Maine 04101
- 2) **DESCRIPTION OF USE:** The existing uses in this three story building are Office Space on the 1st and 2nd floor and Vacant on the 3rd floor. The proposed use is office space on all three floors. There also exists a parking area in the rear for 8 cars.
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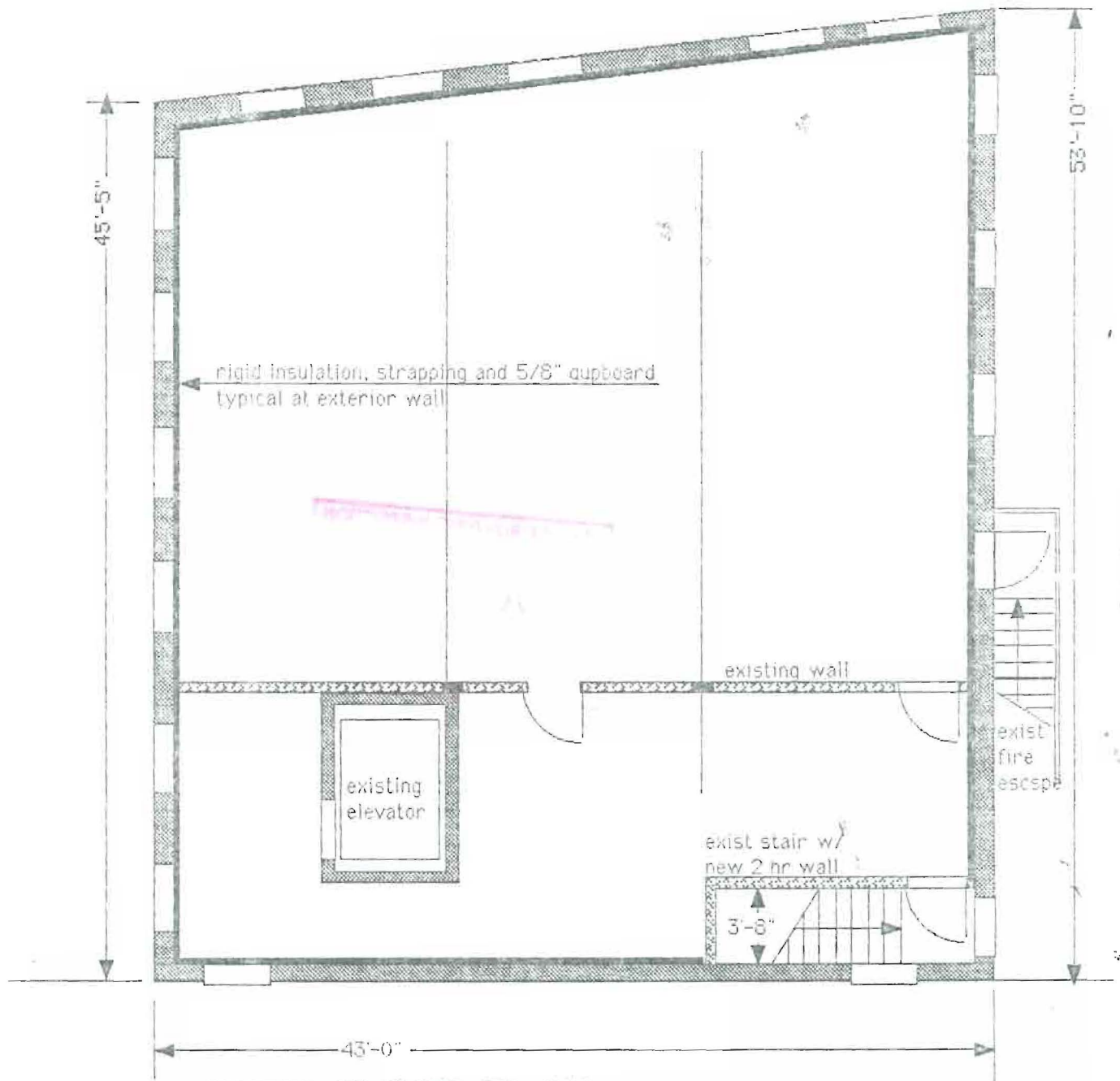
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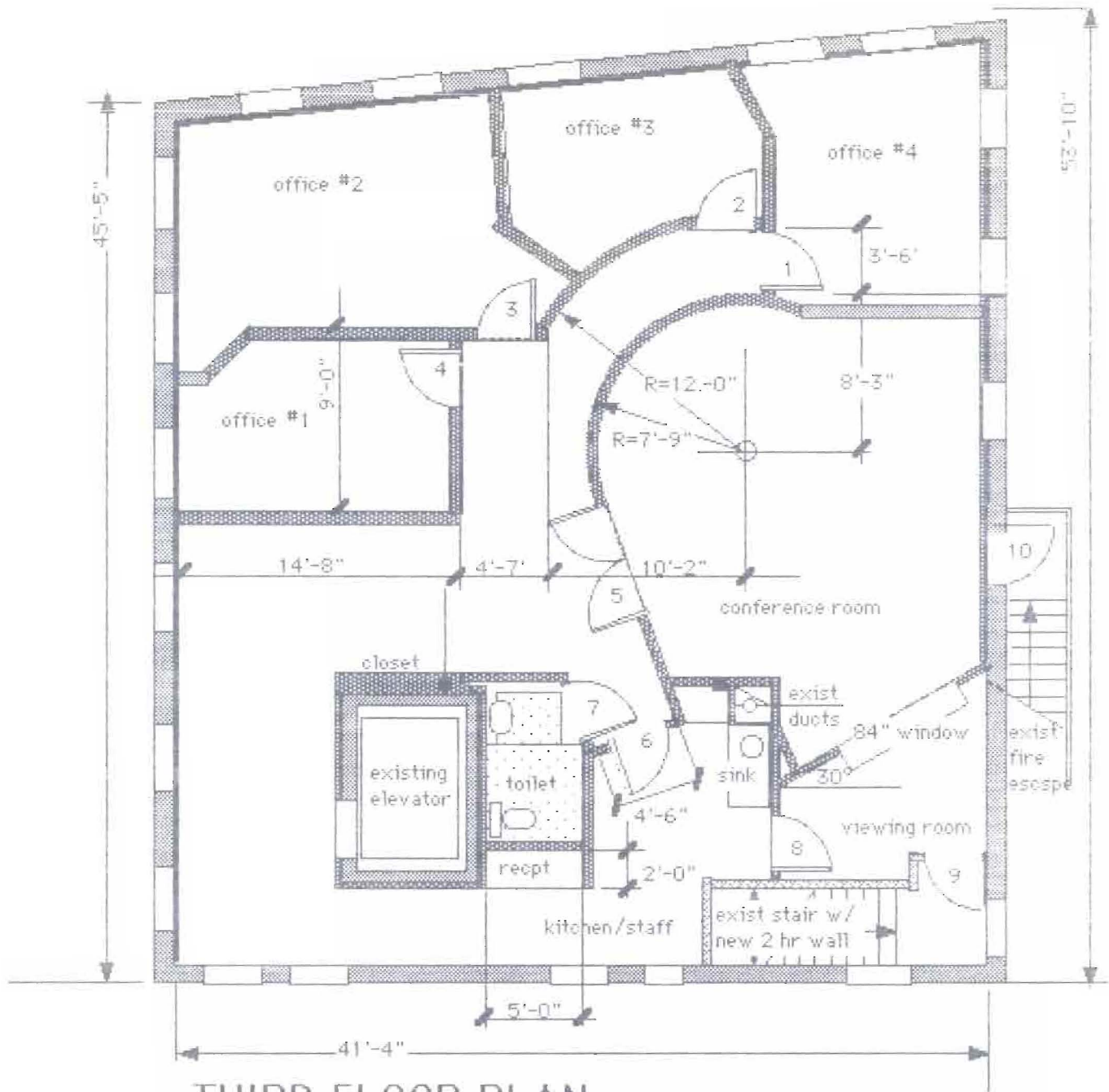
115 Middle St





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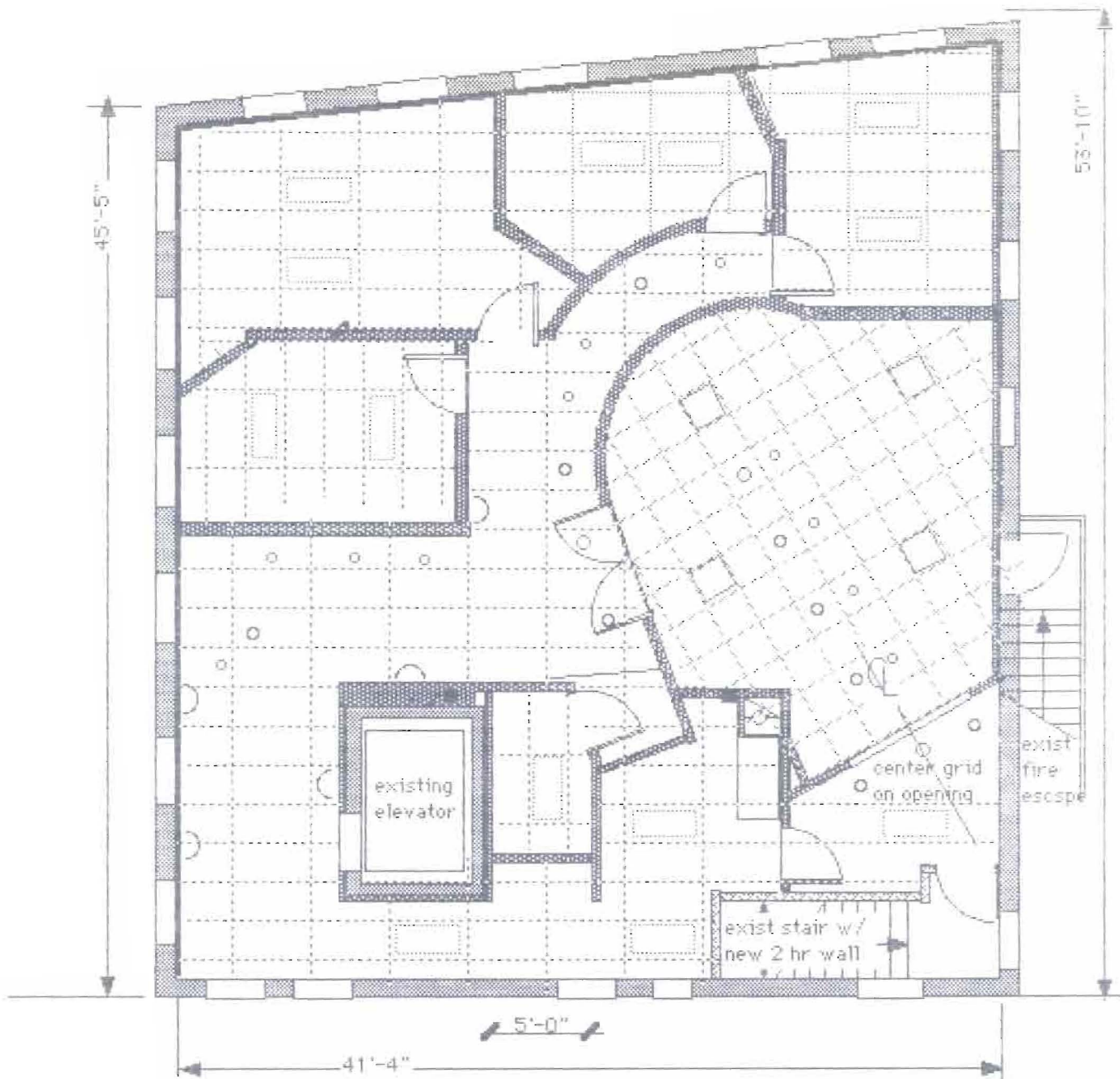


## THIRD FLOOR PLAN

scale 1/8" = 1'-0"

### DOOR SCHEDULE

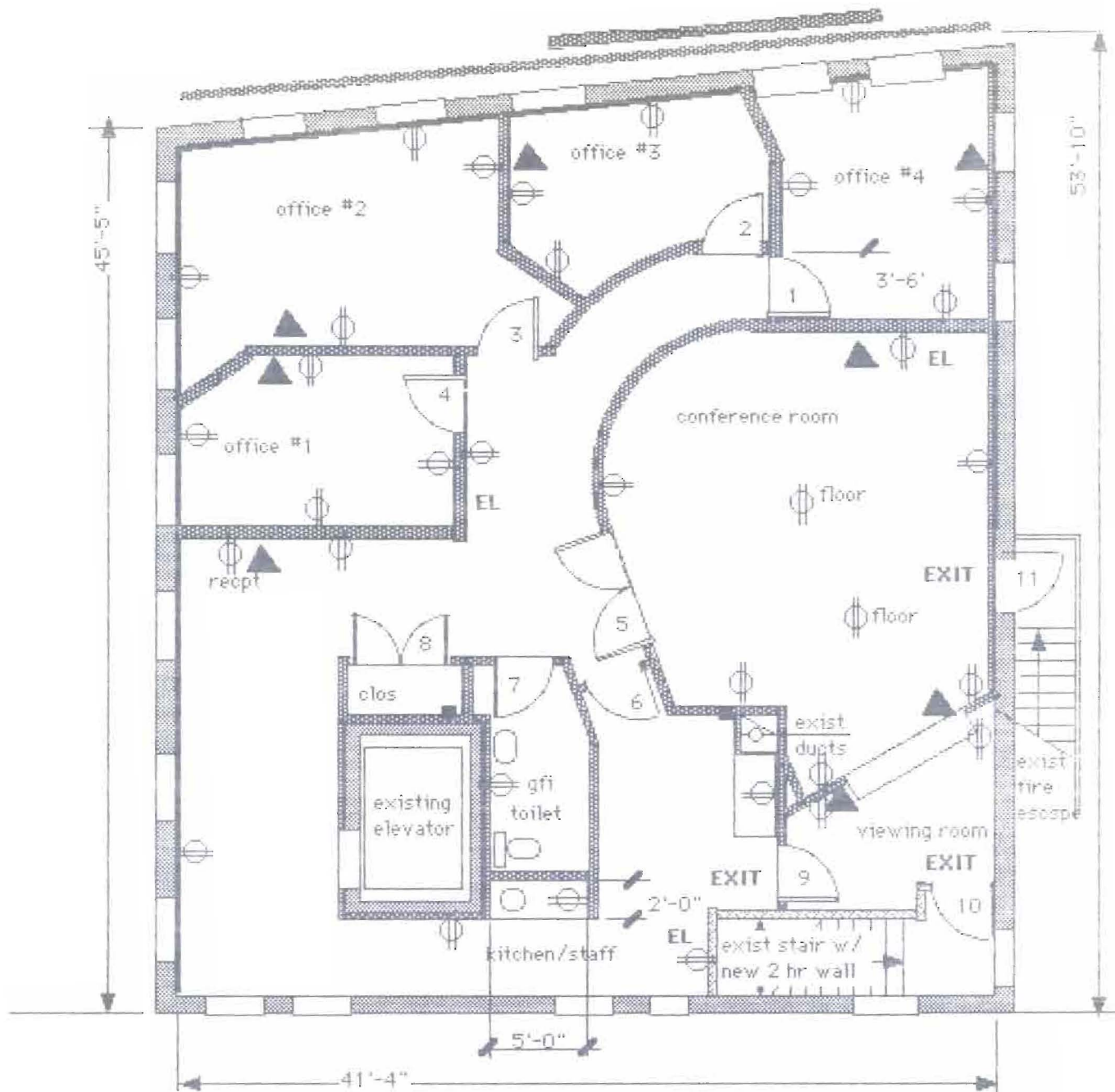
- 1) 36 x 80 glass panel
- 2) 36 x 80 glass panel
- 3) 36 x 80 glass panel
- 4) 36 x 80 glass panel
- 5) 72 x 80 solid panel double door
- 6) 36 x 80 solid panel
- 7) 36 x 80 solid panel
- 8) 36 x 80 flush door
- 9) 36 x 80 existing flush SC to remain
- 10) 36 x 80 existing steel to remain



### THIRD FLOOR – REFLECTED CEILING

scale 1/8" = 1'-0"

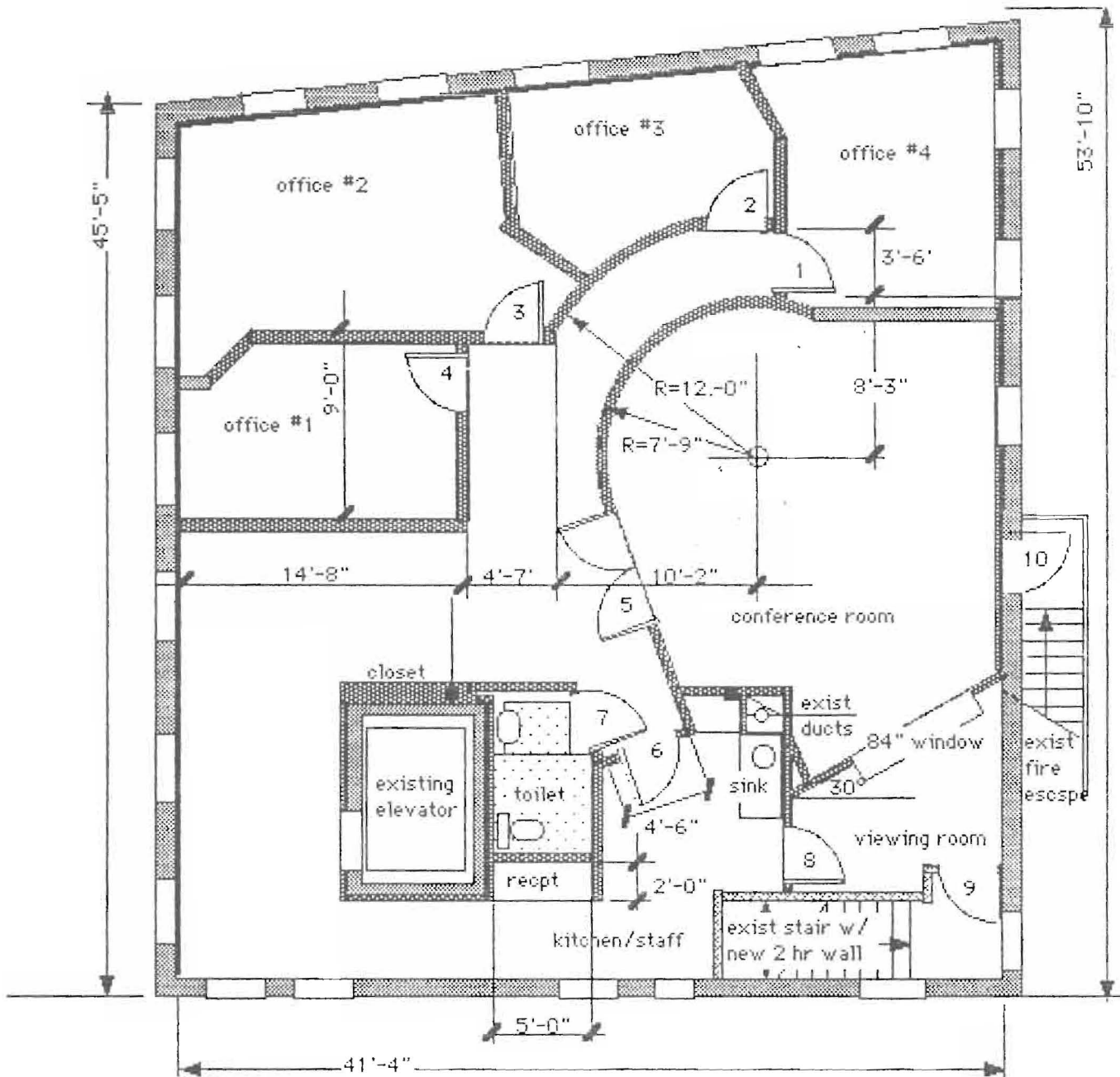




## THIRD FLOOR PLAN - ELECTRICAL

scale 1/8" = 1'-0"

- ▲ SCHEDULE telephone jack
- ⊕ standard duplex outlet
- EXIT exit sign
- PS pull station
- EL emergency light

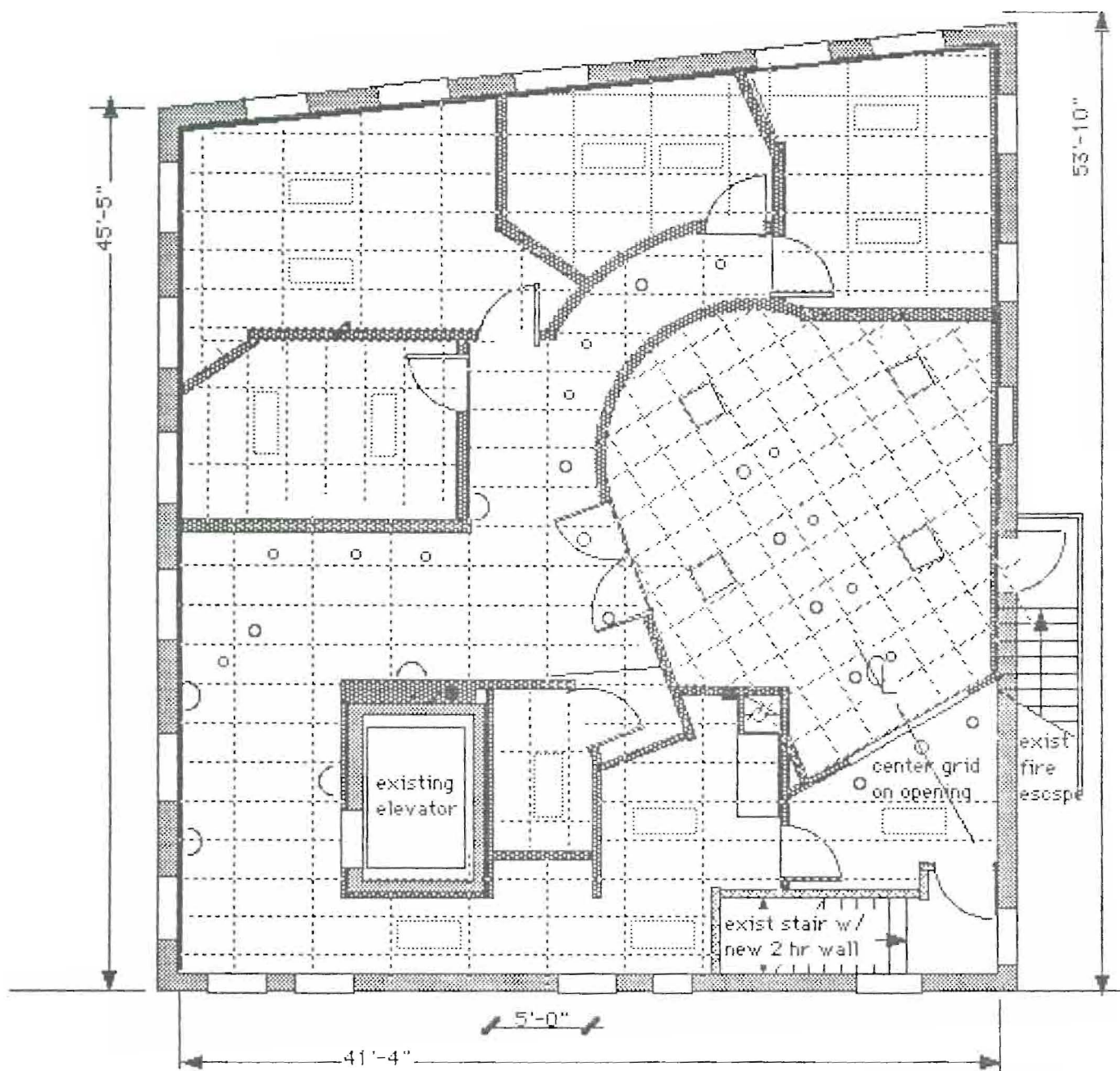


## THIRD FLOOR PLAN

scale 1/8" = 1'-0"

### DOOR SCHEDULE

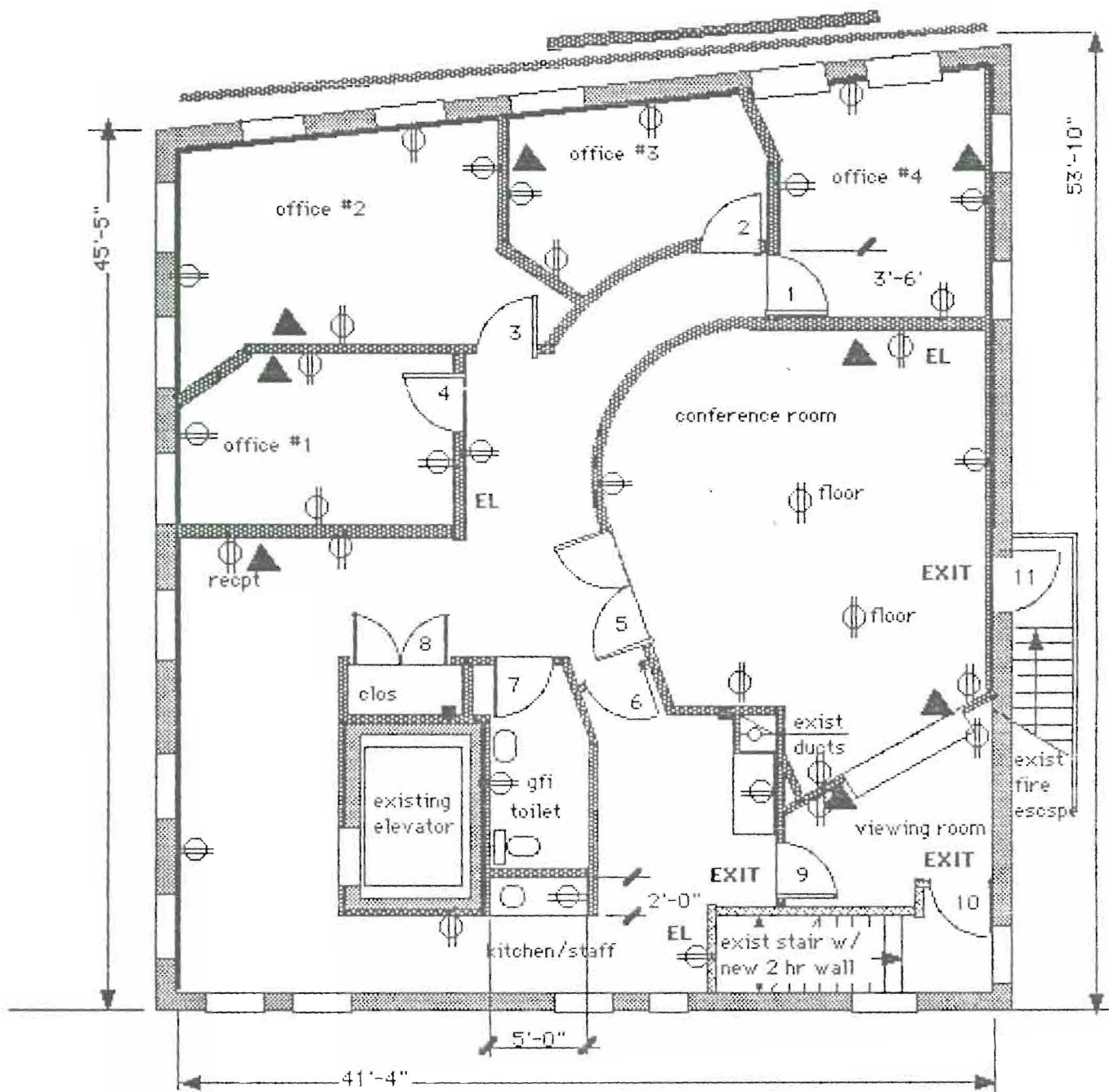
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