

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

RECEIVED
Permit Number: 101001

This is to certify that 25 PEARL MHR LLC / Monaghan Woodwork SEP 2

has permission to Commercial - Office - Interior renovations, Tenant set up finish & Painting

AT 25 PEARL ST 3rd floor CE 029 E009001 City of Portland

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 lathed or otherwise dressed-in. 2 HOURLY NOTICE IS REQUIRED.

PERMIT ISSUED
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. CAPT. K. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

City of Portland
[Signature] 9/20/10
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: 10-1061	Issue Date:	CBL: 029 E009001
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Location of Construction: 25 PEARL ST 3rd floor	Owner Name: 25 PEARL MHR LLC	Owner Address: ONE CANAL PL	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 renovations & Tenant fit-up finishes & Painting	Permit Fee: \$150.00	Cost of Work: \$13,000.00
Proposed Project Description: Commercial - Office - Interior renovations & Tenant fit-up finishes & Painting		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: B Type: 2A IBC-2003 Signature: <i>JMB 9/20/10</i>
		Signature: <i>(KG)</i>	Signature: <i>JMB 9/20/10</i>
		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: 08/27/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/30/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p>
	<p>PERMIT ISSUED</p> <p>SEP 21 2010</p> <p>City of Portland</p>		

RECEIVED

SEP 21 2010

CERTIFICATION

City of Portland
Planning Division

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: 10-1061	Date Applied For: 08/27/2010	CBL: 029 E009001
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Location of Construction: 25 PEARL ST 3rd floor	Owner Name: 25 PEARL MHR LLC	Owner Address: ONE CANAL PL	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 - Interior renovations & Tenant fit-up finishes & Painting	Proposed Project Description: Commercial - Office - Interior renovations & Tenant fit-up finishes & Painting
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/30/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
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.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/21/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) 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. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) 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: 09/02/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval. 2) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance 3) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress. 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit. 5) All means of egress to remain accessible at all times 6) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve. 7) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. 8) All construction shall comply with City Code Chapter 10.			

PERMIT RECEIVED

SEP 21 2010

City of Portland
Planning Division

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

SEP 21 2010

City of Portland



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

8.27 2010

Received from Monahan Woodworks

Location of Work 25 Pearl St

Cost of Construction \$ _____ Building Fee: _____

Inspection Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 150

Building (R1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U7) _____

Other _____

Call: 29-8-9.

Check #: 1794 Total Collected \$ 150

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: JM

NOTE - Applicant's Copy
ALLOW - Office Copy
WK - Permit Copy



General Building Permit Application

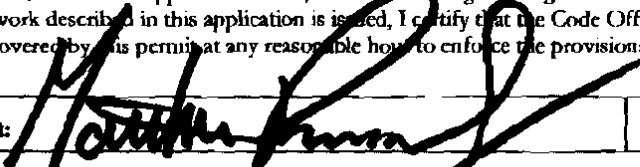
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 25 PEARL STREET - 3RD FLOOR		
Total Square Footage of Proposed Structure 10,175 SQ. FT. (3RD FLOOR ONLY)	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 029 E009 001	Owner: MUGAR ENTERPRISES 222 BERKLEY 02116 BOSTON, MA	Telephone: 617.267.3000
Lessee/Buyer's Name (If Applicable) Friedman Gaythwaite Wolf & Leavitt 25 Pearl Street Portland, Maine 04101	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851	Cost Of Work: \$ 13,000.00 Fee: \$ 150.00 C of O Fee: \$ N/A
Current Specific use: BUSINESS		
If vacant, what was the previous use? N/A		
Proposed Specific use: BUSINESS		
Project description: INTERIOR RENOVATIONS & TENANT FIT-UP FINISHES & PAINTING		
Contractor's name, address & telephone: MONAGHAN WOODWORKS		
Who should we contact when the permit is ready: BRAD FINLAY		
Mailing address: MONAGHAN WOODWORKS Phone: 207.775.2683 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: 

Date: **AUGUST 27, 2010**

This is not a permit; you may not commence ANY work until the permit is issued.

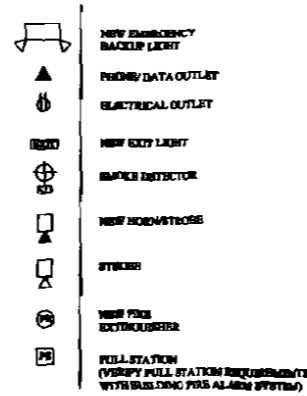
GENERAL NOTES

1. THIS SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, ANSI, UFAB, HUDAG, ADA/AG, MFC.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
3. NOTIFY AGENCIES FOR SURFACE APPLIED FINISHES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FINISH INSTALLATIONS.
4. DETAIL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLED TRIM, HANGERS, CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
5. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
6. DETAIL U.L. FIRE-STOPPING SEALANT SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
7. FIRESTOP VERTICAL MECHANICAL CHASIS @ FLOOR & CEILING PENETRATIONS. CAULK JOINTS.
8. CONTINUOUS SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
9. PATCH & PAINT ALL AREAS OF DEMOLITION THAT ARE EXPOSED PER THE DESIGN.

PROJECT NOTES

1. SCOPE OF WORK: THIS PROJECT INCLUDES THE INTERIOR RENOVATIONS FOR FRIEDMAN GAYTHWAITE WOLF & LEAVITT AT THE THIRD FLOOR AT 25 PEARL STREET.
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY DISTRIBUTION WITH EXISTING SHALL MEET NFPA 72.
3. ALL NEW INTERIOR FINISHES SHALL MEET:
 - WALLS & CEILING: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II
4. FURNITURE, FIXTURES AND EQUIPMENT:
 - SHALL BE FLAME RESISTANT & MEET NFPA 701. STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
5. BUILDING PERMIT TO BE BY ARCHITECT.
6. G.C. TO PROVIDE FINAL SPACE CLEANING PRIOR TO TENANT OCCUPANCY.
7. ALL EXISTING MECHANICAL COMPONENTS SHALL BE MAINTAINED AS SHOWN ON DRAWINGS.
8. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 72 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT.
9. HVAC - VERIFY HVAC SYSTEM & DUCTS WITH NEW PLAN.

LIFE SAFETY LEGEND:

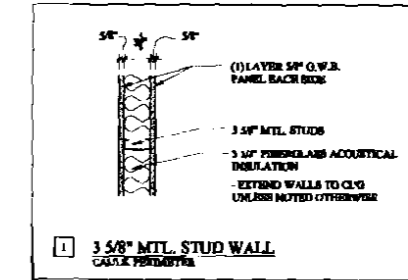
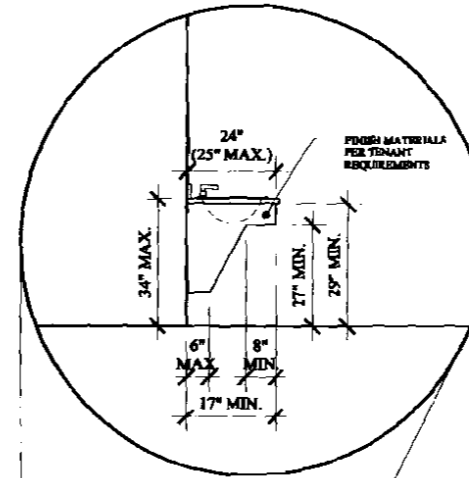
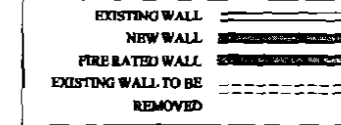


- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DETAILED PER NFPA 72 & CITY OF PORTLAND, COORDINATE PERMITS LOCATION, FIRE ALARMS AND ANNUNCIATION W/ CITY OF PORTLAND FIRE DEPARTMENT.

- ALL STAIRS TO BE NO CAMELRA UNLESS OTHERWISE NOTED.

- NEW LIFE SAFETY EQUIPMENT AS SHOWN. ALL EXISTING LIFE SAFETY EQUIPMENT SHALL REMAIN UNLESS NOTED OTHERWISE.

WALL LEGEND

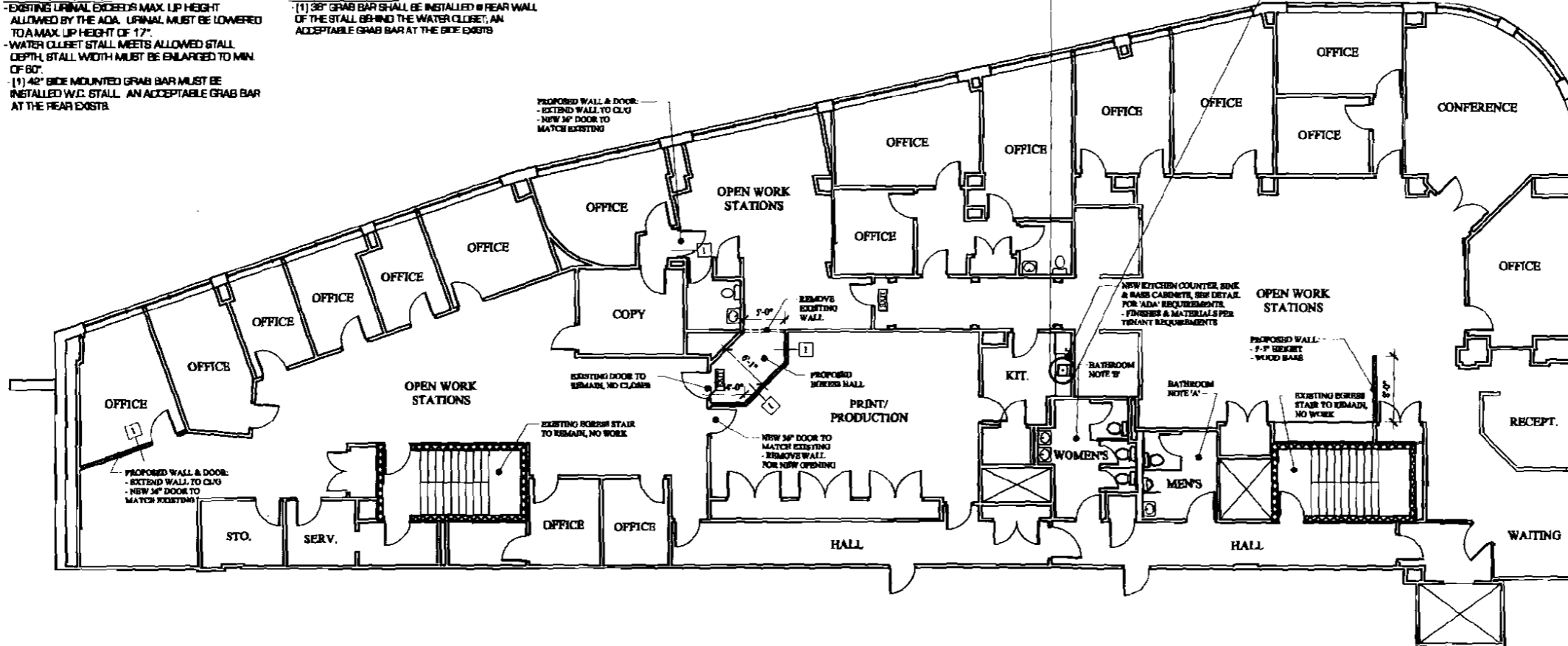


BATHROOM NOTE 'A'

- EXISTING URINAL EXCEEDS MAX. LIP HEIGHT ALLOWED BY THE ADA. URINAL MUST BE LOWERED TO A MAX. LIP HEIGHT OF 17\"/>
- WATER CLOSET STALL MEETS ALLOWED STALL DEPTH, STALL WIDTH MUST BE ENLARGED TO MIN. OF 60\"/>
- (1) 42\"/>

BATHROOM NOTE 'B'

- (1) 36\"/>



3RD FLOOR PLAN (PROPOSED)
SCALE: 1/8"=1'-0"

RECEIVED

AUG 27 2010

Dept. of Building Inspections
City of Portland Maine

MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 822
Portland, Maine 04101
Phone: 207.774.9057
Fax: 207.773.3651
m@muellerarchitects.com

FRIEDMAN GAYTHWAITE WOLF & LEAVITT
25 PEARL STREET - 3RD FLOOR
PORTLAND, MAINE

PROPOSED PLANS

A-1.0

PERMIT SET: AUGUST 27, 2010