

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

CONSTRUCTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED FEB 17 2005 CITY OF PORTLAND

Permit Number: 050122

This is to certify that Middle Street Office Tower Middle Street Management

has permission to separate existing office to create additional space for tenant

AT 100 Middle St

029 E026001

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 work on permit must be completed before this building or part thereof is occupied or closed-in. HEAVY 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 [Signature]

Health Dept

Appeal Board

Other

Department Name

[Signature] 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: 05-0122	Issue Date: <b>PERMIT ISSUED</b> FEB 17 2005	CITY: E026001
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Location of Construction: 100 Middle St	Owner Name: Middle Street Office Tower B
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Owner Address: 100 Middle St	Phone: 2077801680
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Business Name:	Contractor Name: Middle Street Management
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Contractor Address: 100 Middle Street Portland	Phone: 2077801680
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Lessee/Buyer's Name	Phone:
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Permit Type: Alterations - Commercial	Zone: B-3
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Past Use: Commercial	Proposed Use: Commercial / Offices/ separate existing office to create additional space for tenant <i>31A/1001</i>
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Permit Fee: \$474.00	Cost of Work: \$41,800.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>2/15/05</i> Signature: <i>[Signature]</i>
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Proposed Project Description: separate existing office to create additional space for tenant
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: Idobson
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Date Applied For: 02/02/2005
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**Zoning Approval**

<p><b>Special Zone or Reviews</b></p> <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 checked="" type="checkbox"/> Date: <i>02/23/05</i>
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<p><b>Zoning Appeal</b></p> <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:
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<p><b>Historic Preservation</b></p> <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 approval</i> Date:
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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

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

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

<b>Permit No:</b> 05-0122	<b>Date Applied For:</b> 02/02/2005	<b>CBL:</b> 029 E026001
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<b>Location of Construction:</b> 100 Middle St	<b>Owner Name:</b> Middle Street Office Tower B	<b>Owner Address:</b> 100 Middle St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Middle Street Management	<b>Contractor Address:</b> 100 Middle Street Portland	<b>Phone:</b> (207) 780-1680
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

Commercial / Offices / separate existing office to create additional space for tenant	separate existing office to create additional space for tenant
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 02/03/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 02/16/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		
1) The project engineer must provide field inspections services for the infill floor system steel, concrete and fireproofing.			
<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 02/08/2005
<b>Note:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>		

# 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,

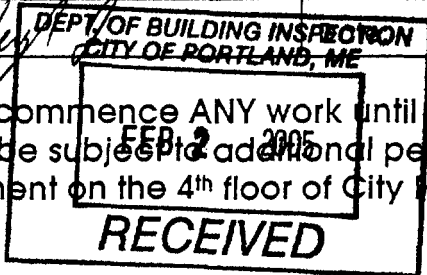
Total Square Footage of Proposed Structure		Square Footage of Lot <span style="float: right;">4,545 s.c</span>	
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>6</u> Lot# <u>26</u>		Owner: <u>MIDDLE STREET TOWER B ASSOCIATES LP</u> <u>100 MIDDLE STREET</u> <u>PORTLAND, MAINE 04101</u>	Telephone: <u>780-1680</u>
Lessee/Buyer's Name (If Applicable) <u>BERNSTEIN, SHUL, SAWYER &amp; NELSON</u> <u>100 MIDDLE STREET</u> <u>PORTLAND, MAINE</u>		Applicant name, address & telephone: <u>MIDDLE STREET MANAGEMENT</u> <u>100 MIDDLE STREET</u> <u>PORTLAND, MAINE 04101</u> <u>(207) 780-1680 EXT#3</u>	Cost Of Work: \$ <u>4,800</u>  Fee: \$
Current use: <u>OFFICES</u>			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <u>OFFICES.</u>			
Project description: <u>SEPARATE EXISTING OFFICES FOR EXPANSION OF CURRENT TENANT</u> <u>INSTALL ONE STAIRWELL AND CONSTRUCT DEMISING WALLS</u>			
Contractor's name, address & telephone: <u>MIDDLE STREET MANAGEMENT</u> <u>100 MIDDLE STREET</u> <u>780-1680</u> <u>PORTLAND, MAINE 04101</u>			
Who should we contact when the permit is ready: <u>BILL McHUGH - MIDDLE STREET MANAGEMENT</u>			
Mailing address: <u>100 MIDDLE STREET</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: <u>780-1680 EXT#3</u>			

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: William J McHugh DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME 2/2/05

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



*Handwritten initials and number: 1237*

MIDDLE STREET MANAGEMENT, LLC  
700 MIDDLE STREET  
PORTLAND, MAINE 04707  
(207) 7807680

February 2, 2002

City of Portland  
Inspection Services  
389 Congress Street  
Portland, Maine 04101

RE: Renovations Third Floor 100 Middle Street Tower B

Dear Sirs/Madames:

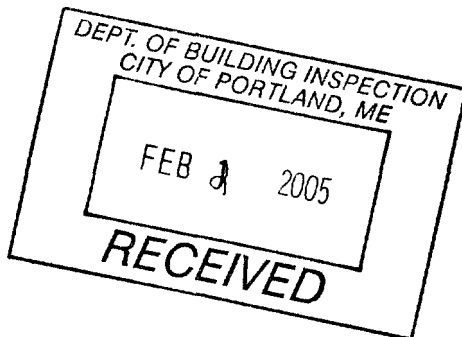
Attached are plans detailing renovations to the third floor on Tower B at 100 Middle Street for the expansion of Bernstein, Shur, Sawyer and Nelson, who currently occupy the 5<sup>th</sup>, 6<sup>th</sup> and 7<sup>th</sup> floor of the building.

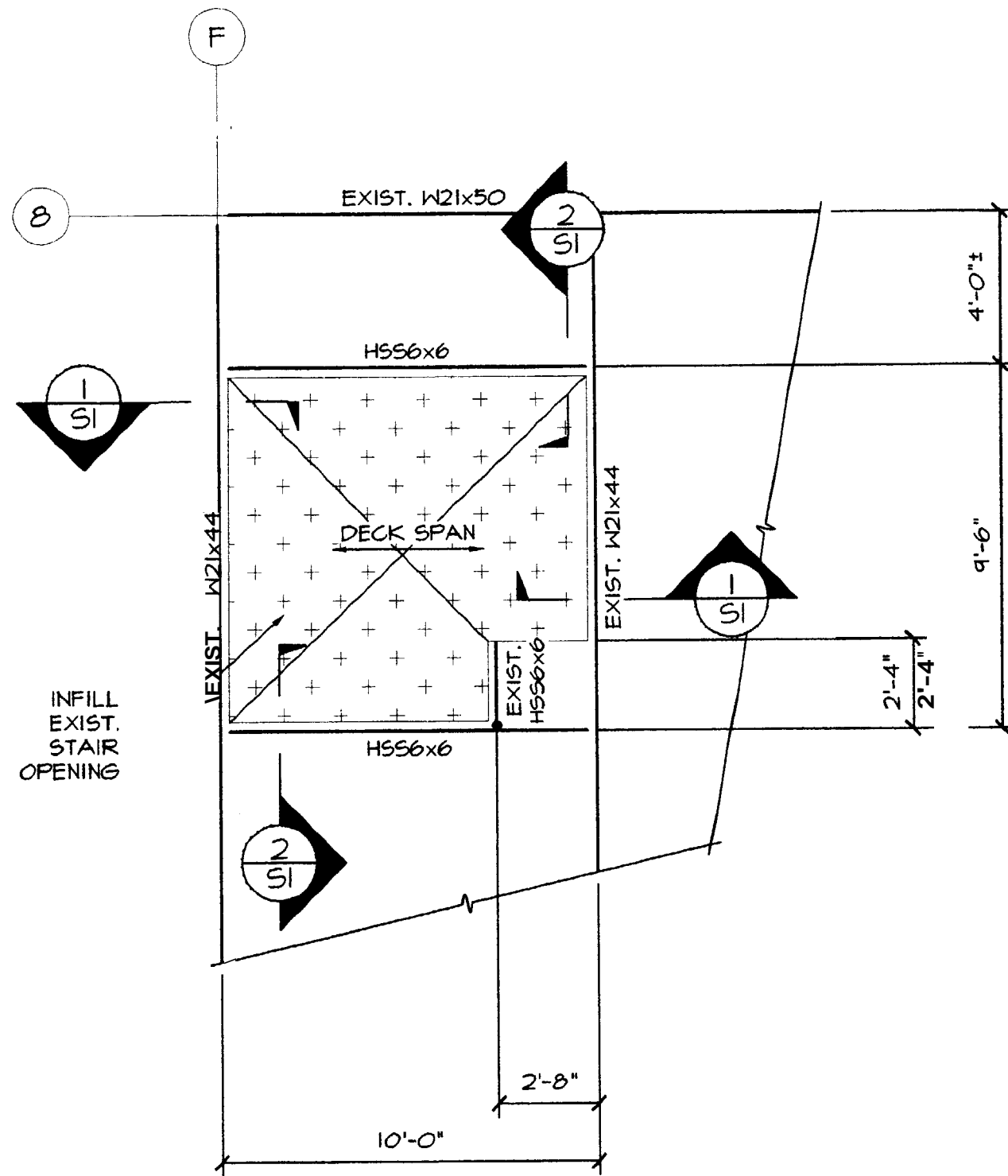
As part of the renovations, we will be in-filling an existing stairwell between the third and second floor, creating a common hallway that will give access to both fire stairwells. We will also be constructing demising walls to separate the offices desired by BSSN from the remainder of the floor. With the exception of the demising walls, BSSN will be using the office area as currently constructed.

Respectfully,



William F. McHugh, Jr.  
Property Manager



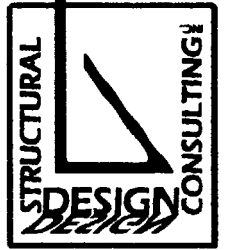
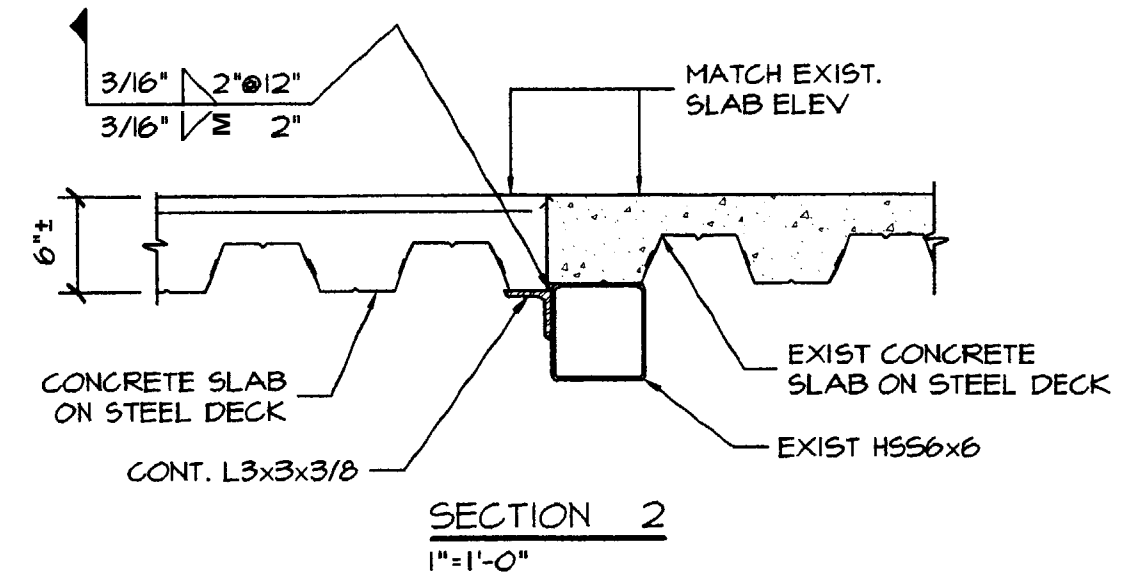
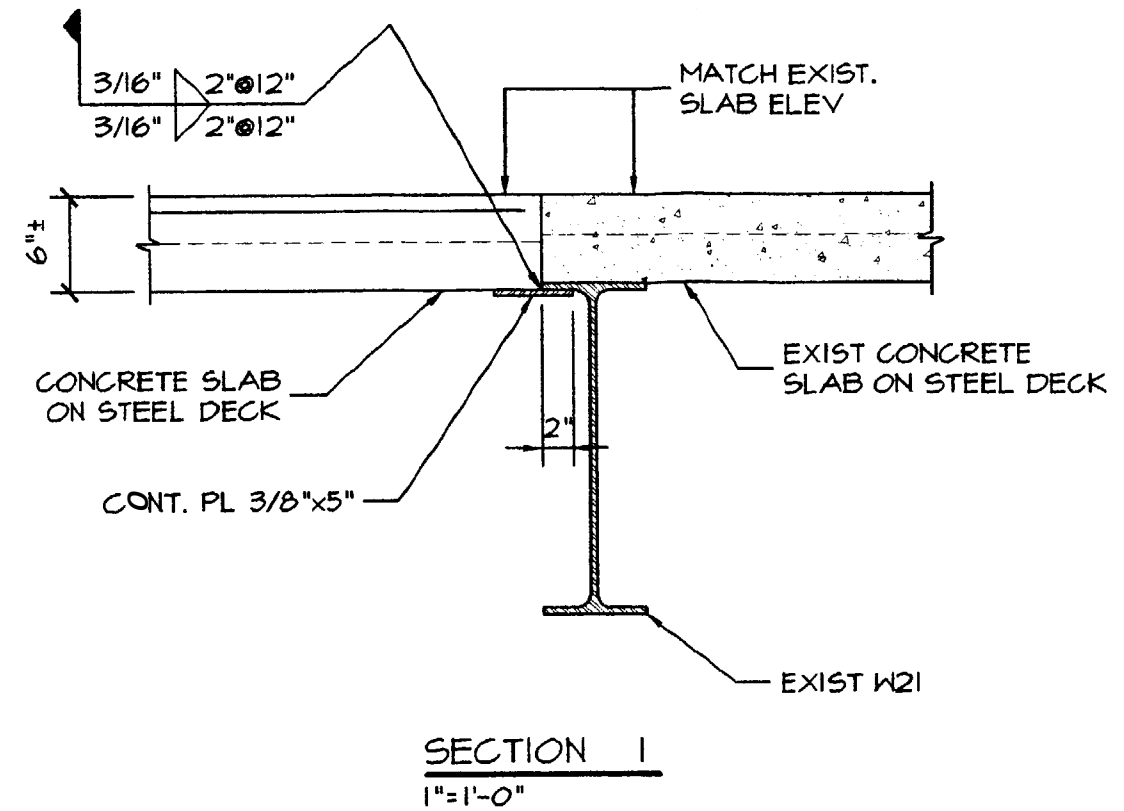


**PARTIAL 3RD FLOOR FRAMING PLAN**  
 1/4"=1'-0"

INFLI SLAB IS 6"± NORMAL WEIGHT CONCRETE ON GALVANIZED, 18 GAGE, 3" COMPOSITE DECK WITH 6x6-W1.4xW1.4 WWF LOCATED 1" FROM TOP.

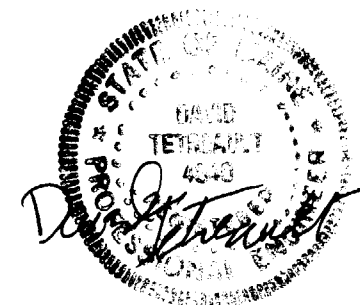
FIELD VERIFY ALL DIMENSIONS AFTER DEMOLITION OF CEILING.

REMOVE SPRAY FIREPROOFING AS REQUIRED. APPLY SPRAY FIREPROOFING TO ALL DAMAGED AREAS AND NEW STEEL FRAMING.



100 MIDDLE STREET  
 BUILDING B  
 THIRD FLOOR STAIR OPENING INFLI

S1



revision number	
date	01/28/06

2x4 ACOUST LAYIN CEILING TO MATCH BUILDING STANDARD SEE BUILDING MANAGEMENT FOR SPECIFICATION.

2x4 LAYIN FIXTURE TO MATCH BUILDING STANDARD. SEE LIGHTING NOTE.

C/L ELEV LOBBY

**LIGHTING NOTES:**

- ELECTRICAL CONTRACTOR TO DETERMINE FIXTURE COUNT BASED ON LIGHT LEVEL REQUIRED BY APPLICABLE BUILDING CODES FOR EGRESS PURPOSES.
- ELECTRICAL CONTRACTOR TO PROVIDE EMERGENCY LIGHTING PER BUILDING STANDARD AND AS REQUIRED BY APPLICABLE BUILDING CODES.

**ELECTRICAL NOTES:**

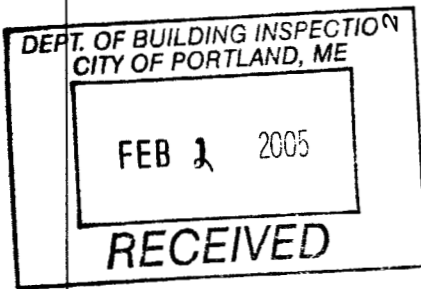
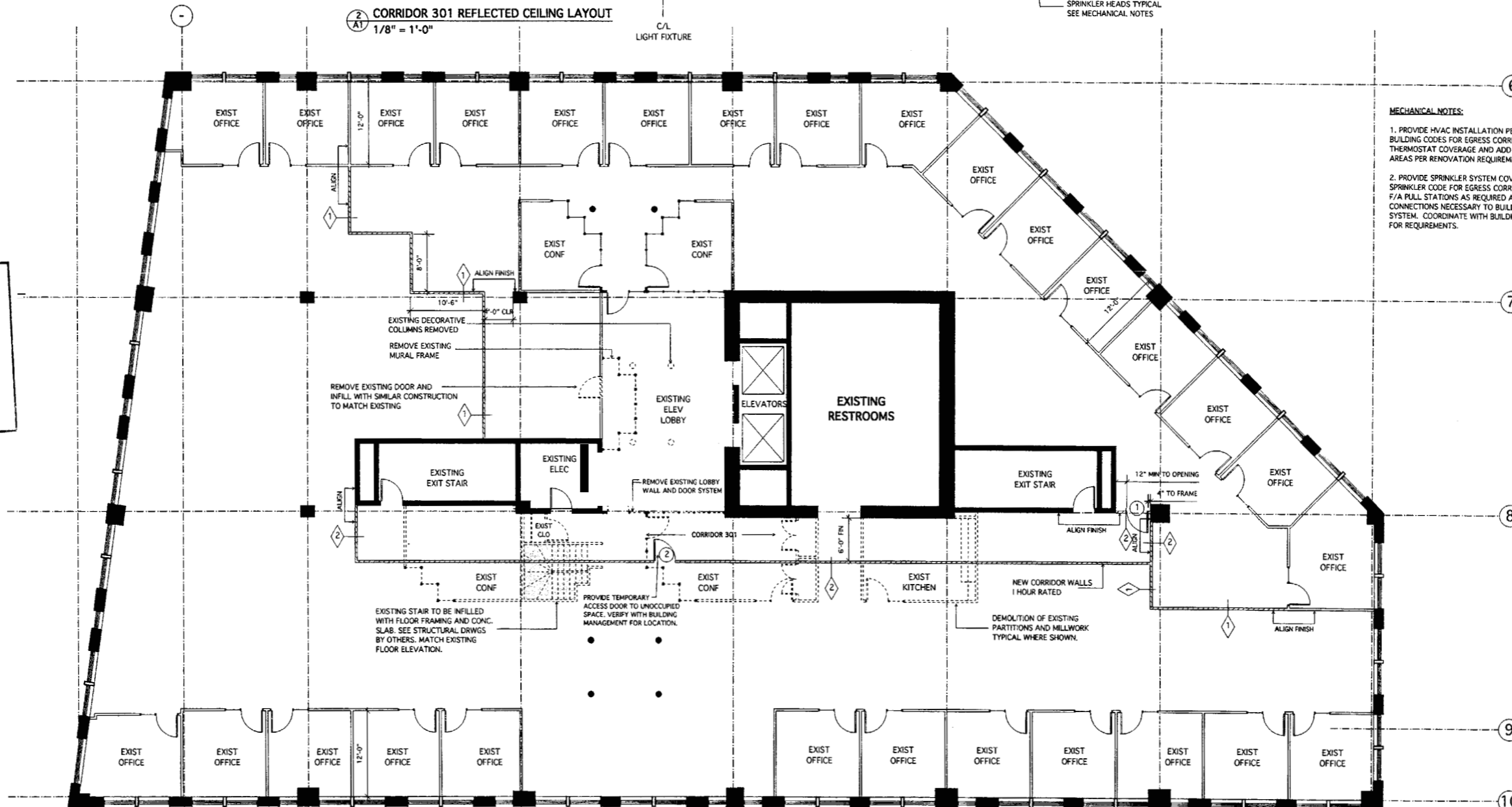
- ELECTRICAL CONTRACTOR TO DETERMINE REQUIREMENT FOR HEAT AND/OR SMOKE DETECTORS REQUIRED FOR EGRESS CORRIDOR. CONNECT TO BUILDING ALARM SYSTEM AS REQUIRED. COORDINATE WITH BUILDING MANAGEMENT.
- ALL REQUIRED ADA DEVICES SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR PER ADA STANDARDS.
- ELECTRICAL CONTRACTOR TO PROVIDE OUTLETS SUITABLE FOR EGRESS CORRIDOR.

HKTA / architects, Inc.  
4 Hill Street  
Portland, Maine 04101  
phone 207 774 6016  
fax 207 774 9128  
e mail hkta@aol.com



**MIDDLE STREET MANAGEMENT**  
**THIRD FLOOR PARTIAL RENOVATION**  
100 Middle Street  
Portland, Maine

2  
A1  
CORRIDOR 301 REFLECTED CEILING LAYOUT  
1/8" = 1'-0"



**MECHANICAL NOTES:**

- PROVIDE HVAC INSTALLATION PER APPLICABLE BUILDING CODES FOR EGRESS CORRIDORS. VERIFY THERMOSTAT COVERAGE AND ADD OR DELETE AREAS PER RENOVATION REQUIREMENTS.
- PROVIDE SPRINKLER SYSTEM COVERAGE PER SPRINKLER CODE FOR EGRESS CORRIDOR. PROVIDE F/A PULL STATIONS AS REQUIRED AND MAKE ALL CONNECTIONS NECESSARY TO BUILDING ALARM SYSTEM. COORDINATE WITH BUILDING MANAGEMENT FOR REQUIREMENTS.

1  
A1  
THIRD FLOOR PARTIAL RENOVATION  
1/8" = 1'-0"

**GENERAL NOTES:**

- WHERE EXISTING FINISHES ARE DAMAGED BY DEMOLITION. PATCH AND REPAIR AS NECESSARY TO MATCH EXISTING CONDITIONS.
- PROVIDE CEILING, FLOORING AND PAINT TO MATCH BUILDING STANDARD UNLESS NOTED OTHERWISE. VERIFY MATERIALS AND COLORS WITH BUILDING MANAGEMENT REQUIREMENTS. SEE FINISH SCHEDULE.
- WHERE NEW WALLS DISRUPT EXISTING FINISHES (CEILINGS, FLOORS, ETC) DISMANTLE AND REWORK EXISTING FINISHES AROUND NEW WALLS. DO NOT CONSTRUCT WALLS ON EXISTING CARPET.
- WHERE ALIGNMENT OF WALLS WITH EXISTING IS REQUIRED. FINISH SURFACE IS TO ALIGN WITH SEAMLESS TRANSITION.
- SLAVAGE ALL REMOVED DOORS AND HARDWARE FOR BUILDING MANAGEMENT USE. VERIFY WITH BUILDING MANAGEMENT ALL ITEMS TO BE SALVAGED PRIOR TO DEMOLITION.
- ON NEW DOORS THE CONTRACTOR IS TO VERIFY THAT 12" CLEAR DISTANCE IS PROVIDED FROM THE DOOR OPENING ON THE LATCH SIDE APPROACH TO ANY OTHER BUILDING ELEMENT. VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION OF DOORS.
- CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH APPLICABLE BUILDING CODES, CITY OF PORTLAND CODES AND ORDINANCES AND CITY OF PORTLAND FIRE DEPARTMENT RULES AND REGULATIONS.

**DOOR KEY**

- PROVIDE NEW EXIT DOOR, FRAME AND HARDWARE INCLUDING CLOSER PER BUILDING STANDARD. DOOR AND FRAME TO BE 1 HOUR RATED.
- PROVIDE TEMPORARY ACCESS DOOR, FRAME AND HARDWARE INCLUDING CLOSER. DOOR AND FRAME TO BE 1 HOUR RATED. CONFIRM LOCATION WITH BUILDING MANAGEMENT

DOOR KEY NOTES:  
1. COORDINATE ALL NEW HARDWARE WITH BUILDING KEYING SYSTEM. CONFIRM REQUIREMENTS WITH BUILDING MANAGEMENT.

**WALL TYPES**

- 3 8/5" MTL STUDS WITH 5/8" GWB EACH SIDE. WALL TO DECK ABOVE
- 3 8/5" MTL STUDS WITH 5/8" TYPE "X" GWB EACH SIDE. WALL TO DECK ABOVE WITH FIRE CAULKING AT DECK FLUTES AND ALL PENETRATION. 1 HOUR RATED WALL (UL DESIGN NO. U465)

**WALL KEY**

- CONSTRUCTION TO REMAIN
- NEW CONSTRUCTION
- WALLS TO BE REMOVED
- FLOOR OPENING TO BE INFILLED
- INTERIOR DOORS, SIDELITES & GLAZED PARTITIONS
- DECORATIVE WOOD COLUMN
- CLG MOUNTED SPRINKLER HEAD
- CLG MOUNTED LIGHT FIXTURE

**FINISHES:**

	CEILING	FLOOR	BASE	PAINT
CORRIDOR 301	2x4 ACOUST	CARPET	VINYL	LATEX

NOTE: ALL FINISHES TO MEET OR EXCEED BUILDING STANDARD AS DIRECTED BY BUILDING MANAGEMENT. PAINT SYSTEM TO BE PRIMER AND TWO COATS ON ALL NEW CONSTRUCTION.

PAINT PRIMER AND FINISH COATS AS REQUIRED ON DAMAGED OR REPAIRED EXISTING CONSTRUCTION TO PROVIDE UNIFORM SURFACE FINISH.

PAINT UNDAMAGED EXISTING WALLS TO THE EXTENT REQUIRED BY BUILDING MANAGEMENT FOR A NEAT, UNIFORM AND CLEAN APPEARANCE. VERIFY WITH BUILDING MANAGEMENT FOR SCOPE OF PAINTING REQUIRED ON EXISTING WALLS TO REMAIN.

DATE: 12/16/04  
REVISIONS:  
12/22/04

© 2004 HKTA / architects, Inc.

DRAWING NO.

**A1**  
FLOOR PLAN



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

20

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (I1) \_\_\_ Plumbing (I5) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_

Check #: \_\_\_\_\_

**Total Collected \$** \_\_\_\_\_

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy