

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

### BUILDING INSPECTION

## PERMIT

Permit Number: 081215

This is to certify that M & A PARTNERS INC /A & Partners Wood  
has permission to Office Space 2nd floor front - interior renovations, Demo, new walls, electric, drywall, & Painting new carpet  
AT 15 FRANKLIN ST CE 029 N004001

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 lath or other work is laid-in. 24 HOURS 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.	<div style="border: 1px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>             OCT 2 2008             Department Name         </div>
Health Dept.	
Appeal Board	
Other	

*Thomas R. Mally* 10/1/08  
Director - Building & Inspection Services

**CITY OF PORTLAND 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

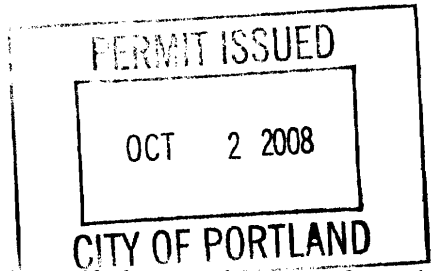
Permit No: 08-1215	Issue Date:	CBL: 029 N004001
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Location of Construction: 15 FRANKLIN ST	Owner Name: M & A PARTNERS INC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: A & M Partners / Lou Wood	Contractor Address: 120 Exchange Street Portland	Phone: 2074506128
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: <b>B-3</b>

Past Use: Commercial - Office Space 2nd floor front	Proposed Use: Commercial - Office Space 2nd floor front - interior renovations, Demo, new walls, electric, drywall, & Painting new carpet	Permit Fee: \$190.00	Cost of Work: \$16,800.00	CEO District: 1
Proposed Project Description: Office Space 2nd floor front - interior renovations, Demo, new walls, electric, drywall, & Painting new carpet		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>III</b> <b>IBC 2003</b>	
		Signature:		Signature: <b>Jm 10/1/08</b>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied		
		Signature: Date: <b>NA</b>		

Permit Taken By: ldobson	Date Applied For: 09/26/2008	<b>Zoning Approval</b>
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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..	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"/>	Zoning Appeal <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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <b>9/26/08</b>	Date: <b>Requires A.</b> Separate Review and Approval	



**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



# 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>15 Franklin Street, Portland, Me</u>		
Total Square Footage of Proposed Structure/Area <u>2500s. f.</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>20</u> Lot# <u>4</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>M + A PARTNERS, INC</u> Address <u>20 Exchange St</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>207-450-6128</u> <u>Lon Wood</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Same As Above</u> Address City, State & Zip	Cost Of Work: \$ <u>16,800.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Office Space</u> <u>2nd Floor</u> <u>Back of Bu. 1d</u> If vacant, what was the previous use? <u>N/A</u> Number of Residential Units <u>N/A</u> Proposed Specific use: <u>Office Space</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Interior Renovations, Demo, New Walls, Electric + Drywall + Paint, New Carpet.</u>		
Contractor's name: <u>Same as owner</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Lon Wood</u>		Telephone: <u>450-6128</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Lon Wood

Date: 9/28/08

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

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

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

<b>Permit No:</b> 08-1215	<b>Date Applied For:</b> 09/26/2008	<b>CBL:</b> 029 N004001
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<b>Business Name:</b>	<b>Contractor Name:</b> A & M Partners / Lou Wood	<b>Contractor Address:</b> 120 Exchange Street Portland	<b>Phone</b> (207) 450-6128
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Multi Family	

<b>Proposed Use:</b> Commercial - Office Space 2nd floor front - interior renovations, Demo, new walls, electric, drywall, & Painting new carpet	<b>Proposed Project Description:</b> Office Space 2nd floor front - interior renovations, Demo, new walls, electric, drywall, & Painting new carpet
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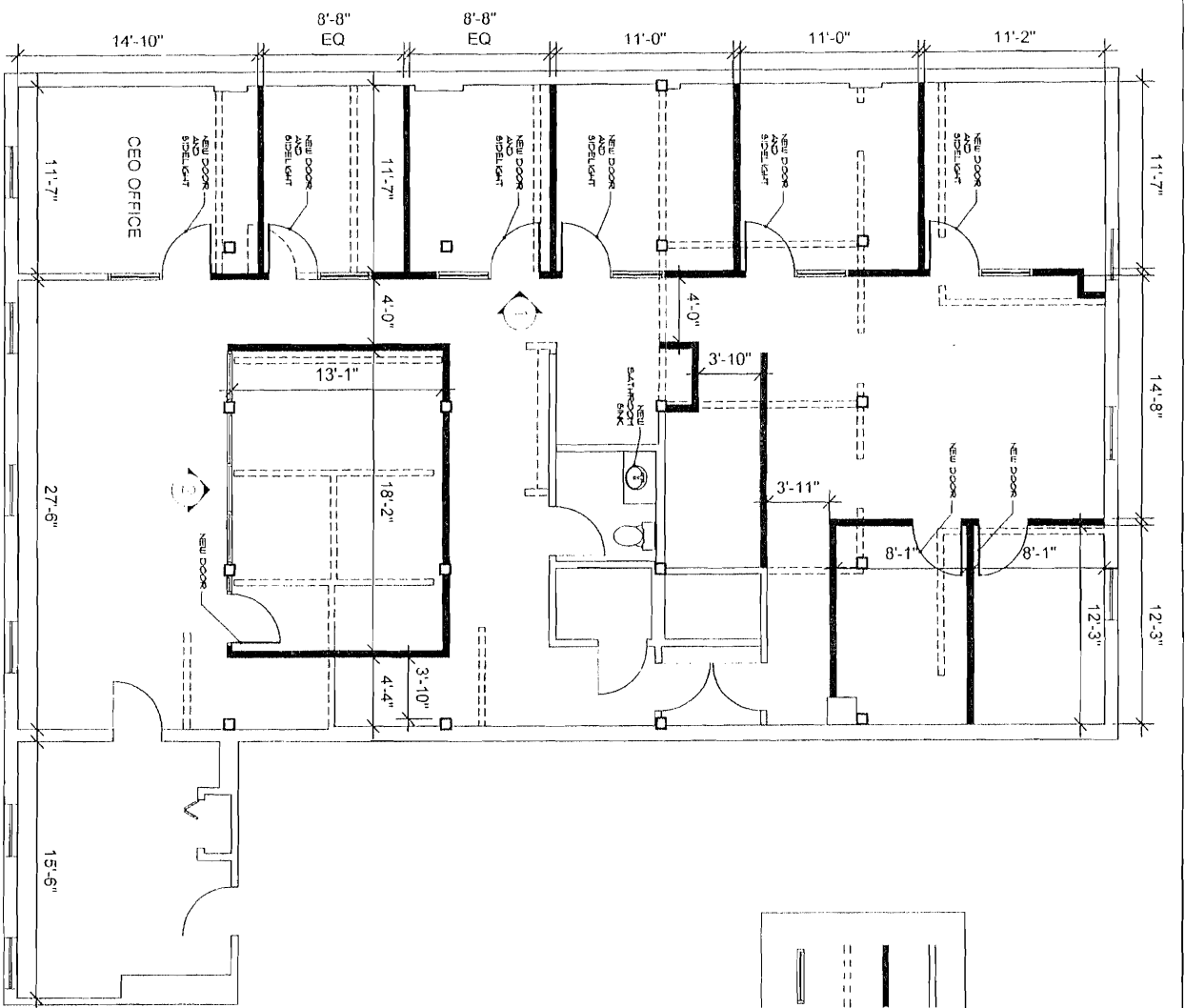
**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/26/2008  
**Note:** **Ok to Issue:**

- 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 10/01/2008  
**Note:** **Ok to Issue:**

- 1) 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.
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.





FIT UP PLAN  
SCALE: 1/8" = 1'-0"

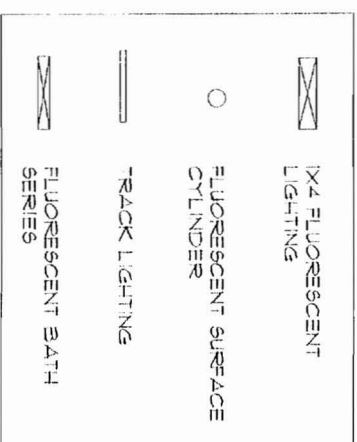
SEP 26 2003

29-114



REFLECTED CEILING PLAN

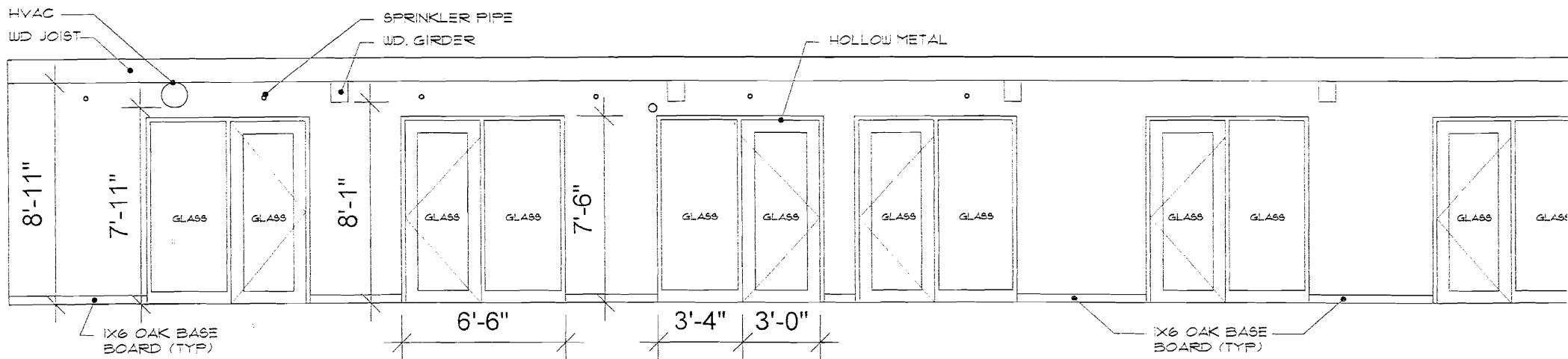
SCALE: 1/8" = 1'-0"



LIGHTING PLAN

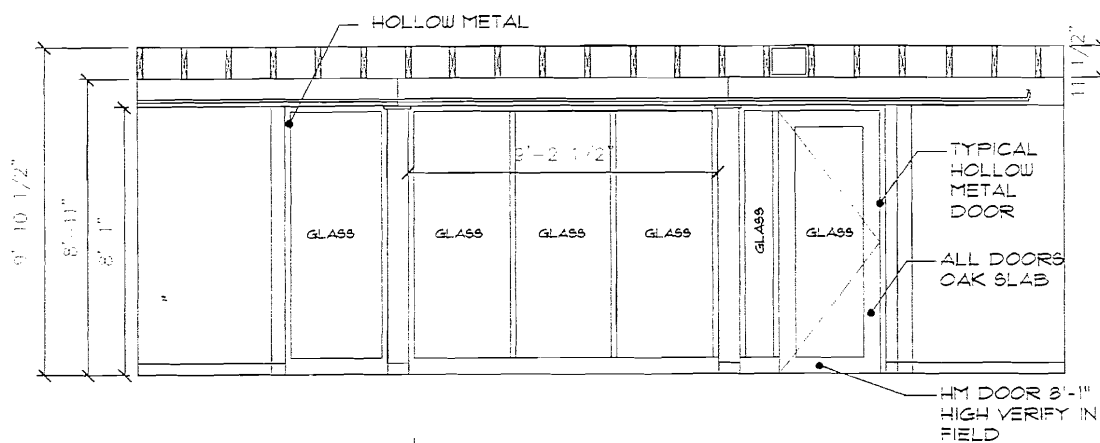
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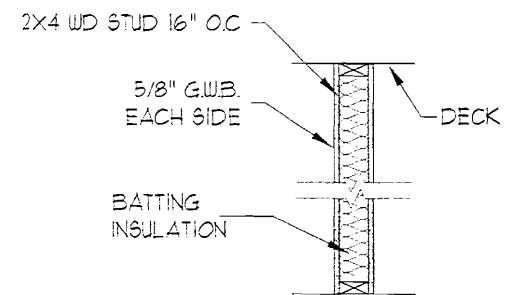
1 CORRIDOR ELEVATION

SCALE: 1/4" = 1'-0"



2 FRONT CONFERENCE RM. ELEVATION

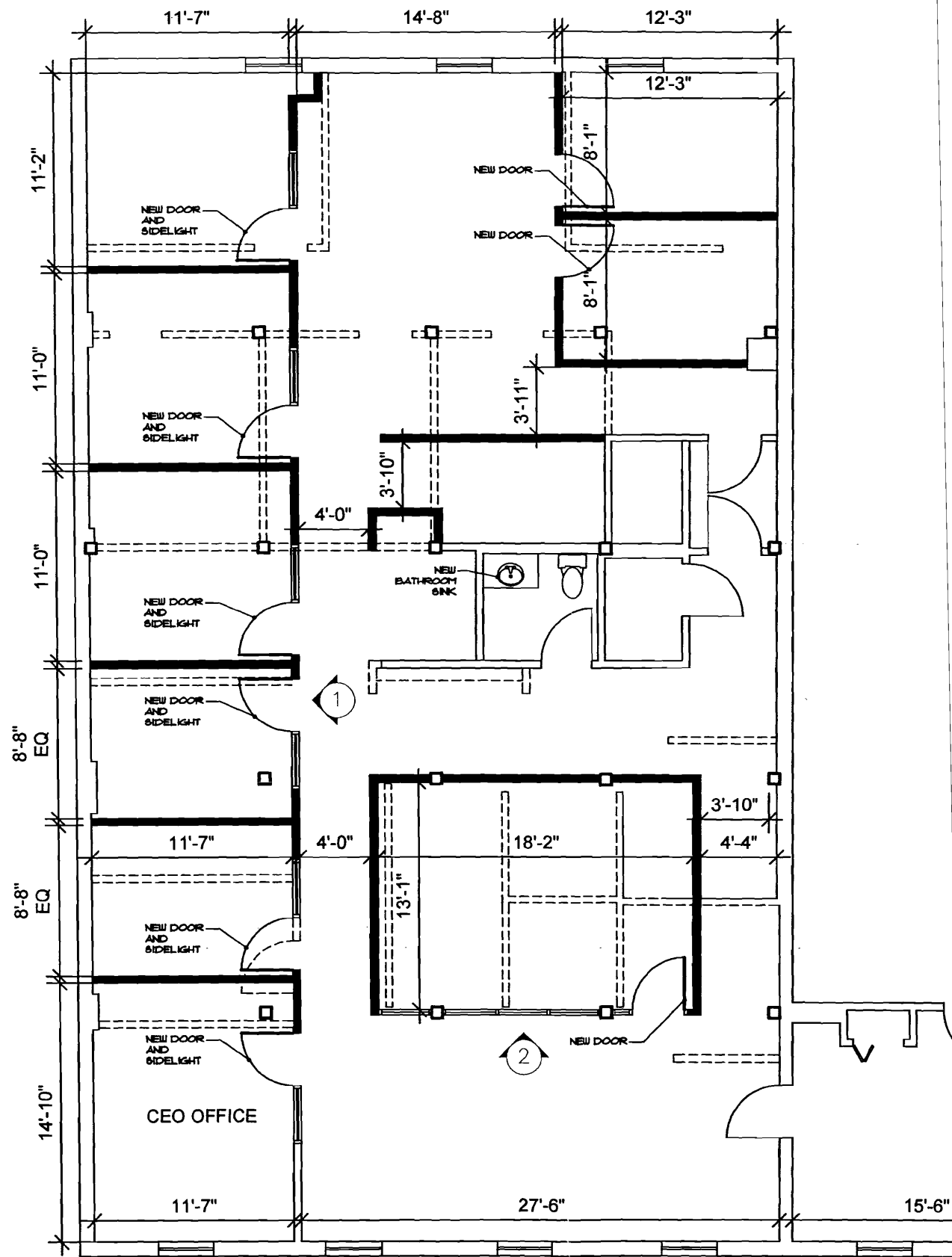
SCALE: 1/4" = 1'-0"



3 TYPICAL INTERIOR WALL (NON BEA

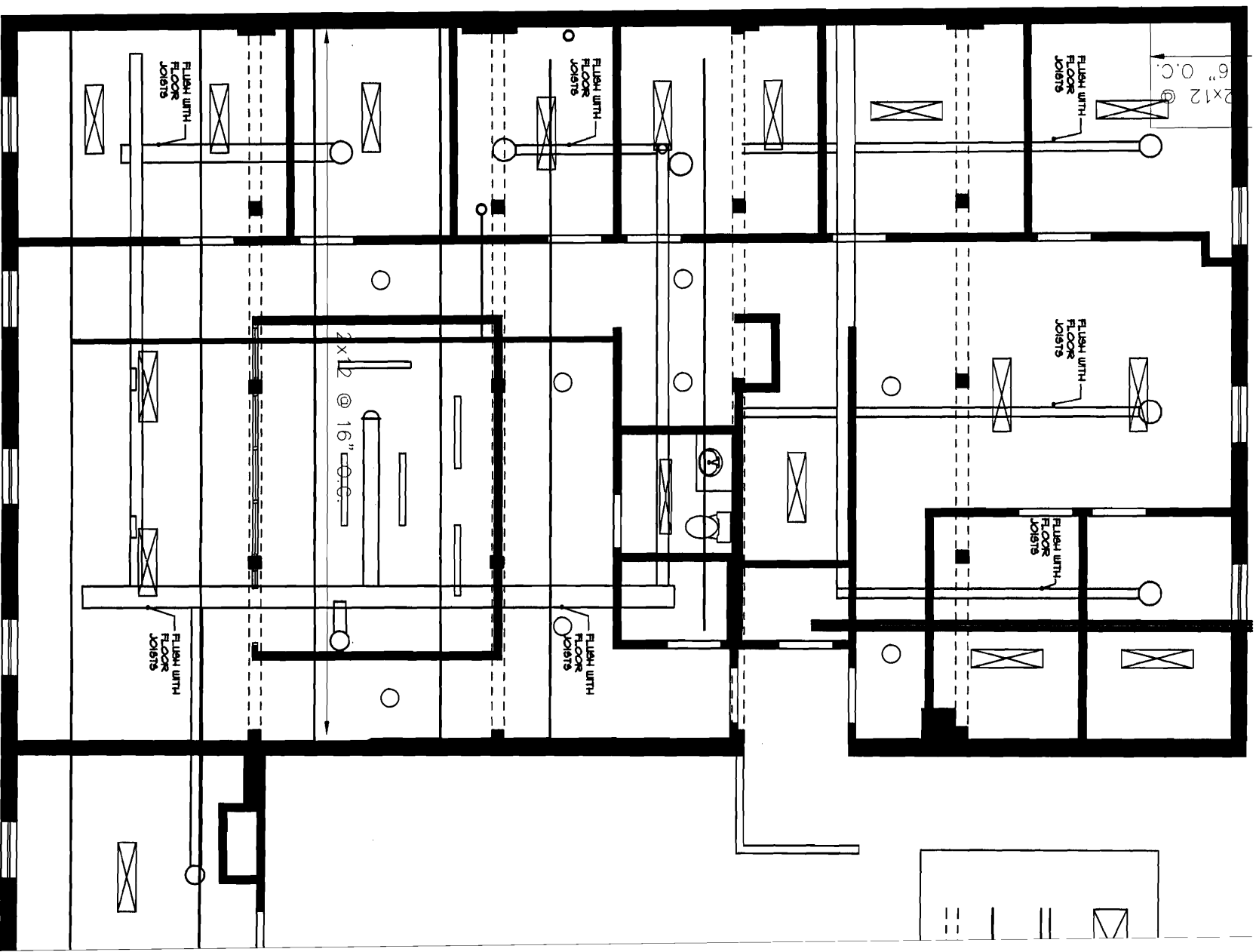
SCALE: 3/4" = 1'-0"

<b>A4</b>	Interior Elevation	Date: Sep. 24, 2008	Scale: 1/8" = 1'-0"	<b>ARCHETYPE, P.A. ARCHITECTS</b> <small>48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056</small>	OWNER: <b>M&amp;N PARTNERS</b> <small>120 EXCHANGE S PORTLAND, ME</small>
	Project: FRANKLIN BUILDING	Revisions:	Checked By:		
	15 FRANKLIN ST. PORTLAND, MAINE				



FIT UP PLAN

SCALE: 1/8" = 1'-0"

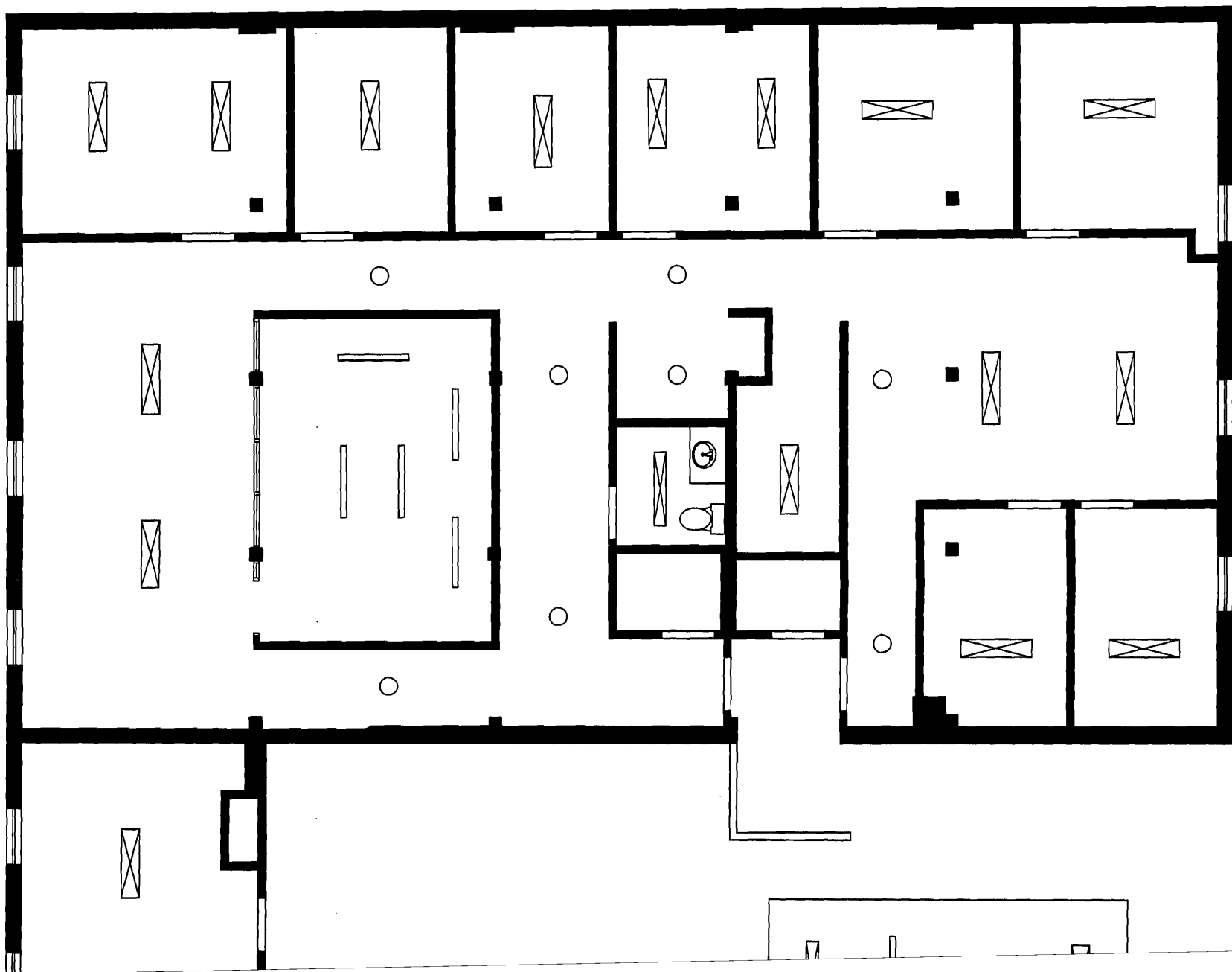


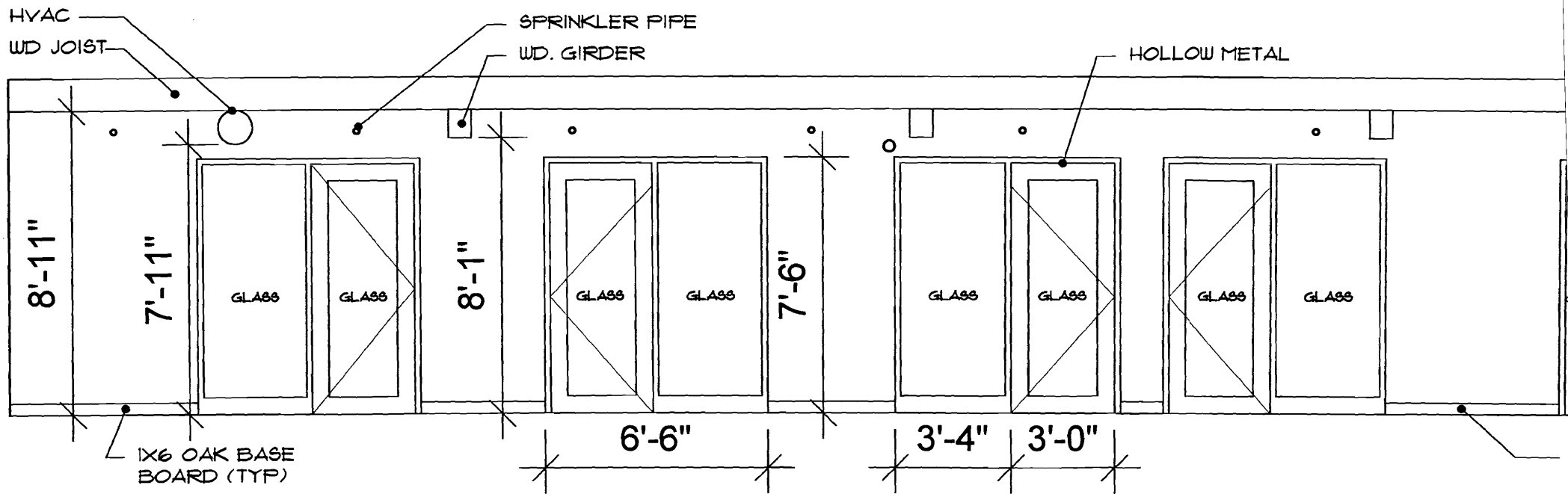
# REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"

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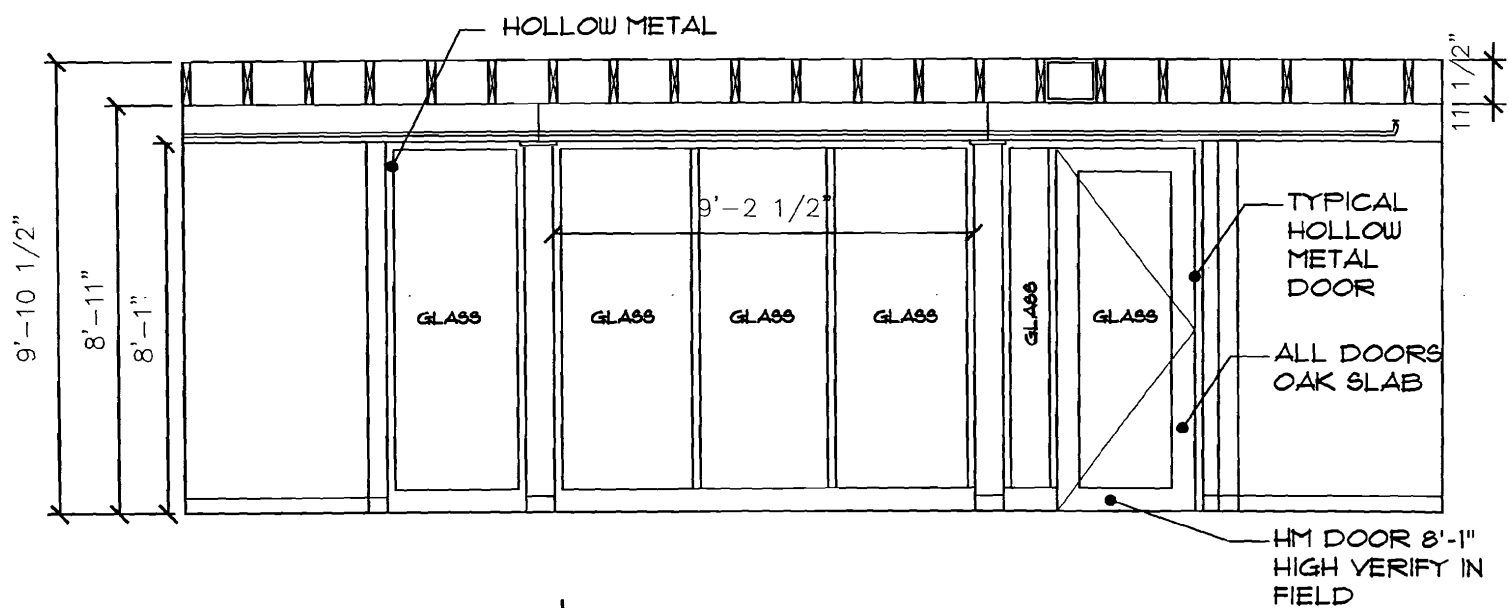
LIGHTING PLAN





1 | CORRIDOR ELEVATION

SCALE: 1/4" = 1'-0"



2 | FRONT CONFERENCE RM. ELEVATION

SCALE: 1/4" = 1'-0"

3 | TYP  
SC

<b>A4</b>	Interior Elevation	Date: Sept. 24, 2008	Scale: 1/8" = 1'-0"
	Project: <b>FRANKLIN BUILDING</b>	Revisions:	Checked By:
	15 FRANKLIN ST. PORTLAND, MAINE		

ARCHETYP  
ARCHIT

48 Union Wharf Portland  
(207) 772-6022 Fax (207) 772-6023