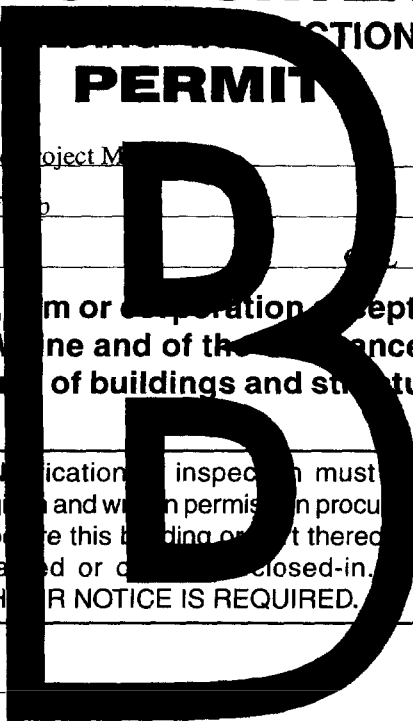


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT



Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 041827
DEC 21 2004
CITY OF PORTLAND

This is to certify that 225 Commercial St Assoc Inc project M...
has permission to commercial space fit tenant f...
AT 225 Commercial St... 032 V008001

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...
before this building or part thereof...
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. [Signature]
Health Dept.
Appeal Board
Other DepartmentName

[Signature] 12/21/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Permit No: 04-1827		Issue Date: <b>PERMIT ISSUED</b> DEC 21 2004		CBL: 032 Y008001	
Location of Construction: 225 Commercial St		Owner Name: 225 Commercial St Assoc Inc		Owner Address: 225 Commercial St	
Business Name:		Contractor Name: Project Mgmt. Inc.		Contractor Address: 225 Commercial St Portland	
Lessee/Buyer's Name		Phone:		Phone: 775-7442	
Past Use: commercial space - office		Proposed Use: commercial space fit tenant fit-up office - 5th floor		Permit Fee: \$129.00	
Proposed Project Description: commercial space fit tenant fit-up - 5th floor		Cost of Work: \$12,000.00		CEO District: 1	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group B Type: 305 12/21/04	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
		EDESTKIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Permit Taken By: jharris		Date Applied For: 12/14/2004		<b>Zoning Approval</b>	
<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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 12/16/04		<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	
				<b>Historic Preservation</b> <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 Any exterior work requires a 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

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

		<b>Permit No:</b>	<b>Date Applied For:</b> 12/14/2004	<b>CBL:</b> 032 V008001
<b>Location of Construction:</b> 225 Commercial St	<b>Owner Name:</b> 225 Commercial St Assoc Inc	<b>Owner Address:</b> 225 Commercial St		<b>Phone:</b> ( ) 775-7442
<b>Business Name:</b>	<b>Contractor Name:</b> Project Mgmt. Inc.	<b>Contractor Address:</b> 225 Commercial St Portland		<b>Phone:</b> (207) 775-7442
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial		
<b>Proposed Use:</b> commercial space fit tenant fit-up - 5th floor		<b>Proposed Project Description:</b> commercial space fit tenant fit-up - 5th floor		

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/16/2004  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 12/21/2004  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 12/20/2004  
**Note:**      **Ok to Issue:**

- 1) the sprinkler system shall be maintained to NFPA 13 standards
- 2) the fire alarm system shall be maintained to NFPA 72 standards

# 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 <i>Existing 25,000</i>		Square Footage of Lot <i>5,000</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>32</i> Block# <i>V</i> Lot# <i>CC&amp;</i>		Owner: <i>225 Commercial St, INC</i> <i>225 COMMERCIAL ST</i> <i>Portland, ME 04101</i>	Telephone: <i>775-7442</i>
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: <i>PROJECT Mgmt, INC</i> <i>225 COMMERCIAL ST</i> <i>Portland, ME 04101</i>	cost Of Work: \$ <i>12,000</i> Fee: \$ <i>129.00</i>
Current use: <i>OFFICE SPACE</i>		<i>775-7442</i>	
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: <i>OFFICE SPACE, MINOR RENOVATIONS to existing</i>			
Project description: <i>OFFICE</i>			
Contractor's name, address & telephone: <i>PROJECT Mgmt, INC</i> <i>225 COMMERCIAL ST</i> <i>775-7442</i>			
Who should we contact when the permit is ready: <i>CYRUS HAGGE</i>			
Mailing address: _____			
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: <i>775-7442</i>			

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 <i>Cyrus Hagge</i>	Date: <i>12-13-04</i>
---	-----------------------

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

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 404

Portland, Maine 04101-4613

207-775-7442

FAX 207-761-0922

e-mail [chaggel@maine.rr.com](mailto:chaggel@maine.rr.com)

December 9, 2004

7-13

Mike Nugent  
Building Inspections  
City of Portland  
Portland, Maine 04101

RE: Renovations at 225 Commercial St. Fifth Floor

Dear Mike:

225 Commercial Street, Inc. proposes to do some minor renovations to break up the existing 5<sup>th</sup> floor office into 5 office suits and workroom/storage area. The building was originally renovated in 1994. The estimated cost of this work is \$12,000. The scope of the proposed work includes the following.

1. Existing Conditions;
  - a. Two Stair towers 2hr fire rated enclosures with 90 minute steel doors. Stairs are steel construction with concrete treads.
  - b. Existing bathrooms conform to all ADA requirements.
  - c. All existing hallways and doors 1 hour fire rated.
  - d. Building has full sprinkler system with 24 hour monitored fire alarm system.
2. Demolition:
  - a. Remove 25' of non-load bearing walls.
  - b. Remove 2 doors from existing masonry openings.
  - c. Remove kitchen cabinets.
3. New Construction:
  - a. Install 60' 1 hour fire rated hallway non-load bearing walls with 45 minute fire rated doors.
  - b. Infill 3 masonry openings two hour fire rated walls.
  - c. Construct 55' non-load bearing partitions.
  - d. Install assorted doors, see attached door schedule.
  - e. Relocate kitchen cabinets to work room.

If you have need of additional information, don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to be 'CYRUS Y. HAGGE', written in a cursive style.

Cyrus Y. Hagge

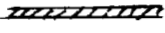

DOOR SCHEDULE 225 COMMERCIAL STREET, 5TH FLOOR

DoorType	Door Width	Height	Material	Frame Material	Fire Lable	Hardware	Remarks
1 Flush Solid Core Oak	3'-0"	6'-8"	SC Wood	Wood		Passage	Clear Finish
2 Flush Solid Core Oak	3'-0"	6'-8"	SC Wood	Steel	45 Min	Entry	Clear Finish
3 Flush Steel	3'-0"	6'-8"	Steel	Steel	45 Min	Entry	Existing Painted door
4 Flush Steel	3'-0"	6'-8"	Steel	Steel	90 Min.	Passage	Existing Painted door
5 One-Light Tempered Glass	5'-0"	6'-8"	SC Wood	Wood		Passage	Clear Finish
6 Bi-Fold	3'-0"	8'-0"	HC Wood	Wood		Passage	Paint

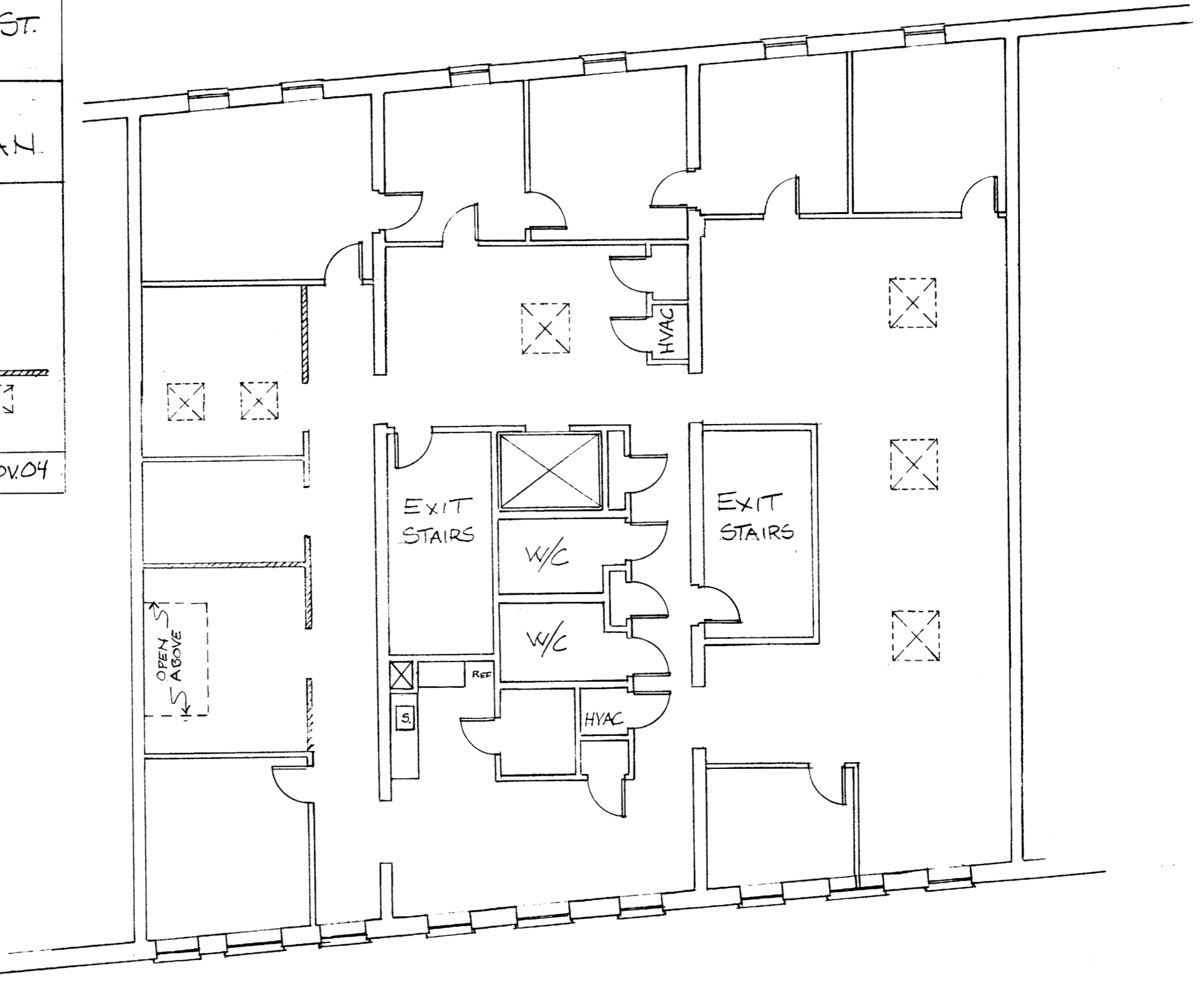
463 1 0

225 COMMERCIAL ST.  
PORTLAND ME

EXISTING  
5<sup>TH</sup> FLOOR PLAN

PARTIAL HEIGHT WALL   
SKYLIGHT 

SCALE: 1/8" = 1'-0" DATE: NOV. 04


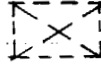




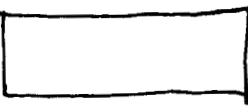
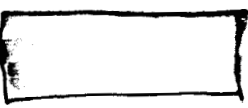

225 COMMERCIAL ST.  
PORTLAND ME

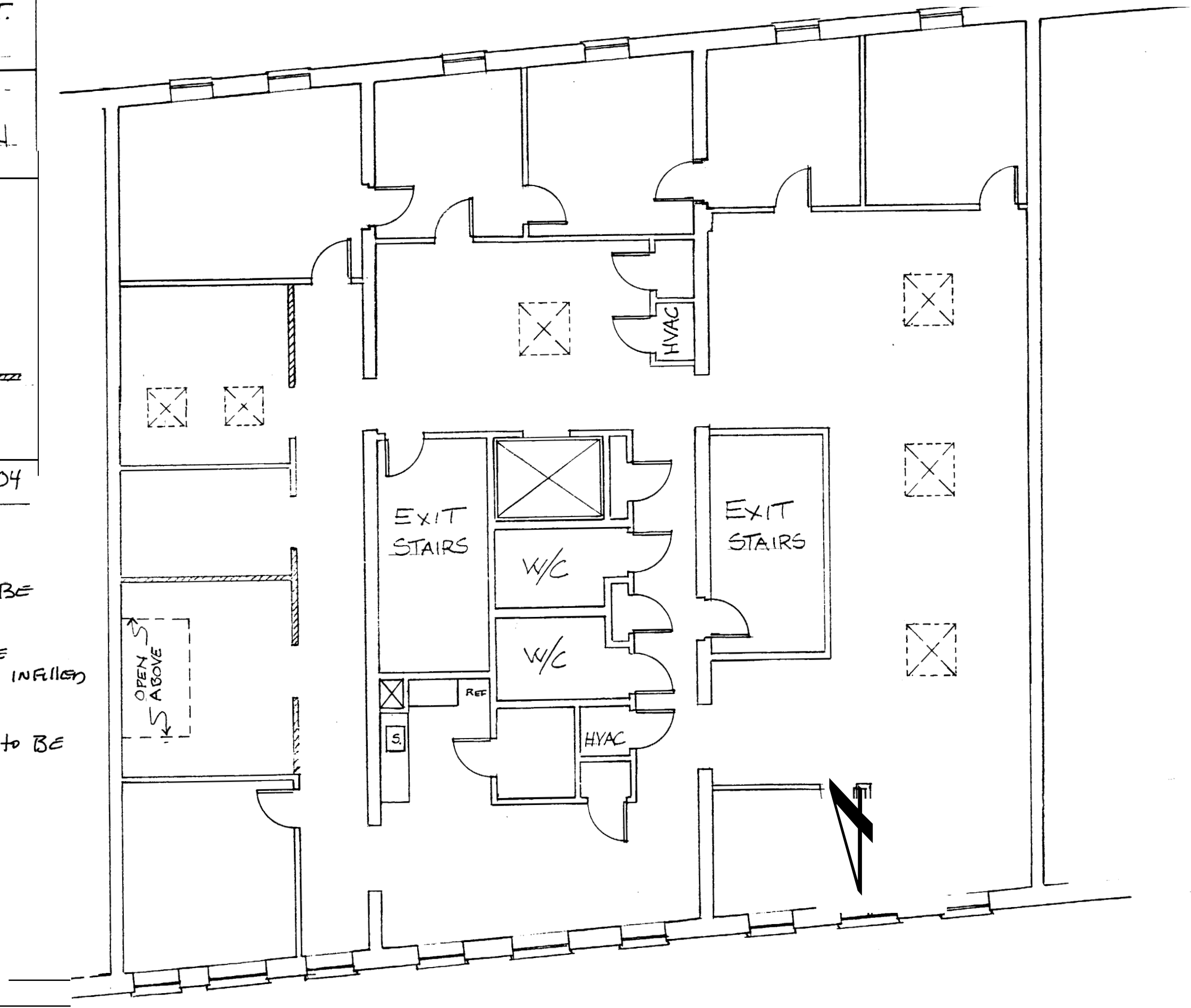
EXISTING  
FLOOR PLAN

DEMOLITION PLAN

PARTIAL HEIGHT WALL   
SKYLIGHT 

SCALE: 1/8" = 1'-0" DATE: NOV. 04

-  - WALLS TO BE REMOVED
-  - DOOR TO BE REMOVED & INFILLED
-  - KITCHEN TO BE REMOVED



225 COMMERCIAL ST INC  
PORTLAND ME

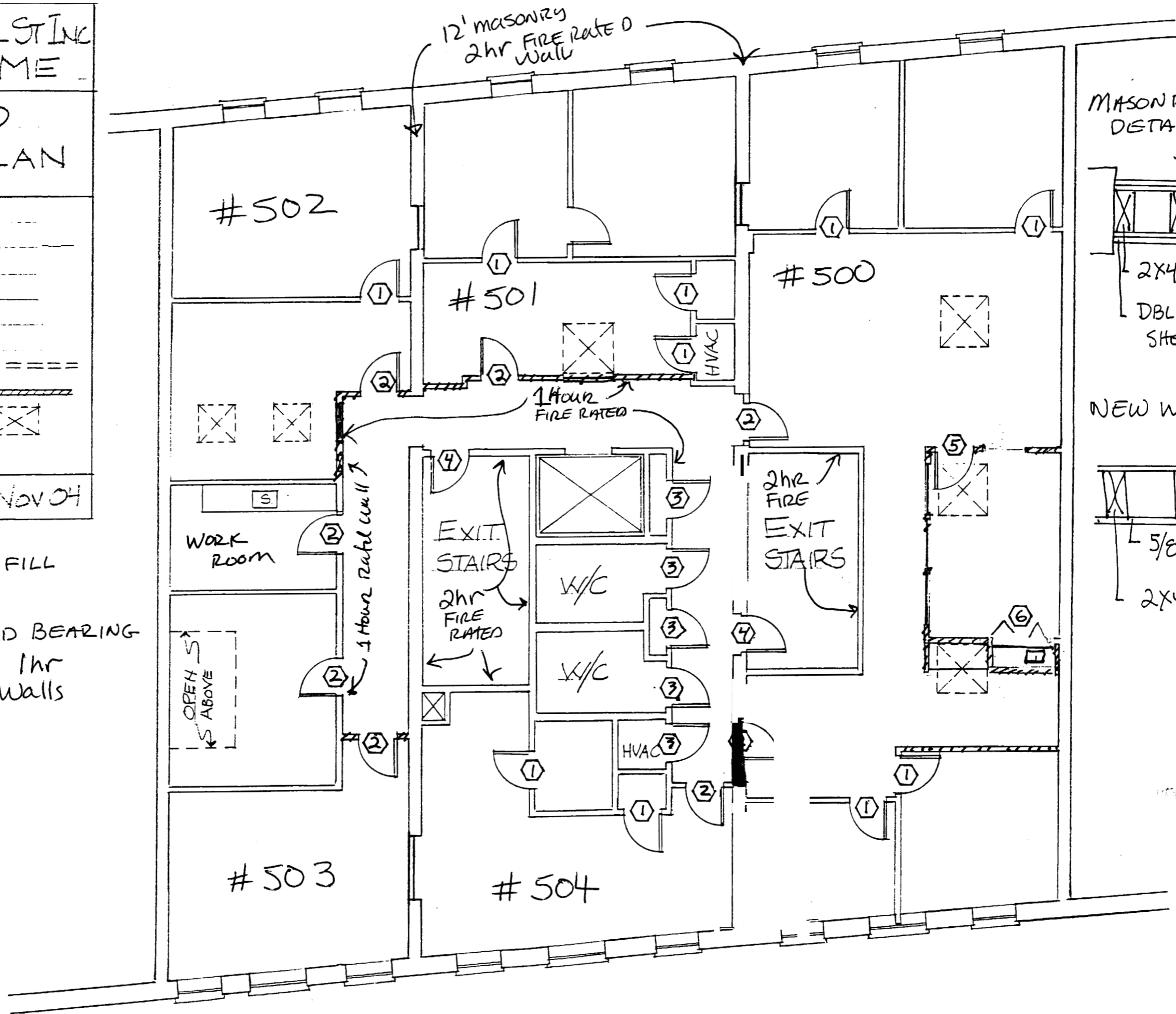
# RENOVATED 5<sup>TH</sup> FLOOR PLAN

REMOVE WALL -----  
NEW WALL =====  
SKYLIGHT [X]

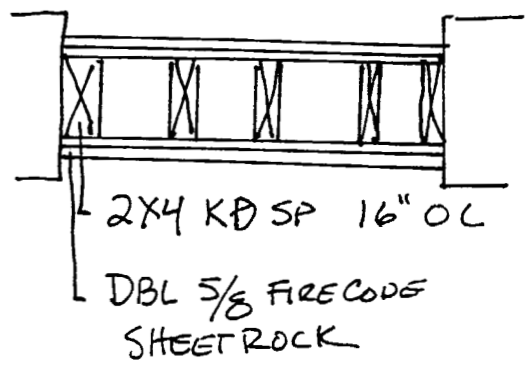
SCALE 1/8" = 1'-0" DATE: NOV 04

MASONRY INFILL

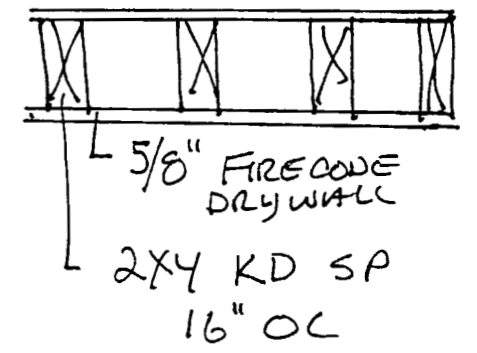
|||| NEW NON-LOAD BEARING  
PARTITIONS 1hr  
FIRE RATED WALLS



MASONRY WALL INFILL  
DETAIL



NEW WALL DETAIL





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

20

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

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

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

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

Building (IL) \_\_\_ 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