



PORTLAND MAINE

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/03/14

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: **Matt Provencal, Assoc. AIA**

Date: **October 07, 2014**

I have provided digital copies and sent them on:

Date: **October 07, 2014**

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.



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General Building Permit Application

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

| | | |
|--|--|--|
| Address/Location of Construction: 15 Middle Street - Suite 1 & 2 | | |
| Total Square Footage of Proposed Structure: | | N/A |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 020 E029 OC1 | Applicant Name: Mark Mueller Architects Address 100 Commercial St - Suite 205 City, State & Zip Portland, Maine 04101 | Telephone: 207.774.9057 Email: matt@muellerarchitects.com |
| Lessee/Owner Name : THE VILLAGE AT OCEANGATE LLC (if different than applicant) Address: 2730 Transit Road City, State & Zip: West Seneca, NY 14224 Telephone & E-mail: ali.malone@gmail.com - 207.653.7750 | Contractor Name: Monaghan Woodworks (if different from Applicant) Address: 100 Commercial Street City, State & Zip: Portland, Maine 04101 Telephone & E-mail: 207.775.2683 | Cost Of Work: \$ 41,000.00 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ 430.00 |
| Current use (i.e. single family) <u>Vacant (Mixed Use Building)</u> | | |
| If vacant, what was the previous use? <u>Vacant - No use established</u> | | |
| Proposed Specific use: <u>Office (Mixed Use Building)</u> | | |
| Is property part of a subdivision? <input type="checkbox"/> If yes, please name <u>N/A</u> | | |
| Project description: <u>The proposed work is for an interior tenant office fit-up per the included plans. All existing life safety shall remain and sprinkler system to remain, modify per new plan.</u> | | |
| Who should we contact when the permit is ready: <u>Ali Malone</u> | | |
| Address: <u>369 Danforth Street</u> | | |
| City, State & Zip: <u>Portland, Maine 04102</u> | | |
| E-mail Address: <u>ali.malone@gmail.com</u> | | |
| Telephone: <u>207.653.7750</u> | | |

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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, 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.

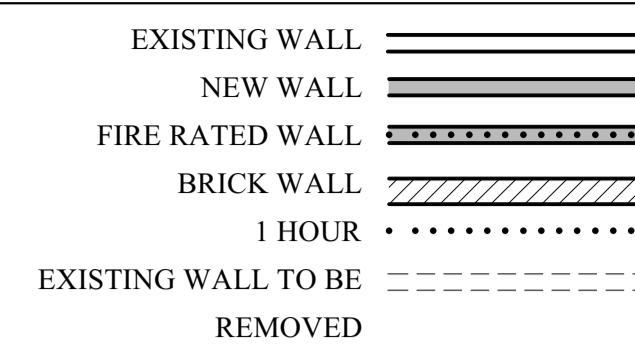
Signature: Matt Provencal, Assoc. AIA **Date:** October 07, 2014

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

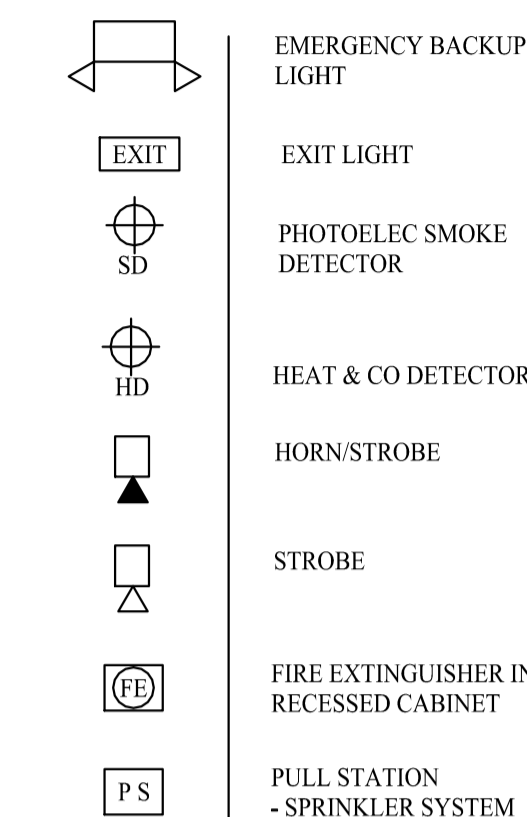
GENERAL NOTES

- THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL CURRENT APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, IECC, NFPA 101, ANSI, UFAS, HUD/AG, ADA/AG, MPS.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- ALL GRAB BARS SHALL BE ABLE TO SUPPORT A DEAD WEIGHT OF 250 LBS AT ANY POINT. (BY TENANT)
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN HOUSEKEEPING, UTILITY, STORAGE, SPRINKLER AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS. MOISTURE RESISTANT FIRECODE G.W.B. @ ALL FIRE RATED WALLS COMMON WITH HOUSE UTILITY AND UNIT BATH ROOMS. SHOWERS ALL SIDES TO HAVE DURAROCK BACKING.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- INSTALL U.L. SLEEVE FIRE-STOPPING SYSTEM & FIRE RATED SEALANTS EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING U.L. RATED PENETRATIONS. CAULK JOINTS. COORDINATE AND FLASH ALL ROOF/WALL PENETRATIONS WITH THE SUB-TRADES.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK.
- PROJECT ASSUMES ALL EXISTING HAZARDOUS MATERIALS HAVE BEEN REMOVED PRIOR TO THE COMMENCEMENT OF WORK. ALL HAZARDOUS MATERIAL REMOVAL IS THE RESPONSIBILITY OF THE OWNER.
- DESIGNATED EGRESS WINDOWS IN SLEEPING ROOMS SHALL MEET THE FOLLOWING MINIMUM CLEAR OPENING REQUIREMENTS OF 22" WIDE, 24" HIGH & 5.7 SF CLEAR OPENING. ALL BEDROOMS SHALL CONTAIN A MINIMUM OF (1) EGRESS OPENING.
- WINDOW SAFETY GLAZING SHALL BE LOCATED AS FOLLOWS, BUT NOT LIMITED TO:
ALL WINDOWS WITHIN 60" HORIZ. & VERT. DIMENSION OF STAIRS MUST BE TEMPERED.
ALL WINDOWS WITHIN 24" OF A DOOR SWING MUST BE TEMPERED.
ALL WINDOWS WITHIN A SHOWER ENCLOSURE MUST BE TEMPERED.
- BUILDING INSULATION SHALL BE PROVIDED AS INDICATED & NOTED IF NOT SHOWN IN ITS ENTIRETY THROUGHOUT THE DRAWING SET. INSULATE ALL BATHROOM, LAUNDRY, MECH. ROOM WALLS, AND ROOF DRAINS THRU BUILDING.
- BEAM, JOIST OR OTHER STRUCTURAL MEMBER PENETRATIONS NOT SHOWN OR INDICATED ON DRAWINGS MUST BE CONSULTED WITH THE ARCHITECT & OR ENGINEER PRIOR TO WORK.
- ANY CHANGE DURING CONSTRUCTION OF USE, OCCUPANCY OR CONSTRUCTION TYPE MUST BE DISCUSSED WITH ARCHITECT PRIOR TO ANY WORK PERFORMED AND SUBSTANTIAL TIME ALLOWED FOR REQUIRED CODE RESEARCH AND DRAWING MODIFICATIONS OR ADDITIONS.

WALL LEGEND

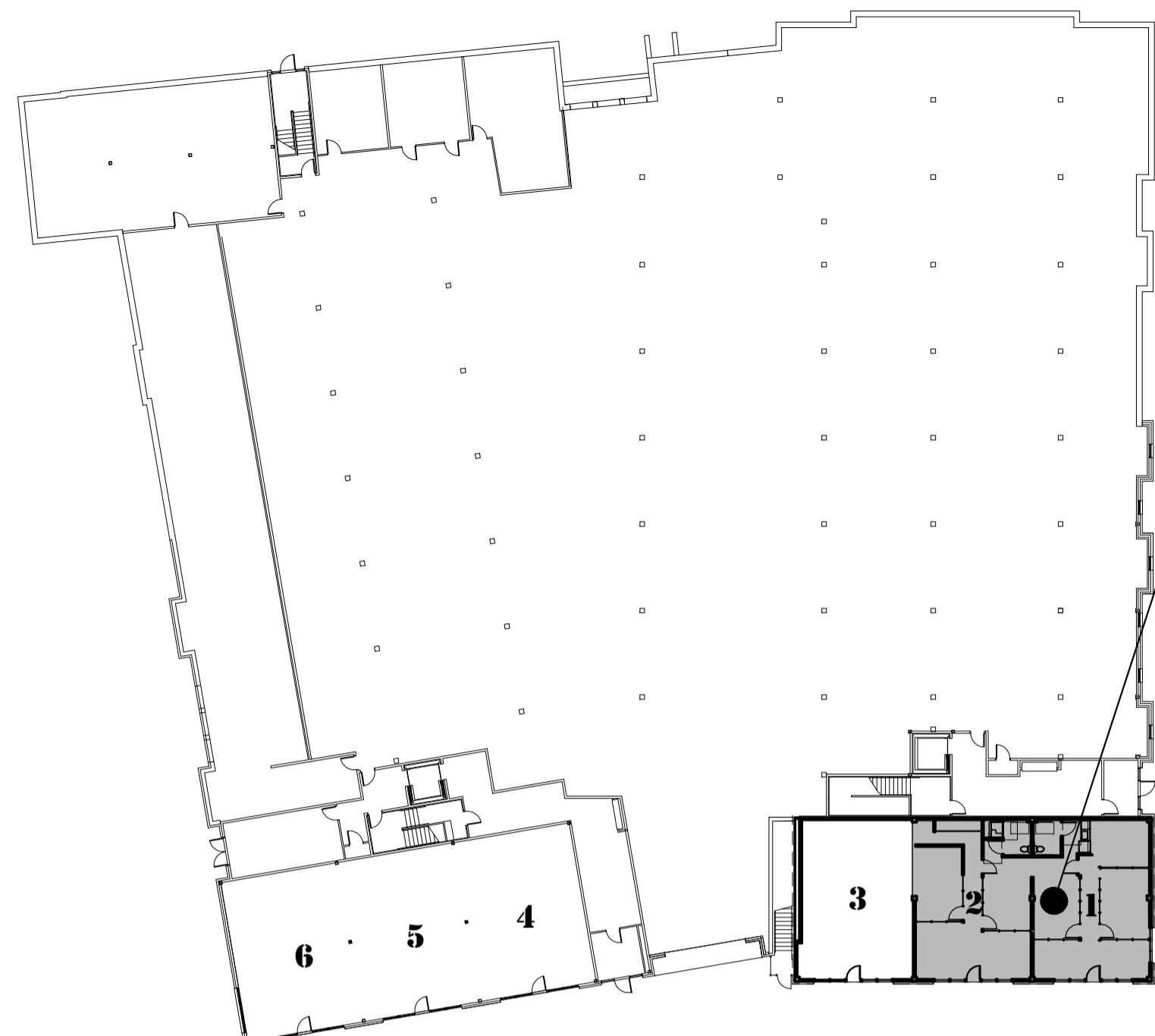


LIFE SAFETY LEGEND:



LIFE SAFETY NOTES:

- LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72, BY A CITY/STATE APPROVED CONTRACTOR WITH A SEPARATE PERMIT.
- ALL STROBES TO BE 30 CANDELA UNLESS OTHERWISE NOTED.
- SYSTEM SHALL BE SUPERVISED BY AN OFF-SITE CERTIFIED BY THE CITY OF PORTLAND THIRD PARTY
- EXISTING LIFE SAFETY SYSTEM SHALL REMAIN, TYP EACH SIDE



AREA OF NEW TENANT SPACE WORK (SHADED)

KEY PLAN

1/16"=1'-0"

PROJECT NOTES

- SCOPE OF WORK: SHALL INCLUDE THE INTERIOR CONSTRUCTION OF A NEW OFFICE AT 15 MIDDLE STREET IN TENANT SPACES 1 & 2.
- HISTORIC PRESERVATION APPROVAL IS NOT REQUIRED, NO EXTERIOR WORK.
- ALL NEW WORK SHALL CONFORM TO THE CITY OF PORTLAND INSPECTIONS, FIRE, ZONING & HISTORIC PRESERVATION OFFICES.
- THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE CONSTRUCTION, INCLUDING BUT NOT LIMITED TO: STREET CLOSINGS, ELECTRICAL, MECHANICAL, SPRINKLER, ETC. AS REQUIRED AND NECESSARY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL INTERIOR WORK AS NOTED ON PLANS. WORK SHALL ALSO INCLUDE:
 - NFPA 13 SPRINKLER SYSTEMS PER THE FLOOR PLANS.
 - MECHANICAL SYSTEMS (HVAC)
 - ELECTRICAL
 - PLUMBING
- MECHANICAL/ELECTRICAL INSTALLATIONS ARE TO BE PERFORMED ON A DESIGN-BUILD BASIS UNLESS NOTED OTHERWISE WITHIN PLANS. ALL SYSTEMS SHALL BE ENGINEERED AND CERTIFIED BY A STATE OF MAINE PROFESSIONAL ENGINEER.
- FIRE ALARM WORK SHALL BE INSTALLED ACCORDINGLY TO MEET NFPA 72, CITY OF PORTLAND & STATE FIRE MARSHAL REQUIREMENTS.
- ALL FIRE RATED WALL PENETRATIONS SHALL BE UL APPROVED.
- VERIFY EXISTING SPRINKLER HEAD COVERAGE PER NEW PLAN. ADD NEW SPRINKLER HEAD AS REQUIRED PER NFPA 72.
- CONTACT THE ARCHITECT PRIOR TO WORK SHOULD DISCREPANCIES BE DISCOVERED DURING THE BUILDING PROCESS.

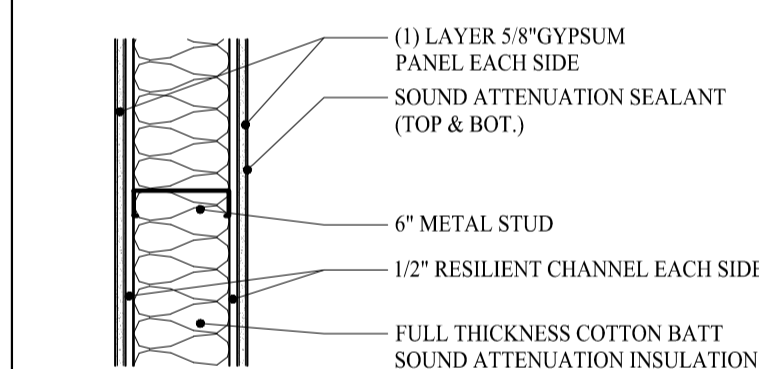
IBC 2009: CODE DATA

| | |
|---|--|
| OCCUPANT LOAD | 18 PEOPLE |
| USE GROUP CLASSIFICATION | 1ST FLR OFFICE - (MIXED USE BUILDING - E.T.R.) |
| TYPE OF CONSTRUCTION | SEPARATED MIXED USE - EXISTING TO REMAIN |
| TOTAL AREA OF WORK | 1,885 SF |
| ACTUAL BUILDING AREA | E.T.R. |
| BUILDING HEIGHT | E.T.R. |
| BUILDING AREA LIMITATION - SQ. FT. (TABLE 503) | E.T.R. |
| BUILDING HEIGHT LIMITATION - STORIES (TABLE 503) | 5 |
| STREET FRONTAGE INCREASE (150%) - SQ. FT. | E.T.R. |
| AUTOMATIC SPRINKLER SYSTEM AREA INCREASE (200%) - SQ. FT. | E.T.R. |
| AUTOMATIC SPRINKLER SYSTEM HEIGHT INCREASE (1 STORY) | -- |
| EXIT ACCESS TRAVEL DISTANCE (ALLOWABLE/ACTUAL) | 325'/235' |
| COMMON PATH OF TRAVEL (ALLOWABLE/ACTUAL) | E.T.R. |
| FIRE SUPPRESSION: | YES - E.T.R. |
| EXIT ACCESS FIRE RATINGS: | |
| FIRE WALLS: | |
| PARTY WALLS | E.T.R. |
| STAIR ENCLOSURES | E.T.R. |
| SHAFTS | E.T.R. |
| EXIT ACCESS CORRIDORS | E.T.R. |
| FIRE PROTECTION OF STRUCTURE: | |
| PRIMARY STRUCTURAL FRAME | E.T.R. |
| LOAD BEARING WALLS - EXTERIOR | E.T.R. |
| LOAD BEARING WALLS - INTERIOR | E.T.R. |
| NON-LOAD BEARING WALLS - EXTERIOR | E.T.R. |
| NON-LOAD BEARING WALLS - INTERIOR | E.T.R. |
| FLOOR CONSTRUCTION & SECONDARY MEMBERS | E.T.R. |
| ROOF CONSTRUCTION & SECONDARY MEMBERS | E.T.R. |
| GENERAL NOTES | |
| OCCUPANT LOAD TENANT SPACE: | |
| OFFICE: 1,885 GROSS SF/ 100 SF/ PERSON - 18 PEOPLE | |
| TOTAL LOAD = 18 PEOPLE | |

NFPA 101 2009 & NFPA 220 2006: CODE DATA

| | |
|--|--|
| OCCUPANT LOAD | 18 PEOPLE |
| USE GROUP CLASSIFICATION | 1ST FLR OFFICE - (MIXED USE BUILDING - E.T.R.) |
| TYPE OF CONSTRUCTION | SEPARATED MIXED USE - EXISTING TO REMAIN |
| TOTAL AREA OF WORK | 1,885 SF |
| ACTUAL BUILDING AREA | E.T.R. |
| BUILDING HEIGHT | E.T.R. |
| BUILDING HEIGHT LIMITATION - STORIES | NONE |
| EXIT ACCESS TRAVEL DISTANCE (ALLOWABLE/ACTUAL) | 325'/235' |
| COMMON PATH OF TRAVEL (ALLOWABLE/ACTUAL) | NONE |
| FIRE SUPPRESSION: | YES - E.T.R. |
| EXIT ACCESS FIRE RATINGS: | |
| FIRE WALLS: | |
| PARTY WALLS | E.T.R. |
| STAIR ENCLOSURES | E.T.R. |
| SHAFTS | E.T.R. |
| EXIT ACCESS CORRIDORS | E.T.R. |
| FIRE PROTECTION OF STRUCTURE: | |
| COLUMNS | E.T.R. |
| BEAMS, GIRDERS, TRUSSES & ARCHES | E.T.R. |
| LOAD BEARING WALLS - EXTERIOR | E.T.R. |
| LOAD BEARING WALLS - INTERIOR | E.T.R. |
| NON-LOAD BEARING WALLS - EXTERIOR | E.T.R. |
| NON-LOAD BEARING WALLS - INTERIOR | E.T.R. |
| FLOOR CONSTRUCTION | E.T.R. |
| ROOF CONSTRUCTION | E.T.R. |
| GENERAL NOTES | |
| OCCUPANT LOAD TENANT SPACE: | |
| OFFICE: 1,885 GROSS SF/ 100 SF/ PERSON - 18 PEOPLE | |
| TOTAL LOAD = 18 PEOPLE | |

PROPOSED WALL - INTERIOR



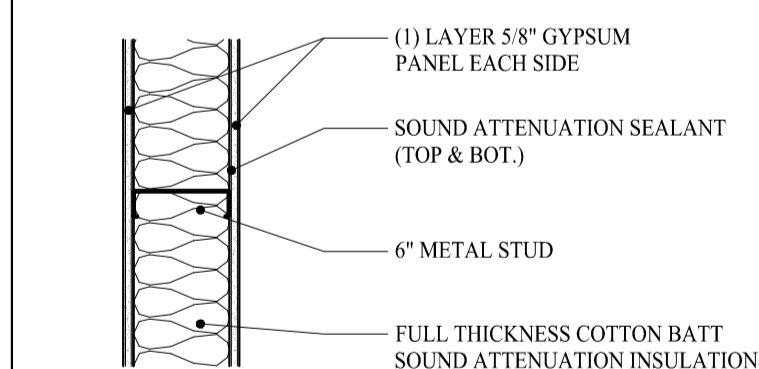
1 6" METAL WALL - (NON RATED)

CAULK PERIMETER

- EXTEND WALL TO UNDERSIDE OF FLOOR SYSTEM ABOVE -

* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS

PROPOSED WALL - INTERIOR



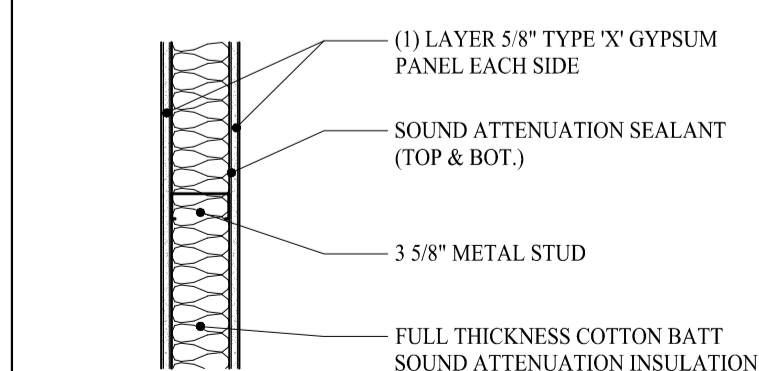
2 6" METAL WALL - (NON RATED)

CAULK PERIMETER

- 12'-0" STUD HEIGHT -

* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS

PROPOSED WALL - INTERIOR



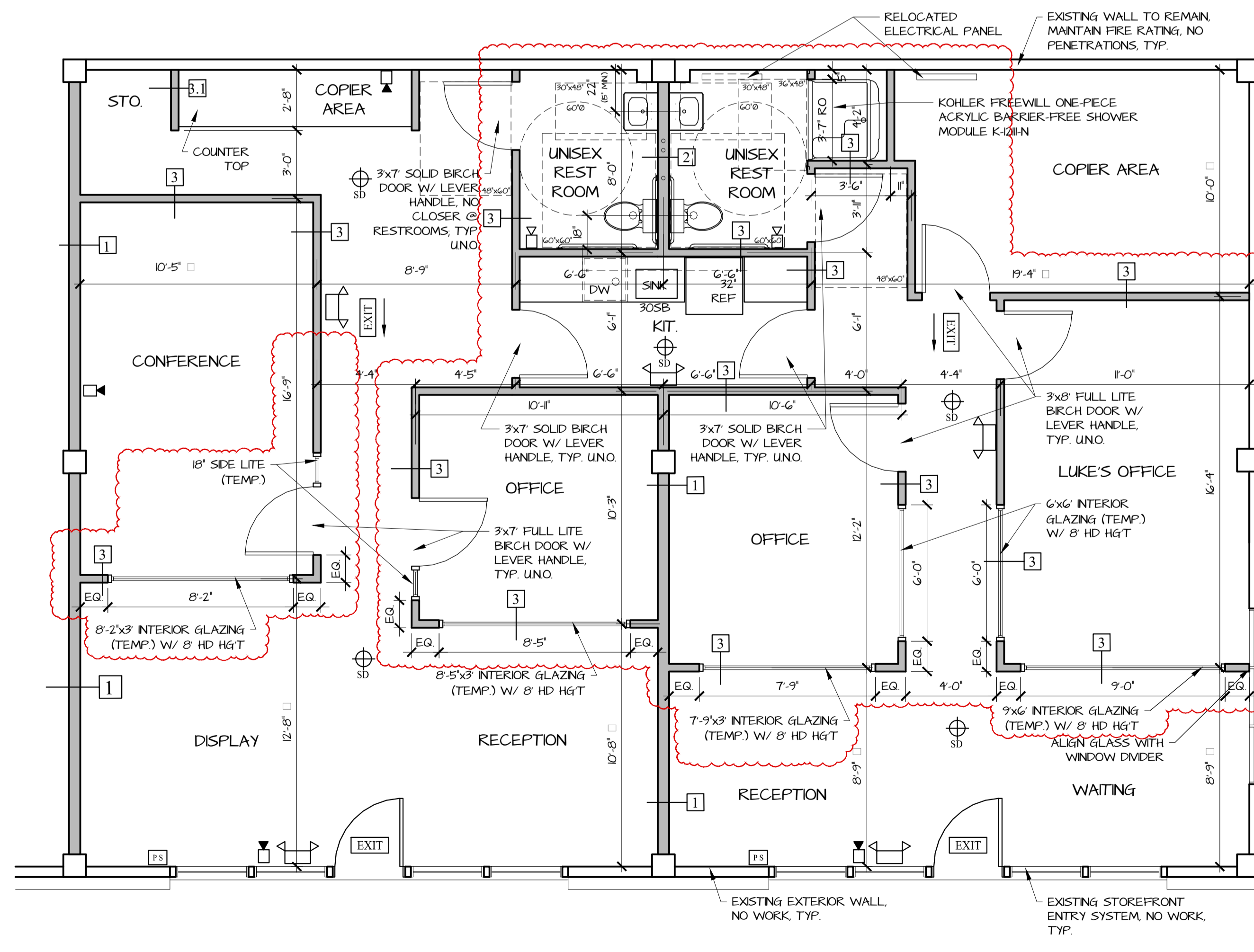
3 3 5/8" METAL WALL - (NON RATED)

CAULK PERIMETER

OMIT INSULATION

- 12'-0" STUD HEIGHT -

* INSTALL ALL MATERIALS PER MANUFACTURE REQUIREMENTS



1ST FLOOR PLAN

1/4"=1'-0"

REVISED: OCTOBER 28, 2014
PERMIT SET: OCTOBER 07, 2014



Date: 11/03/14



MARK MUELLER ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Email: rfi@muellerarchitects.com

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MARK MUELLER ARCHITECTS

INTERIOR TENANT FIT-UP FOR:
OFFICE TENANT
SUITE 1 & 2
15 MIDDLE STREET
PORTLAND, MAINE 04101

PROPOSED PLANS

A-1.1



Jeanie Bourke - RE: 22 Hancock St., BP#2014-02364 (15 Middle)

From: Matt Provencal <matt@muellerarchitects.com>
To: Jeanie Bourke <JMB@portlandmaine.gov>
Date: 11/3/2014 9:07 AM
Subject: RE: 22 Hancock St., BP#2014-02364 (15 Middle)

Jeanie,

Comments below in RED

Thank you,

**Matt Provencal, Assoc. AIA
Architectural Designer**



**Mark Mueller Architects
100 Commercial Street
Suite 205
Portland, Maine 04101
matt@muellerarchitects.com
Tele: 207.774.9057
Direct Line: 207.773.3851**

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Friday, October 31, 2014 10:47 AM
To: Matt Provencal
Subject: 22 Hancock St., BP#2014-02364 (15 Middle)

Hi Matt,

Let me preface this with the fact that this property is very confusing. While the building was built as one, it is



below ground, but it is 2 buildings above. For some reason the lot was never combined, therefore the buildings are on separate CBL's.

15 Middle is 020-E-029, with the additional prefix for the condos, ie. 0C1
22 Hancock is 020-E-009, " " "

You applied for this under 15 Middle, however if you look closer, on the Assessors GIS map, you will see the work is being done in 22 Hancock.

<http://click.portlandmaine.gov/portlandparcels/>

When making application, this information should be utilized to confirm the property information. You can also submit the map, which will also provide the street boundaries. This is critical on buildings bordered by 2 or 3 streets, as you know the city address can be totally different from what is on the building. It is always helpful to include the streets on the key plan for building orientation.

As far as the review, I have a couple questions:

1. The plan does not show any wall demo, was this a vanilla box, or are there existing tenant or condo demising walls? If so, the plan should reflect this, as 2 condos are merging. **There are currently no walls existing at any of the 3 spaces. The condos are staying as two separate entities purchased by one buyer; this would not be a merger. The spaces simply share a kitchenette.**
2. What is the ceiling design? Do you have a RCP, or is it all ACT? **We have not put together a RCP as it will all be suspended acoustical ceiling tiles...design build with lighting and HVAC.**

Thanks,
Jeanie

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.