

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **PERMIT** ICTION

Permit Number: 081508

This is to certify that BAYSIDE II LLC /Benchmark

has permission to 1st floor interior renovations

AT 185 LANCASTER ST 1st floor

025 F001001

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 set-in. 2 HOUR 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. \_\_\_\_\_  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
Department Name

*James B. ...* 12/15/08  
 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: 08-1508	Issue Date:	CBL: 025 F001001
-----------------------	-------------	---------------------

Location of Construction: 185 LANCASTER ST 1st floor	Owner Name: BAYSIDE II LLC	Owner Address: ONE CANAL PLAZA	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: 2075917600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-7

Past Use: Commercial - Office 1st floor (Career Center)	Proposed Use: Commercial - Office 1st floor - 1st floor interior renovations	Permit Fee: \$210.00	Cost of Work: \$18,475.00	CEO District: 1
Proposed Project Description: 1st floor interior renovations - Career Center		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: B Type: 3B IBQ-2003 Signature: <i>[Signature]</i> 12/15/08	
		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: 12/02/2008	<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 type="checkbox"/> MM <input type="checkbox"/> <i>OK w/condition</i> Date: 12/3/08 <i>ABU</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" 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>ABU</i> Date: _____
			

**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

Permit No: 08-1508	Date Applied For: 12/02/2008	CBL: 025 F001001
-----------------------	---------------------------------	---------------------

Location of Construction: 185 LANCASTER ST 1st floor	Owner Name: BAYSIDE II LLC	Owner Address: ONE CANAL PLAZA	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone (207) 591-7600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office 1st floor - 1st floor interior renovations	Proposed Project Description: 1st floor interior renovations (Career Center)
---	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/03/2008

**Note:** **Ok to Issue:**

- 1) 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:** 12/15/2008

**Note:** **Ok to Issue:**

- 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, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 12/05/2008

**Note:** **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) All means of egress to remain accessible at all times
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

**Comments:**

12/2/2008-amachado: Spoke to Tom Munroe. Need a floor plan that shows where in the building the renovations are located.

12/3/2008-amachado: Received partial floor plan that shows where the renovations are.

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**


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

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

12/15/08  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

12/15/08  
Date



# 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: <b>185 Lancaster St. - Career Center</b>		
Total Square Footage of Proposed Structure/Area <b>350 SF</b>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>25            F            001</b>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <b>Bayside II, LLC</b> Address <b>C/O Boulos Co.</b> City, State & Zip <b>Portland, ME 04101</b>	Telephone:  <b>207-871-1290</b>
Lessee/DBA (If Applicable) <b>State of Maine Department of Administrative &amp; Financial Services on behalf of Maine Department of Labor</b>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>18,475.00</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Office &amp; Business Service</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Office &amp; Business Service</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>1 Floor Interior Renovations</u>		
Contractor's name: <u>Benchmark</u>		
Address: <u>34 Thomas Dr.</u>		
City, State & Zip: <u>Westbrook, ME 04092</u>		Telephone: <u>591-7600</u>
Who should we contact when the permit is ready: <u>Tom Munroe</u>		Telephone: <u>591-7600-Ext. 12</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.**

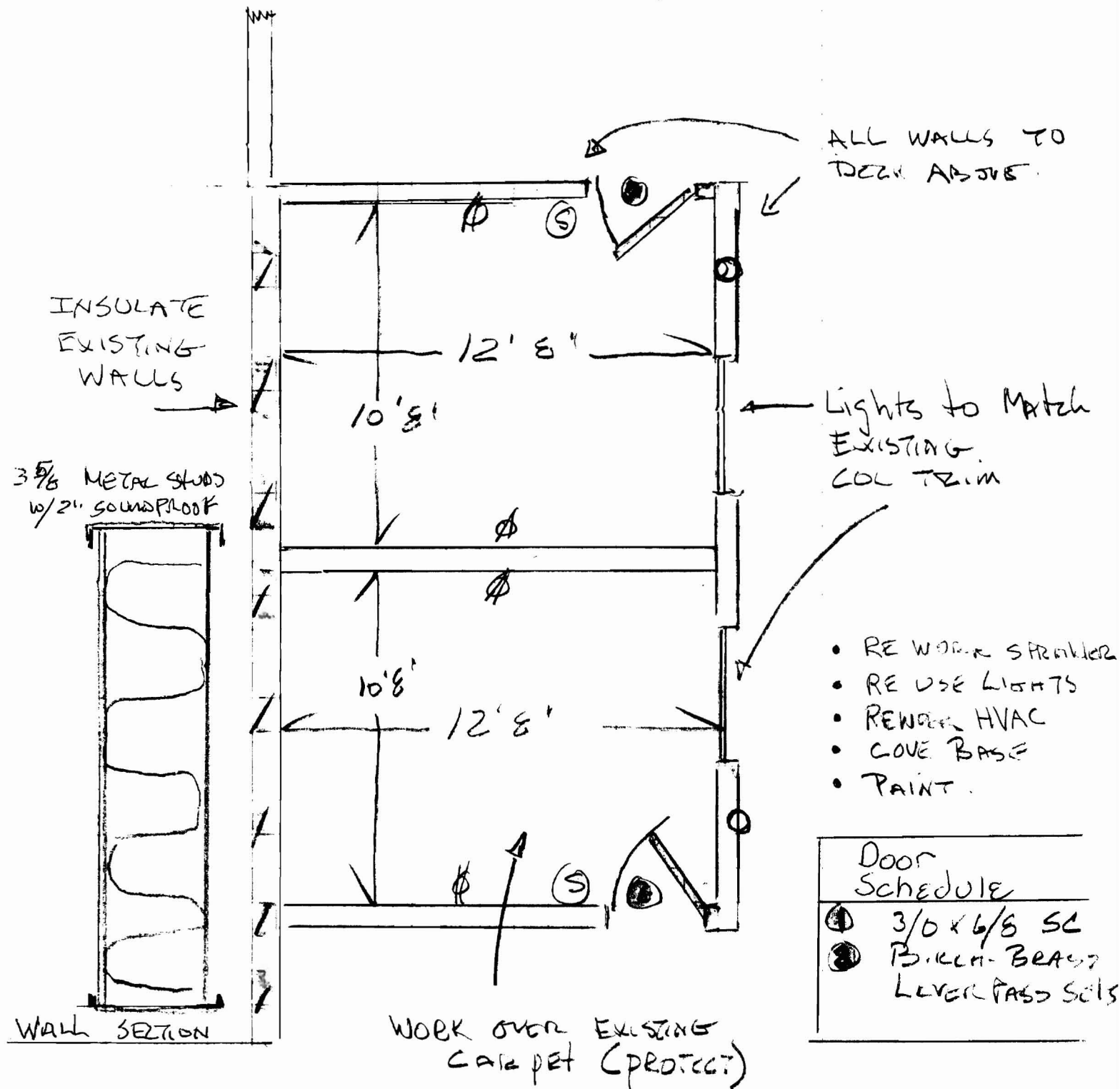
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: \_\_\_\_\_

Date: **12/2/2008**

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



# BENCHMARK

DesignBuild Construction Management

34 Thomas Drive  
Westbrook, Maine 04092  
207.591.7600  
Fax 207.591.7604

Renovations  
Project Planning  
Murox® Building Systems  
Property Services

Title MD06

Project 185 LANCASTER ST

Date

11/18

By

**Fire Department Requirements:**

**Applicant Address:**

Bayside II, LLC  
C/O Boulos Co.  
One Canal Plaza  
Portland, ME 04101

**Use:** Office & Business Service

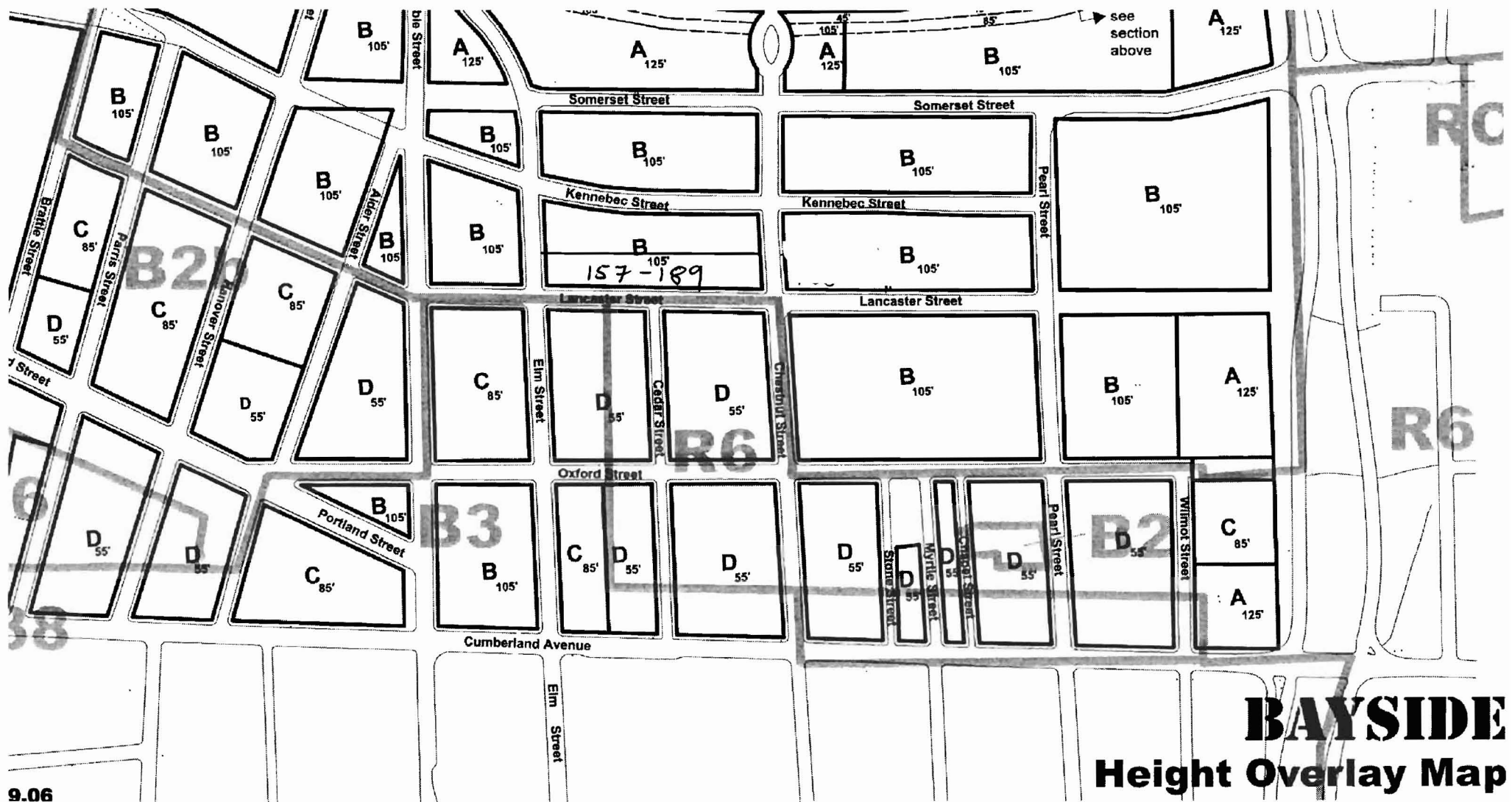
**Size:**

Construction Area 300SF  
Building Totals

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	7282	SUPPORT AREA
1	01/01	56231	OFFICE BUILDING
1	02/02	39495	OFFICE BUILDING
1	03/03	3146	OFFICE BUILDING

**Fire Protection:** Sprinkler





15 | 113 | 111 | 109 | 107 | 105

103 | 101 | 99

16 | 114 | 112 | 110 | 108 | 106

104 | 102 | 100 | 98 | 96 | 94 | 92

1  
36,565 SF

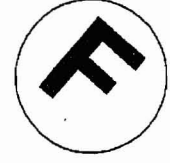


2  
6,722 SF

83 | 81 | 79 | 77 | 75 | 73 | 71

84 | 92 | 90 | 88 | 86 | 84 | 82 | 80 | 78 | 76 | 74 | 72

253' ± Total



1  
75,026 SF Total  
(with 33 F001)

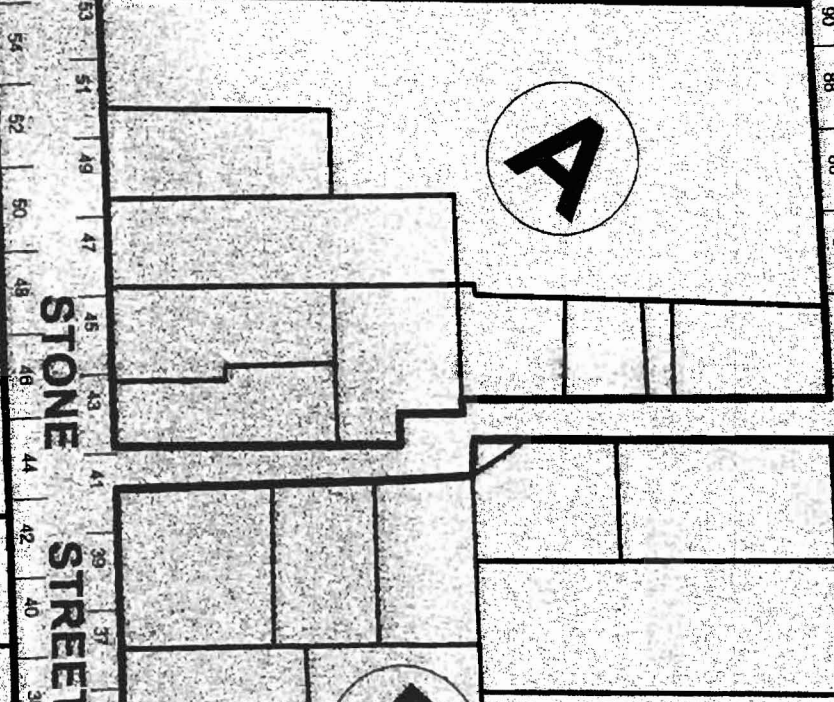
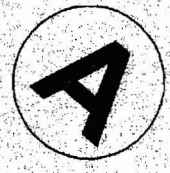
Sheet 33-B

459' ± Total

177 | 175 | 173 | 171 | 169 | 167 | 165 | 163 | 161 | 159 | 157

178 | 176 | 174 | 172 | 170 | 168 | 166 | 164 | 162 | 160 | 158 | 156

90 | 88 | 86 | 84 | 82 | 80 | 78 | 76 | 74

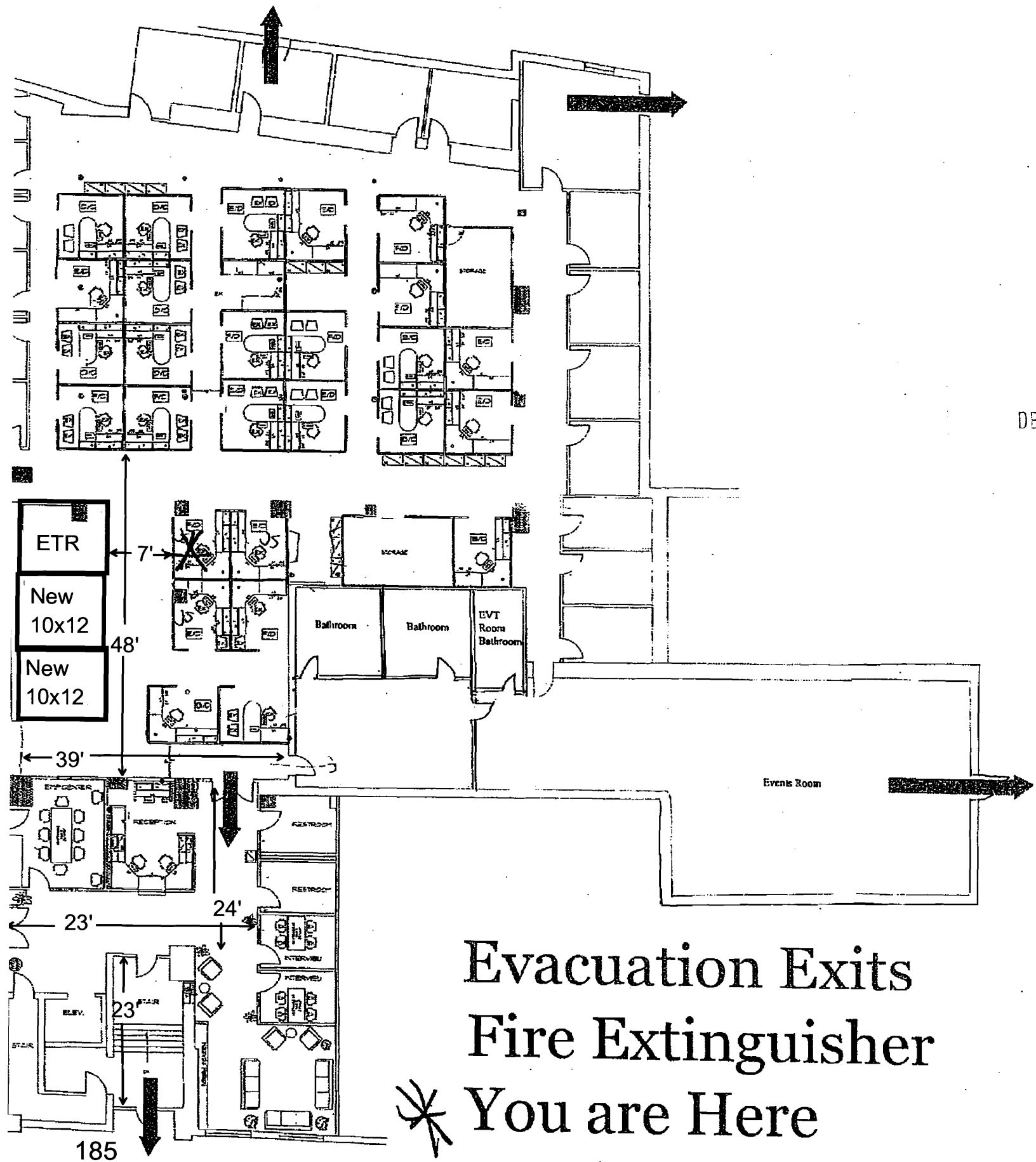


STONE STREET

STONE STREET

53 | 51 | 49 | 47 | 45 | 43 | 41 | 39 | 37 | 35

DEC 3 2003



Evacuation Exits  
Fire Extinguisher  
\* You are Here

Lancaster St.