

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that WHOLLY, COW LLCCOW LLC
WHOLLY

Located At 75 MARKET

Job ID: 2011-05-1212-ALTCOMM

CBL: 028 - - K - 003 - 001 - - - -

has permission to tenant fit up for Hallet law firm

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
 1. Close-in inspection required prior to insulating or drywalling.
 2. Final inspection upon completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1212-ALTCOMM

Located At: 75 MARKET

CBL: 028 - - K - 003 - 001 - - - -

Conditions of Approval:

Zoning

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.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Fire

Emergency lights and exit signs are required. Emergency lights and exit signs are required to be

labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they

serve.

All means of egress to remain accessible at all times.

Fire extinguishers are required per NFPA 10.

Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.

The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

All construction shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Capt. Gautreau

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. All fire penetrations must be sealed using fire rated material.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1212-ALTCOMM	Date Applied: 5/27/2011	CBL: 028 - - K - 003 - 001 - - - - -	
Location of Construction: 75 MARKET ST - 5th floor suite 505	Owner Name: WHOLLY COW LLC	Owner Address: 100 COMMERCIAL ST PORTLAND, ME 04101	Phone: 207-775-2252
Business Name:	Contractor Name: Monaghan Woodworks	Contractor Address: 100 Commercial St., Suite 311, Portland, ME 04101	Phone: 207-775-2683
Lessee/Buyer's Name:	Phone:	Permit Type: BUILDING	Zone: B-3
Past Use: Office	Proposed Use: Office – tenant fit up for the Hallet Law Firm	Cost of Work: 9000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: IBC 09
Proposed Project Description: interior renovations & tenant fit-up suite 505		Signature: <i>CAPT. K. Gauthier</i>	Signature: <i>[Signature]</i>
		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___Min ___ MM Date: <i>Ok w/conditions</i> <i>6/3/11 AP</i>	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 Date:	Historic Preservation <input type="checkbox"/> Not in Dist 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: <i>Any exterior work requires separate review</i> <i>approval thru historic preservation.</i>
	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	PHON

B-3, historic.

66 5/31

2011-05-1212



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: 75 MARKET STREET - 5TH FLOOR		
Total Square Footage of Proposed Structure 2,162 SQ. FT. (TENANT SPACE)	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 028 K003 001	Owner: WHOLLY COW LLC 100 COMMERCIAL STREET PORTLAND, ME 04101	Telephone: 207.775.2252
Lessee/Buyer's Name (If Applicable) THE HALLETT LAW FIRM 75 MARKET STREET SUITE 505 PORTLAND, MAINE 04101	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851	Cost Of Work: \$ <u>9,000.00</u> Fee: \$ <u>110.00</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>BUSINESS</u> <i>Law The Hallett Law Firm</i>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>BUSINESS</u> <i>Same</i>		
Project description: INTERIOR RENOVATIONS & TENANT FIT-UP FINISHES & PAINTING		
Contractor's name, address & telephone: MONAGHAN WOODWORKS		
Who should we contact when the permit is ready: <u>BRAD FINLAY</u>		
Mailing address: MONAGHAN WOODWORKS Phone: <u>207.775.2683</u> 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101		

RECEIVED

MAY 27 2011

Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: *[Signature]*

Date: **MAY 26, 2011**

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

May 27 2011

Received from Management Enterprises

Location of Work 150 Adams St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 110.00

Building (1L) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 025 K203

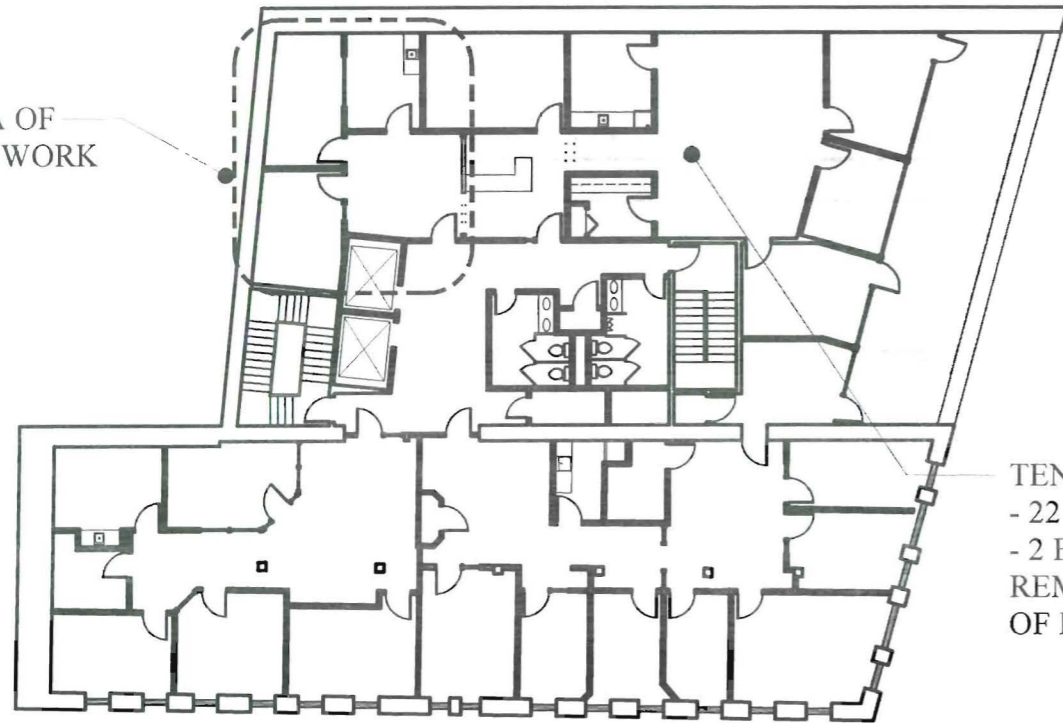
Check #: 1507 Total Collected \$ 110.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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

AREA OF NEW WORK



TENANT SPACE
- 22 PEOPLE
- 2 EXISTING 'NON REMOTE' MEANS OF EGRESS

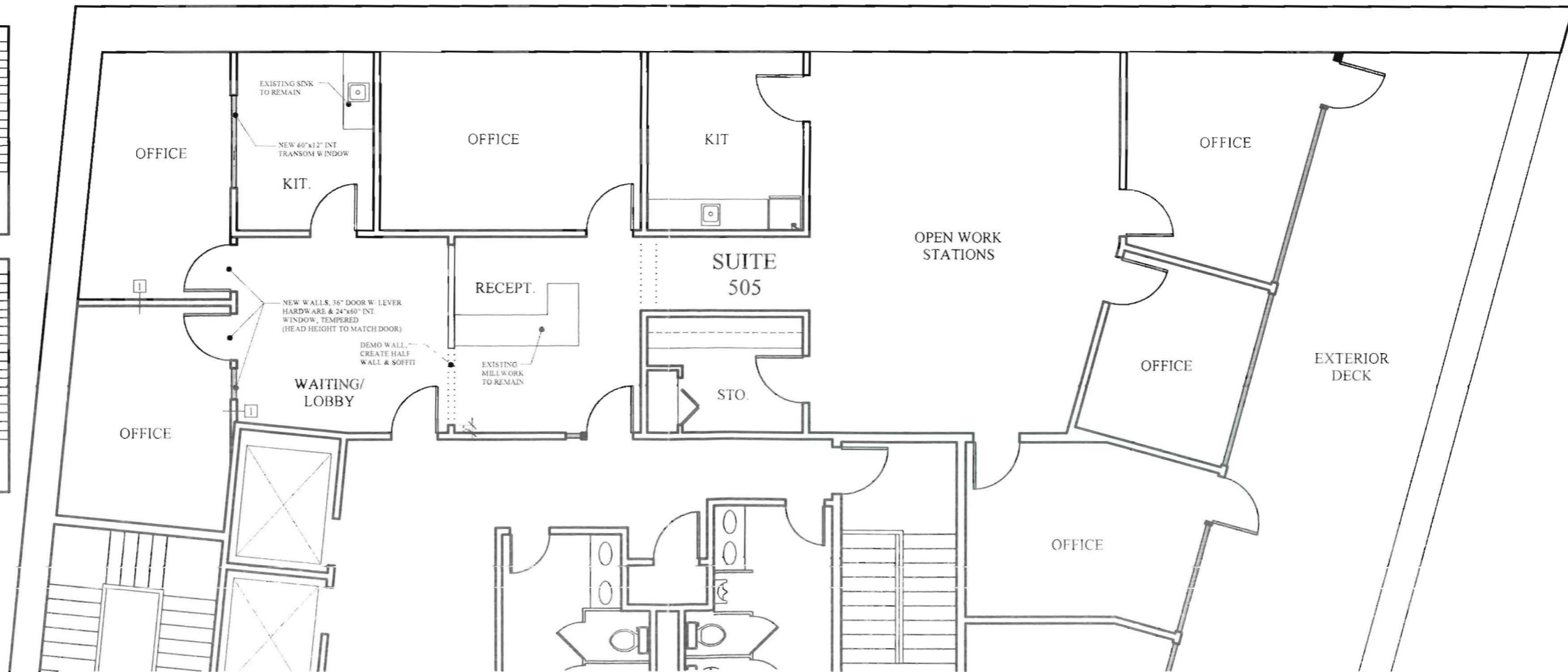
KEY PLAN (5TH FLOOR)

SCALE: 3/32"=1'-0"

NFPA 101, 2009 CODE DATA	
OCCUPANT LOAD	22 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	E.T.R.
ACTUAL BUILDING AREA	2,162 SF (TENANT SPACE)
BUILDING HEIGHT	4 STORIES
FIRE SUPPRESSION	EXISTING TO REMAIN
FIRE WALLS & PARTY WALLS	E.T.R.
STAIR ENCLOSURES	E.T.R.
SHAFTS	E.T.R.
EXIT ACCESS CORRIDORS	E.T.R.
INTERIOR LOAD BEARING WALLS	E.T.R.
STRUCTURAL MEMBER SUPPORTING WALL	E.T.R.
FLOOR CONSTRUCTION	E.T.R.
ROOF CONSTRUCTION	E.T.R.
GENERAL NOTES	

IBC 2009 CODE DATA	
OCCUPANT LOAD	22 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	E.T.R.
TENANT SPACE AREA	2,162 SF (TENANT SPACE)
BUILDING AREA LIMITATION - SQ. FT. (TENANT SPACE)	N/A
STREET FRONTAGE INCREASE (15%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM (INCREASE 20%) - SQ. FT.	N/A
ALLOWABLE BUILDING AREA - SQ. FT.	N/A
BUILDING HEIGHT	4 STORIES
FIRE SUPPRESSION	EXISTING TO REMAIN
FIRE WALLS & PARTY WALLS	E.T.R.
STAIR ENCLOSURES	E.T.R.
SHAFTS	E.T.R.
EXIT ACCESS CORRIDORS	E.T.R.
INTERIOR LOAD BEARING WALLS	E.T.R.
STRUCTURAL MEMBER SUPPORTING WALL	E.T.R.
FLOOR CONSTRUCTION	E.T.R.
ROOF CONSTRUCTION	E.T.R.
GENERAL NOTES	OCCUPANT LOAD: BUSINESS - 100 SF GROSS PERSON (2,162 SF) - 22 PEOPLE TOTAL OCCUPANT LOAD - 22 PEOPLE

INTERIOR FINISHES:
WALLS & CEILINGS, CLASS A, B, OR C
FLOORS, CLASS 1 OR 2
F.F.E. SHALL MEET NFPA 265 & 701.



5TH FLOOR PLAN

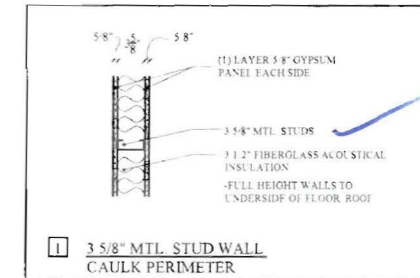
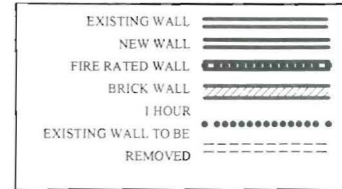
SCALE: 1/4"=1'-0"

GENERAL NOTES

- 1 THE SPACE 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
- 2 CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO WORK.
- 3 INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- 5 INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE TRASH/JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
- 6 ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- 7 INSTALL 1" FIRE-STOPPING SEALANT SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- 8 FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING PENETRATIONS CAULK JOINTS.
- 9 CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR CEILING ABOVE UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- 10 PATCH & PAINT ALL AREAS OF DEMOLITION THAT ARE EXPOSED PER THE DESIGN UNLESS NOTED OTHERWISE.

PROJECT NOTES

- 1 SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR 'THE HALLETT LAW FIRM' (NO CHANGE OF USE).
- 2 ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION WITH THE EXISTING SHALL MEET NFPA 72 & CITY OF PORTLAND FIRE DEPARTMENT.
- 3 ALL NEW INTERIOR FINISHES SHALL MEET WALLS & CEILINGS - CLASS A OR B - FLOOR FINISHES - NOT LESS THAN CLASS II.
- 4 FURNITURE, FIXTURES AND EQUIPMENT SHALL BE FLAME RESISTANT & MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
- 5 PERMIT BY O.C.
- 6 SPRINKLER SYSTEM - EXISTING TO REMAIN, VERIFY EXISTING HEAD LOCATIONS WITH PROPOSED PLAN. NEW WORK SHALL BE PER NFPA 13.
- 7 ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS.
- 8 LIFE SAFETY - NO PROPOSED WORK, ALL EXISTING EQUIPMENT TO REMAIN.
- 9 HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.



MARK MUELLER ARCHITECTS A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207 774 9257
Fax: 207 773 3851
Email: mark@muellerarchitects.co

THE HALLETT LAW FIRM
75 MARKET STREET - SUITE 505
PORTLAND, MAINE

PROPOSED PLANS

A-1.0

PERMIT SET: MAY 26, 2011