

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that M & A PARTNERS INC

Located At 15 FRANKLIN ST

Job ID: 2011-04-824-ALTCOMM

CBL: 029 - - N - 004 - 001 - - - -

has permission to Do interior renovations including new men's bathroom, partitions and finishes 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

Jack B. B. W.
Fire Prevention Officer

Sam Finkle 4/29/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD



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: 2011-04-824-ALTCOMM

Located At: 15 FRANKLIN

CBL: 029 - - N - 004 - 001 - - - -

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain offices. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. 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.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
6. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
7. Fire extinguishers are required. Installation per NFPA 10.
8. 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.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.
10. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. As agreed with Chris B., a floor drain is required in the new men's bathroom

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 Elec/Plmb/Framing
 2. Final at 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 OCCUOPIED.

Job Summary Report
Job ID: 2011-04-824-ALTCOMM

Report generated on Apr 19, 2011 12:04:39 PM

Job Type:	Alter/Adds to Commercial	Job Description:	15 FRANKLIN STREET	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	1160	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	119,000	Square Footage:			
Related Parties:		& A PARTNERS M		<i>Property Owner</i>	
		- Consigli Construction Co., Inc Consigli Construction Co., Inc		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 4124

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M00005	029 N 004 001		M				-70.2502	43.658818

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				15 FRANKLIN STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
OFFICE & BUSINESS SERVICE		NOT APPLICABLE	B-3		Historic District		DISTRICT 2	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Offices

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Office & Professional Buildings	0			15 FRANKLIN STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

Permit #: 20112825

Permit Data

in Historic *GA* *in Q*



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.

P

201104 824

Location/Address of Construction: 15 Franklin St		
Total Square Footage of Proposed Structure/Area 6170 sf		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 029 N 004 Taxes ok	Applicant * must be owner, Lessee or Buyer* Name Chris Brown-Consigli Const Address 84 Middle St City, State & Zip Portland, ME 04101	Telephone: 207-791-2519
Lessee/DBA (If Applicable) Received CD	Owner (if different from Applicant) Name Chris Brown Address City, State & Zip Portland, ME 04101	Cost Of Work: \$ 118,134 C of O Fee: \$ 0.00 Total Fee: \$ 1,210
<p>Current legal use (i.e. single family) Office Space</p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: Office Space</p> <p>Is property part of a subdivision? No If yes, please name _____</p> <p>Project description: Consigli will be performing a minor interior renovation consisting mostly of new millwork, 3 new partitions with sliding doors, new flooring for a third of the floor plan, new paint throughout, the addition of a new men's bathroom as well as electrical/data to accommodate the new work stations and supplemental lighting in the conference room area.</p>		
<p>Contractor's name: Consigli Construction Co., Inc</p> <p>Address: 84 Middle St</p> <p>City, State & Zip Portland, ME. 04101 Telephone: 207-791-2519</p> <p>Who should we contact when the permit is ready: Chris Brown Telephone: 207-650-8663</p> <p>Mailing address: same as above</p>		

RECEIVED

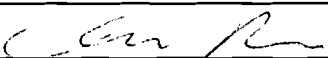
APR 15 2011

Dept. of Building Inspections
City of Portland

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, 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: **4/14/11**

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

**CONSIGLI OFFICE RENOVATION
15 FRANKLIN ST, PORTLAND**

FIRE DEPARTMENT REQUIREMENTS

1. Contact: Chris Brown 207-650-8663
Address: 84 Middle St, Portland Maine
2. Proposed Use of Structure: this floor was used as office space and it will continue to serve that function. The Building is considered Type IV construction
3. The square footage of the space being renovated is 6,170 sf
4. All areas of the space are currently sprinkled. No changes will be made to mains or branch lines. The building already has an addressable fire alarm system. No changes to this system are planned.
5. Plans have been provided showing the sprinkler system and life safety items
6. Elevators are not included in this scope of work



CONSIGLI
Est. 1905

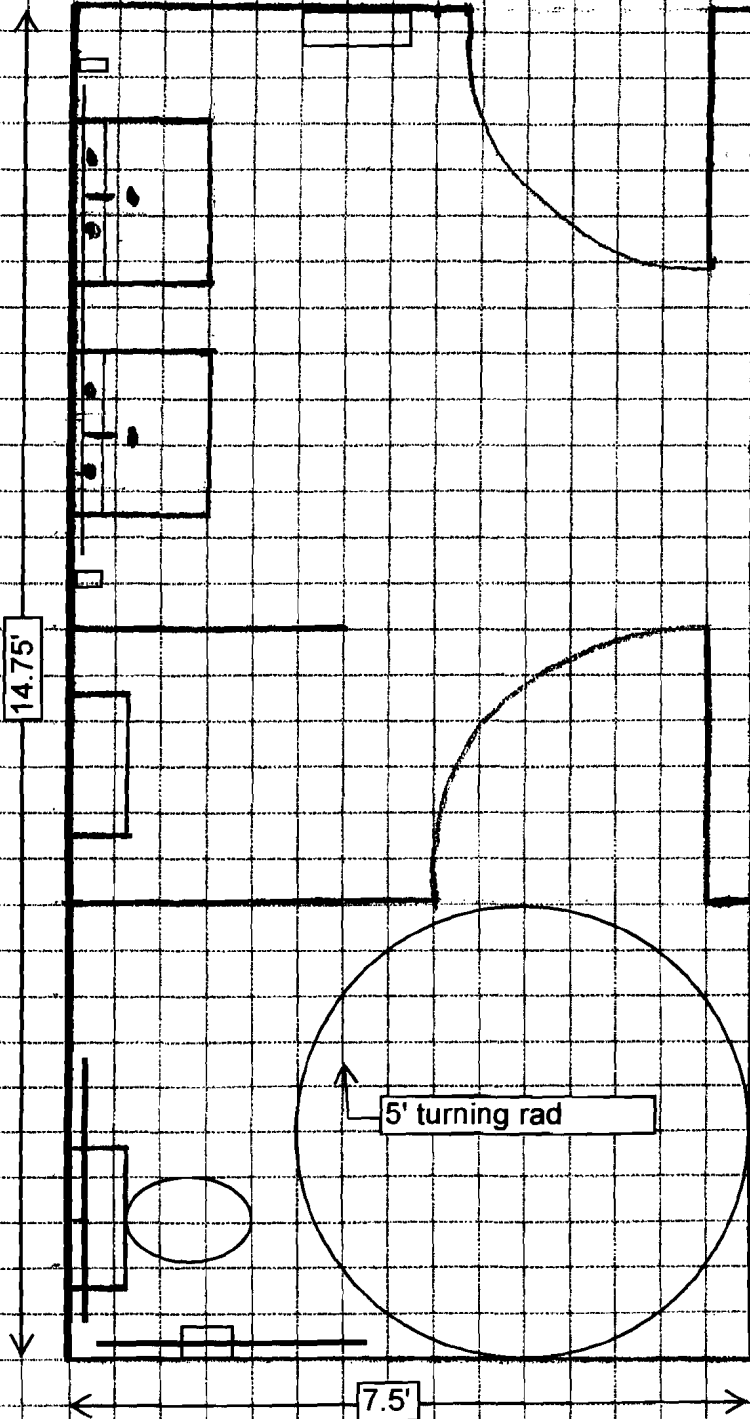
Job: 952 - CONSIGLI OFFICE RENO

Sheet No. 1 of 1

Calculated By: CHRIS BROWN

Scale: 1/2" = 1'-0" Date: 4/14/11

NEW MEN'S HC BATHROOM



Room and entry door are existing

- New bathroom to consist of the following:
- (1) HC Toilet
 - (1) Urinal
 - (2) Wall mounted sinks

 - (2) wall mounted soap dispensers
 - (1) 60" framed mirror
 - (1) Toilet paper dispenser
 - (1) Semi-recessed paper towel dispenser and trash receptacle



CONSIGLI

Est. 1905

Letter of Transmittal

To:

389 Congres St.
Portland, ME 04101

Transmittal #: 4

Date: 4/14/2011

Job: 952 Consigli PrtInd Of-15 Franklin

Subject: Building Permit Documents

- WE ARE SENDING YOU**
- Attached Under separate cover via None the following items:
- Shop drawings Prints Plans Samples
- Copy of letter Change order Specifications Other

Document Type	Copies	Date	No.	Description
Other	1			CD Containing All Documents listed Below in PDF
Other	2			Permit Fee -Check
Other	2			Permit Application
Other	2			FD Requirements Sheet
Other	2			Bathroom Plan
Other	2			Proposed Floor Plan
Other	2			Finishes Plan
Other	2			Existing Sprinkler Plan
Other	2			New HVAC Plan
Other	2			New Electrical Plan
Other	2			Low Voltage Lighting Plan
Other	2			Life Safety Plan
Other	2			Tel/data Plan
Other	2	3/28/11		Millwork Shop Drawings (5 drawings)

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit ___ copies for approval
- For your use Approved as noted Submit ___ copies for distribution
- As requested Returned for corrections Return ___ corrected prints
- For review and comment Other
- FOR BIDS DUE PRINTS RETURNED AFTER LOAN TO US

If enclosures are not as noted, kindly notify us at once.

Page 1 of 2



CONSIGLI

Est. 1905

Letter of Transmittal

To:

389 Congres St.
Portland, ME 04101

Transmittal #: 4

Date: 4/14/2011

Job: 952 Consigli PrtInd Of-15 Franklin

Subject: Building Permit Documents

Remarks: Please review the attached permit application request and associated documents and advise Consigli when the prmit will be ready for pick-up. If there are any questions or concerns please do not hesitate to contact me. Thanks

Copy To:

Signature: Chris Brown - CONSIGLI CONST. CO., INC. - ME

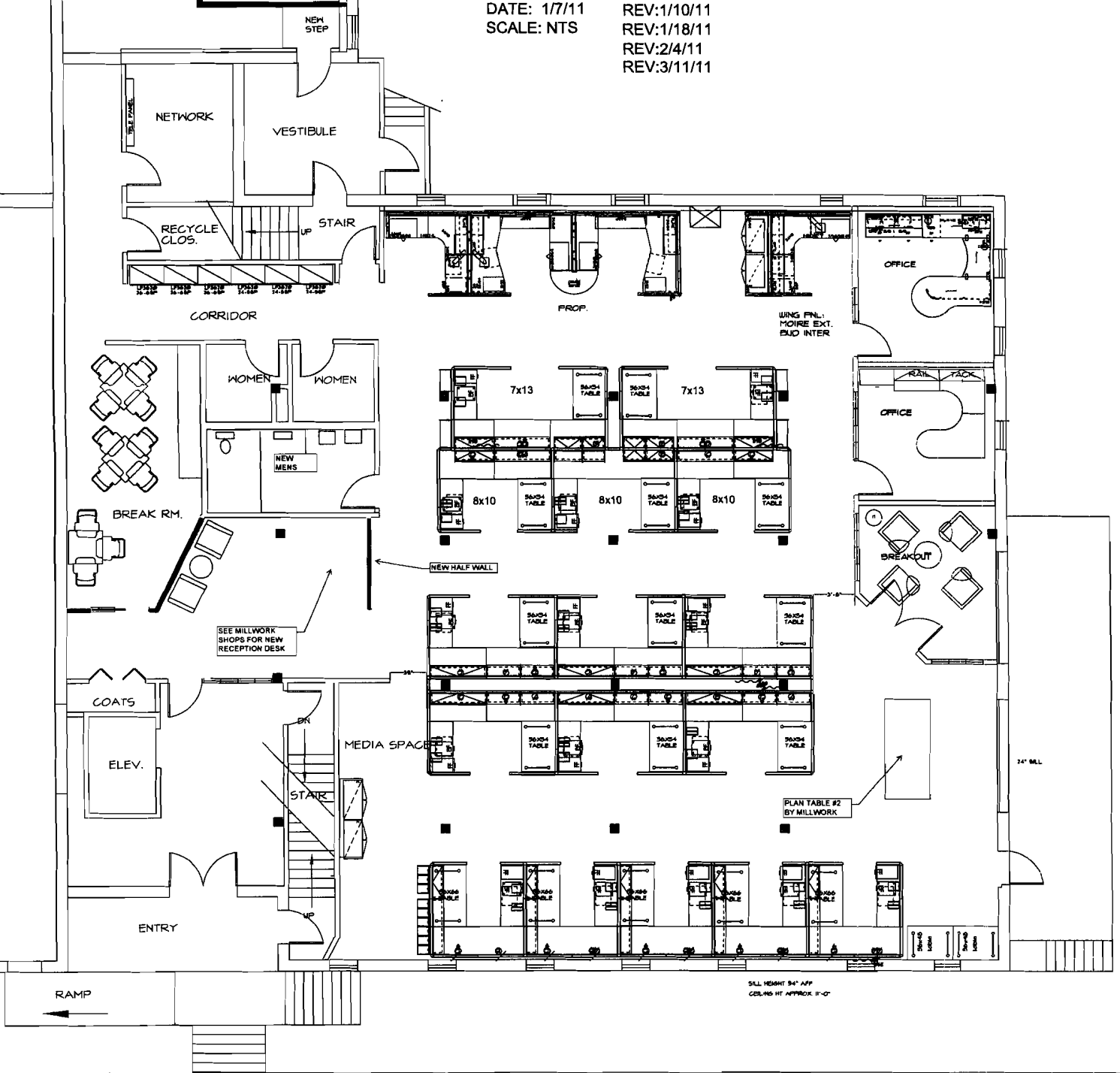
If enclosures are not as noted, kindly notify us at once.

Page 2 of 2

Consigli Construction Co., Inc. Construction Managers and General Contractors
72 Sumner Street, Milford, Massachusetts 01757 phone 508.473.2580 fax 508.473.3588 web www.consigli.com

Enfield, CT ▪ Portland, ME ▪ Milford, MA

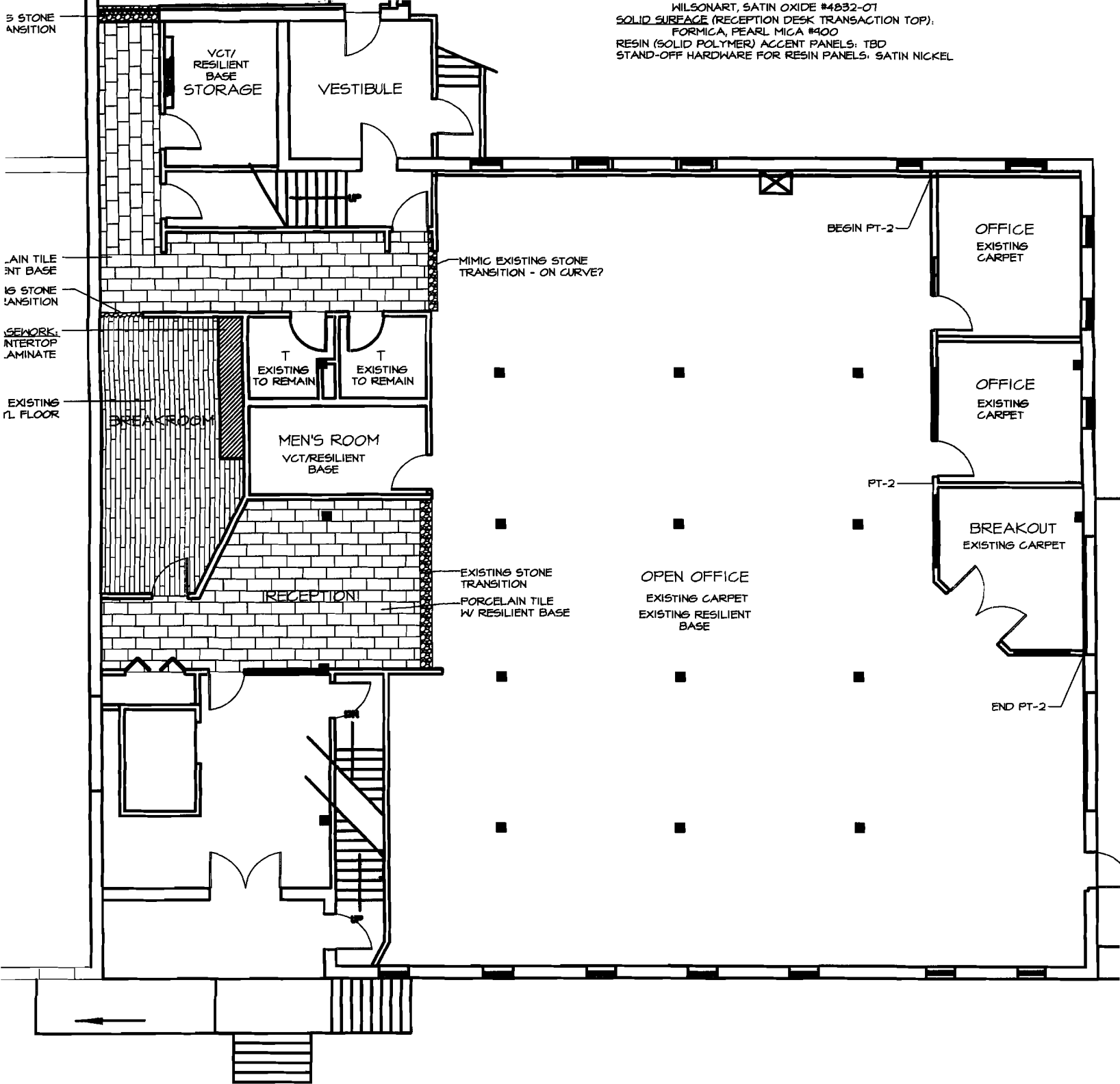
DATE: 1/7/11 REV:1/10/11
 SCALE: NTS REV:1/18/11
 REV:2/4/11
 REV:3/11/11



SCALE:	1/4" = 1'-0"
DATE:	4/11/11
DRAWN BY:	JH
SHEET:	BR
PROJECT NAME:	MB
REVISIONS:	

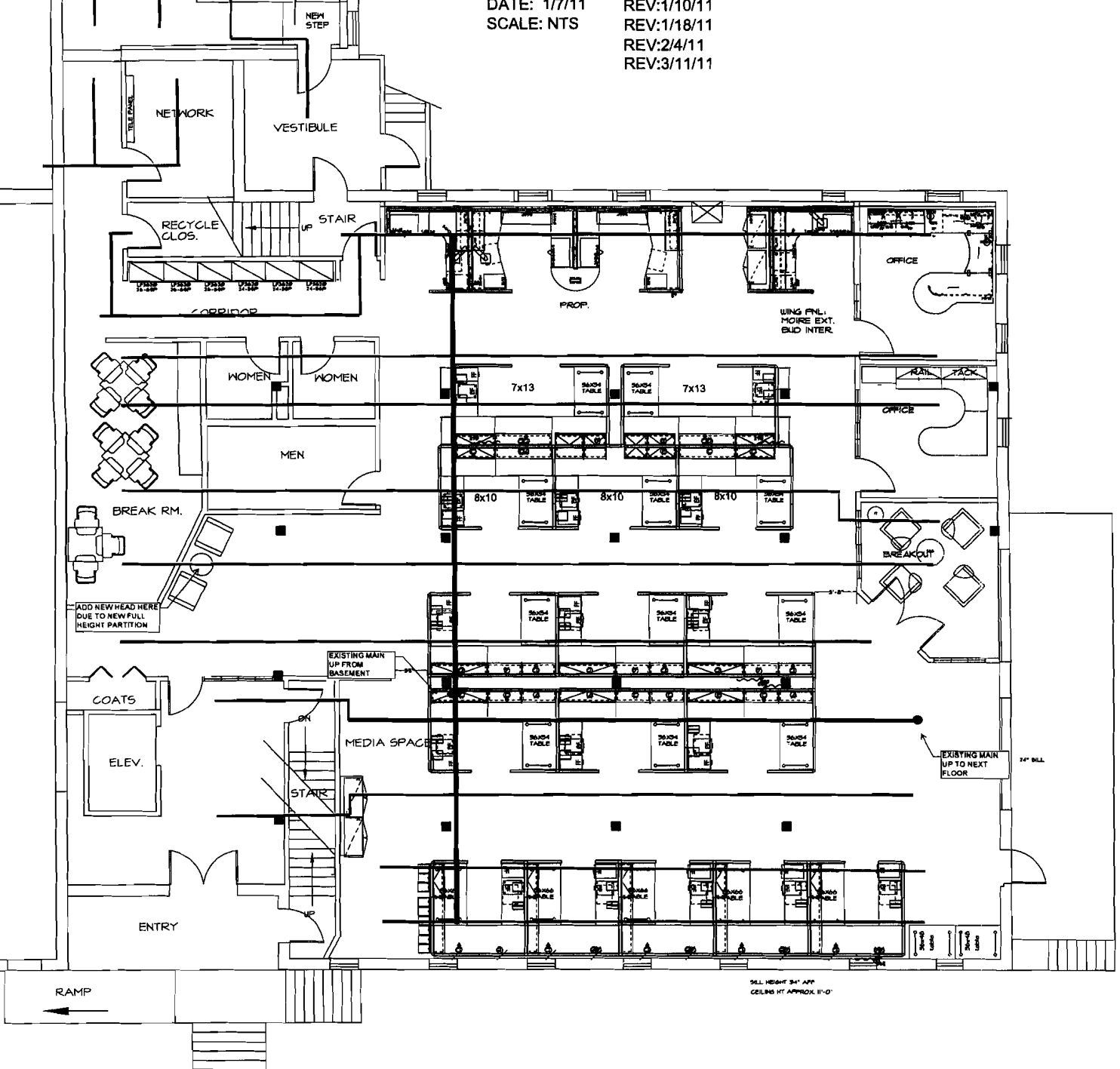
CONSIGLI
 15 FRANKLIN STREET
 PORTLAND, ME
 FIRST FLOOR

PAVILION
 15 Franklin Street
 Portland, ME 04101
 207.775.1100



CONSIGLI OFFICE RENOVATIONS
 15 FRANKLIN STREET

DATE: 1/7/11 REV:1/10/11
 SCALE: NTS REV:1/18/11
 REV:2/4/11
 REV:3/11/11



REVISIONS:	PROJECT TEAM:	SALES:	DATE:	SCALE:
MB	BR	JH	4/11/11	1/4" = 1'-0"

CONSIGLI
 15 FRANKLIN STREET
 PORTLAND, ME
 FIRST FLOOR

PAVILION
 15 Franklin Street
 Portland, ME 04101
 207.775.1100

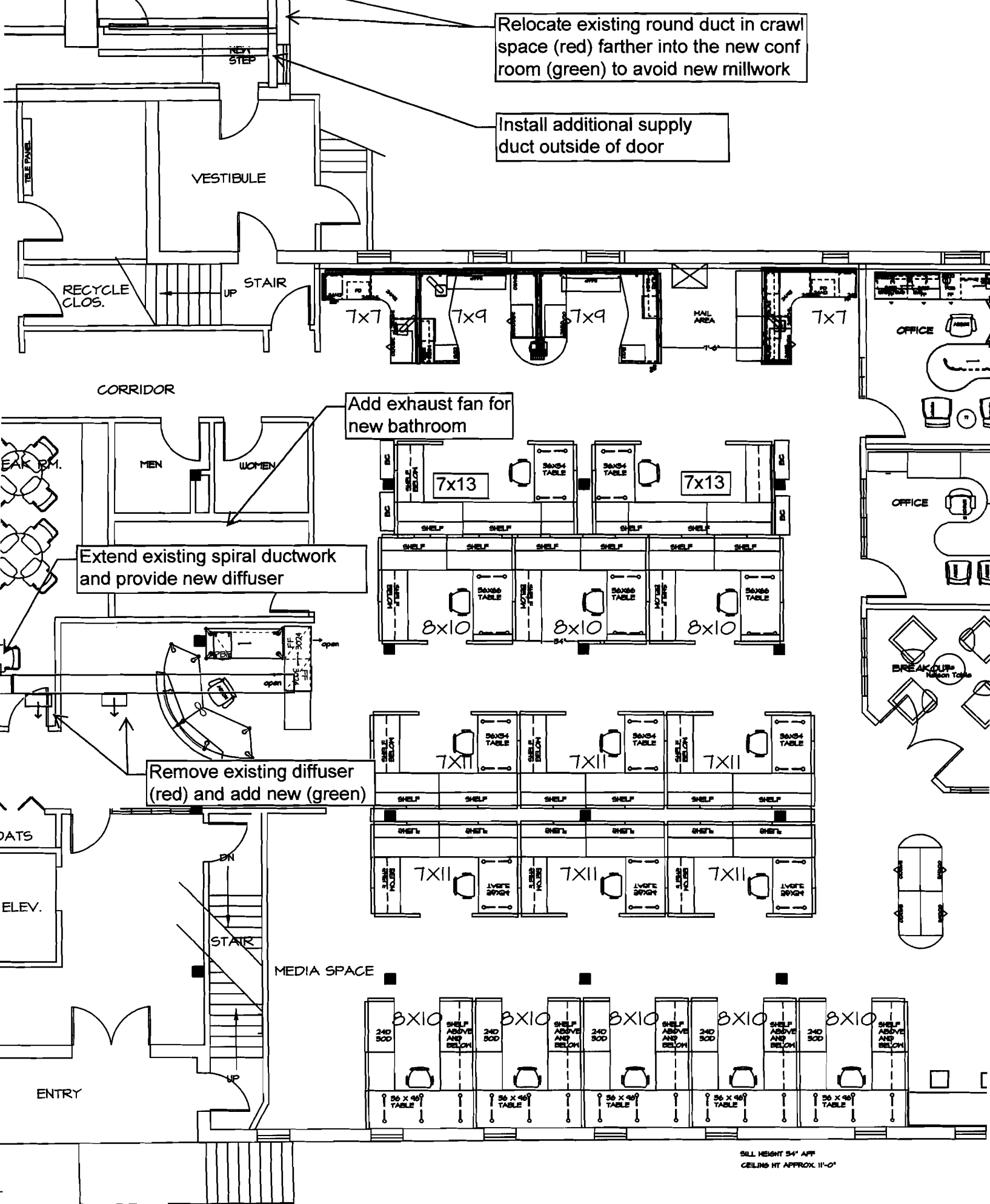
Relocate existing round duct in crawl space (red) farther into the new conf room (green) to avoid new millwork

Install additional supply duct outside of door

Add exhaust fan for new bathroom

Extend existing spiral ductwork and provide new diffuser

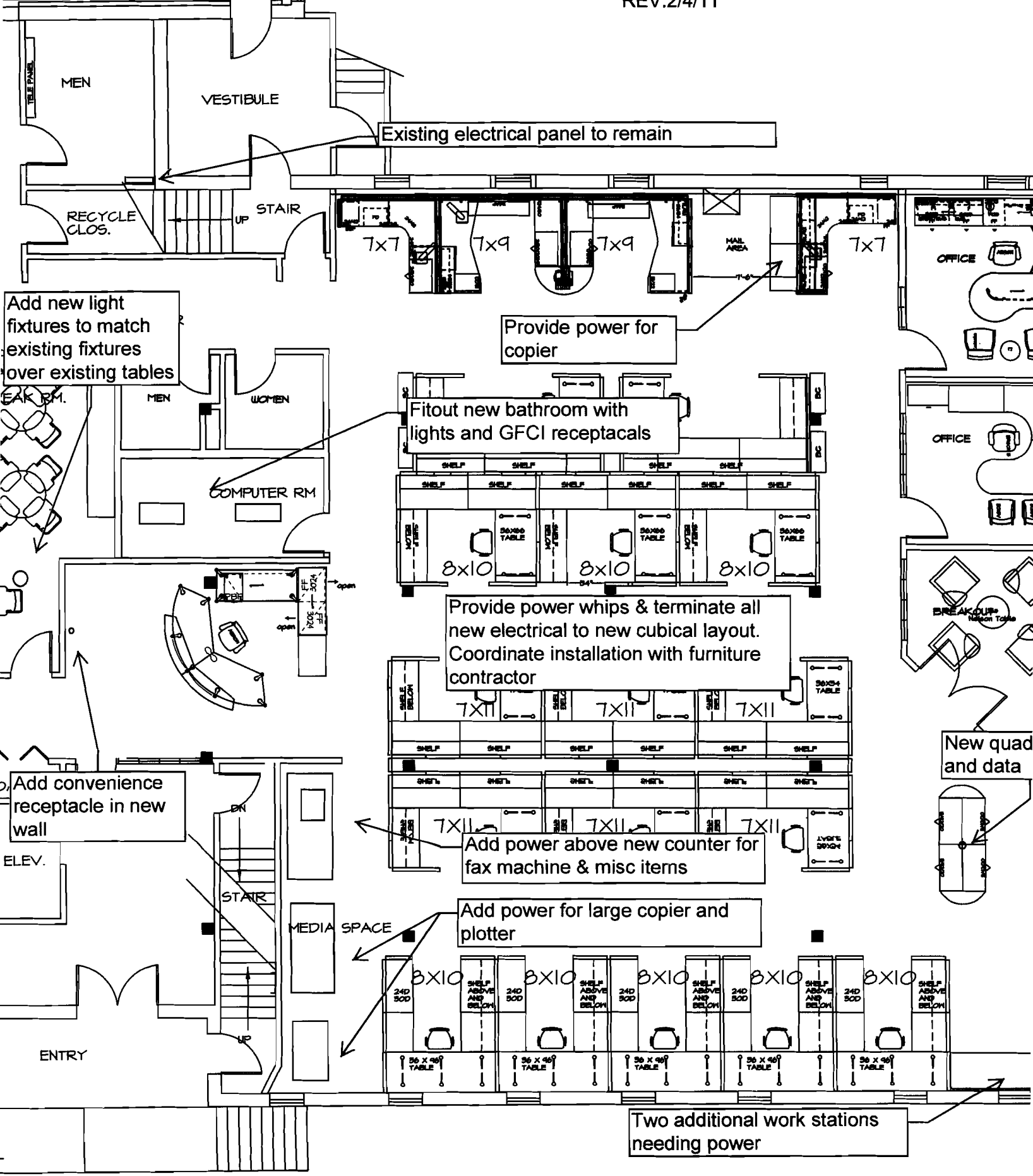
Remove existing diffuser (red) and add new (green)



lighting, quad
er and data for
re work island

DATE: 1/7/11
SCALE: NTS

REV: 1/10/11
REV: 1/18/11
REV: 2/4/11



Existing electrical panel to remain

7x7

7x9

7x9

7x7

Add new light fixtures to match existing fixtures over existing tables

Provide power for copier

Fitout new bathroom with lights and GFCI receptacles

Provide power whips & terminate all new electrical to new cubical layout. Coordinate installation with furniture contractor

Add power above new counter for fax machine & misc items

Add power for large copier and plotter

Add convenience receptacle in new wall

New quad and data

Two additional work stations needing power

NEW STEP

MEN

VESTIBULE

RECYCLE CLOS.

STAIR UP

MAIL AREA

OFFICE

OFFICE

BREAK ROOM
Nelson Table

COMPUTER RM

MEN

WOMEN

7x11

7x11

7x11

7x11

7x11

7x11

STAIR UP

MEDIA SPACE

ENTRY

3x10

3x10

3x10

3x10

3x10

3x10

24D SOD

24D SOD

24D SOD

24D SOD

24D SOD

24D SOD

SHELF ABOVE AND BELOW

SHELF ABOVE AND BELOW

SHELF ABOVE AND BELOW

SHELF ABOVE AND BELOW

SHELF ABOVE AND BELOW

SHELF ABOVE AND BELOW

36 X 46 TABLE

36 X 46 TABLE

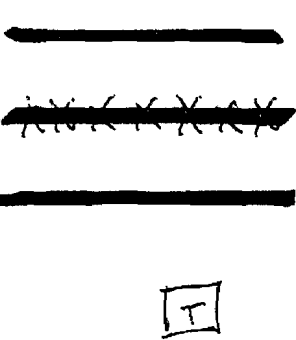
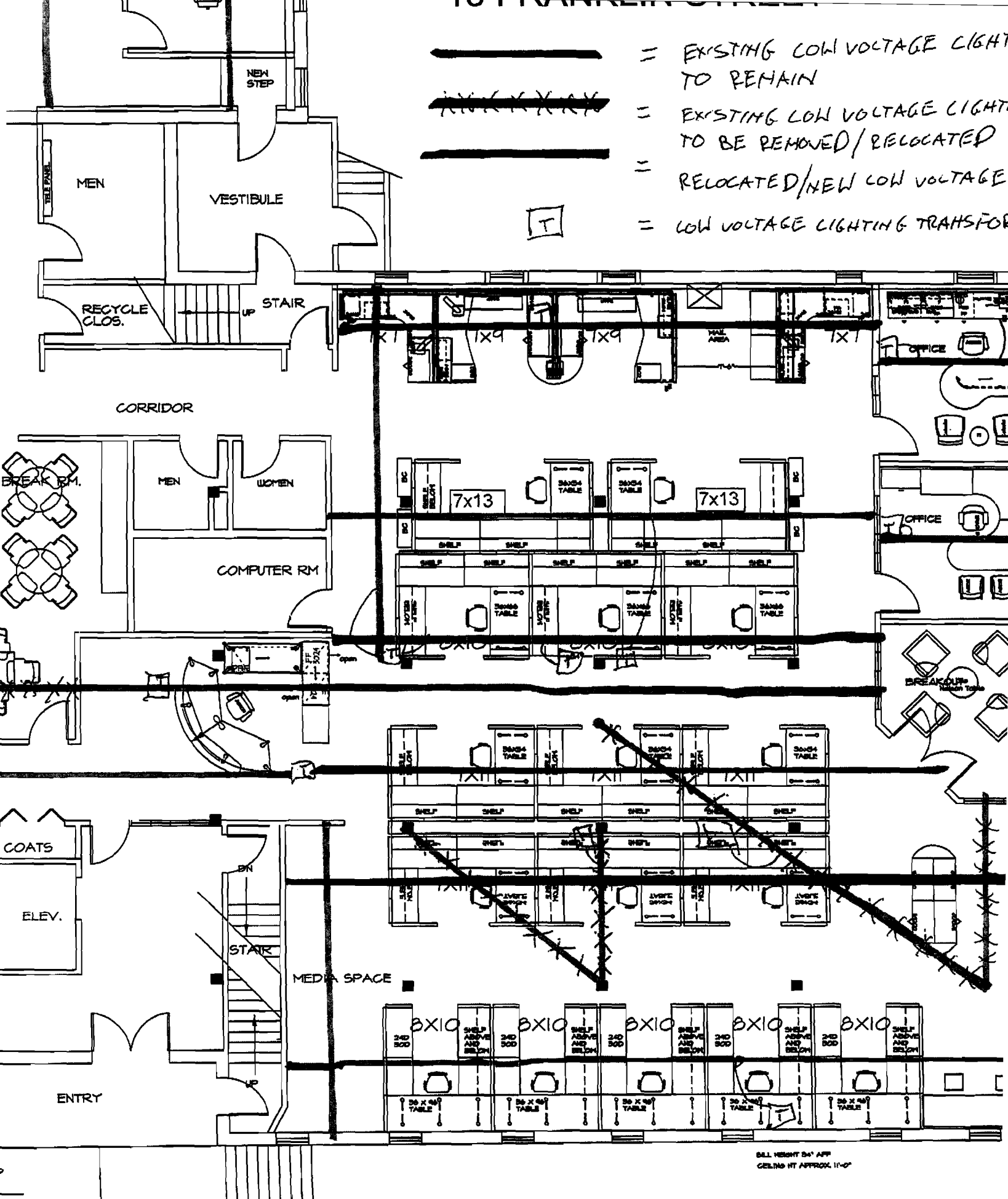
36 X 46 TABLE

36 X 46 TABLE

36 X 46 TABLE

36 X 46 TABLE

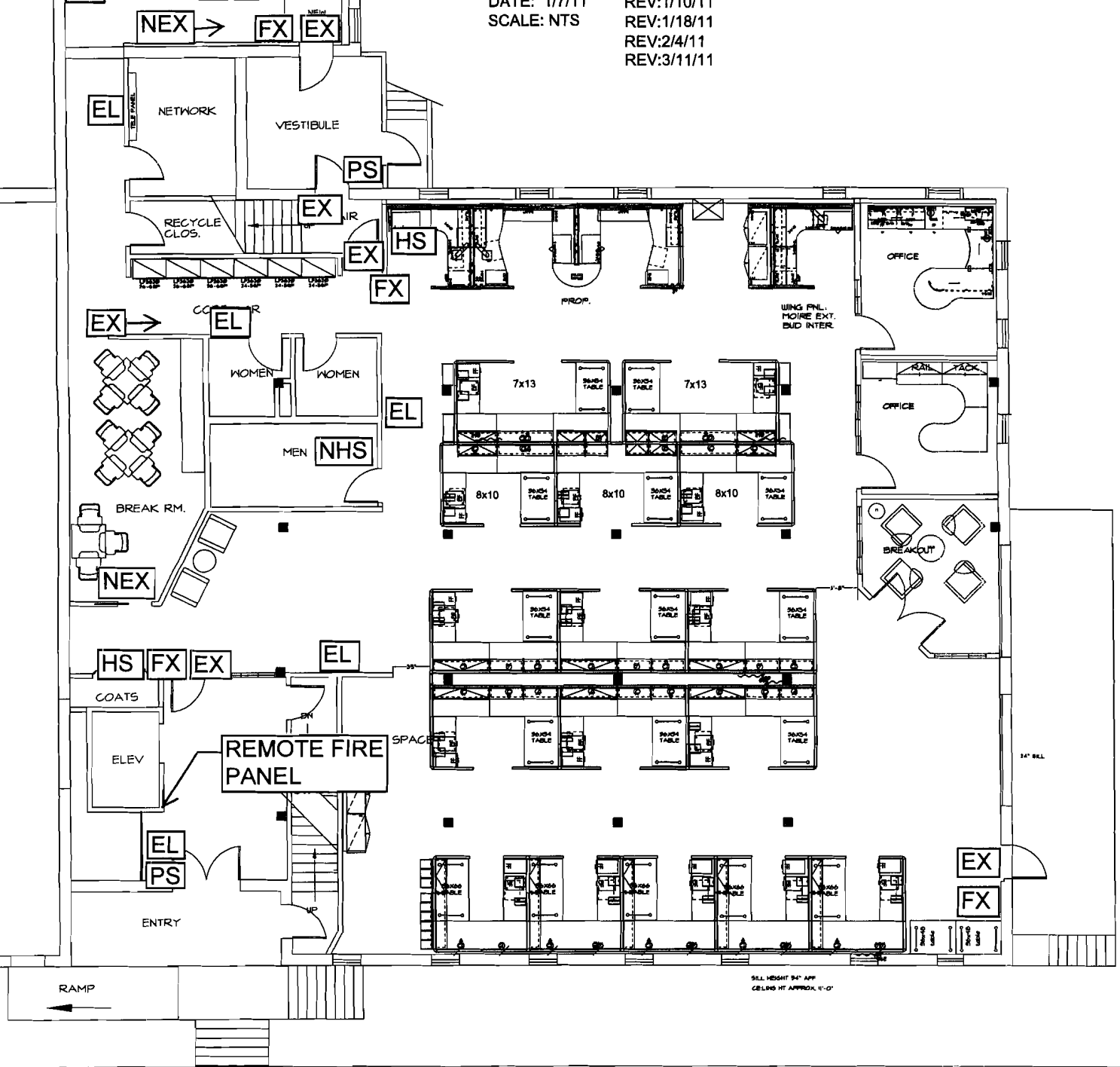
ELEV.



- = EXISTING LOW VOLTAGE LIGHT TO REMAIN
- = EXISTING LOW VOLTAGE LIGHT TO BE REMOVED/RELOCATED
- = RELOCATED/NEW LOW VOLTAGE
- = LOW VOLTAGE LIGHTING TRANSFORMER

CELL HEIGHT 8'-0" AFF
 CEILING HT APPROX 11'-0"

DATE: 1/7/11 REV:1/10/11
 SCALE: NTS REV:1/18/11
 REV:2/4/11
 REV:3/11/11



SCALE:	1/4" = 1'-0"
DATE:	4/11/11
DRAWN BY:	JH
SALES:	BR
PROJECT TEAM:	MB
REVISIONS:	

CONSIGLI
 15 FRANKLIN STREET
 PORTLAND, ME
 FIRST FLOOR

PAVILION
 15 Franklin Street
 Portland, ME 04101
 207.775.1100

15 FRANKLIN STREET

DATE: 1/7/11 REV:1/10/11
SCALE: NTS REV:1/18/11

Tel/data for anticipated work area

Computer room with disaster recovery system by Consigli. All new cable to be pulled back to this room

contractor to include furnishing and installing new rack with patch panels

relocate CATV cable to new computer room

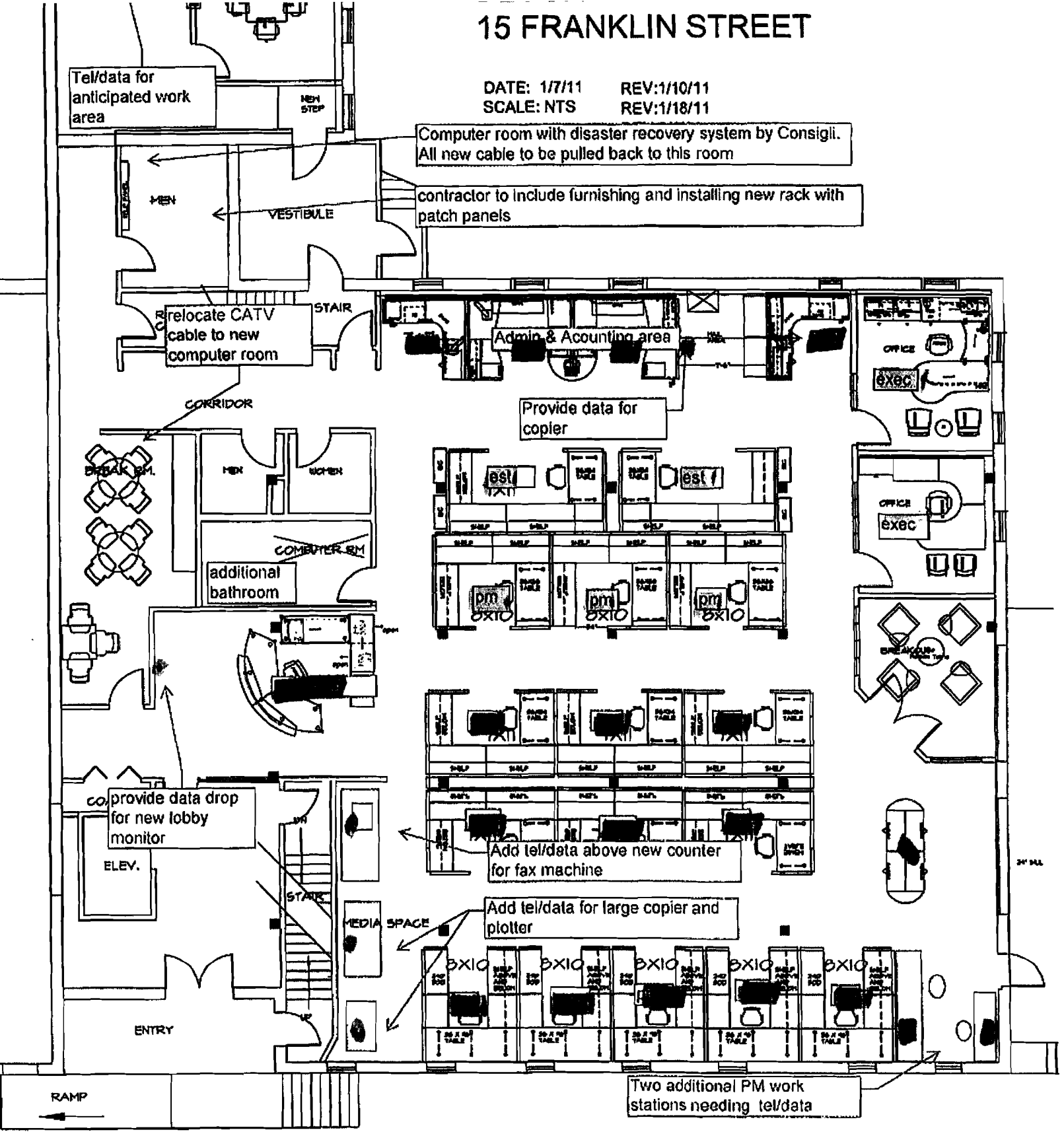
Provide data for copier

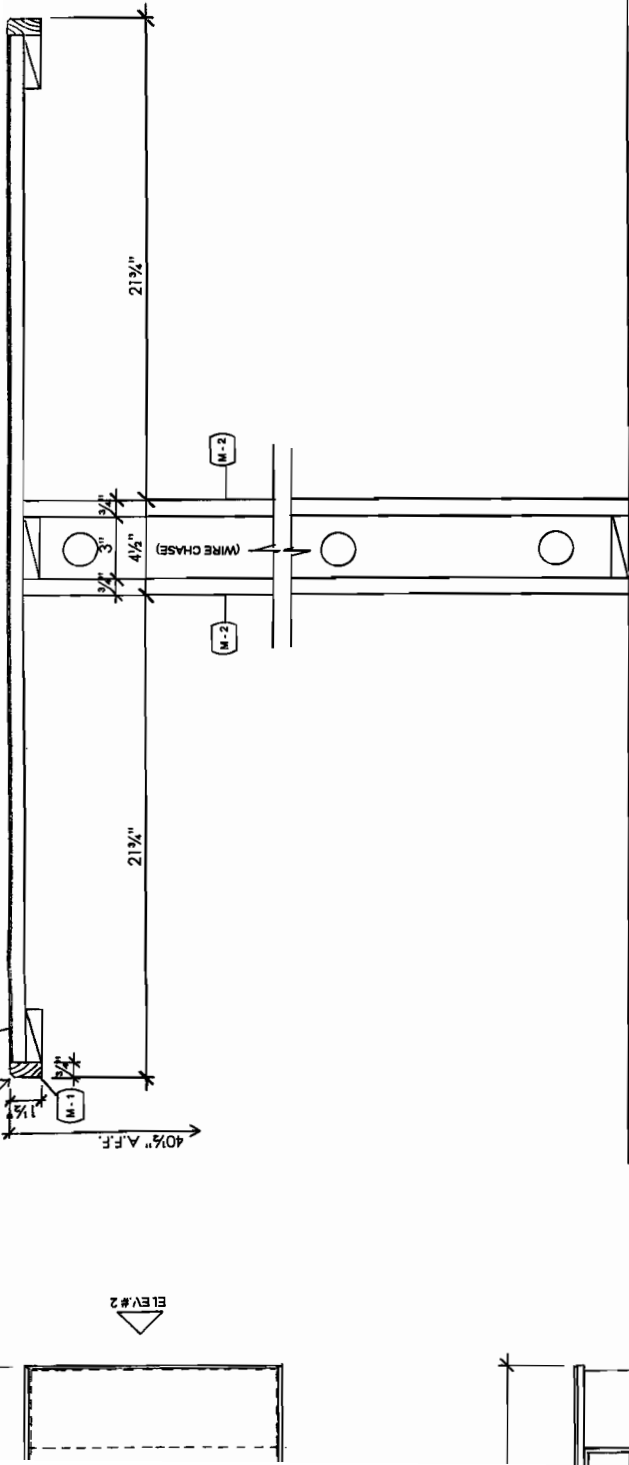
provide data drop for new lobby monitor

Add tel/data above new counter for fax machine

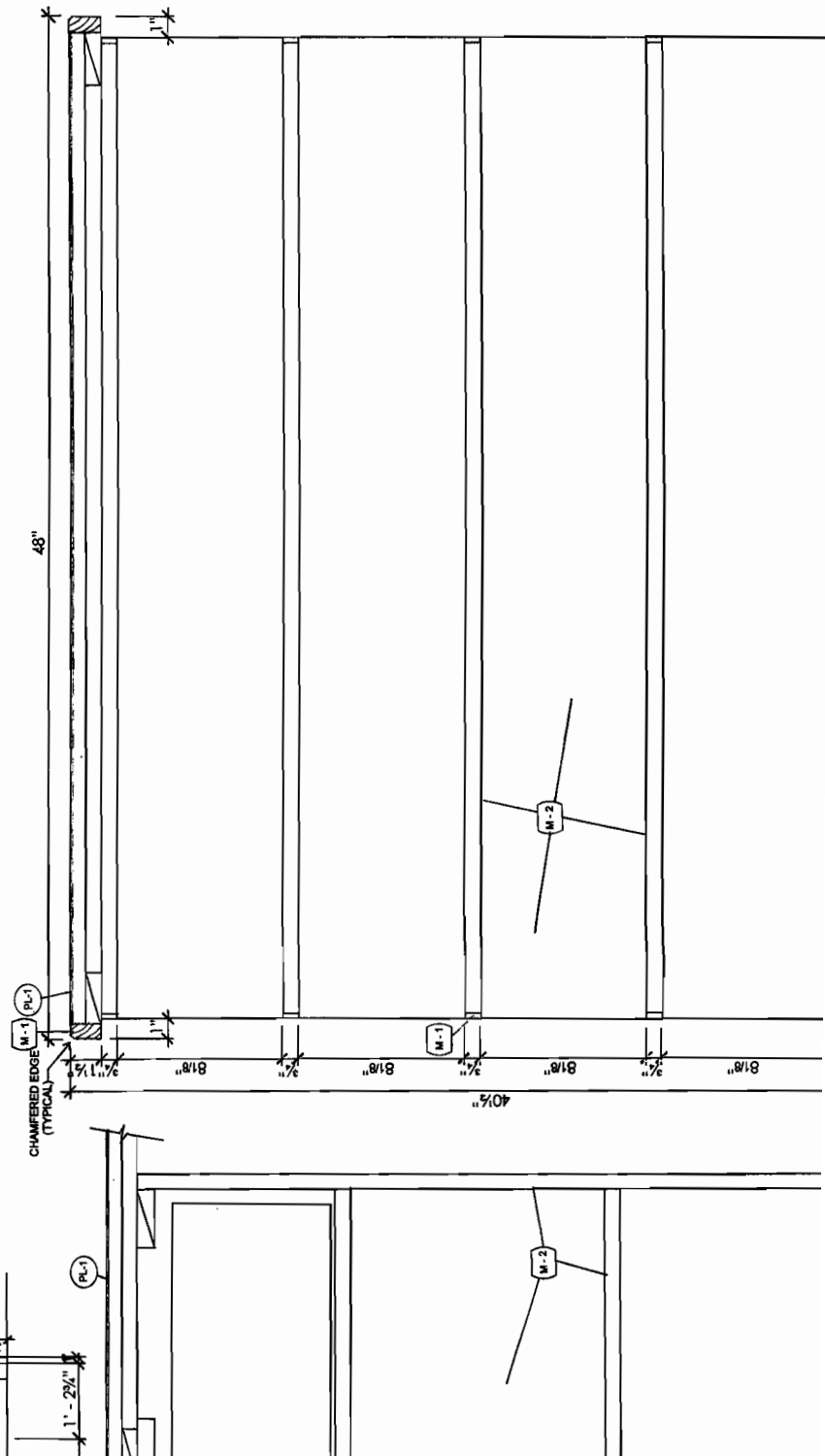
Add tel/data for large copier and plotter

Two additional PM work stations needing tel/data





SECTION B PLAN TABLE #1
3" = 1'-0"



MATERIAL

- M-1 SOLID MAPLE W/ CLEAR SATIN FINISH.
- M-2 MAPLE VENEER W/ CLEAR SATIN FINISH.
- M-3 CORK BOARD, (Ø RECEPTION DESK).
- M-4 3/16" AQUATEX GLASS.
- M-5 1/2" MAPLE VENEER DOOR LEAF.
- M-6 1/4" CLEAR GLASS (Ø TRANSOM).

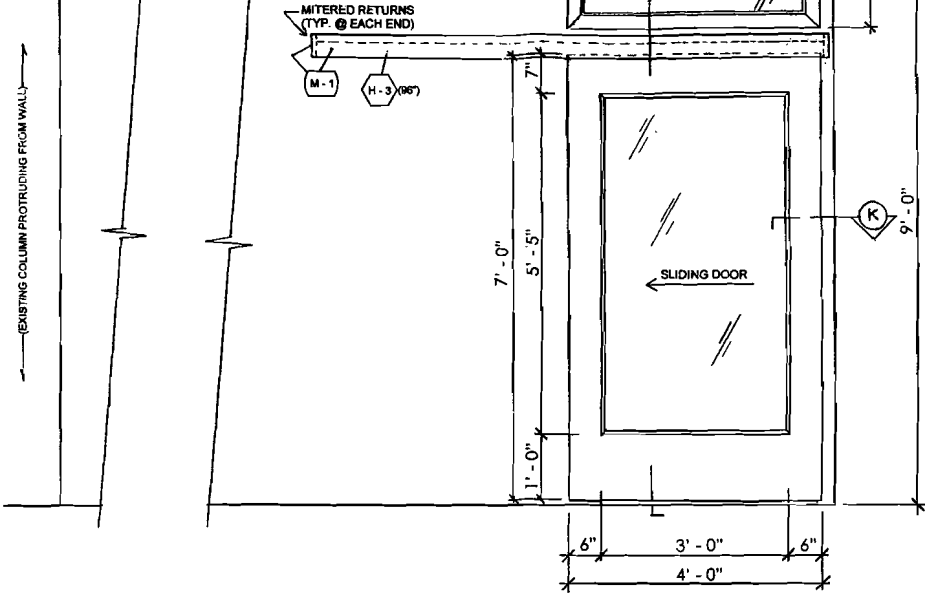
HARDWARE

- | # | DESCRIPTION | TYPE | FINISH | QTY. |
|-----|---|-----------|--------|------------|
| H-1 | WIRE PULLS | 96mm WIRE | US26D | (20) |
| H-2 | UNDERCOUNTER STEEL SUPPORT BRACKET | | WHITE | (3) |
| H-3 | SIDE-MOUNT SLIDING DOOR SYSTEM, RENKO #280 KITS LISTED BELOW:
280SWY17A (6 FT. TRACK & FASCIA)
280SWY17B (6 FT. TRACK & FASCIA) | | | (2)
(1) |

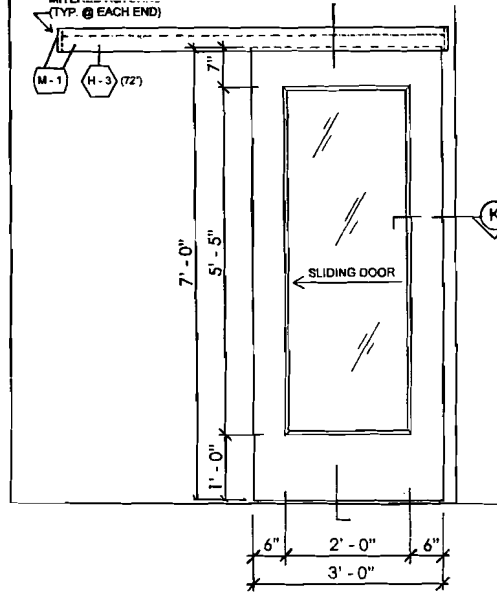
LAMINATES

- | CODE | MATERIAL | DESCRIPTION | COLOR | NUMBER |
|------|--|---|-------|--------|
| PL-1 | HIGH PRESS. PL LAM. (MFG. & COLOR(S) TO BE DETERMINED) | FOR COUNTERTOPS LISTED BELOW: | | |
| | | • COUNTERTOP @ PLAN TABLE #1. (SEE PG.#4.0) | | |
| | | • COUNTERTOP @ CREDENZA. (SEE PG.#4.0) | | |
| | | • COUNTERTOP @ RECEPTION DESK. (SEE PG.#4) | | |
| | | • WORK COUNTERTOP @ RECEPTION DESK. (SEE PG.#4) | | |

ISSUE DATE: 3/18/11
 REVISION #1: 3/28/11
 REVISION #:
 REVISION #:
 REVISION #:
 REVISION #:

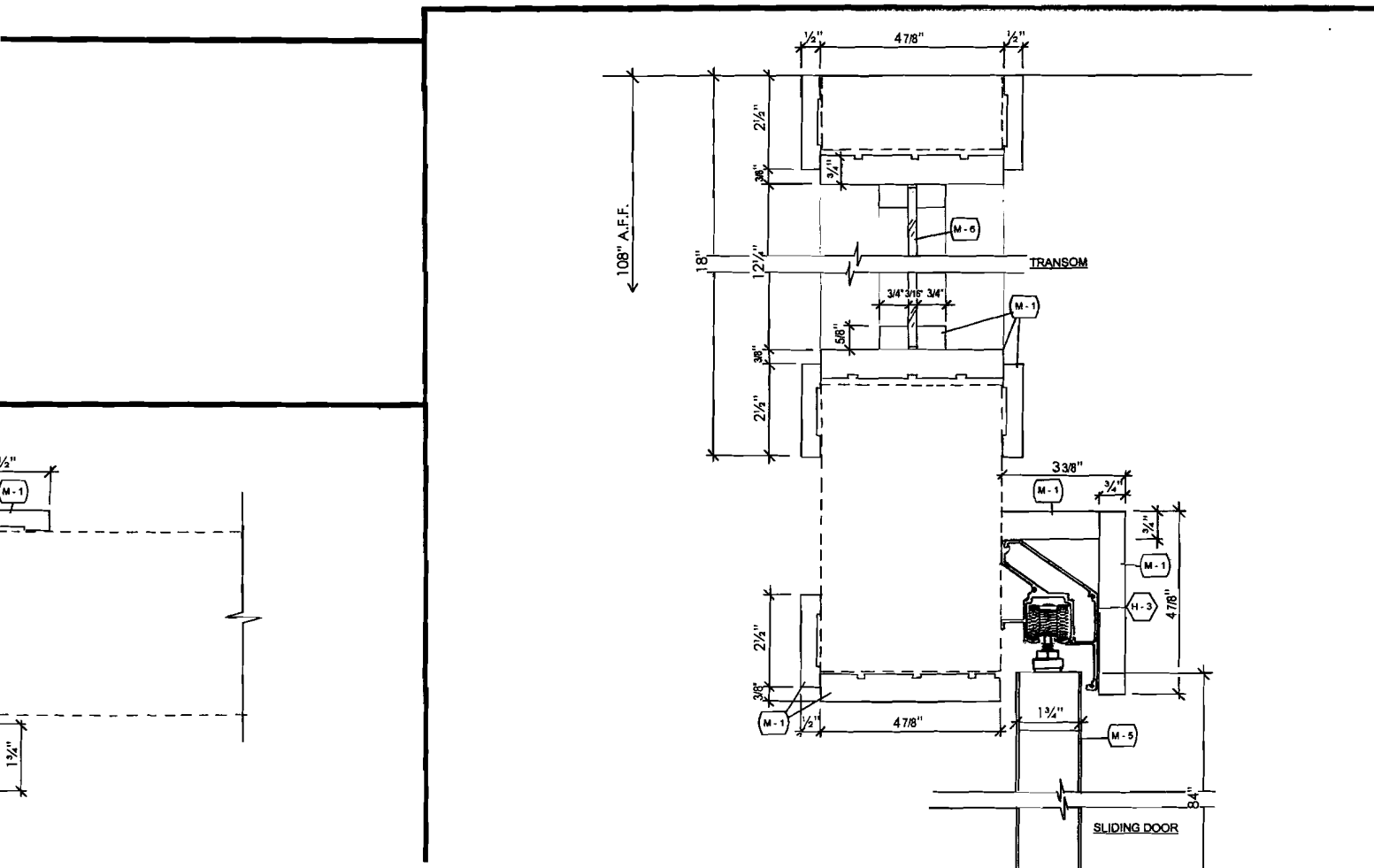


ELEV. #10 - 4'-0" X 7'-0" SLIDING DOOR W/ TRANSOM
SCALE: 3/4" = 1' - 0"



ELEV. #11 - 3'-0" X 7'-0" SLIDING DOOR
SCALE: 3/4" = 1' - 0"

MATERIAL				
M-1	SOLID MAPLE W/ CLEAR SATIN FINISH.			
M-2	MAPLE VENEER W/ CLEAR SATIN FINISH.			
M-3	CORK BOARD, (@ RECEPTION DESK).			
M-4	3/16" AQUATEX GLASS.			
M-5	1 1/2" MAPLE VENEER DOOR LEAFS.			
M-6	3/4" CLEAR GLASS (@ TRANSOMS).			
HARDWARE				
#	DESCRIPTION	TYPE	FINISH	QTY.
H-1	WIRE PULLS	98mm WIRE	US26D	(20)
H-2	UNDERCOUNTER STEEL SUPPORT BRACKET		WHITE	(3)
H-3	SIDE-MOUNT SLIDING DOOR SYSTEM. PENKO #280 KITS LISTED BELOW:			
		280SWTKIT8 (8 FT. TRACK & FASCIA)		(2)
		280SWTKIT78 (8 FT. TRACK & FASCIA)		(1)
LAMINATES				
CODE	MATERIAL	MANUFACTURER	COLOR	NUMBER
PL-1	HIGH PRESS. PL LAM. (MFG. & COLOR(S) TO BE DETERMINED)			
	FOR COUNTERTOPS LISTED BELOW:			
	• COUNTERTOP @ PLAN TABLE #1. (SEE PG.#1.0)			
	• COUNTERTOP @ PLAN TABLE #2. (SEE PG.#2.0)			
	• COUNTERTOP @ CRENZENZA. (SEE PG.#3)			
	• WORK COUNTERS @ RECEPTION DESK. (SEE PG.#4)			



ISSUE DATE:	3/18/11
REVISION #:	1 3/28/11
REVISION #:	
REVISION #:	
REVISION #:	
REVISION #:	

PRECISION MILLWORK