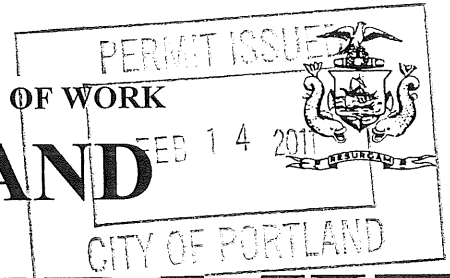




DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING PERMIT

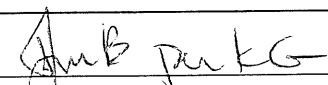


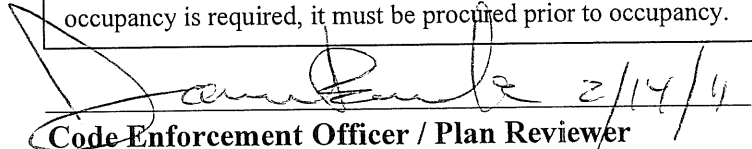
This is to certify that MONAGHAN WOODWKS/SOLEY Located At 100 COMMERCIAL CBL: 030 C001
has permission to Perform Interior remodel of 2nd floor/Standard Insurance PERMIT# 2011-01-325

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 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.

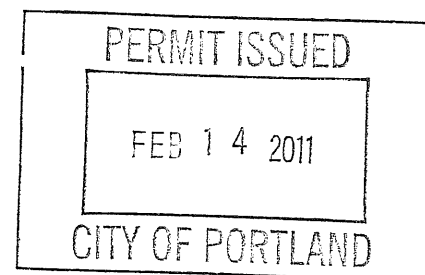
A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.


Fire Prevention Officer

 2/14/11
Code Enforcement Officer / Plan Reviewer

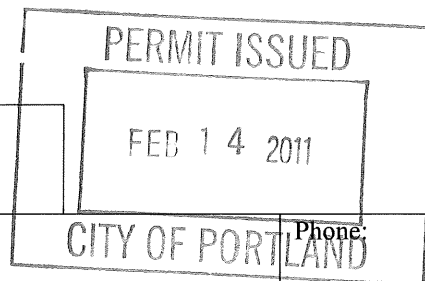
THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CARD.



City of Portland, Maine - Building or Use Permit Application

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



Job No: 2011-01-325-ALTCOMM	Date Applied: 1/19/2011	CBL: 030 - - C - 001 - 001 - - - -	
Location of Construction: 100 COMMERCIAL (Suite 208)	Owner Name: WHARF LLC SOLEY	Owner Address: 100 COMMERCIAL ST PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: Finlay, Brad	Contractor Address: 100 COMMERCIAL ST PORTLANDMAINE04101	Phone: 775-2683
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Office	Proposed Use: Office - "Standard Insurance"	Cost of Work: 22000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature:	Inspection: Use Group: B Type: 3B DBC-2009 Signature:
Proposed Project Description: 100 Commercial Site 208 - renovation & tenant fit up		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 <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 1/25/11 <i>OK w/ conditions</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 exten or work requires separate review & approval H.V.</i> <i>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 appication 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

OK to close in 21872
NLD

OK to close out
~~NLD~~



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis Littell

Job ID: 2011-01-325-ALTCOMM

Located At: 100 COMMERCIAL

CBL030 - - C - 001 - 001 - - - -

Conditions of Approval:

Zoning

1. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
2. Separate permits shall be required for any new signage.
3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Fire

1. 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.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. All construction shall comply with City Code Chapter 10.
5. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
6. Two means of egress are required from every story. "State Law Title 25 ~ 2453

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.

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 prior to drywall
 2. Final Inspection 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 OCCUPIED.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11/11 20 11

Received from Morgan Construction

Location of Work 100 Commercial

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 240

Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 30 C1

Check #: 1317 Total Collected \$ 240

**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



General Building Permit Application

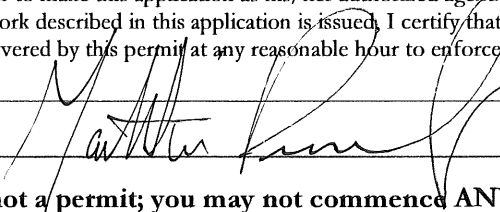
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 100 COMMERCIAL STREET - 2ND FLOOR - Suite 205		
Total Square Footage of Proposed Structure 3,471 SQ. FT. (TENANT SPACE)		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# 030 Block# C001 Lot# 001	Owner: SOLEY WHARF LLC 100 COMMERCIAL STREET PORTLAND, ME 04101	Telephone: 207.775.2252
Lessee/Buyer's Name (If Applicable) N/A	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: \$ 22,000.00 Fee: \$ 240.00 C of O Fee: \$ N/A
Current Specific use: BUSINESS If vacant, what was the previous use? N/A Proposed Specific use: BUSINESS		
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: BRAD FINLAY Mailing address: MONAGHAN WOODWORKS Phone: 207.775.2683 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101		

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.

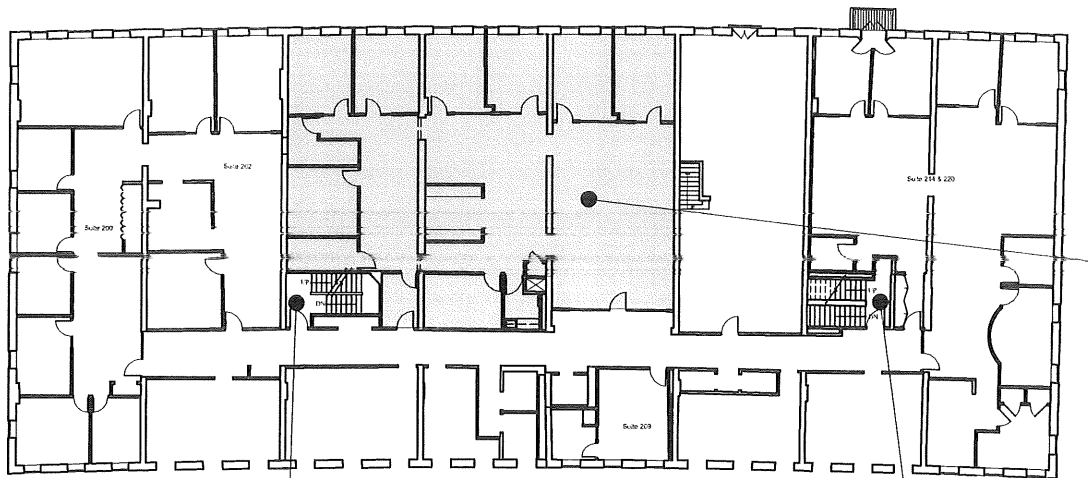
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 

Date: JANUARY 17, 2011

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

RECEIVED
JAN 19 2011
JAN 18 2011
Dept. of Building Inspections
City of Portland Maine
Dept. of Building Inspections
City of Portland Maine



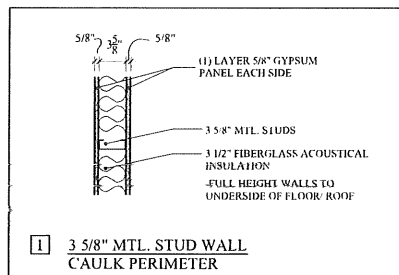
STAIR 'A'

KEY PLAN

SCALE: 1/16"=1'-0"

STAIR 'B'

AREA OF WORK
- 34 PERSONS
- 2 MEANS OF EGRESS



WALL LEGEND

EXISTING WALL
NEW WALL
FIRE RATED WALL
BRICK WALL
1 HOUR
EXISTING WALL TO BE REMOVED

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, MFS.
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 U.L. 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.

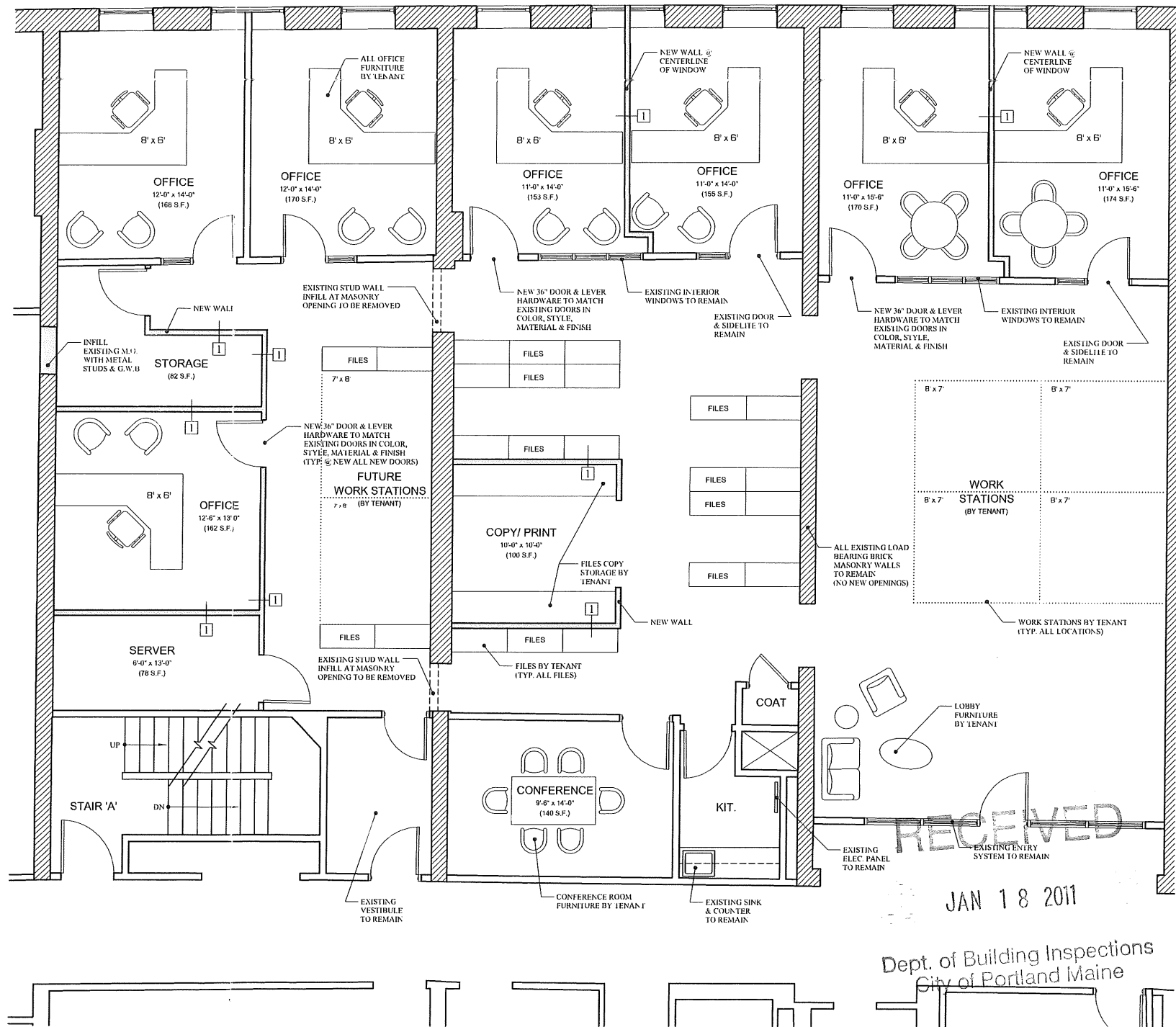
PROJECT NOTES

1. SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR "STANDARD INSURANCE" (NO CHANGE OF USE).
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION W/ 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 TO BE BY G.C.
6. SPRINKLER SYSTEM - NONE EXISTING
7. ALL EXISTING EGRESS COMPONENTS SHALL REMAIN AS SHOWN ON DRAWINGS
8. LIFE SAFETY - NO PROPOSED WORK.
9. HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.

NFPA 101 2009: CODE DATA	
OCCUPANT LOAD	35 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	E.T.R.
ACTUAL BUILDING AREA	3,471 S.F. (TENANT SPACE)
BUILDING HEIGHT	4 STORIES
FIRE SUPPRESSION:	NONE
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	35 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	E.T.R.
TENANT SPACE AREA	3,471 S.F. (TENANT SPACE)
BUILDING AREA LIMITATION - SQ. FT. (TENANT SPACE)	N/A
STREET FRONTAGE INCREASE (150%) - SQ. FT.	N/A
AUTOMATIC SPRINKLER SYSTEM (INCREASE 200%) - SQ. FT.	N/A
ALLOWABLE BUILDING AREA - SQ. FT.	N/A
BUILDING HEIGHT	4 STORIES
FIRE SUPPRESSION:	NONE
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 (3,471 SF) - 35 PEOPLE TOTAL OCCUPANT LOAD - 35 PEOPLE	

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



FLOOR PLAN

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

PERMIT SET: JANUARY 17, 2011

MARK
MUELLER
ARCHITECTS
A.I.A.
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Fax: 207.773.3851
Email: mark@muellerarchitects.com

STANDARD INSURANCE
100 COMMERCIAL STREET - SUITE 208
PORTLAND, MAINE

FLOOR PLAN

A-1.0