

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

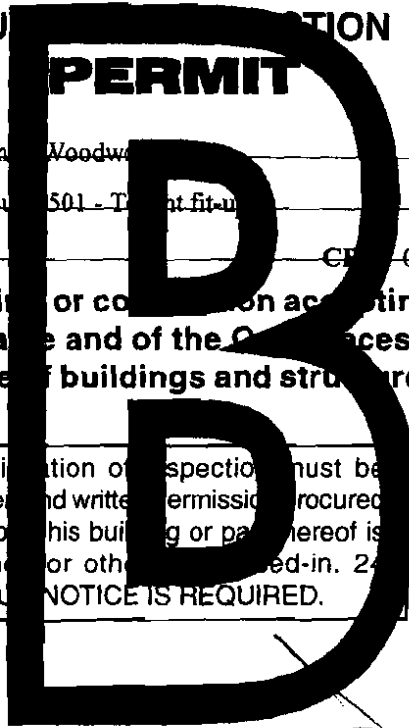
Please Read Application And Notes, If Any, Attached

BU...TION

PERMIT

Permit Number: 101198

OCT 15 2010



This is to certify that COW PLAZA 3 LLC /Monagh Woodw

has permission to Commercial Office 5th floor Suite 501 - Tenant fit-up City of Portland

AT 3 CANAL PLAZA 5th floor Suite 501 CP 032 1023001

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 altered or otherwise changed-in. 24 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. CAPT. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 10/14/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

9.27 2010

Received from Mueller Arch-

Location of Work 3 Canal Plaza 501

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 250

Building (11) _____ Plumbing (15) _____ Electrical (12) _____ Site Plan (12) _____

Other _____

CEL: 32-T-25

Check #: 2409 Total Collected \$ 250

**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


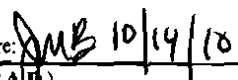
City of Portland, Maine - Building or Use Permit Application

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

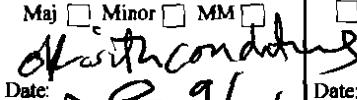
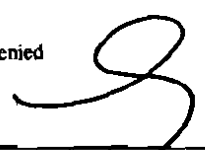
Permit No: 10-1198	Issue Date:	CBL: 032 1023001
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Location of Construction: 3 CANAL PLAZA 5th floor Suite 5	Owner Name: COW PLAZA 3 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial Office 5th floor Suite 501	Proposed Use: Commercial Office 5th floor Suite 501 - Tenant fit-up	Permit Fee: \$250.00	Cost of Work: \$23,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B	
		* See Conditions IBC 2003		

Proposed Project Description: Commercial Office 5th floor Suite 501 - Tenant fit-up	Signature: 	Signature: 
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: Idobson	Date Applied For: 09/24/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p> <p style="font-size: 24pt; font-weight: bold;">PERMIT ISSUED</p> <p style="font-size: 24pt; font-weight: bold;">OCT 15 2010</p> <p style="font-size: 18pt; font-weight: bold;">City of Portland</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date:  9/28/10</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: </p>
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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

10-2010

No Plumber

No Penetration through Floor or Ceiling

Metal studs and MC ceiling

die to close in walls.

Need above ceiling msp?

Panel schedule.

RLD

11/6/10

Ceiling key to close in

RLD



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: 3 CANAL PLAZA PLAZA - 5TH FLOOR - SUITE 501		
Total Square Footage of Proposed Structure 3,635 SQ. FT.	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 1023 001	Owner: COW PLAZA 3 LLC 100 COMMERCIAL STREET PORTLAND, MAINE 04101	Telephone: 207.775.2252
Lessee/Buyer's Name (If Applicable) THE WISHCAMPER COMPANIES, INC. 3 CANAL PLAZA - SUITE 501 PORTLAND, MAINE 04101	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, MAINE 04101 P: 207.774.9057 - F: 207.773.3851	Cost Of Work: \$ <u>23,000.00</u> Fee: \$ <u>250.00</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: BUSINESS If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: BUSINESS		
Project description: INTERIOR RENOVATIONS FOR TENANT FIT-UP		
Contractor's name, address & telephone: MONAGHAN WOODWORKS		
Who should we contact when the permit is ready: BRAD FINLAY Mailing address: MONAGHAN WOODWORKS Phone: <u>207.775.2683</u> 100 COMMERCIAL STREET SUITE 311 PORTLAND, MAINE 04101		

RECEIVED

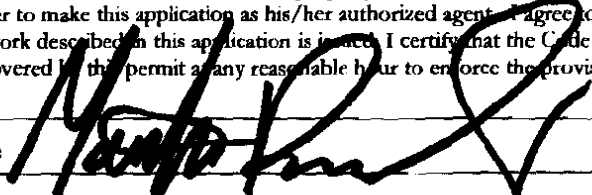
SEP 24 2010

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 the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 

Date: **SEPTEMBER 24, 2010**

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1198	Date Applied For: 09/24/2010	CBL: 032 1023001
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Location of Construction: 3 CANAL PLAZA 5th floor Suite 5	Owner Name: COW PLAZA 3 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Office 5th floor Suite 501 - Tenant fit-up	Proposed Project Description: Commercial Office 5th floor Suite 501 - Tenant fit-up
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/28/2010

Note:**Ok to Issue:**

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 10/14/2010

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, 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/01/2010

Note:**Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) All means of egress to remain accessible at all times
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 6) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 7) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 9) All construction shall comply with City Code Chapter 10.

2025 Summary of Building for Public Use - 2025 Summary of Building for Public Use - 2025 Summary of Building for Public Use - 2025 Summary of Building for Public Use - 2025 Summary of Building for Public Use

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Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone: (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

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 Inspection 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 with construction.**

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

 X **Final inspection required 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 OR 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.

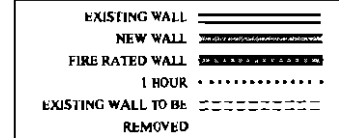
GENERAL NOTES

1. THE SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, ASCE, UFGS, REDDAG, ADA/AG, MIP.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
3. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FIXTURE INSTALLATIONS.
4. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
5. ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
6. INSTALL U.L. FIRE STOPPING SEALANT SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
7. FIRESTOP VERTICAL MECHANICAL CHASES TO FLOOR & CEILING PENETRATIONS. CAULK JOINTS.
8. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STAIRWELL WALLS, ETC.
9. PATCH & PAINT ALL AREAS OF DEMOLITION THAT ARE EXPOSED PER THE DESIGN.

PROJECT NOTES

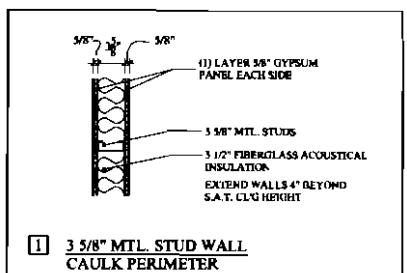
1. SCOPE OF WORK: THE PROJECT INCLUDES THE INTERIOR RENOVATIONS & TENANT FIT-UP FOR THE WISCAMPER COMPANIES (NO CHANGE OF USE).
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION WITH EXISTING SHALL MEET NFPA 72.
3. ALL NEW INTERIOR FINISHES SHALL MEET WALLS & CEILINGS: 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. BUILDING PERMIT TO BE BY ARCHITECT.
6. SPRINKLER SYSTEM: NON SPAN CLEARED SPRINKLER SYSTEM WITHIN CORES STAIRS.
7. G.C. TO PROVIDE FINAL SPACE CLEANING PRIOR TO TENANT OCCUPANCY.
8. NO MODIFICATION TO EXISTING GREENESS IS PROPOSED.
9. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 72 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT.

WALL LEGEND



NOTE:
 - ALL NEW FINISHES SHALL MATCH EXISTING FINISHES.
 - NEW DOORS TO MATCH EXISTING.
 - CARPET SELECTION PER TENANT.
 - VERIFY SCOPE OF WORK AT EXISTING TENANT SPACE AREA OF NO WORK. NEW FINISHES AS REQUIRED BY TENANT THIS AREA.
 - NOTE: ALL NEW AREAS TO BE CARPET SHALL BE PREPARED PER MANUFACTURERS RECOMMENDATIONS.
 - REMOVE PRIOR APPLICATIONS RESIDUAL MATERIAL FOR SMOOTH PLANE SURFACE. VERTICAL LEG BRUSH ALUM. TRANSITION STRIP AS REQUIRED.

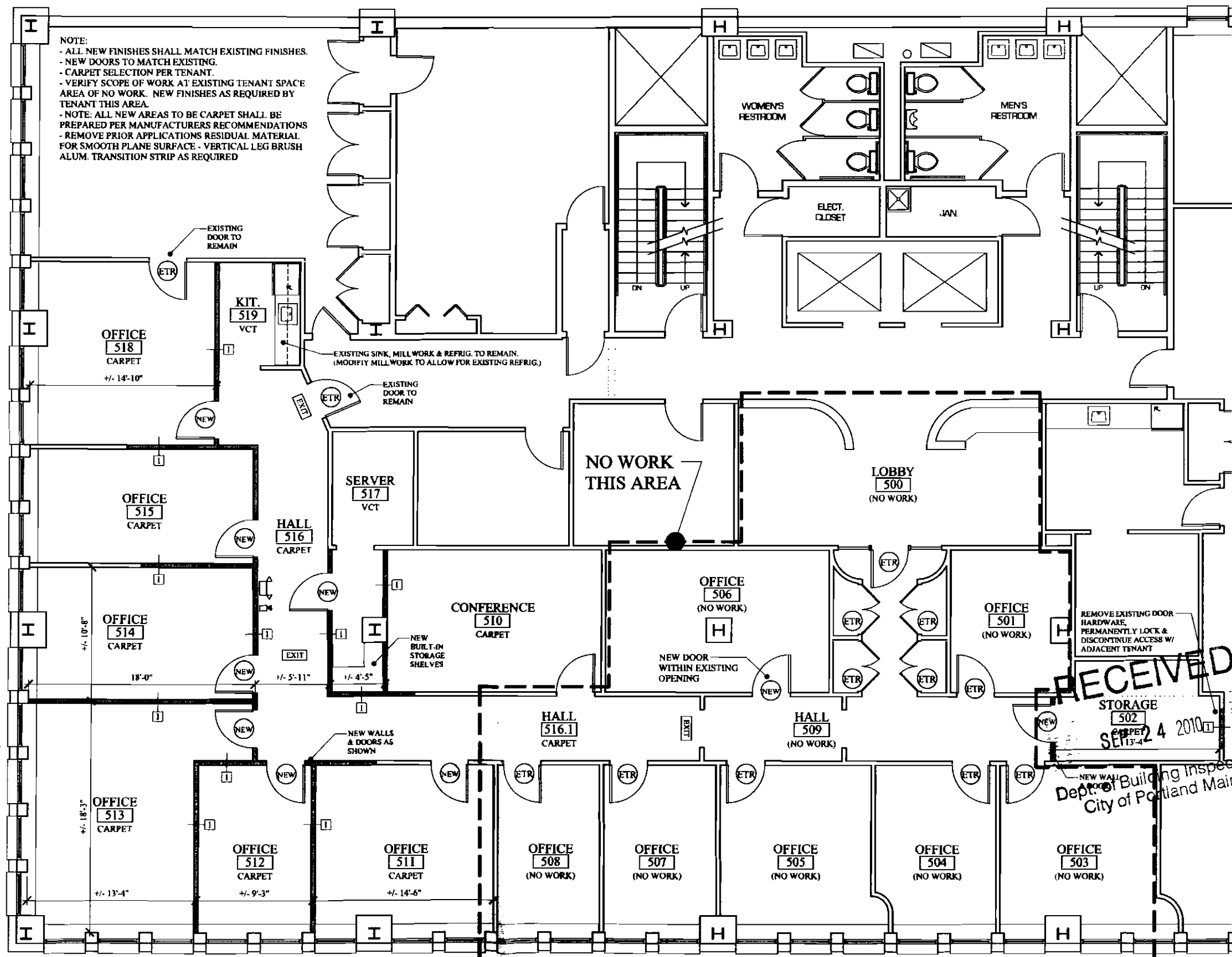
LIFE SAFETY LEGEND:



LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE PROVIDED AND INSTALLED TO MEET NFPA 72 AND PER CITY OF PORTLAND CODE.
 A SEPARATE PERMIT AND LIT APPROVED CONTRACTOR IS REQUIRED.
 ALL STUDIES TO BE BY CAMPBELL ENGINEERING INC. PORTLAND, ME.
 SYSTEM SHALL BE SUPERVISED BY AN OFF. SH. EMPLOYED BY THE CITY OF PORTLAND THIRD PARTY.

DOOR NOTES:

1. ALL NEW DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF THE 'ADA' & BE LEVER HANDLE. FINISH PER TENANT REQUIREMENTS.
2. G.C. TO PROVIDE NEW HARDWARE AT NEW DOORS.
3. ALL DOORS & FRAMES SHALL BE PAINTED.
4. DOOR STYLE TO MATCH EXISTING.
5. NO CLOSERS.
6. ALL NEW DOORS AS SHOWN SHALL 306K UNLESS NOTED OTHERWISE.
7. EXISTING DOORS TO REMAIN UNLESS NOTED OTHERWISE.



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

PERMIT SET: SEPTEMBER 24, 2010

MARK MUELLER ARCHITECTS A.I.A.
 100 Commercial Street
 Portland, Maine 04101
 Phone: 857-774-8827
 Fax: 857-774-8821
 Email: mm@markmuellerarchitects.com
 Web: www.markmuellerarchitects.com

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The Wishcamper Companies, Inc.
 Three Canal Plaza - Suite 501
 Portland, Maine

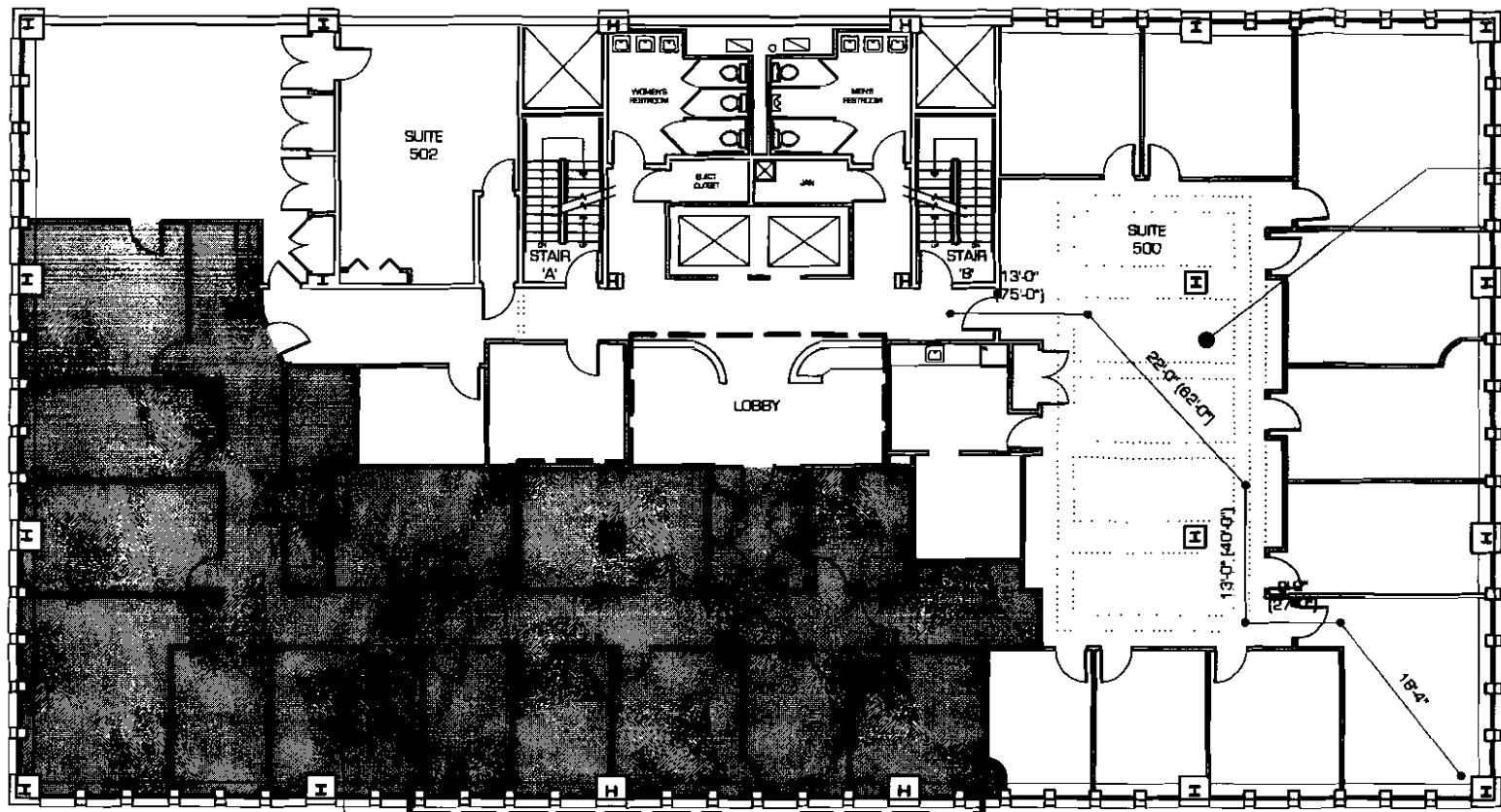
INT. RENOVATIONS & TENANT FIT-UP

PROPOSED FLOOR PLAN

RECEIVED
 SEP 24 2010
 Dept. of Building Inspection
 City of Portland, Maine

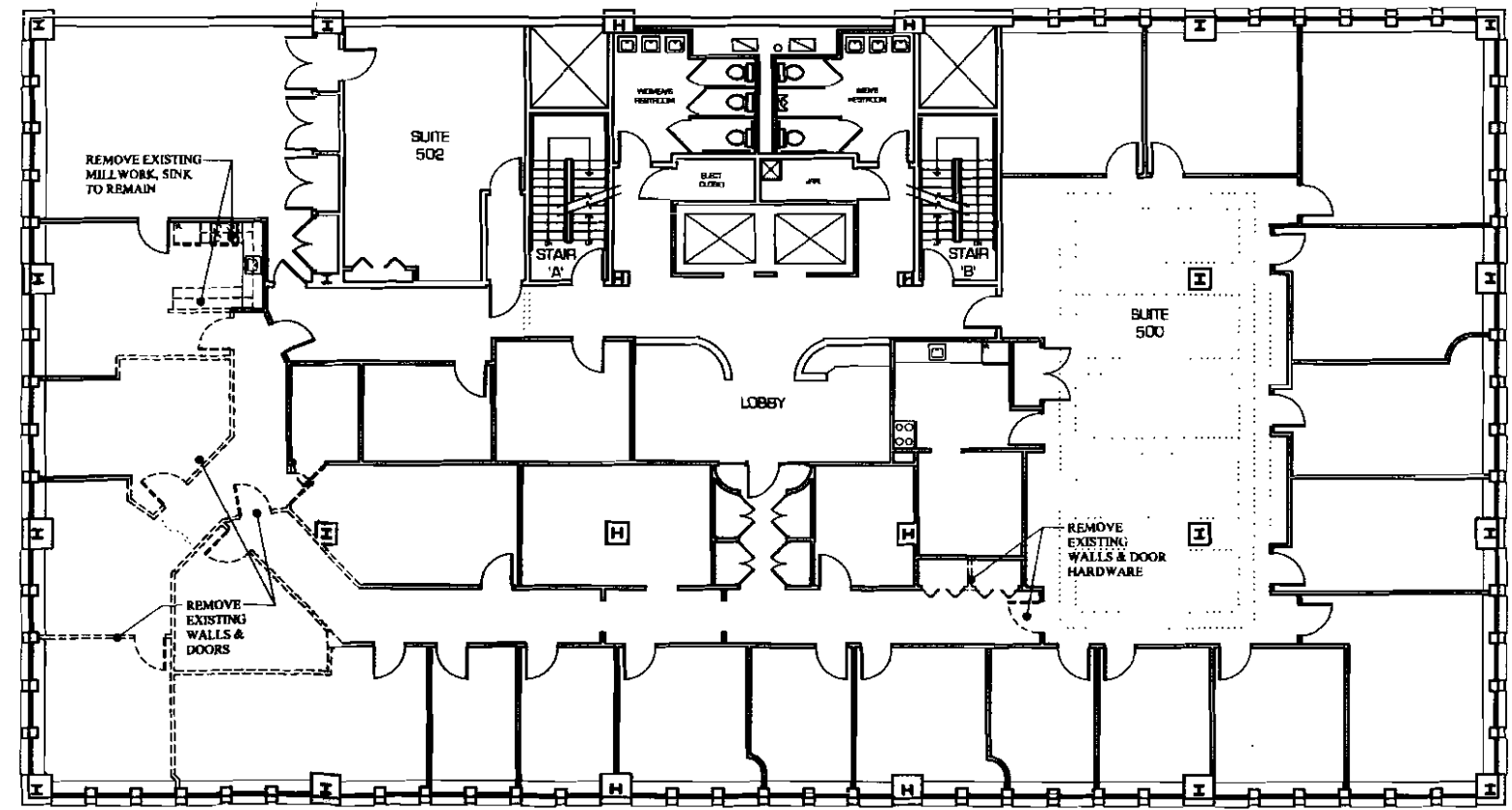
WALL LEGEND

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



TENANT SPACE
-AREA OF NEW WORK

KEY PLAN
SCALE: 1/8"=1'-0"



DEMO/ EXISTING PLAN
SCALE: 1/8"=1'-0"

PERMIT SET: SEPTEMBER 24, 2010

MARK MUELLER ARCHITECTS A.I.A.
100 Commercial Street
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MARK MUELLER ARCHITECTS, INC.

The Wishcamper Companies, Inc.
Three Canal Plaza - Suite 501
Portland, Maine

INT. RENOVATIONS & TENANT FIT-UP:

DEMO/ EXISTING PLAN

D-1.0