

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

COW PLAZA 3 LLC / Monaghan Woodworks Inc.

Located at

3 CANAL PLAZA

PERMIT ID: 2012-65630

CBL: 032 1023001

has permission to **Addition of interior walls and relocate door. 5TH FLOOR, Suite 501**
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 clsoed-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



Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Close-in/Elec./Plmb./Framing
Above Ceiling Inspection
Final - Commercial

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 - Building or Use Permit

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

Permit No: 2012-65630	Date Applied For: 12/14/2012	CBL: 032 I023001
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Location of Construction: 3 CANAL PLAZA	Owner Name: COW PLAZA 3 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name: WISHCAMPER COMPANIES	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Same: Offices	Proposed Project Description: Addition of interior walls and relocate door. 5TH FLOOR, Suite 501
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 12/18/1012
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 01/16/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) 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. 2) Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work. 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713. 			

Dept: Fire	Status: In Review	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		
<ol style="list-style-type: none"> 1) All construction shall comply with City Code Chapter 10. 2) Fire extinguishers are required per NFPA 1. 3) Fire extinguishers are required per NFPA 1. 4) Assembly and educational occupancies and uses with an occupant load of 100 or more persons required listed panic or fire exit hardware on doors serving as a means of egress. 5) All means of egress to remain accessible at all times. 			

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65630	Issue Date:	CBL: 032 I023001
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Location of Construction: 3 CANAL PLAZA	Owner Name: COW PLAZA 3 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name: WISHCAMPER COMPANIES	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone: (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B3
Past Use: Offices	Proposed Use: Same: Offices	Permit Fee: \$100.00	Cost of Work: \$8,000.00
Proposed Project Description: Addition of interior walls and relocate door. 5TH FLOOR, Suite 501		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: 2B MABEL 2009
		Signature: <i>[Signature]</i> Signature: <i>JMB 1/16/13</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

Permit Taken By: bjs	Date Applied For: 12/14/2012	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <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"/> Date: <i>12/18/12</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 with <input 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 Date: <i>Requires a separate Review & Approval</i>
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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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65630	Issue Date:	CBL: 032 I023001
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Location of Construction: 3 CANAL PLAZA	Owner Name: COW PLAZA 3 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
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Past Use: Offices	Proposed Use: Same: Offices	Permit Fee: \$100.00	Cost of Work: \$8,000.00
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Proposed Project Description: Addition of interior walls and relocate door. 5TH FLOOR, Suite 501		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: bjs	Date Applied For: 12/14/2012	Zoning Approval
--------------------------------	--	------------------------

<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>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: 12/18/12</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><i>with</i></p> <p><input 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><i>any exterior work requires a separate review & approval</i></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



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.

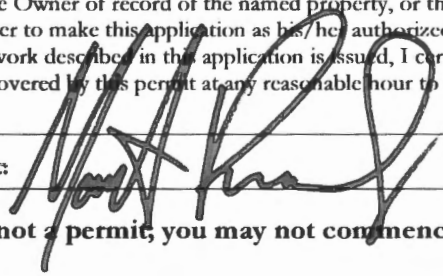
Location/Address of Construction: 3 CANAL PLAZA PLAZA - 5TH FLOOR - SUITE 501			
Total Square Footage of Proposed Structure 10,502 SF FLOOR (4,200 SQ. FT. TENANT SPACE)		Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 I023 001	Owner: COW PLAZA 3 LLC 100 COMMERCIAL 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: \$ 8,000.00 Fee: \$ 100.00 C of O Fee: \$ N/A	
Current Specific use: <u>BUSINESS</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>BUSINESS</u>			
Project description: ADDITION OF INTERIOR NON-LOAD BEARING WALLS AND RELOCATION OF ENTRY DOOR; SEE PLANS.			
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
DEC 14 2012
Dept. of Building Inspections
City of Portland Maine

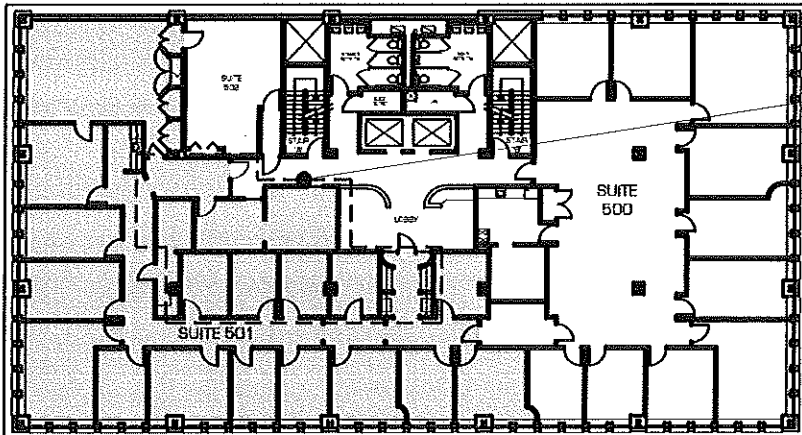
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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:  Date: DECEMBER 14, 2012

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



KEY PLAN

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

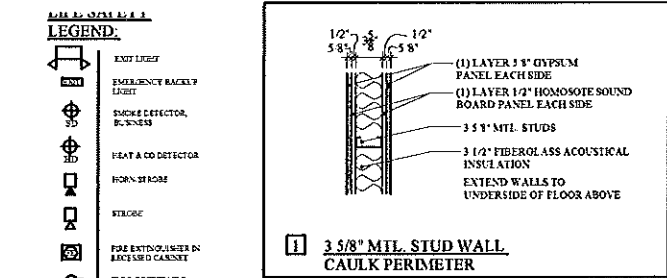
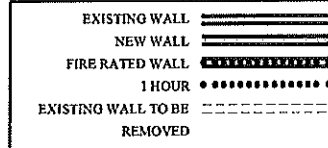
GENERAL NOTES

1. THE SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, ANSI, UFAS, HUD, ADA, ADA/AG, MPS
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 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.

PROJECT NOTES

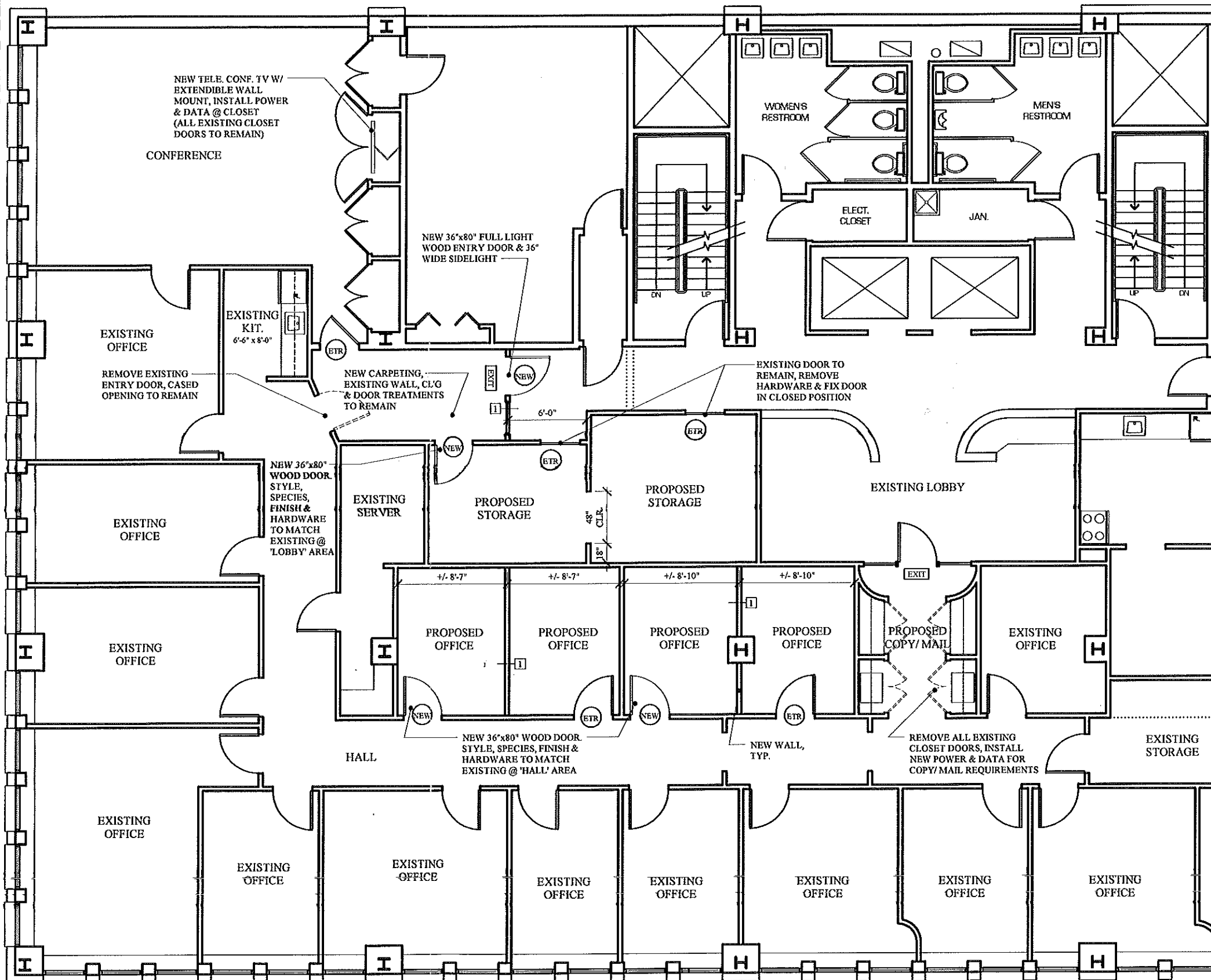
1. SCOPE OF WORK: THE PROJECT INCLUDES THE INTERIOR RENOVATIONS & TENANT FIT-UP FOR THE WISHAMPER COMPANIES. (NO CHANGE OF USE)
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION W/ THE EXISTING SHALL MEET NFPA 72.
3. ALL NEW INTERIOR FINISHES SHALL MEET:
- WALLS & CEILING: 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 TEXTILE & FIBERS
5. BUILDING PERMIT TO BE BY ARCHITECT.
6. SPRINKLER SYSTEM - NON SPRINKLERED (SPRINKLER SYSTEM WITHIN EGRESS STAIRS)
7. G.C. TO PROVIDE FINAL SPACE CLEANING PRIOR TO TENANT OCCUPANCY
8. NO MODIFICATION TO EXISTING EGRESS IS PROPOSED
9. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 72 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT. EXIT SIGN RELOCATION ONLY IS PROPOSED, ALL EXISTING EQUIPMENT TO REMAIN.

TENANT SPACE
-AREA OF NEW WORK



LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72 AND PER CITY OF PORTLAND CODE.
A SEPARATE PERMIT AND CITY APPROVED CONTRACTOR IS REQUIRED.
ALL SYSTEMS TO BE IN CONFORMANCE WITH THE CITY OF PORTLAND FIRE DEPARTMENT.

1. ALL NEW DOOR HARDWARE SHALL MEET THE REQUIREMENTS OF THE 'ADA' & BE LEVER HAND FINISH PER TENANT REQUIREMENTS
2. G.C. TO PROVIDE NEW HARDWARE AT NEW DOORS
3. ALL DOORS & FRAMES SHALL BE PAINTED, U.N.O.
4. DOOR STYLE TO MATCH EXISTING
5. NO CLOSERS
6. ALL NEW DOORS AS SHOWN SHALL 3068 UNLESS NOTED OTHERWISE
7. EXISTING DOORS TO REMAIN UNLESS NOTED OTHERWISE



FLOOR PLAN

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

**MARK
MUELLER
ARCHITECTS
A.I.A.**
100 Commercial Street
Suite 205
Portland, Maine 04101
Phone: 607.774.9207
Fax: 607.773.8811
Email: m.mueller@markmueller.com
Web: www.markmueller.com

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

PROPOSED FLOOR PLAN
DATE: DEC 13 2012
PROJECT:
DRAWN BY:
APP:
CHECK BY:
MAM

A-1.0

PERMIT SET: DECEMBER 13, 2012