

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0316	Issue Date:	CBL: 032 I033001
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Location of Construction: 2 Canal Plaza	Owner Name: October Corporation	Owner Address: One Canal Plaza 5th Floor	Phone:
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: 2076536353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3
Past Use: Commercial	Proposed Use: Commercial Tenant fit-up	Permit Fee: \$528.00	Cost of Work: \$48,000.00
Proposed Project Description: Tenant fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B 4/26/05
		Signature: <i>Jay Kelley</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): P.A.D. Along with Dec. SA - must have sidewalk	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: <i>[Signature]</i>	Date: 4/13/05

Permit Taken By: dmartin	Date Applied For: 03/29/2005	Zoning Approval
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<p>1.</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><i>Separate permits are required for this</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><i>New signage</i></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><i>[Signature]</i> Date: 4/13/05</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><i>[Signature]</i> 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

CONSTRUCTION

PERMIT

Permit Number: 050316

PERMIT ISSUED

APR 28 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify _____

has permission to _____ Tenant fit-up

AT 2 Canal Plaza

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 laid or closed-in. **48 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. Jay Kelley

Health Dept. _____

Appeal Board _____

Other _____ DepartmentName

Ally August 4/28/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Permit No: 05-0316	Date Applied For: 03/29/2005	CBL: 032 I033001
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Location of Construction: 2 Canal Plaza	Owner Name: October Corporation	Owner Address: One Canal Plaza 5th Floor	Phone:
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone (207) 653-6353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Tenant fit-up	Proposed Project Description: Tenant fit-up
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 04/13/2005
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 04/26/2005
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Fire	Status: Approved with Conditions	Reviewer: Deputy Chief Shutts	Approval Date: 04/21/2005
Note:			Ok to Issue:
1) Maintain NFPA 13 Sprinkler system.			
2) Maintain NFPA 72 Fire alarm system.			

Dept: Zoning	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

All Purpose Building Permit Application

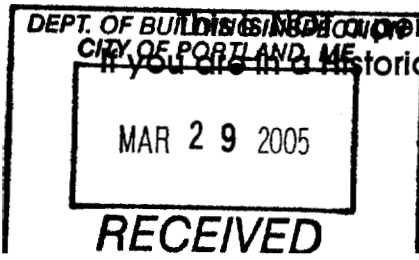
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>2 Canal Plaza (First Spoor)</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>I</u> Lot# <u>033</u>	Owner: <u>Bonus Management</u>	Telephone.
<u>Invoant</u>	Applicant name, address & telephone: <u>Ryan / Co. 106 Merrill Rd Gray, ME 04039 329 3441</u>	
<p>If the location is currently vacant, what was prior use: _____</p> <p>Approximately how long has it been vacant: _____</p> <p>Proposed use: <u>Office</u></p> <p>Project description: <u>Interior wall removal, new ceiling, floor, dry paint & 1 new wall!!!</u></p>		
<p>Contractor's name, address & telephone: <u>Ryan & Company 106 Merrill Rd Gray ME 04039</u></p> <p>Who should we contact when the permit is ready: <u>cell 329-3441</u></p> <p>Mailing address: <u>106 Merrill Rd Gray, ME 04039</u></p>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up, PHONE: <u>cell 329-3441</u></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Paul C. Ryan | Date: 3/25/05



If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

ISSUE/REVISION DATE

1 2/22/05

LIST OF DRAWINGS

- T001 TITLE SHEET
- A101 FLOOR & DEMOLITION PLANS
- A401 REFLECTED CEILING & FINISH PLANS

ISSUE HISTORY

1 2/22/05 - ISSUED FOR CONSTRUCTION

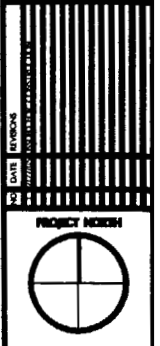
GENERAL NOTES

1. GENERAL CONTRACTOR SHALL PROVIDE ANY MECHANICAL WORK REQUIRED ON A DESIGN BUILT BASIS. INSTALLATION WITHIN MECH COMPLER.
2. GENERAL CONTRACTOR SHALL PROVIDE ALL ELECTRICAL AND PLUMBING WORK ON A DESIGN BUILT BASIS.
3. GENERAL CONTRACTOR SHALL PROVIDE ALL FIRE PROTECTION WORK ON A DESIGN BUILT BASIS.
4. MEP DESIGN BUILD SCOPE OF WORK SHALL MEET ALL APPLICABLE STATE AND CITY CODE REQUIREMENTS.
5. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND CONDITIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. CRITICAL PATHS, EXISTING WORK, MECH AND OTHER APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION AND AS REQUIRED.
6. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS & SPECIFICATIONS, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION-NA DOCUMENT AND FIRST SECTIONS, OWNER-CONTRACTOR AGREEMENT AND ALL ADDENDAS. CHECK FIRST TO AND ALL PLAN CHANGES ISSUED AFTER SIGNATURE OF THE CONTRACT.
7. UNLESS OTHERWISE INDICATED IN THE CONTRACT DOCUMENTS AS BEING NOT IN CONTRACT (N/C) OR EXEMPT, ALL ITEMS, MATERIALS AND INSTALLATIONS OF WORK ARE A PART OF THE CONTRACT DEFINED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND MATERIALS REQUIRED FOR THE WORK SHOWN.
8. CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PAYING AND COVERING ALL PERMITS, INSURANCES, LICENSES AND CITY/STATE CONNECTIONS UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE FOR PERMITS AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES AND REGULATORY AGENCIES UPON JURISDICTION AT THE PROJECT PLACE.
11. CONTRACTOR TO PROTECT THE AREA OF WORK PRIOR TO STARTING AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND THE ACTUAL CONDITIONS. DO NOT SCALE THESE DRAWINGS.
12. PRIOR TO CLOSING ANY WALLS OR CEILING, ALL OPENING SWAG, PLUMBING ELECTRICAL SHALL BE INSPECTED, AND MECH SYSTEMS, TESTED BY CONTRACTOR'S ENGINEERS AND BY INDEPENDENT APPROVED INSPECTOR TO MEET THEIR PROJECT INSTALLATION AND FUNCTION.
13. THE ARCHITECT RESERVES THE RIGHT TO HAVE ANY PORTS, RECEPTACLE OR 2-2-2H COLLECT BY SWH, THE ARCHITECT SHALL APPROVE THE WALLS OR CEILING TO BE CLOSED. THIS APPROVAL SHALL TAKE PLACE PRIOR TO THE BEGINNING APPROVAL. DO AS NOT TO CONFLICT WITH ANY BUREAU OFFICIALS DECISIONS.
14. AT EACH CONSTRUCTION PROVIDE ONE PRIMER COAT AND TWO TOP COATS OF PINK MECH COLOR.
15. SEWET SAMPLES, SNIP DRAWINGS & SCHEDULES FOR ARCHITECT REVIEW & APPROVAL FOR THE FOLLOWING:
 - a. PAINT, SNIP HOLDING SAMPLES
 - b. DOORS, FRAMES, HARDWARE SCHEDULES & PRODUCT DATA SHEETS
 - c. MELLACING SNIP DRAWINGS & SAMPLES
 - d. CEILING SYSTEM
 - e. LIGHT FIXTURES
16. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE OWNER OR MORE RESTRICTIVE CONDITIONS SHALL BE USED IN THE CONTRACT DOCUMENTS, UNLESS OTHERWISE NOTED IN FOOTNOTES, FROM THE OWNER.
17. GENERAL CONTRACTOR SHALL MAINTAIN WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
18. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE WORKING CLEAR OF OBSTACLE, TRAFFIC, SIGNAGE, MATERIALS, ETC.
19. CHANGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE REQUIRED UNLESS THE WORK AND THE ARCHITECT ARE AGREED TO BY THE OWNER IN WRITING BEFORE THE WORK IS COMMENCED FOR EACH PROJECT.
20. AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF WORK PORTION OF WORK.
21. ALL DRAWINGS ARE TO THE FACE OF DRYWALL OR MASONRY WORK.
22. QUALITY CONTROL:
 - a. SITE MEETING: CONTRACTORS TO CONDUCT SITE MEETING AND MEET MEETING PARTIES AT PROJECTS AS SPECIFIED BY OWNER, CONTRACTORS, AND ALL SUB-CONTRACTORS MUST BE PRESENT, UNLESS NOTED BY OWNER.
 - b. INSTALLATION READY AS MORE EXHAUSTIVE INSPECTIONS ARE REQUIRED ON THESE DRAWINGS AND IN THESE NOTES, COMPLY WITH GENERALLY ACCEPTED BEST PRACTICES AND INSTALL PROCEDURES IN EFFECT COMPLIANCE WITH MANUFACTURER'S PROVIDED INSTRUCTIONS.
 - c. MECH EVALUATION APPEARANCE OR PERFORMANCE WITH DESIGN BUILT, MECH MEASUREMENTS, VISIBILITY, SOUNDING, HANDSHOWN, VALUED AND MEASUREMENTS OF WORK SHALL, MECH RESPONSIBLE, ETC. IN THE OPINION OF THE ARCHITECT OR OWNER.

CODE SUMMARY

PROJECT IS DESIGNED TO INTERNATIONAL BUILDING CODE 2009 EDITION.
 SEE GROUP NUMBER
 PROJECT IS IN USE OF FIRST FLOOR
 TYPE OF CONSTRUCTION TYPE 2B
 FIRE SUPPRESSION NOT SPECIFIED

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 MAR 29 2005
 RECEIVED



NOVANT 1ST FLOOR
 3 CANAL PLAZA
 PORTLAND, ME 04101

Cubellis Associates Inc.
 200 State Street
 Portland, ME 04101
 Tel: 207-625-2777
 Fax: 207-625-2778
 www.cubellis.com

T001
 0526PT

INTERIOR CONSTRUCTION:
NOVANT
 2 CANAL STREET, PORTLAND, MAINE

UNLESS OTHERWISE INDICATED, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSES, AND INSURANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING WORK AND ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL AREAS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL REGULATORY AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM THE OWNER.