

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that COW PLAZA 1 LLC

Located At 1 CANAL PLAZA

Job ID: 2012-07-4528-ALTCOMM

CBL: 032- I-036-001

has permission to Interior fit up for Suite 602, install walls

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

\_\_\_\_\_  
Fire Prevention Officer

*Jamie Bonk* 8/30/12  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-07-4528-ALTCOMM

Located At: 1 CANAL PLAZA

CBL: 032- I-036-001

## **Conditions of Approval:**

### **Building**

1. 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.
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.

### **Fire**

All construction shall comply with City Code Chapter 10.

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.

Fire extinguishers are required. Installation per NFPA 10.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

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.

Non-combustible construction of this structure requires all construction to be Non-combustible.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-07-4528-ALTCOMM	Date Applied: 7/24/2012	CBL: 032- I-036-001	
Location of Construction: 1 CANAL PLAZA - 6 <sup>th</sup> floor	Owner Name: COW PLAZA 1 LLC	Owner Address: 100 COMMERCIAL ST PORTLAND, ME 04101	Phone: 775-2252
Business Name:	Contractor Name: Brad Finlay, @ Monaghan Woodworks	Contractor Address: 100 COMMERCIAL ST PORTLAND MAINE 04101	Phone: (207) 775-2683
Lessee/Buyer's Name: Point Capital Partners LLC	Phone: 207- 370-6022	Permit Type: BLDG ALT	Zone: B-3
Past Use: Offices	Proposed Use: Same: Offices - Interior tenant fit-up - no exterior work for suite 602 on 6 <sup>th</sup> floor	Cost of Work: \$5,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 1B MUREL 2009 Signature: <i>[Signature]</i>
Proposed Project Description: Interior fit up; install walls.		Pedestrian Activities District (P.A.D.)  8/28/12	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>[Signature]</i> 7/25/12</p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist 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: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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

9-17-12 ~~6~~ Brace walls above grid.  
OK CLOSE IN

10-3-12  
G F JM BKL - PASS - CLOSE



# General Building Permit Application <sup>entire</sup> 7/24/12 139

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.

**D 2012-07-4528 - ALT comm**

Location/Address of Construction: 1 CANAL PLAZA - 6TH FLOOR - SUITE 602			
Total Square Footage of Proposed Structure 2,242 SF (TENANT SPACE)		Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 032            1036            001	Owner: COW PLAZA 1 LLC 100 COMMERCIAL ST PORTLAND, ME 04101	Telephone: 207.775.2252	
Lessee/Buyer's Name (If Applicable) POINT CAPITAL PARTNERS LLC 1 CANAL PLAZA - SUITE 701 PORTLAND, ME 04101 P: 207.370.6022	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 rfi@muellerarchitects.com	Cost Of Work: \$ <u>5,000.00</u>  Fee: \$ <u>70.00</u>  C of O Fee: \$ <u>N/A</u>	
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: <u>INTERIOR TENANT FIT-UP. INSTALLATION OF INTERIOR NON-LOAD BEARING WALLS, NO EXTERIOR WORK.</u>			
Contractor's name, address & telephone: <u>MONAGHAN WOODWORKS</u>			
Who should we contact when the permit is ready: <u>BRAD FINLAY</u> Mailing address: <u>100 COMMERCIAL ST</u> Phone: <u>207.775.2683</u> <u>PORTLAND, ME 04101</u>			

**RECEIVED**  
JUL 24 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](http://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: JULY 24, 2012

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 23099

**Tender Amount:** 70.00

## Receipt Header:

**Cashier Id:** bsaucier

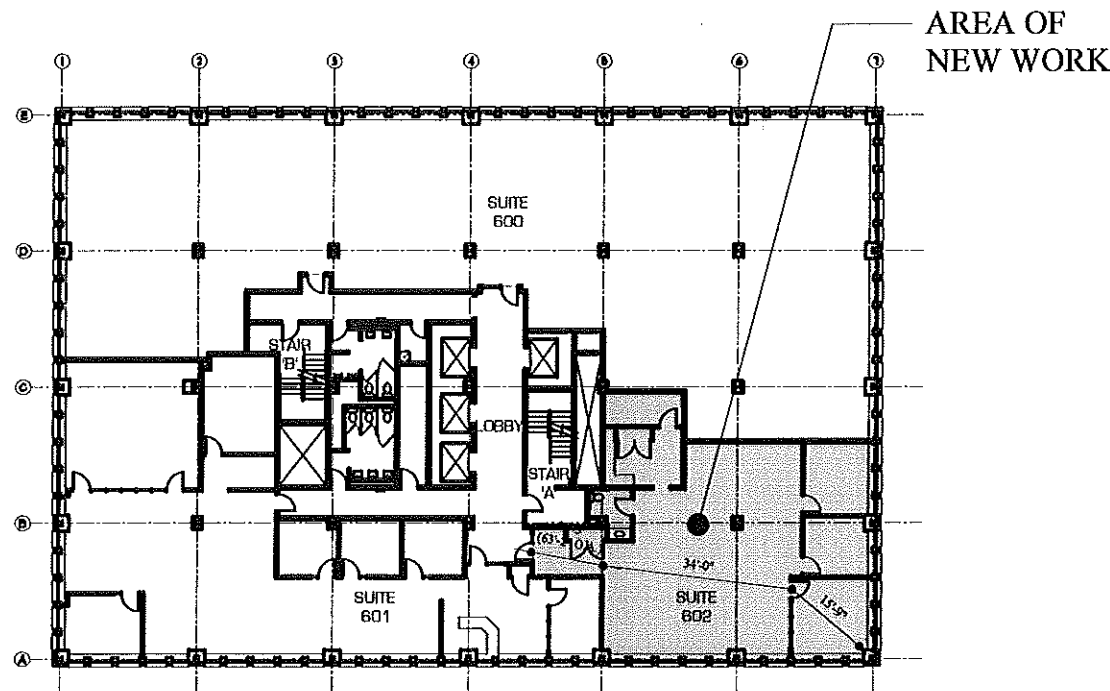
**Receipt Date:** 7/24/2012

**Receipt Number:** 46304

## Receipt Details:

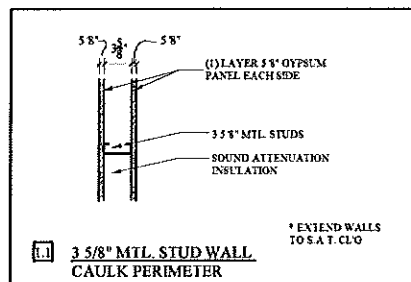
Referance ID:	7383	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	70.00	Charge Amount:	70.00
Job ID: Job ID: 2012-07-4528-ALTCOMM - Interior fit up; install walls.			
Additional Comments: 1 Canal Plaza			

**Thank You for your Payment!**



**KEY PLAN**

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



NFPA 101 2009: CODE DATA	
OCCUPANT LOAD	23 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	E.T.R.
ACTUAL BUILDING AREA	1,470 S.F. (TENANT SPACE)
BUILDING HEIGHT	10 STORIES
FIRE SUPPRESSION	YES - EXISTING TO REMAIN
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	23 PEOPLE
USE GROUP CLASSIFICATION	BUSINESS
TYPE OF CONSTRUCTION	E.T.R.
TENANT SPACE AREA	1,470 S.F. (TENANT SPACE)
BUILDING AREA LIMITATION - 50 FT. (TENANT SPACE)	N/A
STREET FRONTAGE INCREASE (12%) - 50 FT.	N/A
AUTOMATIC SPRINKLER SYSTEM INCREASE (20%) - 50 FT.	N/A
ALLOWABLE BUILDING AREA - 50 FT.	N/A
BUILDING HEIGHT	10 STORIES
FIRE SUPPRESSION	YES - EXISTING TO REMAIN
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	

**DEMOLITION NOTES:**

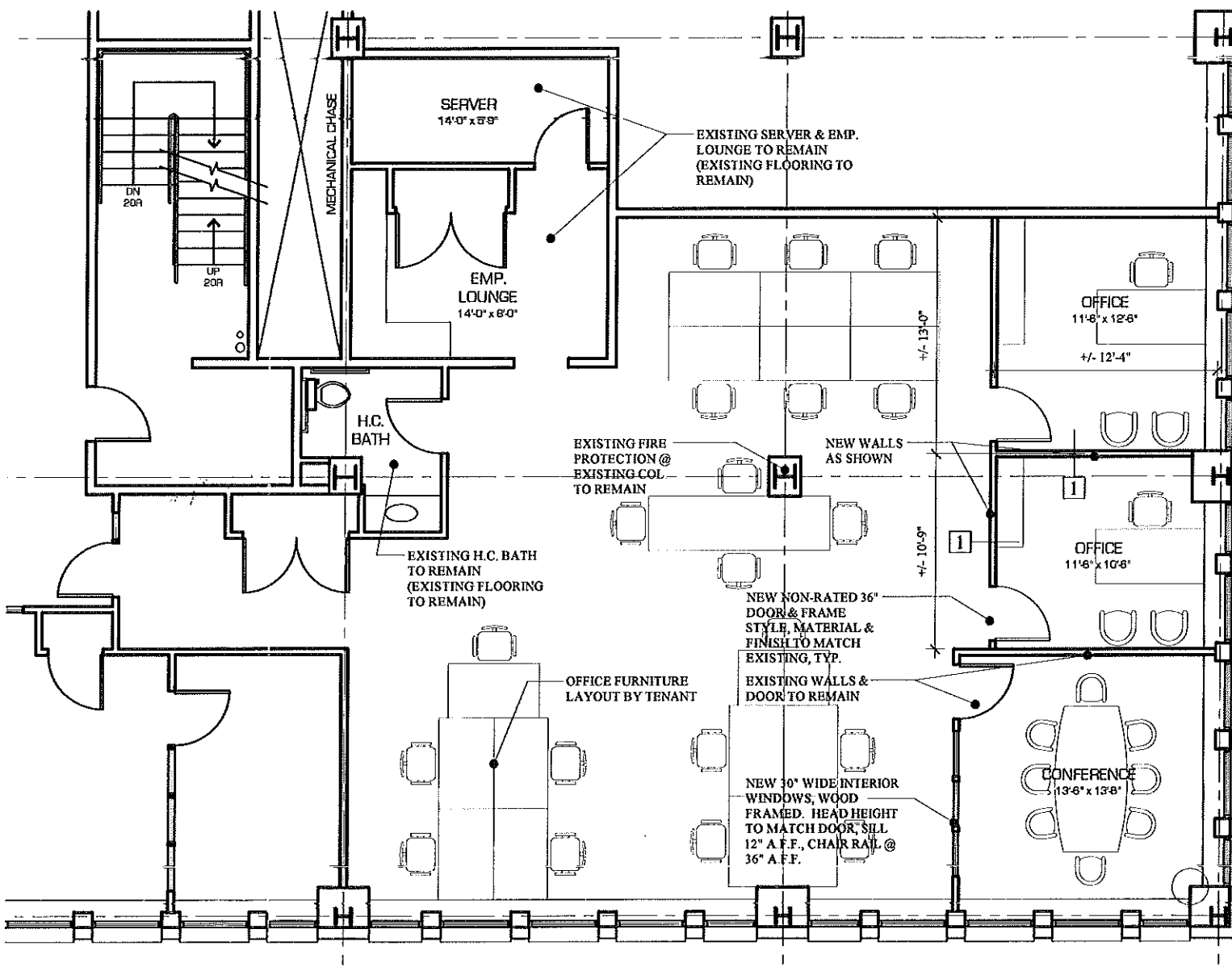
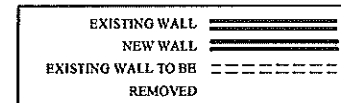
- ALL WALLS SHOWN AS TO BE REMOVED SHALL BE FIELD VERIFIED BY THE O.C. REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT.
- ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO DEMOLITION. VERIFY WATER SHUT-OFF W/ BUILDING OWNER AS NEEDED. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL UNLESS PERMITTED BY THE CITY BUILDING INSPECTOR. FIRE ALARM SYSTEMS TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
- DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
- ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
- ALL FIRE PROTECTION, GYPSUM DRYWALL &/ OR FIRESPRAY ON STRUCTURAL MEMBERS, INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/ CEILING ASSEMBLIES SHALL NOT BE REMOVED.
- PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
- DIMENSIONS INDICATED +/- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
- REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS. CAP PLUMBING TILUSH WITH FLOOR.
- G.C. TO VERIFY WITH 'DO SAFE' PRIOR TO ANY SITE WORK AS REQD PER PLAN.
- FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

**GENERAL NOTES:**

- 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/AQ, ADA/AQ, MFS.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS. REPORT ANY DISCREPANCIES TO ARCHITECT PRIOR TO WORK.
- INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- INSTALL MOISTURE RESISTANT GYPSUM BOARD IN RECYCLE/TRASH, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS, INCLUDING UNIT BATHROOMS.
- ALL CAULKING AROUND WINDOWS SHALL BE NON-HARDENING TYPE SEALANT.
- INSTALL U.L. FIRE-STOPPING SEALANT SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- FIRESTOP VERTICAL MECHANICAL CHASES @ FLOOR & CEILING PENETRATIONS. CAULK JOINTS.
- CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR, STAIRWELL WALLS, ETC.
- PATCH & PAINT ALL AREAS OF DEMOLITION THAT ARE EXPOSED PER THE DESIGN UNLESS NOTED OTHERWISE.

**FINISHES & EQUIPMENT:**

- SCOPE OF WORK: THE PROJECT INCLUDES THE TENANT FIT-UP OF INTERIOR WALLS FOR POINT CAPITAL PARTNERS LLC - (NO CHANGE OF USE)
- 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.
- ALL NEW INTERIOR FINISHES SHALL MEET: WALLS & CEILINGS: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II
- FURNITURE, FIXTURES AND EQUIPMENT: SHALL BE FLAME RESISTANT & MEET NFPA 701, STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES & FILMS.
- BUILDING PERMIT BY THE ARCHITECT.
- SPRINKLER SYSTEM - EXISTING TO REMAIN. VERIFY EXISTING HEAD LOCATIONS WITH PROPOSED PLAN. NEW WORK SHALL BE PER NFPA 13.
- ALL EXISTING EGRESS COMPONENTS SHALL REMAIN UNLESS NOTED OTHERWISE AS SHOWN ON DRAWINGS.
- LIFE SAFETY - NO PROPOSED WORK, ALL EXISTING EQUIPMENT TO REMAIN.
- HVAC - VERIFY EXISTING HVAC SYSTEM & DUCT WORK WITH PROPOSED PLAN.



**FLOOR PLAN**

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

**MARK MUELLER ARCHITECTS**  
A.I.A.  
100 Commercial Street  
Suite 205  
Portland, Maine 04101  
Phone: 207.774.8057  
Fax: 207.773.9851  
rf@muellerarchitects.com

POINT CAPITAL  
1 CANAL PLAZA - SUITE 602  
PORTLAND, MAINE

PROPOSED PLANS

DATE	07.14.12
PROJECT	POINT CAPITAL
DRAWN BY	MP
CHECKED BY	MM

A-1.0

PERMIT SET: JULY 24, 2012