

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ION

PERMIT

Permit Number: 081443
DEC 17

This is to certify that GRE CONGRESS CANAL L M & M Mike Mill

has permission to interior renovations to the 8th floor office

AT 1 CANAL PLAZA 8th floor

C 032 1036001

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 lath or other work is set-in. 2 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. Craig Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jamie Bouke 12/11/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1443	Issue Date:	CBL: 032 1036001
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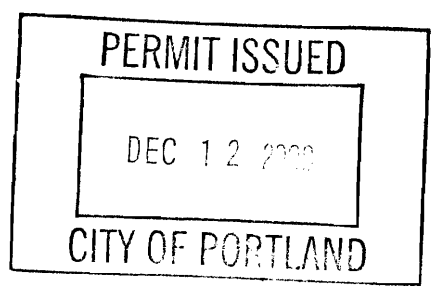
Location of Construction: 1 CANAL PLAZA 8th floor	Owner Name: GRE CONGRESS CANAL LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: M & M Builders / Mike Miller	Contractor Address: 259 Mitchell Road Cape Elizabeth	Phone: 2078382508
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial - Office 8th floor	Proposed Use: Commercial - Office 8th floor - interior renovations to the 8th floor office	Permit Fee: \$920.00	Cost of Work: \$90,000.00	CEO District: 1
Proposed Project Description: interior renovations to the 8th floor office		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B	
		Signature: <i>Cecilia Cross</i>		Signature: <i>JMB 12/11/08</i>
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: 11/10/2008	Zoning Approval		
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- 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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/2/08</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 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: _____
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Any exterior work requires separate review and approval

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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

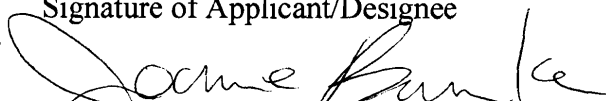
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

12/12/08

Date



Signature of Inspections Official

12/11/08

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1443	Date Applied For: 11/10/2008	CBL: 032 1036001
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Location of Construction: 1 CANAL PLAZA 8th floor	Owner Name: GRE CONGRESS CANAL LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: M & M Builders / Mike Miller	Contractor Address: 259 Mitchell Road Cape Elizabeth	Phone (207) 838-2508
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office 8th floor - interior renovations to the 8th floor office	Proposed Project Description: interior renovations to the 8th floor office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/12/2008

Note: **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/11/2008

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, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 12/01/2008

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

Comments:

11/12/2008-mes: for Perkins Thompson Law offices



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: <u>1 Canal Plaza 8th Floor</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>I</u> Lot# <u>36</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Perkins Thompson</u> Address <u>1 Canal Plaza</u> City, State & Zip <u>Portland, Me 04107</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Boluo's Mgt</u> Address <u>1 Canal Plaza</u> City, State & Zip <u>Portland Me 04107</u>	Cost Of Work: \$ <u>90,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>920</u>
Current legal use (i.e. single family) <u>office 8th</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Interior renovations 8th floor office</u>		
Contractor's name: <u>MVA Builders</u> Address: <u>239 Mitchell Rd</u> City, State & Zip <u>Cape Elizabeth Me 04107</u> Telephone: <u>795-6768</u> Who should we contact when the permit is ready: <u>Mike Miller</u> Telephone: <u>838-2508</u> Mailing address: <u>same</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: [Signature] Date: 11/10/08

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



CVL 32136 M/M BUILDINGS

Certificate of Design Application

Designer: Scott Simons Architects
 Date: 11-10-2008
 Name: Perkins Thomasen LAW OFFICES Renovations
 Address of Construction: ONE CADAL PLAZA

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2006 Use Group Classification (s) BUSINESS GROUP B
 Type of Construction EXISTING BLDG: REINFORCED CONCRETE/METAL STUD PARTITIONS : NEW PARTITIONS: METAL STUD/GLB
 Type 2B
 Does a fire suppression system in accordance with Section 903.3.1 of the 2003 IBC? No Supervisory alarm system? YES/EXISTING
 Is the structure mixed use? No If yes, separated or non separated or non separated (section 302.3) —
 Is a technical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>
<u>N/A</u>	<u>N/A</u>

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
N/A Basic wind speed (1809.3)
N/A Building category and wind importance Factor, w
 table 1604.5, 1609.5)
N/A Wind exposure category (1609.4)
N/A Internal pressure coefficient (ASCE 7)
N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
N/A Main force wind pressures (7603.1.1, 1609.6.2.1)

Seismic design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
N/A Seismic use group ("Category")
N/A Spectral response coefficients, S_D & S_1 (1615.1)
N/A Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
N/A Roof snow loads (1603.7.3, 1608)
N/A Ground snow load, P_g (1608.2)
N/A If $P_g > 10$ psf, flat-roof snow load s_f
N/A If $P_g > 10$ psf, snow exposure factor, C_e
N/A If $P_g > 10$ psf, snow load importance factor, I_f
N/A Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
N/A Seismic design category (1616.3)
N/A Basic seismic force resisting system (1617.6.2)
N/A Response modification coefficient, R , and
 deflection amplification factor C_d (1617.6.2)
N/A Analysis procedure (1616.6, 1617.5)
N/A Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2401)



Scott Simons Architects

75 York Street
Portland, Maine 04101
phone 207 772 4656
fax 207 828 4656
www.simonsarchitects.com

MEMORANDUM

date: 11/21/2008
project: PERKINS THOMPSON LAW OFFICES: 2006-0170
to: John Upton
Perkins Thompson
One Canal Plaza
P.O. Box 426
Portland, ME 04112

phone: (207) 774-2635
fax: (207) 871-8026

subject: Code compliance for One Canal Plaza 8th Floor renovation: Perkins Thompson

The following is a recap of a telephone conversation between Will Gatchell of SSA and Captain Greg Cass of the Portland Fire Prevention office. On November 17, 2008 Capt. Cass articulate concern that the Perkins Thompson lease space renovation of the 8th floor of One Canal Plaza did not meet the 2006 NFPA Life Safety Code. Upon further review by SSA, it was determined that only one component of the permitted project did not meet code. This component was addressed and a solution, below, is explained. Please see attached sketch of area of note as well as quote for exit door to be provided.

The project meets code based on the following:

1. Occupancy for new sublet space is 14 based on business use occupant load factor, table 7.3.1.2 (1,400 S.F. / 100 S.F. per occupant). Required exit doors for this space equals one.
2. Dead End Corridors (regardless of fire protection) shall not exceed 50 feet (NFPA 39.2.5.2): maximum dead end corridors in proposed renovation do not exceed 34 feet.

The project does not meet code based on the following:

1. Common Path of Travel for unprotected buildings shall not exceed 75 feet. One office in the new sublet space exceeds 75 feet.

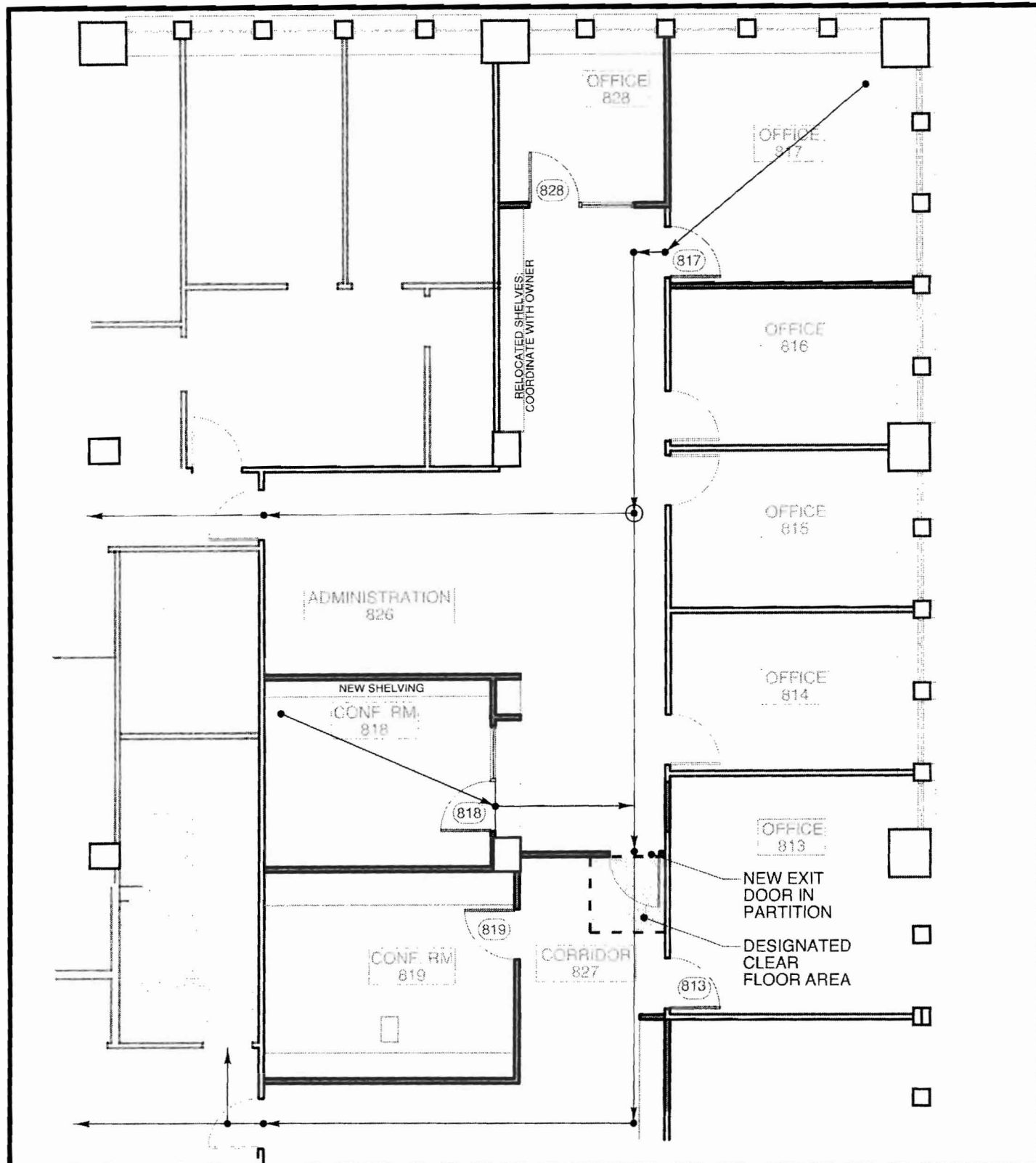
The following option was discussed and approved by Captain Cass to attain full compliance with NFPA:

1. Add one exit door in the new temporary partition. Exit door limits the Common path of Travel to 38 feet maximum.
2. Exit door shall be equipped with egress hardware set including:

project: Perkins Thompson Law Offices
P:2006-0170-1125903.doc

date: 11/21/2008

- a. Hinges
 - b. Closer
 - c. Magnetic lock (door unlocks when fire alarm activates)
 - d. Power supply
 - e. Lever passage set
3. Exit door provides occupants of sublet space a second means of egress through the Perkins Thompson space.
 4. Signage in new sublet space will note door as an exit door. Signage in Perkins Thompson space will note required clear floor area to ensure safe egress from sublet space.




 Scott Simons Architects
 75 York Street
 Portland, Maine 04101
 phone 207 772 4656
 fax 207 828 4656

PROJECT: **PERKINS THOMPSON LAW OFFICES**
 ONE CANAL PLAZA, PORTLAND, MAINE
 PROJECT # 2006-0170

TITLE: NFPA COMPLIANCE SKETCH FOR CITY OF PORTLAND
 SCALE: 1/8" = 1'-0"
 DATE: NOVEMBER 21, 2008

2008 © Scott Simons Architects

CSK-1

PRECISION



MILLWORK

a division of EXACTITUDE, INC

Precision solutions. Uncompromised service.

Michael Miller

M and M Builders

DATE November 11, 2008

PROJECT Perkins Thompson Law Office

LOCATION 1 Canal Plaza
Portland, Maine

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS:

Egress Opening

Knock Down HM Frame

Wood Doors

Hinges, Lever Passage Set, Closer, Magnetic Lock, and Power Supply

Furnished and Installed
\$1,695.00

Bringing power to the opening is by others.

Hook up of the power supply is included.

This opening has a ADA compliant lever handle passage set, all others have knobs.

TERMS ARE NET 30 DAYS

ACCEPTED _____

BY _____

DATE _____

BY _____

200 JOHN ROBERTS ROAD # 162 P. O. BOX 9421 SOUTH PORTLAND, ME 04116 (207) 761-3997 FAX (207) 761-0474

From: Will Gatchell <will@simonsarchitects.com>
To: Gregory Cass <GEC@portlandmaine.gov>
Date: 12/1/2008 10:10:23 AM
Subject: Re: One Canal Plaza permit ammendment

Capt. Cass,

I spoke to Greg McCellar of Boulos Property Management (871-1290) who manages 1 Canal Plaza. The electronic lock will be keyed to a building-wide alarm system. Any time the building's fire alarm is activated, the door will unlock.

Please let me know if you need further clarification.

Best,
William Gatchell, AIA
Scott Simons Architects
75 York Street
Portland, ME 04101
207.772.4656 tel
207.828.4656 fax

On Nov 25, 2008, at 11:06 AM, Gregory Cass wrote:

> Mr. Gatchell
> Thank you for your attention to this detail.
> I do however have a final question.
> Does the activation of the fire alarm system sound the evacuation
> signal throughout the entire building?? OR is it a partial evacuation
> signal.
>
> The locking mechanism must be connected to both the fire alarm system
> and a power supply. The power supply should not be connected to the
> emergency generator.
> I realize that security is a concern and I hope this life safety
> concern does not Create a conflict.
> Respectfully.
>
> Captain Greg Cass
> Portland Fire Dept.
> Fire Prevention Officer
>
>>>> Will Gatchell <will@simonsarchitects.com> 11/25/2008 10:34:11 AM
>>>>
> Captain Cass,
>
> Please find the attached PDF document including: a memo recapping our
>
> conversations, a sketch showing the exit door, egress paths, and
> clear floor area, and quote for required exit door and door hardware.
>
> Please let me know if you have any additional questions.
>
> Best,



Certificate of Design

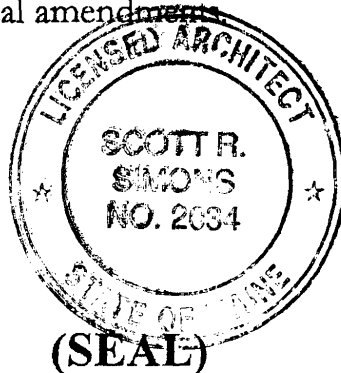
Date: 11-10-2008

From: Will GATHELL / SCOTT SIMONS ARCHITECTS

These plans and / or specifications covering construction work on:

MINOR INTERIOR RENOVATIONS INCLUDING: NON-LOAD BEARING PARTITIONS,
CARPET, CEILING TILE, LIGHTING

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments



Signature: *Scott R. Simons*

Title: Principal

Firm: Scott Simons Architects

Address: 75 York St

PORTLAND, ME 04101

Phone: (207) 772-4656

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

Designer: SCOTT SIMONS ARCHITECTS

Address of Project: ONE CANAL PLAZA

Nature of Project: MINOR INTERIOR RENOVATIONS INCLUDING:
NON-LOAD BEARING PARTITIONS, CARPET, CEILING
TILE & LIGHTING.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: *Scott R. Simons*

Title: Principal

Firm: SCOTT SIMONS ARCHITECTS

Address: 75 YORK ST
PENNAUD, ME 04101

Phone: (207) 772-4656

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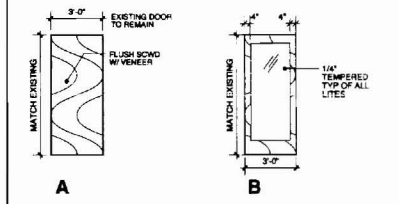
DOOR SCHEDULE

Door No.	Location	Door Type	Style	Door Width	Height	Material	Thickness	Frame Type	Frame Material	Head	Jamb	How Set	Fire Label	Remarks
EIGHTH FLOOR														
801														
802														
803														
804A														
804B														
805														
806	806 OFFICE	A	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"		PTD MTL	2/A1.1	2/A1.1			
812	812 OFFICE	A	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"		PTD MTL	2/A1.1	2/A1.1			
813	813 OFFICE	A	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"		PTD MTL	2/A1.1	2/A1.1			RELOCATED
814														
817	817 CONF. ROOM	A	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"	F1	PTD MTL	2/A1.1	2/A1.1			
818	818 CONF. ROOM	A	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"	F2	PTD MTL	2/A1.1	2/A1.1			WITH 3'-0" X 7'-0" GLASS SIDELIGHT
819	819 COPY ROOM	A	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"	F1	PTD MTL	2/A1.1	2/A1.1			
822														
823														
827														
828	828 OFFICE	B	FLUSH WOOD	3'-0"	7'-0"	SC WD	1 3/4"	F2	PTD MTL	2/A1.1	2/A1.1			WITH 8'-0" X 7'-0" GLASS SIDELIGHTS

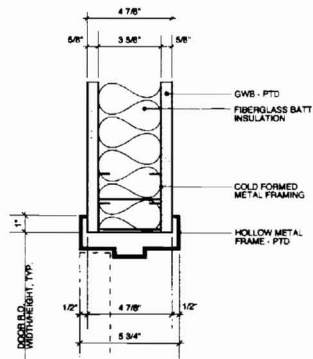
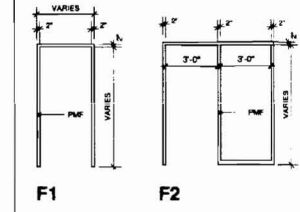
FINISH SCHEDULE

Room No.	Room Name	F
EIGHTH FLOOR		
801	RECEPTION	
802	SIM TO 999	
803	SIM TO 999	
804	CONF. ROOM	
805	SIM TO 999	
806	OFFICE	
807	SIM TO 999	
808	SIM TO 999	
809	SIM TO 999	
810	SIM TO 999	
811	SIM TO 999	
812	OFFICE	
813	SIM TO 999	
814		
815		
816	OFFICE	
817	OFFICE	
818	CONFERENCE ROOM	
819	COPY ROOM	
820	TEL / DATA	
821		
822		
823	ADMINISTRATION	
824	STORAGE FILES	
825		
826	ADMINISTRATION	
827	CORRIDOR	
828	OFFICE	
999	TYP. EXISTING OFFICE	

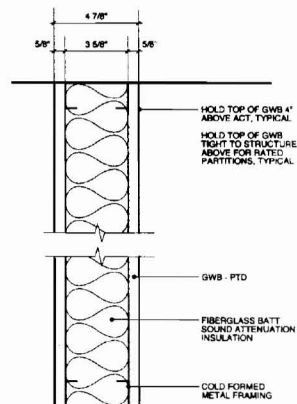
DOOR TYPES



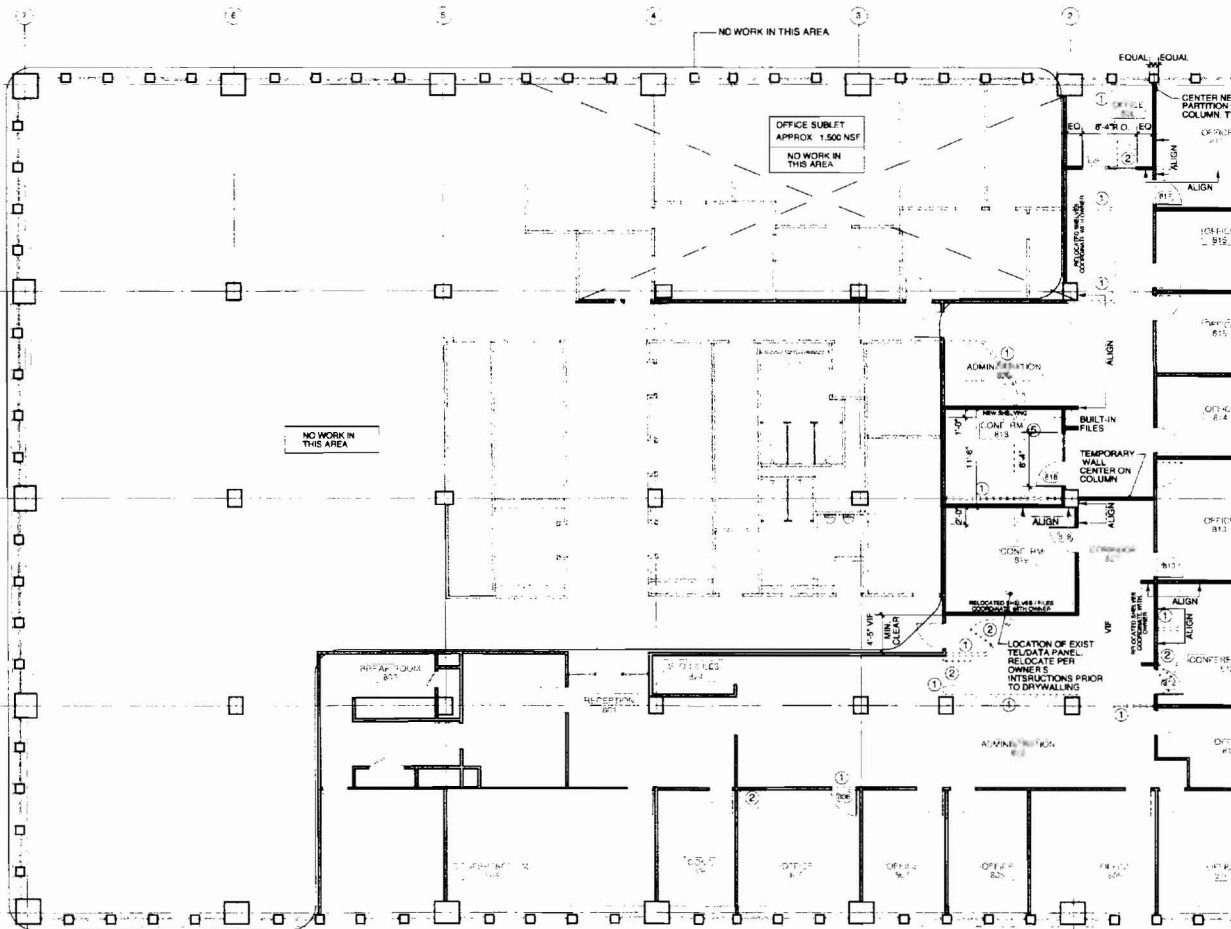
FRAME TYPES



2 TYP DOOR HEAD/JAMB
A-1.1 SCALE: 3" = 1'-0"



3 TYP PARTITION SECTION
A-1.1 SCALE: 3" = 1'-0"



1 PROPOSED EIGHTH FLOOR PLAN & DEMO PLAN
A-1.1 SCALE: 1/8" = 1'-0"

EXISTING TO REMAIN

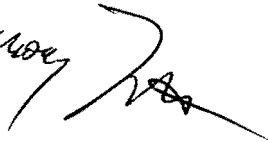
TO BE DEMOLISHED

NEW PARTITION

12-31-08 OK - rough-in electrical 8th floor. Fill any penetration with fire
cooking between units or into egress areas. M.E.H.

3/24/09 See As-Builts Submitted by Mike Miller.

Removing previous wall - relocated wall with
new closet and both offices to be sprinklered
per Emails from Keith G. & M.M. JMB

2/26/09 Final okay 



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11-10 2008

Received from M F M Builders

Location of Work Kiosk

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ 920 Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 920

Building (1L) _____ Plumbing (1S) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 32T 36

Check #: CC Total Collected \$ 920

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy