

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100187

Please Read Application And Notes, If Any, Attached

This is to certify that Cow Plaza 1 Llc/Monaghan Woodworks Inc.
has permission to Interior tenant renovations for the United Way office.
AT 1 Canal Plaza CBL 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.

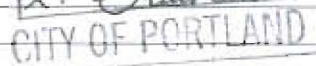
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-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. CRPT. R. Southern
Health Dept. _____
Appeal Board _____
Other _____
Department Name



[Signature] 3.19.10
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: 10-0187	Issue Date:	CBL: 032 1036001
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Location of Construction: 1 Canal Plaza <i>suite 301</i>	Owner Name: Cow Plaza I Llc	Owner Address: 100 Commercial St	Phone: 207-775-2252
Business Name: United Way	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Office (KeyBank) <i>3rd floor</i>	Proposed Use: Commercial / Office: (United Way) Interior tenant renovations. <i>3rd floor</i>	Permit Fee: \$830.00	Cost of Work: \$81,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: B Type: 2B <i>TBC 2003</i>	

Proposed Project Description: Interior tenant renovations for the United Way office.	Signature: <i>(Signature)</i>	Signature: <i>(Signature)</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: gg	Date Applied For: 03/01/2010	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:	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 checked="" 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:
			

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

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

Permit No: 10-0187	Date Applied For: 03/01/2010	CBL: 032 1036001
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Location of Construction: 1 Canal Plaza	Owner Name: Cow Plaza 1 Llc	Owner Address: 100 Commercial St	Phone: 207-775-2252
Business Name: United Way	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Office: (United Way) Interior tenant renovations. - 3rd floor	Proposed Project Description: Interior tenant renovations for the United Way office.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 03/02/2010
 Note: Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work
- 2) Separate permits shall be required for any new signage.

Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 03/19/2010
 Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations units and common areas shall be protected with approved firestop materials and shall not reduce the required rating.
- 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: 03/02/2010
 Note: Ok to Issue:

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.
- 3) A single source supplier should be used for all through penetrations.
- 4) 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
- 5) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 6) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 7) Non-combustible construction of this structure requires all construction to be Non-combustible.
- 8) Fire extinguishers required Installation per NFPA 10
- 9) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 10) 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.
- 11) All construction shall comply with NFPA 1 and 101

Location of Construction: 1 Canal Plaza	Owner Name: Cow Plaza 1 Llc	Owner Address: 100 Commercial St	Phone: 207-775-2252
Business Name: United Way	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. 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)

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.

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

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

Date

Signature of Inspections Official

Date





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: 1 CANAL PLAZA - 3TH FLOOR		
Total Square Footage of Proposed Structure 9,062 SQ. FT. (Tenant Space @ ^{2D}3TH FLOOR)		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 1036 001	Owner: COW PLAZA I LLC 100 COMMERCIAL STREET PORTLAND, ME 04101	Telephone: 207.775.2252
Lessee/Buyer's Name (If Applicable) UNITED WAY 1 CANAL PLAZA - SUITE 301 PORTLAND, ME 04101	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851	Cost Of Work: \$ 81,000.00 Fee: \$ 830.00 C of O Fee: \$ N/A
Current Specific use: BUSINESS - office keyboard If vacant, what was the previous use? N/A Proposed Specific use: BUSINESS office - Unidway		
Project description: INTERIOR TENANT RENOVATIONS. NEW INTERIOR WALLS, MINOR ELECTRICAL; NO PLUMBING & NO EXTERIOR WORK.		
Contractor's name, address & telephone: MONAGHAN WOODWORKS		
Who should we contact when the permit is ready: MICHAEL MONAGHAN <i>MM</i>		RECEIVED MAR - 1 2010 Dept. of Building Inspections City of Portland Maine
Mailing address: 100 COMMERCIAL STREET SUITE 311 PORTLAND, ME 04101 Phone: 207.775.2683		

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: <i>Mark Mueller</i>	Date: FEBRUARY 26, 2010
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This is not a permit; you may not commence ANY work until the permit is issued.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: MARK MUELLER ARCHITECTS

Address of Project: 1 CANAL PLAZA - 3TH FLOOR

Nature of Project: INTERIOR TENANT RENOVATIONS. NEW INTERIOR
WALLS, MINOR ELECTRICAL; NO PLUMBING & NO
EXTERIOR WORK.

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.

Signature: 

Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL STREET
SUITE 205
PORTLAND, ME 04101

Phone: 207.774.9057

(SEAL)

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MARK MUELLER ARCHITECTS

RE: Certificate of Design

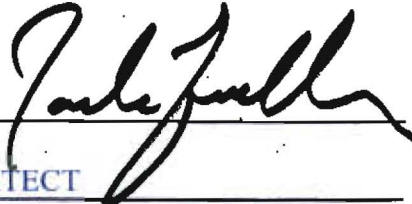
DATE: FEBRUARY 26, 2010

These plans and / or specifications covering construction work on:

INTERIOR TENANT RENOVATIONS. NEW INTERIOR WALLS, MINOR ELECTRICAL;
NO PLUMBING & NO EXTERIOR WORK.

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

(SEAL)

Signature: 

Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL STREET
SUITE 205
PORTLAND, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

