

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**  
MAY 26 2005  
Permit Number 050580  
**CITY OF PORTLAND**

**PERMIT**

This is to certify that Finard Murray W Tr/Payton Inc Corp  
has permission to UPGRADE TO ADA COMPLIANCE  
AT 1 Monument Sq 032 K012001

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 inspection must give and written permission procure before this building or part thereof laid or closed-in.  
**HIGH 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 P. Kelley 5-13-05 P.F.D.  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

[Signature]  
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: 05-0560	Dist. Date: <b>PERMIT ISSUED</b> MAY 26 2005	CBL: 032 K012001
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<b>Location of Construction:</b> 1 Monument Sq	<b>Owner Name:</b> Finard Murray W Tr	<b>Owner Address:</b> One Monument Square Suite 200	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Payton Maine Corp.	<b>Contractor Address:</b> 75 Market Street CITY OF PORTLAND	<b>Phone:</b> 7727222
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B-3

<b>Past Use:</b> Commercial	<b>Proposed Use:</b> Commercial install 2 bathrooms ninth floor	<b>Permit Fee:</b> \$966.00	<b>Cost of Work:</b> \$105,000.00	<b>CEO District:</b> 1
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<b>Proposed Project Description:</b> <del>Install</del> 2 bathrooms <b>UPGRADE FOR ADA COMPLIANCE</b>	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: B Type: 2B 5/23/05
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Signature: *JLK P.F.D. 5-13-05*

Signature: *[Signature]*

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 05/11/2005	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>5/12/05</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>[Signature]</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**

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

<b>Permit No:</b> 05-0560	<b>Date Applied For:</b> 05/11/2005	<b>CBL:</b> 032 K012001
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<b>Location of Construction:</b> 1 Monument Sq	<b>Owner Name:</b> Finard Murray W Tr	<b>Owner Address:</b> One Monument Square Suite 200	<b>Phone:</b>
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<b>(BusinessName:</b>	<b>Contractor Name:</b> Payton Maine Corp.	<b>Contractor Address:</b> 75 Market Street Portland	<b>Phone</b> (207) 772-7222
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<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b>
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<b>Proposed Use:</b> Commercial Upgrade 2 bathrooms - 9th floor	<b>Proposed Project Description:</b> Upgrade 2 bathrooms - 9th floor
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/12/2005  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 05/23/2005  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 05/12/2005  
**Note:**      **Ok to Issue:**

1) Maintain NFPA 13, and 72 in construction of the restrooms

# 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>ONE MONUMENT SQUARE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>232</u> Block# <u>K</u> Lot# <u>0.2</u>	Owner: <u>CONGRESS FEDERAL TRUST</u> <u>C/O FINARD &amp; COMPANY</u>	Telephone: <u>772.2257</u> <u>DEBORAH FULLER</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>PAYTON MAINE CORP.</u> <u>56 INDUSTRIAL PARK RD.</u> <u>SACO, ME 04072 286.8500</u>	Cost Of Work: \$ <u>105,000.00</u> Fee: \$ <u>966.00</u>
Current use: <u>(2) BATHROOMS</u>	<u>(2) EXIST BATHROOMS</u> <u>BEING DEMOLISHED</u> <u>RECONSTRUCTED FOR</u> <u>FINISH UPGRADE</u>	
If the location is currently vacant, what was prior use: <u>N/A</u>	<u>N/A</u>	
Approximately how long has it been vacant: <u>N/A</u>	<u>N/A</u>	
Proposed use: <u>(2) BATHROOMS</u>	Project description: <u>2nd floor</u>	
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>GEOFF MITCHELL</u>		
Mailing address: <u>286.8500</u>		
<div style="border: 1px solid black; padding: 5px; display: inline-block;">             DEPT. OF BUILDING INSPECTION              CITY OF PORTLAND, ME  <div style="border: 1px solid black; padding: 5px; display: inline-block; margin: 5px;">                 MAY - 9 2005  <b>RECEIVED</b> </div> </div>		
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>286.8500</u>		

**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: <u>Geoff Mitchell</u>	Date: <u>5/9/05</u>
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This is **NOT** a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you **may be** subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

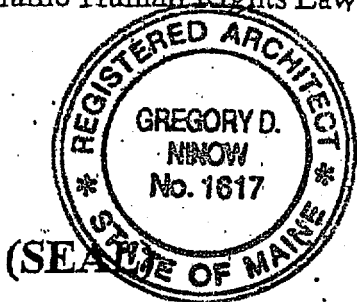


CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Room 315  
 Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: GREG NINOW  
 Address of Project: 1 MONUMENT SQ  
 Nature of Project: BATHROOM RENOVATION  
(1) MEN (1) WOMEN

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: [Handwritten Signature]  
 Title: PRINCIPLE  
 Firm: CUBELUS ASSOC.  
 Address: 428 FORE ST  
PORTLAND, ME 04104  
 Phone: 207-874-2777

**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: ANNA LILY ASSOCIATES - GREG NINOW

RE: Certificate of Design

DATE: 3.9.05

These plans and/ or specifications covering construction work on:

BATHROOM RENOVATIONS (1) MEN, (1) WOMEN

① 1 MONUMENT SQ - PORTLAND, ME

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: [Handwritten Signature]

Title: PRINCIPAL  
ANNA LILY ASSOCIATES

\$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.

Address: 428 FORE ST.  
PORTLAND, ME 04101



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 DESIGNER: GRACY NINOW, PRINCIPAL  
420 FORE ST. - PORTLAND, ME 04101

DATE: 3.8.05

Job Name: FINARD & COMPANY

Address of Construction: 1 MONUMENT SQ - PORTLAND, ME 04101

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

Building Code and Year \_\_\_\_\_ Use Group Classification(s) B

Type of Construction Type 2

~~Roof Snow Load \_\_\_\_\_ NA - Interior Renovation~~  
 \_\_\_\_\_ Ground Snow Load (Pg)  
 \_\_\_\_\_ If Pg > 10 psf, Flat Roof snow load, Pf  
 \_\_\_\_\_ If Pg > 10 psf, snow exposure factor, Ce  
 \_\_\_\_\_ If Pg > 10 psf, roof thermal factor  
 \_\_\_\_\_ If Pg > 10 psf, snow load importance factor, I  
 \_\_\_\_\_ Sloped Roof Snowload Ps

~~Structural Systems Earthquake Load:  
 \_\_\_\_\_ Peak velocity-related acceleration, Av  
 \_\_\_\_\_ Peak acceleration, Aa  
 \_\_\_\_\_ Seismic hazard exposure group  
 \_\_\_\_\_ Seismic performance category  
 \_\_\_\_\_ Soil profile type  
 \_\_\_\_\_ Basic structural system / seismic-resisting system  
 \_\_\_\_\_ Response modification factor, R, and deflection  
 amplification factor, Cd,~~

~~The documents must account for Drift snow load, unbalanced snow load and Sliding snowloads as required.~~

Wind Loads  
 \_\_\_\_\_ Basic Wind Speed \_\_\_\_\_ Internal Pressure Coefficient  
 \_\_\_\_\_ Wind Exposure Category \_\_\_\_\_ Wind Design Pressure \_\_\_\_\_ Wind Importance Factor

FROM DESIGNER: GREG NINOW  
 DATE: 3.9.05  
 Job Name: FINARD'S COMPANY  
 Address of Construction: 1 MONUMENT SQ - FORT, ME 04101

2003 International Building Code

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

Building Code and Year \_\_\_\_\_ Use Group Classification(s) B

Type of Construction 2

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC \_\_\_\_\_

Is the Structure mixed use? \_\_\_\_\_ if yes, separated or non separated (see Section 302.3) \_\_\_\_\_

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) N

*NA Interior Renovation Existing Building*

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1) \_\_\_\_\_

Live load reduction (1603.1.1, 1607.8, 1607.10) \_\_\_\_\_

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Roof live loads (1603.1.2, 1607.12) \_\_\_\_\_

Uniformly distributed floor live loads (7603.11, 1607) \_\_\_\_\_

Ground snow load,  $P_g$  (1608.2) \_\_\_\_\_

Floor Area Use Loads Shown

If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1608.3) \_\_\_\_\_

Floor Area Use	Loads Shown

If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.3.1) \_\_\_\_\_

If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1604.8) \_\_\_\_\_

Roof thermal factor,  $C_t$  (Table 1608.3.2) \_\_\_\_\_

Sloped roof snowload,  $P_s$  (1608.4) \_\_\_\_\_

*NA Interior Renovation*

Seismic design category (1616.3) \_\_\_\_\_

Wind loads (1609.1.4, 1609)

Basic seismic-force-resisting system (Table 1617.6.2) \_\_\_\_\_

Design option utilized (1608.1.1, 1608.8) \_\_\_\_\_

Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.6.2) \_\_\_\_\_

Basic wind speed (1609.3) \_\_\_\_\_

Analysis procedure (1616.6, 1617.5) \_\_\_\_\_

Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5) \_\_\_\_\_

Design base shear (1617A, 1617.6.1) \_\_\_\_\_

Wind exposure category (1609.4) \_\_\_\_\_

Flood loads (1603.1.8, 1612)

Internal pressure coefficient (ASCE 7) \_\_\_\_\_

Floodhazard area (1612.3) \_\_\_\_\_

Component and cladding pressures (1609.1.1, 1609.5.2.2) \_\_\_\_\_

Elevation of structure \_\_\_\_\_

Main force wind pressures (7603.1.1, 1609.6.2.1) \_\_\_\_\_

Other loads

Earthquake design data (1609.1.5, 1614-1629)

Concentrated loads (1607.4) \_\_\_\_\_

Design option utilized (1614.1) \_\_\_\_\_

Partition loads (1607.5) \_\_\_\_\_

Seismic use group ("Category") (Table 1604.5, 1616.2) \_\_\_\_\_

Impact loads (1607.8) \_\_\_\_\_

Spectral response coefficients,  $S_{ps}$  &  $S_{D1}$  (1615.1) \_\_\_\_\_

Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404) \_\_\_\_\_

Site class (1615.1.5) \_\_\_\_\_





**May 6, 2005**

**Payton Construction  
56 Industrial Road  
Saco, Maine 04072**

**Re ; Bathroom Renovations**

**To Whom It May Concern:**

**The Owner of w e Monument Square, Portland, Maine, is fully aware of the bathroom renovations on the 9<sup>th</sup> floor.**

**Please call me ~~if~~ you have any questions.**

**Very truly yours,**

A handwritten signature in black ink that reads "Patti A. Hinckley". The signature is written in a cursive, flowing style.

**Patti A. Hinckley  
Senior Property Manager**



Monday, May 9th, 2005

City of Portland  
Building Inspection Services  
389 Congress St.  
Portland, ME 04101

**RE: Permit Application  
One Monument Square**

Please find attached building permit application for the 9<sup>th</sup> floor renovation of bathrooms located in One Monument Square.

Project will include the demo/reconstruction of two existing bathrooms per the construction documents prepared by Cubellis. Construction documents are attached on 11-1/2x 17 format. Bathrooms are being reconstructed in order to increase the level of finish and to comply with accessibility requirements.

Please call me with any questions; I can be reached at 286.8500 or by cell phone at 749.9347.

Respectfully,

A handwritten signature in black ink that reads "Geoff Mitchell".

Geoff Mitchell  
Project Manager

File 401