

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070591

This is to certify that FINARD MURRAY W TR RIGHT RYAN CONSTRUCTIONhas permission to Tenant fit-up for offices 2, 3, 4 floorsAT 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 the State 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 when permission procured before this building or part thereof is leased or occupied. 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. Craig Cruz

Health Dept. _____

Appeal Board _____

Other _____

Department Name

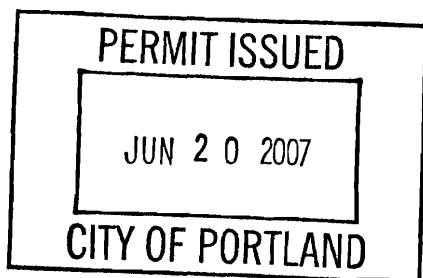
Janine Boulle 6/9/01
Director - Building & Inspection Services

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: 07-0591		Issue Date:		CBL: 032 K012001	
Location of Construction: 1 MONUMENT SQ		Owner Name: FINARD MURRAY W TR		Owner Address: ONE MONUMENT SQUARE SUITE	
Business Name:		Contractor Name: WRIGHT RYAN CONSTRUCTIO		Contractor Address: 10 DANFORTH STREET Portland	
Lessee/Buyer's Name		Phone:		Phone: 2077733625	
Past Use: Commercial - Office		Proposed Use: Commercial - Office - Connected w/ permit#07-0590 - Tenant fit-up for offices 2, 3, 4th floors <i>still offices</i>		Permit Fee: \$5,050.00	
Proposed Project Description: Tenant fit-up for offices 2, 3, 4th floors		Cost of Work: \$503,000.00		CEO District: 1	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>		INSPECTION: Use Group: <i>B</i> Type: <i>2A</i> <i>IBC-2003</i> <i>JMB 6/19/01</i>	
		Signature: <i>Greg Cass</i>		Signature: <i>JMB 6/19/01</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: ldobson		Date Applied For: 05/22/2007		Zoning Approval	
<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		Zoning Appeal	
		<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 Date: <i>5/24/07</i>		<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: _____	

**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: 07-0591	Date Applied For: 05/22/2007	CBL: 032 K012001
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Location of Construction: 1 MONUMENT SQ	Owner Name: FINARD MURRAY W TR	Owner Address: ONE MONUMENT SQUARE SUITE	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - Connected w/ permit#07-0590 - Tenant fit-up for offices 2, 3, 4th floors	Proposed Project Description: Tenant fit-up for offices 2, 3, 4th floors
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 05/24/2007
Note: **Ok to Issue:** ☒

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/19/2007
Note: **Ok to Issue:** ☒

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/19/2007
Note: **Ok to Issue:** ☒

- 1) The fire alarm system shall comply with NFPA 72
- 2) The sprinkler system shall be installed in accordance with NFPA 13.
- 3) Application requires State Fire Marshal approval.
- 4) All construction shall comply with NFPA 101



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>ONE MONUMENT SQUARE 2ND THROUGH 4TH FLOORS</u>		
Total Square Footage of Proposed Structure <u>27,000</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>FINARD PROPERTIES</u> <u>ONE MONUMENT SQUARE</u> <u>SUITE 200</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>207-772-2257</u>
Lessee/Buyer's Name (If Applicable) <u>PIERCE PROMOTIONS</u> <u>123 FARR ST.</u> <u>PORTLAND, ME 04101</u> (CURRENT ADDRESS)	Applicant name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION</u> <u>10 DARTMOUTH ST.</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>503,000.00</u> Fee: \$ <u>5,050.00</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>OFFICE SPACE - COMMERCIAL</u> Proposed Specific use: <u>OFFICE SPACE - COMMERCIAL</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>2 1/2 STORY TENANT FIT-OUT/RENOVATION</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION</u> Who should we contact when the permit is ready: <u>CRAIG HILL</u> Mailing address: <u>10 DARTMOUTH ST.</u> Phone: <u>650-8089</u> <u>PORTLAND, ME 04101</u>		

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 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 of applicant: 	Date: <u>5/22/07</u>
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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: Janet Hansen

Address of Project: 1 Monument Square

Nature of Project: Tenant fit-up Partial 2nd Floor,
Complete 3rd & 4th Floors

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: Janet Hansen

Title: Architect

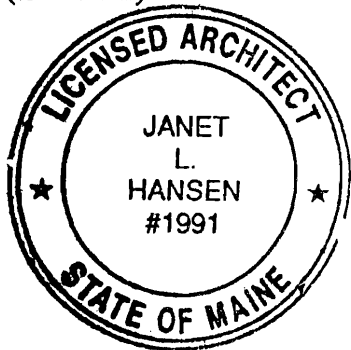
Firm: SMRT

Address: 144 Fore Street

Portland, Maine 04101

Phone: 207-772-3846

(SEAL)





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: SMRT-

RE: Certificate of Design

DATE: 5/18/07

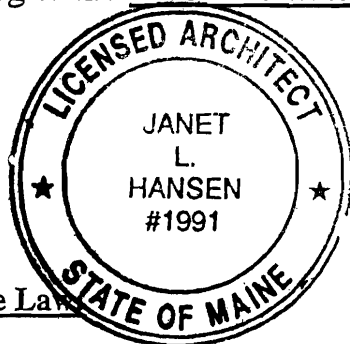
These plans and / or specifications covering construction work on:

Tenant fit-up- Pierce Promotions, 2nd (partial), 3rd

& 4th Floors- 1 Monument Sq. Portland

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: Janet L. Hansen

Title: Architect

Firm: SMRT

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.

Address: 144 Fore Street
Portland, Maine

FROM DESIGNER: Janet Hansen - SMRT

DATE: 5/18/07

Job Name: Pierce Promotions

Address of Construction: 1 Monument Square

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) B

Type of Construction IIA (concrete waffle slab/conc. columns - no exposed steel)

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

Is the Structure mixed use? no if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? ✓ Geotechnical/Soils report required? (See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
(106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
_____ Basic wind speed (1609.3)
_____ Building category and wind importance
factor, I_w (Table 1604.5, 1609.5)
_____ Wind exposure category (1609.4)
_____ Internal pressure coefficient (ASCE 7)
_____ Component and cladding pressures
(1609.1.1, 1609.6.2.2)
_____ Main force wind pressures (1609.1.1,
1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

_____ Design option utilized (1614.1)
_____ Seismic use group ("Category")
(Table 1604.5, 1616.2)
_____ Spectral response coefficients, S_{DS} &
 S_{D1} (1615.1)
_____ Site class (1615.1.5)

_____ Live load reduction
(1603.1.1, 1607.9, 1607.10)

_____ Roof live loads (1603.1.2, 1607.11)

_____ Roof snow loads (1603.1.3, 1608)

_____ Ground snow load, P_g (1608.2)

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

_____ 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 1604.5)

_____ Roof thermal factor, C_t (Table 1608.3.2)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic-force-resisting system
(Table 1617.6.2)

_____ Response modification coefficient, R ,
and deflection amplification factor, C_d
(Table 1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Impact loads (1607.8)

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