

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MURRAY W TR FINARD

Located At 1 MONUMENT SQ

Job ID: 2012-05-4130-ALTCOMM

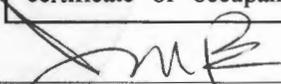
CBL: 032- K-012-001

has permission to Renovate approximately 1/2 of the 6th floor for new law office tenant Fisher Phillips 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



Code Enforcement Officer / Plan Reviewer

7/2/12

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4130-ALTCOMM	Date Applied: 5/31/2012	CBL: 032- K-012-001	
Location of Construction: 1 MONUMENT SQ - 6 th floor	Owner Name: MURRAY W TR FINARD	Owner Address: ONE MONUMENT SQUARE SUITE 200 PORTLAND, ME 04101	Phone: 404-240-4143
Business Name:	Contractor Name: PC CONSTRUCTION -John Burrell	Contractor Address: 131 PRESUMPCOT STREET, PORTLAND, ME 04103	Phone: 874-2323 X114
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: Offices	Proposed Use: Same: Offices -renovation of ½ of 6th floor for offices of lawyers Fisher Phillips as per plans	Cost of Work: \$287,000.00	CEO District:
		Fire Dept: 7/3/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i> (58)	Inspection: Use Group: B Type: IB IB-2009 Signature: <i>[Signature]</i> 7/9/12
Proposed Project Description: Renovations on 6th floor		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
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.

Special Zone or Reviews

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan

___ Maj ___ Min MM

Date: *06/11/12*

CERTIFICATION

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date:

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date:

any exterior work requires A separate review & approval

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 appication 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)

or email: 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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4130-ALTCOMM

Located At: 1 MONUMENT SQ

CBL: 032-K-012-001

Conditions of Approval:

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
4. 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. This review does not include approval of fire alarm system design or installation.
5. 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.
6. The sprinkler system shall be installed in accordance with NFPA 13.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
8. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
9. 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.
10. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
11. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
12. Fire extinguishers are required per NFPA 1.
13. 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.
14. Any cutting and welding done will require a Hot Work Permit from Fire Department.
15. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
16. A single source supplier should be used for all through penetrations.

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.



General Building Permit Application

Entire 5/31/12

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.

2012-05-4130-ALT COMM

Location/Address of Construction: 1 Monument Square, 6th Floor		
Total Square Footage of Proposed Structure/Area 5,224 of leased space		Square Footage of Lot Existing
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 32-K - 12	Applicant * <u>must be owner, Lessee or Buyer</u> * Name Fisher Phillips, LLP Address 1075 Peachtree St NE City, State & Zip Atlanta, GA 30309	Telephone: 404-240-4143
Lessee/DBA (If Applicable) Fisher Phillips, LLP 1075 Peachtree St NE Atlanta, GA 30309	Owner (if different from Applicant) Name Finard Properties, LLC Address One Monument Square City, State & Zip Portland, ME 04101	Cost Of Work: \$ 287,000. C of O Fee: \$ 75.00 Total Fee: \$ 2,965.
Current legal use (i.e. single family) <u>Office Space</u> If vacant, what was the previous use? <u>Office Space</u> Proposed Specific use: <u>Office Space</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: Renovation of approximately half of the 6th floor into office space for the lawyers of Fisher Phillips. New walls, flooring, electrical, HVAC, doors, mill work & finish carpentry, paint, & acoustical ceilings		
Contractor's name: <u>PC Construction</u> Address: <u>131 Presumpscot Street</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>207-874-2323</u> Who should we contact when the permit is ready: <u>John Burrell</u> Telephone: <u>207-874-2323</u> Mailing address: <u>Same as Above</u> x 114		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

RECEIVED

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 applications this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or at the Inspections Division office, room 315 City Hall or call 874-8703.

MAY 31 2012
Dept. of Building Inspections
City of Portland, Maine

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: John Burrell Date: 5/31/12

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



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Receipts Details:

Tender Information: Check , Check Number: 832377
Tender Amount: 2965.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 5/31/2012
Receipt Number: 44491

Receipt Details:

Referance ID:	6725	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	2890.00	Charge Amount:	2890.00
Job ID: Job ID: 2012-05-4130-ALTCOMM - Renovations on 6th floor			
Additional Comments: 1 Monument Sq			

Referance ID:	6726	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-05-4130-ALTCOMM - Renovations on 6th floor			

Additional Comments:

Thank You for your Payment!



Certificate of Design Application

From Designer: Roberto Paredes
 Date: 5/17/12
 Job Name: Interior Tenant Fit-up for Fisher & Phillips (Law Firm)
 Address of Construction: One Monument Square, 6th Floor Portland, ME 04101

2003 International Building Code

Construction project was designed to the building code criteria listed below:
Maine Uniform Building and Energy Code

Building Code & Year IBC 2009 Use Group Classification (s) Business
 Type of Construction IB Sprinklered (Existing)
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes - Existing
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) N/A
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations (EXISTING BUILDING)

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

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1809.3)
 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 (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

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

BUILDING IS EXISTING. Site class (1615.1.5)

FOR STRUCTURAL, PLEASE REFER TO ATTACHED LETTER WHICH INDICATES THAT THE EXISTING FLOOR IS ADEQUATE TO HOLD THE HIGH DENSITY FILE SYSTEM & NO REINFORCEMENT IS NECESSARY.

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

Flood loads (1803.1.6, 1612)

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

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect. (Drawing Title Page)
- Proposed use of structure (NFPA and IBC classification) (Drawing A0.01)
- Square footage of proposed structure (total and per story) (Drawing A0.01)
- Existing and proposed fire protection of structure. (Existing system to be modified)
- Separate plans shall be submitted for _____ for new office layout)
 - a) Suppression system (Contractor and design TBD)
 - b) Detection System (separate permit is required) (Contractor TBD, design per drawing)
- A separate Life Safety Plan must include: _____ EY1.06)
 - a) Fire resistance ratings of all means of egress (Existing)
 - b) Travel distance from most remote point to exit discharge (Drawing LS1.06)
 - c) Location of any required fire extinguishers (Drawing A1.06)
 - d) Location of emergency lighting (Drawing EL1.06)
 - e) Location of exit signs (Drawing EL1.06)
 - f) NFPA 101 code summary (Drawing A0.01)
- Elevators shall be sized to fit an 80" x 24" stretcher. (Existing)

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



Certificate of Design

Date: May 17, 2012

From: Roberto Paredes

These plans and / or specifications covering construction work on:

Fisher & Phillips - located at one Monument Square,
6th Floor, Portland, Maine 04104

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

Maine Uniform Building & Energy Code (MUBEC),
IBC 2009



Signature: 

Title: Vice President / Principal

Firm: ASD, inc.

Address: 55 Ivan Allen Tr. Blvd, suite 100
Atlanta, GA 30308

Phone: 404.688.3318

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:

Roberto Paredes

Address of Project:

One Monument Square, 6th Floor, Portland, ME 0410

Nature of Project:

Interior Tenant Fit-up for law firm

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.



Signature: _____

Title: Vice President/Principal

Firm: ASD, inc.

Address: 55 Ivan Allen Jr. Blvd, suite 100

Atlanta, GA 30308

Phone: 404. 688. 3318

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



May 18, 2012

Building Inspections Division
 Portland City Hall
 389 Congress Street
 Portland, Me 04101
 (207) 874-8703

RE: Fisher & Phillips High Density Storage System; 1 Monument Square

To whom it may concern,

We have reviewed the Stamped and Signed Construction documents for the existing structure at 1 Monument Square and find that the weight of the high-density storage system being proposed for installation is within the building's floor design loads.

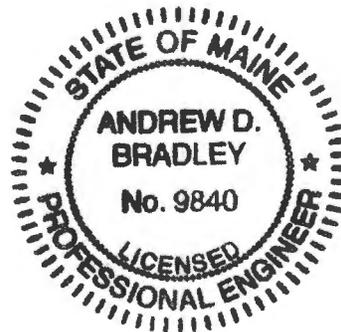
The drawing reviewed is entitled "General Notes and Misc. Details" and is dated Feb 10, 1969 stamped by Maine Registered Engineer Arbak A. Ardalain of Walker O. Cain and Associates, Architects, 10 Park Avenue New York, NY. This contains a loading schedule indicating the basis for design. The typical floors have been designed for a superimposed load of 120 psf (copy attached). Allowable applied load was determined by reducing the design load by: 4 psf for Mechanical (ASCE 7, TBL C3-1), 3 psf for suspended ACT ceiling system (ASCE 7, TBL C3-1), and 1 psf for roll-type floor finish (ASCE 7, TBL C3-1). This results in a total allowable superimposed load of 112 psf.

Documentation provided by Southern Business Systems, Inc. (Memorandum dated April 20, 2012) indicates that the total weight of the system filled to capacity is 25,087 pounds distributed over an area of 10'-6" by 19'-3"; including a 3 foot deep access area in front of the entire system provides an area of 260 square feet for load distribution. (Attached)

The total load of the system distributed across the system footprint equates to 96.5 psf, which is below the reduced tabulated superimposed floor load of 112 psf.

Sincerely,
 SMRT

Andrew Bradley, P.E.
 Senior Structural Engineer



144 Fore Street
 P.O. Box 618
 Portland, ME 04104
 p 207.772.3846 f 207.772.1070 email

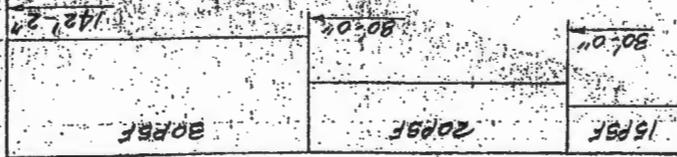
Encl. copy partial original drawing, Southern Business System memorandum

cc. MJC, file: 12045-01.20.22

LOADING SCHEDULE

(ALL LOADS IN SCHEDULE ARE POUND PER SQUARE FOOT)

AREA	SLAB	HUNG GELING	FLOORING OR ROOF FILL	MISC.	LIVE LOAD	TOTAL
PENTHOUSE ROOF	84 72	—	10	PIPE DUCT LOAD 20	40	154 142
ROOF	70	10	20	WINDOW CLEANING MACH. 60	40	190
ELEV. MACH. ROOM	72	—	—	—	150	222
MECH. EQUIP. ROOM	110	10	—	—	INFRARED MACHINERY +100	222 Machinery
TYPICAL FLOORS	70	10	5	20	80	190
HALLWAY CORRIDOR	70	10	5	—	100	190
GROUND FLOOR	133	—	20	20	125	298
STAIRS	120	—	—	—	100	220

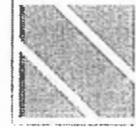


WIND PRESSURE DIAGRAM

DESIGNED AND
LOAD AS SHOWN
SECTION 1002.3



Walter O. Carr



SOUTHERNBUSINESSSYSTEMSINC

Memorandum

To: Naida Mirza / ASD
CC:
From: Gene Reilley / Southern Business Systems, Inc.
Date: April 20, 2012
Re: Fisher & Phillips – Portland ME / High Density Weights & Filing Inches

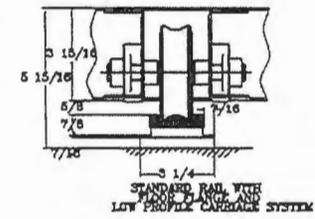
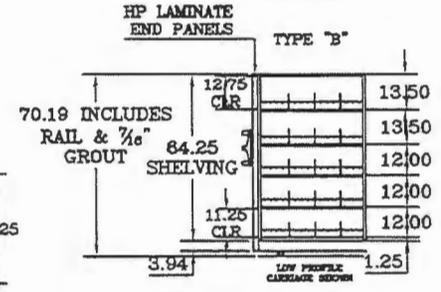
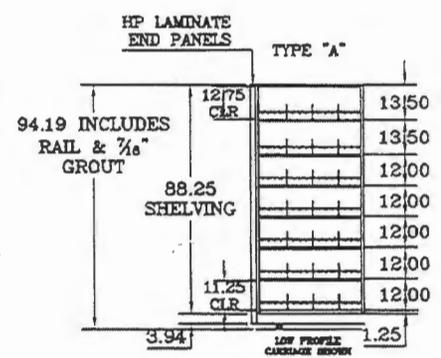
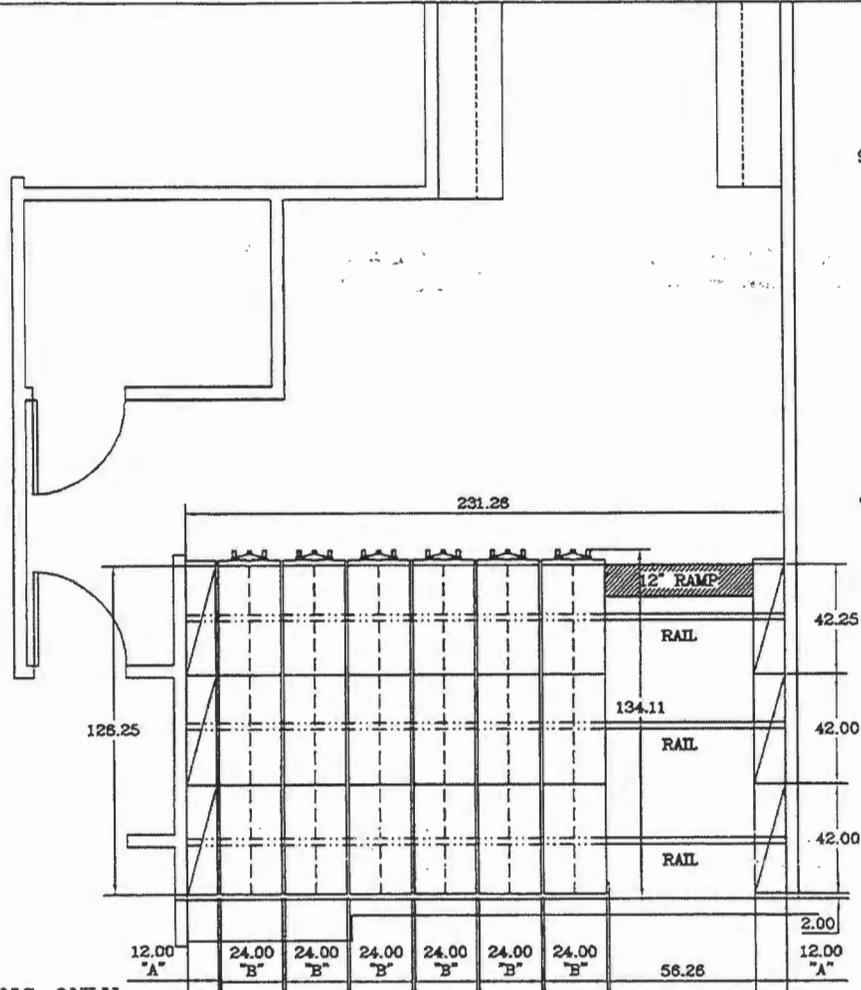
High Density System: 8,880 LFI

Shelving: 88 1/4" High / 8 Shelves - 7 Openings / Clearance: 11 1/4" High – Fixed Sections

Shelving: 64 1/4" High / 6 Shelves - 5 Openings / Clearance: 11 1/4" High – Movable Sections

High Density System Weights:	HD System/Shelving	5,551 lbs
8,880 LFI x 2.2 LBS.	<u>Media</u>	<u>19,536 lbs</u>
	Total	25,087 lbs

Buyer shall procure and pay for all permits, inspections and structural calculations required by any governmental authority for any part of the work performed. Southern Business Systems is providing weight load information as needed for structural calculations.



RAIL PLACEMENT TO BE DETERMINED AT TIME OF ORDER

PROPOSAL DRAWING ONLY

Southern Business Systems

LINEAR FILING INCHES
 TYPE "A" LFI=1,680
 TYPE "B" LFI=7,200

NOTICE:
 THIS IS A CONFIDENTIAL DISCLOSURE LOANED BY THE RICHARDS-WILCOX MFG. CO. SUBJECT TO THE CONDITION THAT IT AND THE INFORMATION HEREON THEREON SHALL BE USED ONLY FOR THE PURPOSES AND REFERENCE PURPOSES, SHALL NOT BE USED OR CAUSED TO BE USED IN ANY WAY PREJUDICIAL TO THE INTEREST OF THIS COMPANY, SHALL NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, AND SHALL BE RETURNED ON REQUEST.



Fisher & Phillips Portland

REVISION	DATE	NO.	DATE:	DRAWN BY:	CHK'D:
			04/19/12	CJH	
			SCALE:	DWG. NO.	
			NTS	SBS041912-1GR	