

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061835

This is to certify that ONE CITY CENTER ASSOCIATES LLC /DMC Remodeling & Pa

has permission to Tenant Fit-up for 2 offices & install 2 exterior air conditioning units

AT 1 CITY CTR

032 L002001

PERMIT ISSUED

JAN 18 2007

provided that the person or persons who accept 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 is procured before this building or part thereof is occupied or service is provided. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass

Health Dept. _____

Appeal Board _____

Other _____

Department Name

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: 06-1835	Issue Date:	CBL: 032 L002001
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Location of Construction: 1 CITY CTR	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: DMC Remodeling & Painting /MJN	Contractor Address: 59 Sanford Drive Suite 3 Gorham	Phone: 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: 8-3

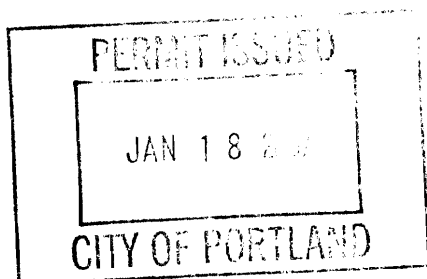
Past Use: Commercial / Office	Proposed Use: Commercial/ Office - Tenant Fit-up for 2 offices & install 2 exterior windows <i>2nd floor</i>	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 1
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Proposed Project Description: Tenant Fit-up for 2 offices & install 2 exterior windows - <i>2nd floor</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>TBC 2003</i> Signature: <i>meg luzz</i> Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date: <i>12/29/06</i>
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Permit Taken By: Idobson	Date Applied For: 12/29/2006	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 type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK with conditions</i> <i>[Signature]</i> <i>12/29/06</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 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

Permit No:	Date Applied For:	CBL:
06-1835	12/29/2006	032 L002001

Location of Construction: 1 CITY CTR	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: DMC Remodeling & Painting /MJN	Contractor Address: 59 Sanford Drive Suite 3 Gorham	Phone (207) 871-1080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Office - Tenant Fit-up for 2 offices & install 2 exterior windows - 2nd floor	Proposed Project Description: Tenant Fit-up for 2 offices & install 2 exterior windows - 2nd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/29/2006**Note:** **Ok to Issue:** ☒

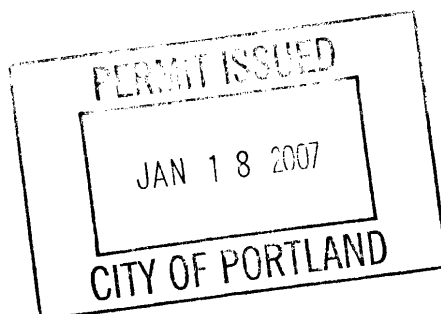
- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/12/2007**Note:** **Ok to Issue:** ☒

- 1) As discussed, a structural plan stamped by an engineer will be submitted for review prior to installation of the exterior windows.
- 2) 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.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 01/02/2006**Note:** **Ok to Issue:** ☒

- 1) 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 CITY CENTER 2ND FLOOR</u>		
Total Square Footage of Proposed Structure <u>248,246</u> <u>NO EXPANSION OF EXISTING</u>	Square Footage of Lot <u>1.124 ACRES.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>L</u> Lot# <u>2</u>	Owner: <u>ONE CITY CENTER ASSOCIATES LLC</u>	Telephone: <u>871-1080</u>
Lessee/Buyer's Name (If Applicable) <u>MANAGER</u> <u>DIRIGO MGMT CO.</u> <u>ONE CITY CENTER</u> <u>PORTLAND, ME, 04101</u>	Applicant name, address & telephone: <u>DMC REMODELING</u> <u>59 SANFORD DR SUITE 3</u> <u>GORHAM, ME, 04038</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>OFFICES</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>OFFICES</u>		
Project description: <u>FRAME UP + FINISH SPACE FOR TWO OFFICES, INSTALL TWO NEW EXTERIOR WINDOWS</u>		
Contractor's name, address & telephone: <u>DMC REMODELING & PAINTING</u> <u>ABNK</u>		
Who should we contact when the permit is ready: <u>MICHAEL NUGENT / MANAGER</u> Mailing address: <u>ABNK.</u> Phone: <u>329-2354</u> <u>CALL</u> <u>CALL</u>		

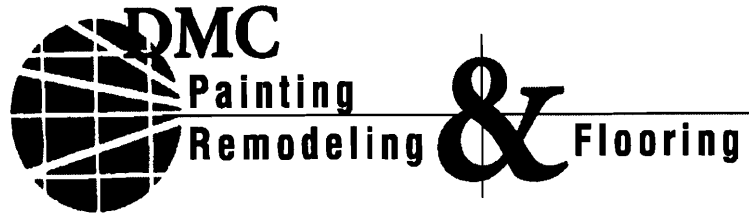
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Signature] Date: 12/29/06

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



A division of Dirigo Management Company
59 Sanford Drive, Suite 3
Gorham, Maine 04038
(207) 856-1838 Fax (207) 856-9719

December 28, 2006

To: Inspections Division/City of Portland

From: Mike Nugent/DMC Manager of Construction Services

Permit Request/Eagle Point Space Expansion, One City Center, 2nd Floor

Attached is a Building permit application, floor plans, photos and a wall framing detail for the creation of two offices and an open area that will have work stations. The work stations are not part of our work. This is the scope of our proposal:

- Construct, trim and prime interior non-bearing walls w/ cove base including the installation/finish of two (2) 3'0 x 6'8 solid core Oak doors and metal frame assemblies and hardware; to create two (2) offices and one open area. These partitions will consist of 2"x 3-5/8" metal studs, insulated with 5/8" gypsum wall board extending above the suspended ceiling.
- Create a 48" wide entryway between the proposed space and the existing Eagle Point space
- Install a 3'0 x 6'8 solid core Oak doors and metal frame assemblies and hardware in the rear wall of the existing conference room to access rear storage area.

- Install fixed office transom windows in walls between the offices and the large open area as shown on referenced plan.
- Replace suspended ceiling using existing grid with Armstrong Second Look 2' x 4' tiles. Grid work to be modified as required by wall construction.
- Installation of all electrical work using a licensed master electrician (John Perry Electric). The lighting will be installed with associated switches, and outlets. The existing troffers will be reused.
- Installation of data and phone lines using a licensed master electrician
- Installation of required fire alarm detectors and enunciators with appropriate licensed staff.

In conjunction with this work, a masonry contractor and glazer, (still to be chosen) will install two exterior windows. Please see the attached photo and Email from Deb Andrews.

Please feel free to contact me if you require more information



Fire and Sound Assemblies — Steel-Framed Wall



5/8" ToughRock Fireguard gypsum board applied vertically to each side of a 3 5/8" steel studs **24"** o.c. with 1" Type S drywall screws 8" o.c. at edges and 12" o.c. at intermediate studs.

Sound Tested with 2 1/2" glass fiber insulation, friction fit in cavity.

Fire Rating	Fire Test Reference	Sound Rating	Sound Test Reference	Part. Thickness	Weight per Sq. Ft.	Products Used
1 Hour	UL U465 ULC W415	45-49 STC Sound Trans.	RAL TL99-103	4 7/8"	6	5/8" ToughRock Fireguard

Legend

Abbreviations

RAL = Riverbank Acoustical Laboratories
 UL = Underwriters Laboratories Inc.
 ULC = Underwriters Laboratories of Canada

Key

3 5/8" Steel Studs
 5/8" ToughRock Fireguard

Technical Service Hotline: 1-800-225-6119 (M-F, 8-6ET)

www.gp.com/gypsum

Mike Nugent

From: Deb Andrews [DGA@portlandmaine.gov]
Sent: Friday, December 22, 2006 12:52 PM
To: Mike Nugent
Subject: One City Center

Mike:

Carrie and I have looked at your proposal for adding two windows on the Free Street elevation of the One City Center building and think it is fine. In terms of process, I think all you need to get is a building permit--no other formal review. Can you believe it?!!!!!!!!!!!!!!

MERRY, MERRY!!!

Deb

BEFORE



AFTER



05/17/07 close-in

04/07/09 closed

~~WMS~~