

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

## BUILDING INSPECTION

Permit Number: 070930

Please Read Application And Notes, If Any, Attached

ONE CITY CENTER ASSOCIATES LLC / DMC Painting & Remo

This is to certify that

5th floor 4000 sf tenant fit-up

has permission to  
1 CITY CTR

AT

**PERMIT ISSUED**  
AUG 22 2007  
CITY OF PORTLAND

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 otherwise closed-in. 4 HOUR NOTIFICATION REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. *[Signature]*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]*  
8/15/07  
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: 07-0930	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 Painting & Remodeling	Contractor Address: One City Ctr Portland	Phone 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

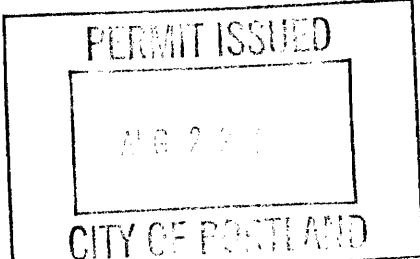
Past Use: Commercial	Proposed Use: Commercial 5th floor 4000 sf tenant fit-up	Permit Fee: \$340.00	Cost of Work: \$31,989.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>IBC 2003</i>	

Proposed Project Description: 5th floor 4000 sf tenant fit-up	Signature: <i>Greg [unclear]</i>	Signature: <i>[unclear]</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: dmartin	Date Applied For: 08/02/2007	<b>Zoning Approval</b>
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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..

<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"/> MIM <input type="checkbox"/> Date: <i>8/2/07</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:
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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> 07-0930	<b>Date Applied For:</b> 08/02/2007	<b>CBL:</b> 032 L002001
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<b>Location of Construction:</b> 1 CITY CTR	<b>Owner Name:</b> ONE CITY CENTER ASSOCIATE	<b>Owner Address:</b> ONE CITY CENTER	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> DMC Painting & Remodeling	<b>Contractor Address:</b> One City Ctr Portland	<b>Phone</b> (207) 871-1080
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial 5th floor 4000 sf tenant fit-up	<b>Proposed Project Description:</b> 5th floor 4000 sf tenant fit-up
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/02/2007  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/15/2007  
**Note:**      **Ok to Issue:**

- 1) All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce required rating.
- 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:** Capt Greg Cass      **Approval Date:** 08/07/2007  
**Note:**      **Ok to Issue:**

- 1) occupant load shall not exceed 30 persons



# 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 5TH FLOOR</u>		
Total Square Footage of Proposed Structure <u>NO EXPANSION</u>	Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>L</u> Lot# <u>002</u>	Owner: <u>ONE CITY CENTER ASSOCIATES</u> <u>ONE CITY CENTER, PORTLAND ME.</u>	Telephone: <u>871-1080</u>
Lessee/Buyer's Name (If Applicable) <u>ABILITY RESOURCES</u>	Applicant name, address & telephone: <u>DMC REMODELING</u> <u>59 SANFORD DR.</u> <u>GORHAM, ME. 04038</u>	Cost Of Work: \$ <u>31,989.00</u> Fee: \$ <u>8340</u> C of O Fee: \$ <u>NONE</u>
Current legal use (i.e. single family) <u>OFFICES</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>OFFICES</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>&gt; 4000 SQ FT. TENANT FIX UP</u> <u>AS PER PLANS.</u>		
Contractor's name, address & telephone: <u>DMC REMODELING</u>		
Who should we contact when the permit is ready: <u>MIKE NUGENT</u> Mailing address: _____ Phone: <u>329-2354</u>		

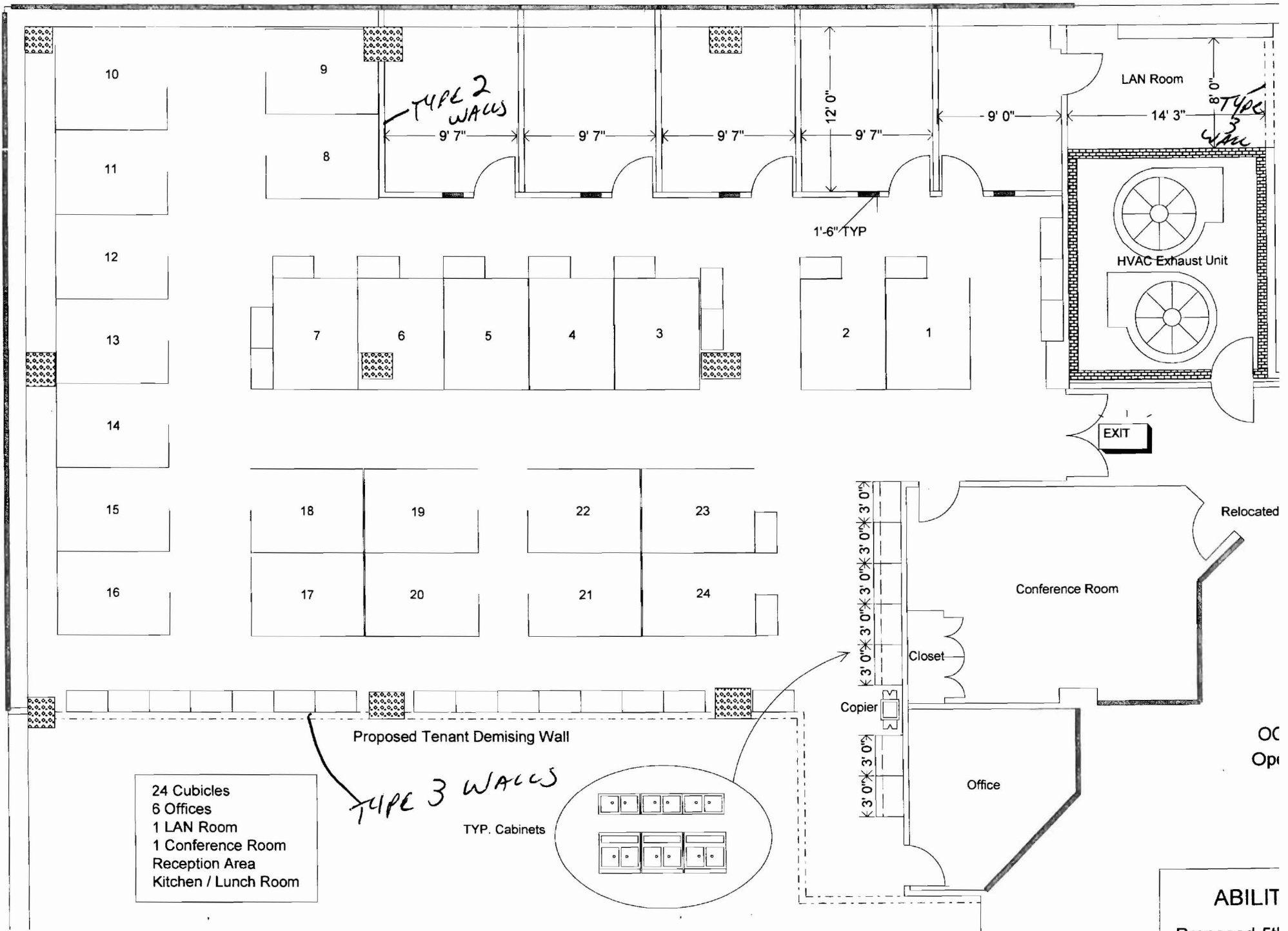
**Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.**

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

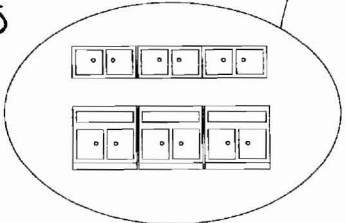
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

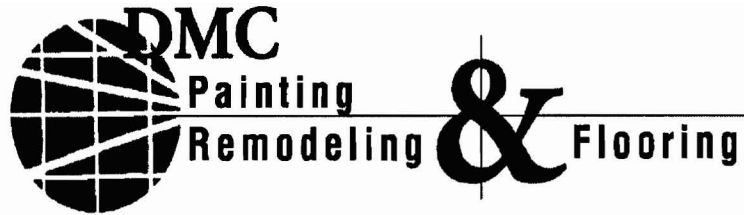
Signature of applicant: 	Date: <u>8/2/07</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



- 24 Cubicles
- 6 Offices
- 1 LAN Room
- 1 Conference Room
- Reception Area
- Kitchen / Lunch Room





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

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**Date:** July 26, 2007

**To:** City of Portland Inspections Division  
**From:** Mike Nugent / Manager of Construction Services

**Project Name:** Ability Resources Fit up—4000 Sq. Ft.

**Location:** 5<sup>th</sup> Floor , One City Center, Portland, Maine

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### **Job Description and Specifications**

We are submit specifications for a permit as specified in the Plan dated 6/28/07:

- Framing of partition walls with 3 5/8 inch metal studs, spaced 16 inches on center, R-13 insulation in the cavities, ½ inch gypsum wall board (5/8" fire code sheet rock on the party wall and the LAN room wall), Interior partitions are to extend to the underside of the existing ceiling. The party wall and the LAN room wall will extend to the underside on the floor above. All drywall to be finished with tape and joint compound and sanded to a smooth paintable surface as shown on the plan for Ability Resources— \$11,650.00
- Provide comprehensive electrical, telephone and data installation for the 5 new offices (to be done by a licensed master electrician who will obtain their own permits). Light fixtures to be provided by 1 City Center.
- Install 5 (five) 3'0 x 6'8 Solid core wood office doors (Oak finish), metal frames, hinges and hardware to match existing, and 1 (one) 3'0 x 7'0 Solid core wood LAN room door (Oak finish), metal frames, hinges and hardware to match existing —\$6861.00
- Construct 5 (five) 16" x 5' sidelights with safety glass and Oak frame and trim. To be coated with poly \$2,750.00
- Install 7 (seven) 3' Base cabinets with corresponding 36" x 15" wall mounted cabinets above in Office area (Customer's choice of either Oak, Maple or White painted). Install 1 (one) 15 foot counter top and 1 (one) six foot counter top (price based on standard/stock laminate choice)\$ 4399.00
- Install 7' base unit with sink, faucets, counter top and corresponding wall mounted cabinets above \$3217.00
- Install 4 (four) 4' high by 5' wide safety glass sliding reception windows with slide locks in lobby locations selected by the client. \$2365.00
- Rework suspended ceilings to accommodate demo and new walls to match existing as needed-- \$750.00

Sprinkers, emergency lighting and Fire alarms to be adjusted to fit the space as needed by masters of their trades. Total Occupant Load 33 persons. Maximum exit access travel distance—150 feet , allowable per Table 1015.1 300 feet w/ fire suppression. Egress allowed by Table 1014.1 Spaces with one means of egress, Occupant load is 33 . Sq. Footage is 3600.

Attach and seal tight, metal studs, to underside of deck above.

Suspended acoustical ceiling tile.

USG Model #200-A metal trim. Finish with joint compound.

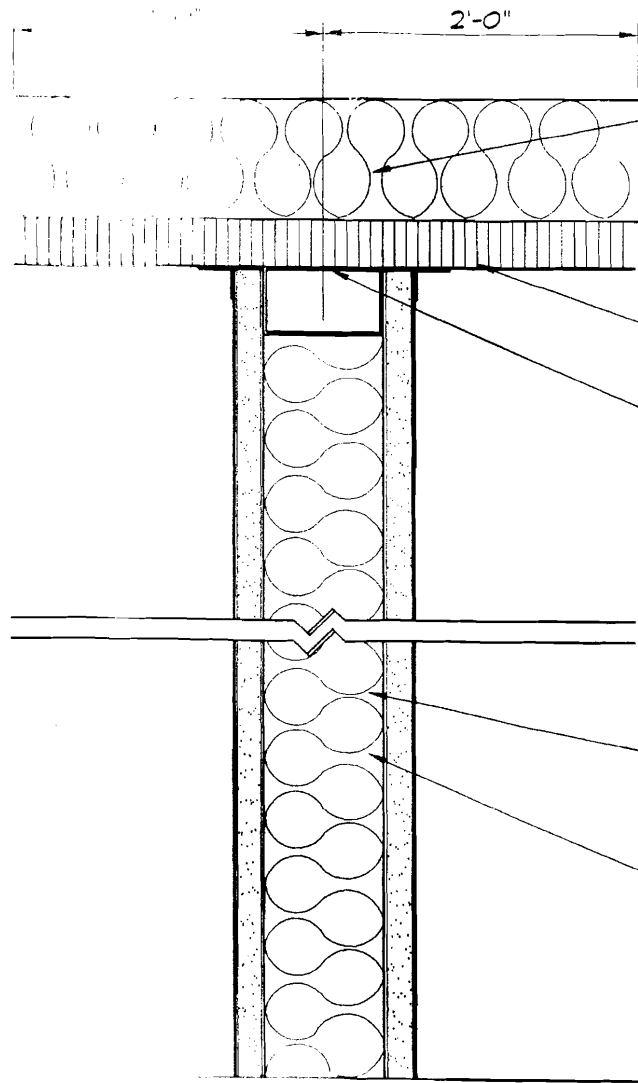
Sound insulation throughout entire wall cavity.

3 5/8" 25 ga. metal studs at 16" o.c. with 5/8" gyp. board full height each side.

Floor line

NOTE: At walls "3A" use 5/8" type "X" gyp. board. "3A" wall to be constructed to achieve 1 hour fire rating.

3  
IN101



Sound batt insulation 2'-0" ea. side of stud above ceiling.

Suspended acoustical ceiling tile.

Chicago metallic "clinch on" eliminator track. Built in trim edge w/ 3/4" protective tape. Flat tape only. Spackle and sand.

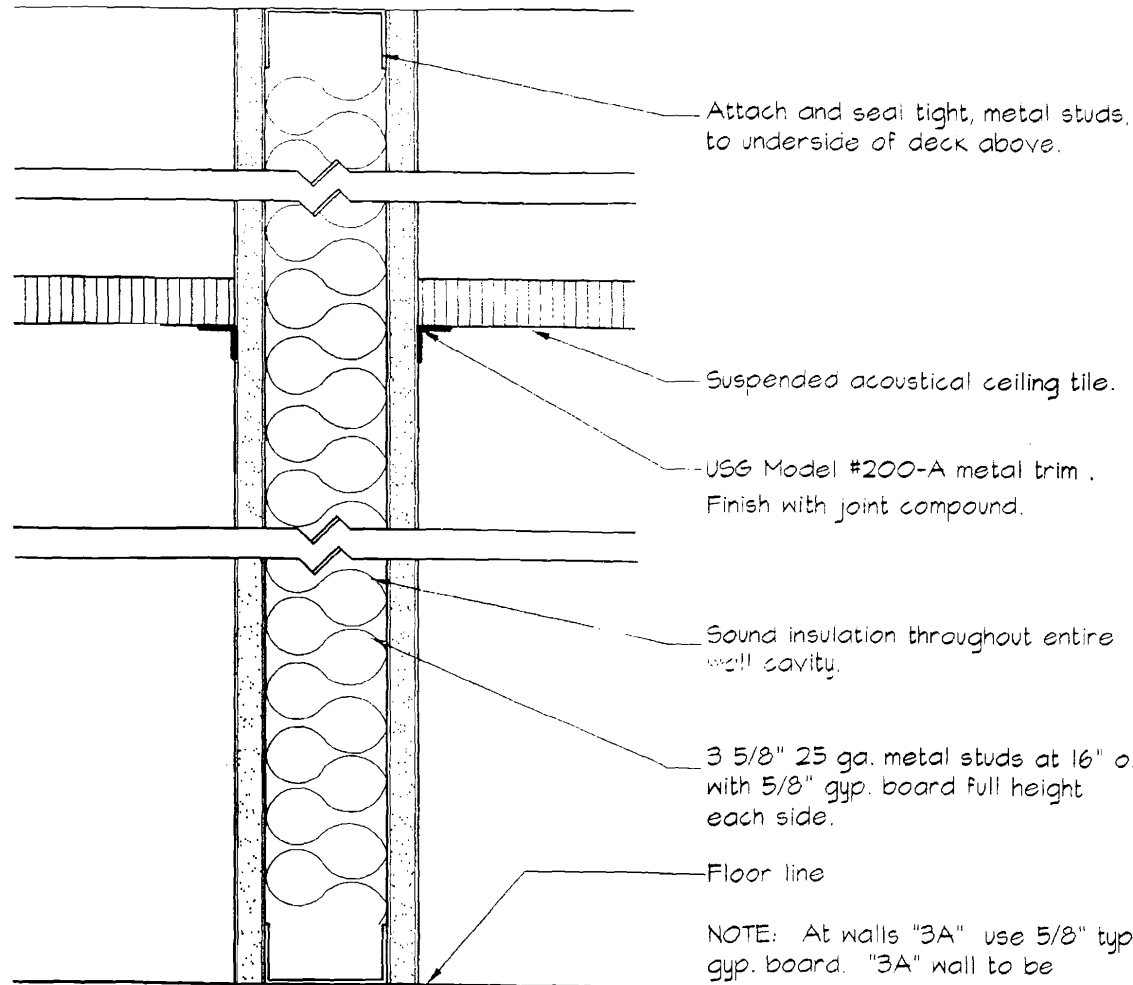
Sound insulation above and below ceiling.

3 5/8" 25 ga. metal studs at 16" o.c. with 5/8" gyp. board each side.

# WALL TYPE #2

3" = 1'-0"

2  
IN101



NOTE: At walls "3A" use 5/8" type "X" gyp. board. "3A" wall to be constructed to achieve 1 hour fire rating.

# WALL TYPE #3

3" = 1'-0"



# WAL

3" = 1'-0"

2'-0"