

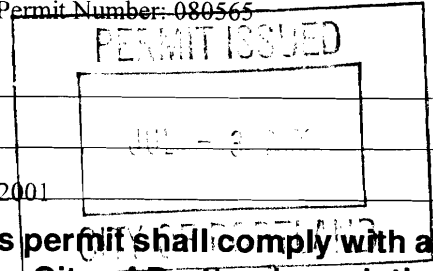
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080565



This is to certify that ONE CITY CENTER ASSOCIATES LLC /DMC Painting Demo

has permission to 11th floor. Tenant Fit-up.

AT 1 CITY CTR L 032 L002001

provided that the person or persons firm or person 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or services closed-in. **YOUR 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 Case

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 7/3/08  
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

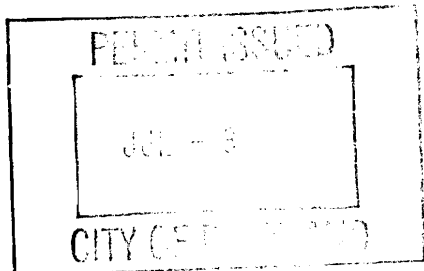
Permit No: 08-0565	Issue Date:	CBL: 032 L002001
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Location of Construction: 1 CITY CTR	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name:	Contractor Name: DMC Painting & Remodeling	Contractor Address: 59 Sanford Drive, Suite 3 Gorham	Phone 2078561838
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office Space	Proposed Use: Commercial - Office Space 11th floor. Tenant Fit-up. <i>for Preti-Flaherty</i>	Permit Fee: \$210.00	Cost of Work: \$18,900.00	CEO District: 1
Proposed Project Description: 11th floor. Tenant Fit-up. <i>-for Preti-Flaherty</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>IB</i> <i>IBC 2005</i>	
		Signature: <i>Greg Carr</i>	Signature: <i>[Signature]</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: lmd	Date Applied For: 05/23/2008	<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 <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>5/29/09</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>9</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

**BUILDING PERMIT INSPECTION PROCEDURES**

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

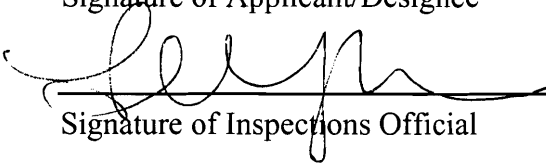
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0565	<b>Date Applied For:</b> 05/23/2008	<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> 59 Sanford Drive, Suite 3 Gorham	<b>Phone</b> (207) 856-1838
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Office Space 11th floor. Tenant Fit-up for Preti-Flaherty	<b>Proposed Project Description:</b> 11th floor. Tenant Fit-up for Preti- Flaherty
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/29/2008  
**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:** 07/03/2008  
**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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 05/30/2008  
**Note:** **Ok to Issue:**

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) Non- combustable construction of this structure requires all construction to be Non-combustable.
- 3) Emergency lights and exit signs are required
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) A single source supplier should be used for all through penetrations.
- 6) Any cutting or welding operations require a seperate permit from the Fire dept.
- 7) 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 11<sup>th</sup> Floor</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>032</u> Block# <u>L</u> Lot# <u>002</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>one city center Assoc.</u> Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>one city center Assoc.</u> Address <u>one city center</u> City, State & Zip <u>Portland, ME</u>	Cost Of Work: \$ <u>18,900.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Vacant 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? _____ If yes, please name _____ Project description:		
Contractor's name: <u>DMC Painting + Remodeling</u> Address: <u>59 Sanford Dr</u> City, State & Zip <u>Gorham</u> Telephone: <u>856-1838</u> Who should we contact when the permit is ready: <u>Roger Beesley</u> Telephone: <u>329-2354</u> Mailing address: _____		

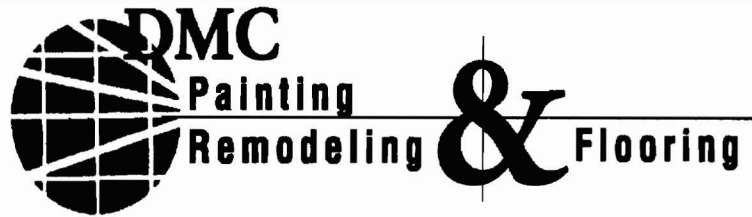
**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

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: <u>[Signature]</u>	Date: <u>5-20-08</u>
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**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

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**Date:** January 21, 2008

**To:** City of Portland Inspections Division  
**From:** Roger Beesley / Commercial Construction Manager

**Project Name:** Preti Flaherty Admin office Space, Three offices

**Location:** 11th Floor , One City Center, Portland, Maine

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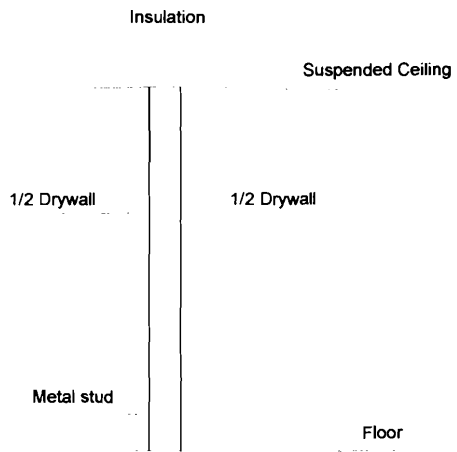
### **Job Description and Specifications**

We have been contracted to perform the following work:

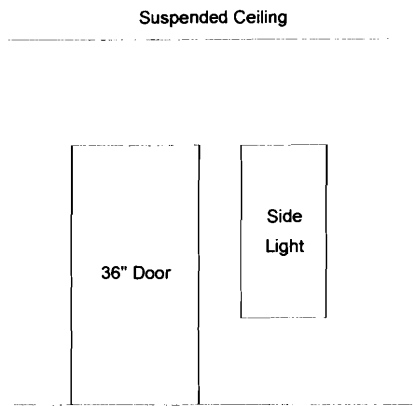
The creation of new office space as depicted on the attached plans

- Construct, trim and paint interior non-bearing floor to suspended ceiling walls w/ cove base. These partitions will consist of 3-5/8" metal studs, with 1/2" gypsum wall board with a door and side light. Construct an area to be used as a training room with the same wall specs as outlined above. There will be a total wall length of 96 feet, and there is 8 feet of existing wall to be reconfigured.
- Coordinate the installation of all electrical work using a licensed master electrician.
- Coordinate the relocation of sprinkler heads as needed.
- Dispose of all construction debris
- Clean jobsite daily
- Items not within the scope of this work:  
HVAC System in place is adequate for the new office areas.

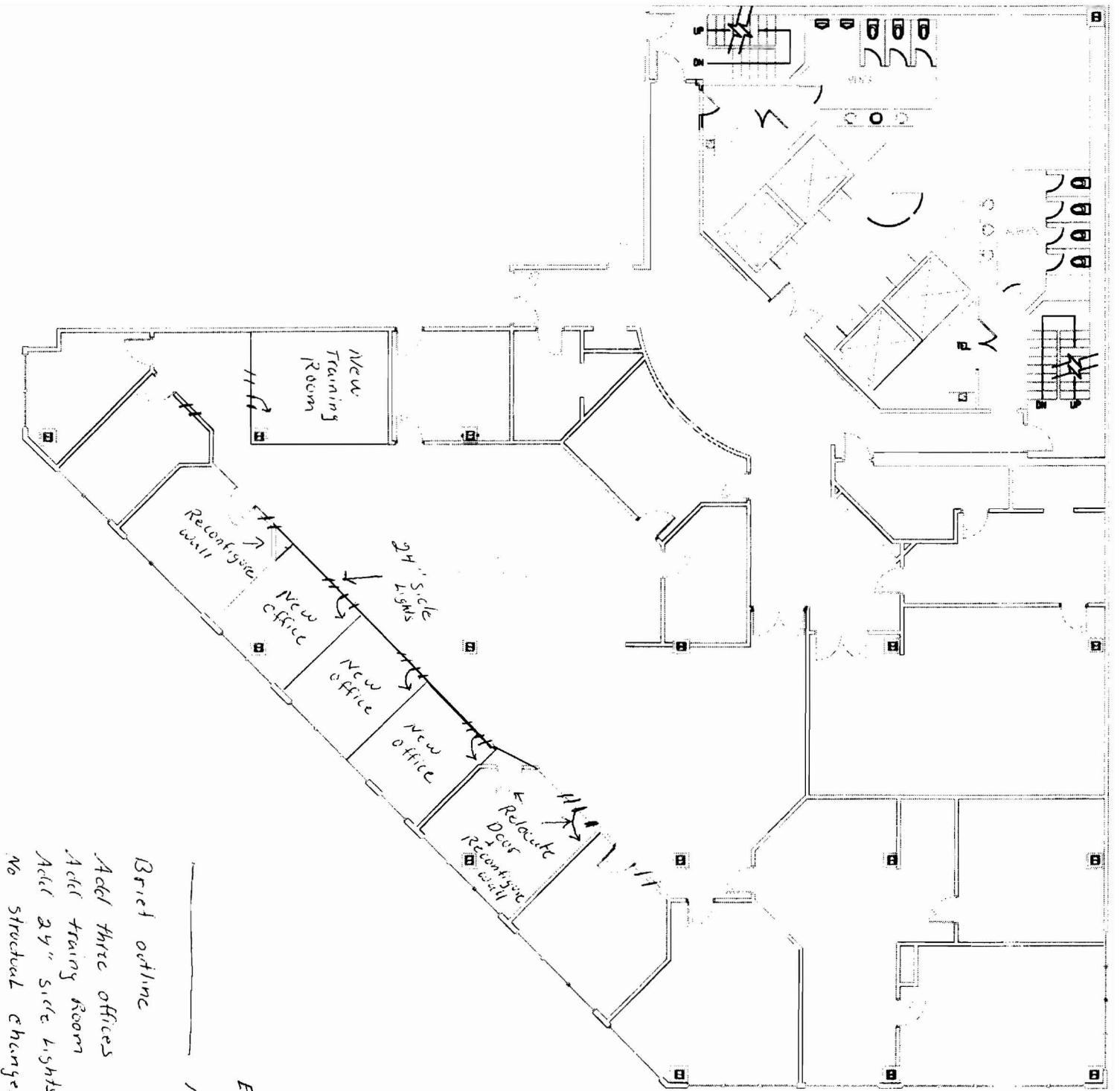
One City Center  
11th Floor  
Three new offices, and one training room  
Located in existing office space



Cross Section of office walls  
Non Weight bearing / Non Party wall



Typical Front view of Offices



Existing walls

New walls

Brief outline

Add three offices

Add training room

Add 24" side lights to all existing offices

No structural changes