

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

BU...TION

## PERMIT

Permit Number: 090049

Please Read Application And Notes, If Any, Attached

This is to certify that ONE CITY CENTER ASSOCIATES LLC Printing & Repro  
has permission to 8th Floor Harbor View Investment construction to add 9 new offices and a conference room, Relocate entry  
AT 1 CITY CTR 032-L002001

provided that the person or persons, firm or corporation 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.

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-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. CAPT. R. F. [Signature]

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

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

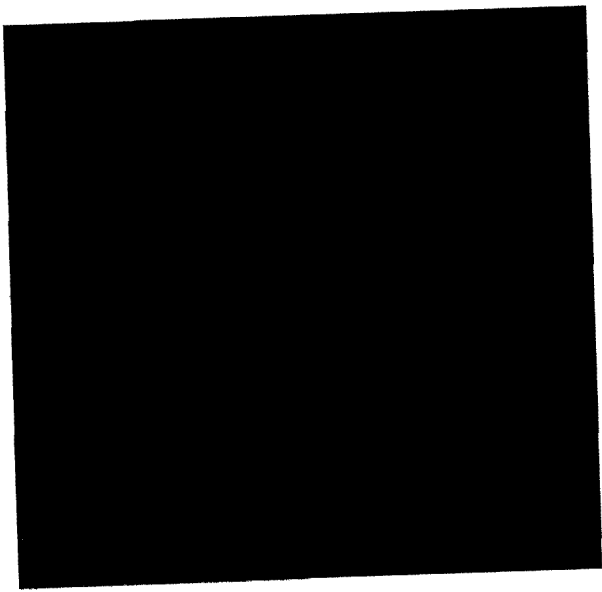
Other \_\_\_\_\_

Department Name

APPROVED  
FEB 3 2009  
CITY OF PORTLAND

*Dianne Bomke* 2/2/09  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



# SCANNED

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

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

Permit No: 09-0049	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: 856-1838
Business Name:	Contractor Name: DMC Painting & Remodeling	Contractor Address: 59 Sanford Drive, Suite 3 Gorham	Phone: 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial - 8th Floor Harbor View Investment, construct <del>party</del> <sup>Tenant</sup> wall, add 9 new offices and a conference room, Relocate entry to the suite, and rework the lobby.	Permit Fee: \$250.00	Cost of Work: \$23,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: 1B IBC-2003
Signature: <i>KG</i>	Signature: <i>AMB 2/2/09</i>

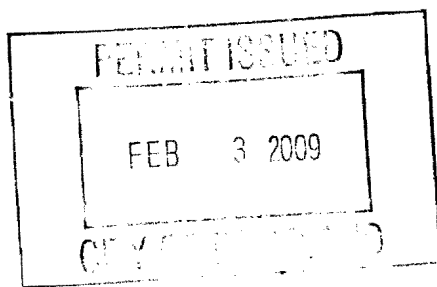
Proposed Project Description:  
8th Floor Harbor View Investment, construct <sup>Tenant</sup> ~~party~~ wall, add 9 new offices and a conference room, Relocate entry to the suite, and rework the lobby.

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: 01/16/2009	<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"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: <i>5/22/09</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 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

02/04/09 okay to close-in ~~MA~~

04/07/09 closed ~~MA~~

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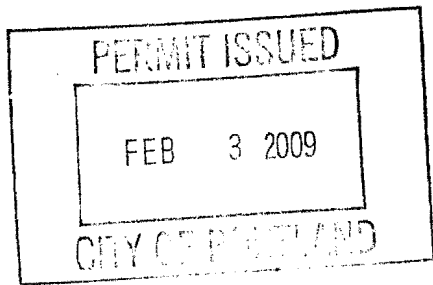
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Proposed Project Description: 8th Floor Harbor View Investment, construct <del>party</del> <sup>tenant</sup> wall, add 9 new offices and a conference room, Relocate entry to the suite, and rework the lobby.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: 1B IBC-2003 Signature: JMB 2/2/09	
		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: 01/16/2009	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input checked="" type="checkbox"/> Denied</p> <p>Date: <i>2/2/09</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
	<p><i>OK with conditions</i></p>		



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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

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<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) 871-1080
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - 8th Floor-Harbor View Investment, construct tenant wall, add 9 new offices and a conference room, Relocate entry to the suite, and rework the lobby.	<b>Proposed Project Description:</b> 8th Floor-Harbor View Investment, construct tenant wall, add 9 new offices and a conference room, Relocate entry to the suite, and rework the lobby.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/22/2009

**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:** Jeanine Bourke      **Approval Date:** 02/02/2009

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 01/29/2009

**Note:** **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) All construction shall comply with NFPA 101

**Comments:**

1/22/2009-lmd: Received permit on 1/16/2009. No drawing or construction detail was included. I informed the contractor that the application was incomplete. I requested a complete 8th floor plan of before, after and construction details. Included with the application is what he e-mailed to me.

2/2/2009-jmb: Spoke to Roger B., he confirmed full NFPA 13 in building. He clarified the existing and proposed layout and I noted this on the plans. The "party walls" he described are actually tenant separation walls, he does these with 5/8 type x, even though it is not required. Ok to issue

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

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

<b>Permit No:</b> 09-0049	<b>Date Applied For:</b> 01/16/2009	<b>CBL:</b> 032 L002001
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## 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.

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final inspection required at completion of work.

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

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

\_\_\_\_\_  
Date

  2/2/09    
Date



# 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 8<sup>th</sup> Floor</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>032      L      2</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Dirigo</u> Address <u>One City Center</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>856-1838</u> <u>329-2357</u>
Lessee/DBA (If Applicable) <u>JAN 16 2009</u>	Owner (if different from Applicant) Name <u>One City Center Ass. LLC</u> Address <u>One City Center</u> City, State & Zip <u>Portland, ME 04104</u>	Cost Of Work: \$ <u>23,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>office space</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office space</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>See Sub Description</u>		
Contractor's name: <u>DMC</u> Address: <u>59 Sanford Dr.</u> City, State & Zip <u>Gorham, ME 04038</u> Telephone: <u>856-1838</u> Who should we contact when the permit is ready: <u>Roger Beesley</u> Telephone: <u>329-2357</u> Mailing address: <u>59 Sanford Drive</u>		

**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.

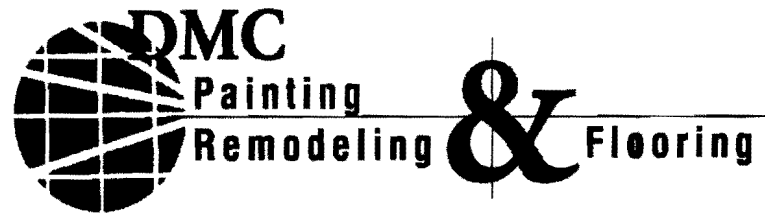
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition,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

Date: 01/11/09

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





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

**Date:** Jan. 11<sup>th</sup>, 2009

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

**Project Name:** Harbor View Investments office space

**Location:** 8th Floor , One City Center, Portland, Maine

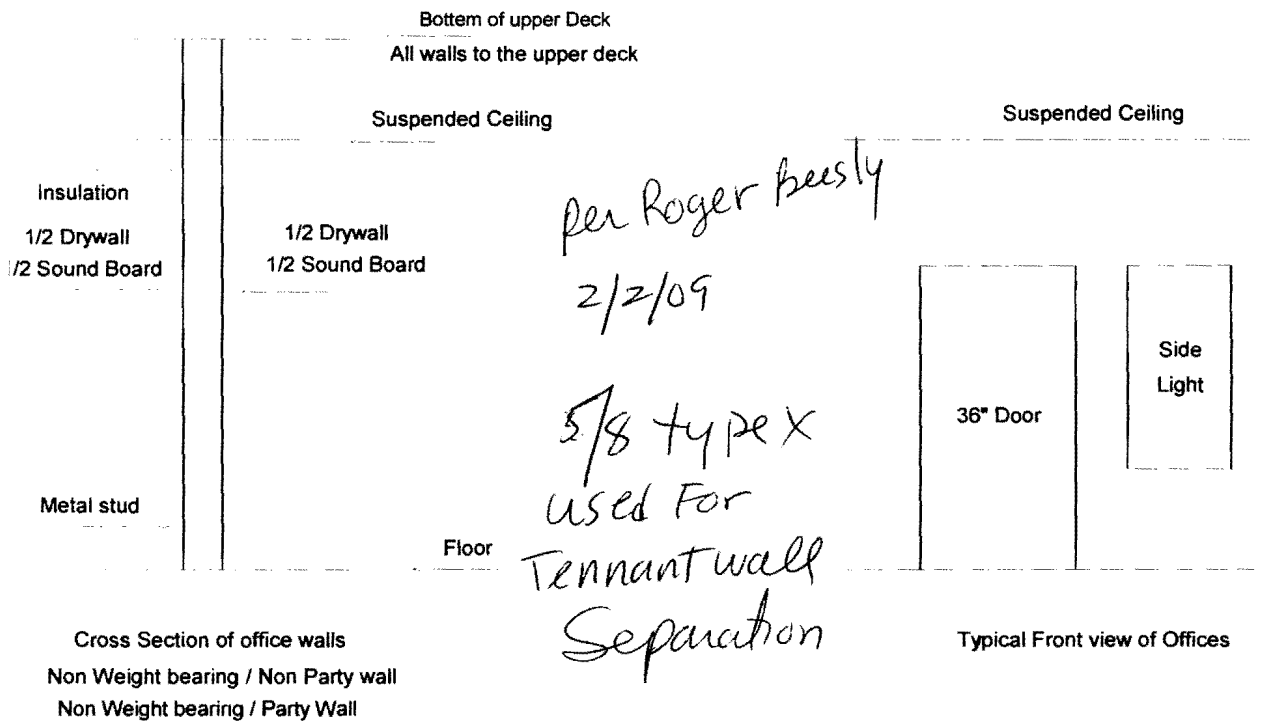
### **Job Description and Specifications**

We have been contracted to perform the following work:

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

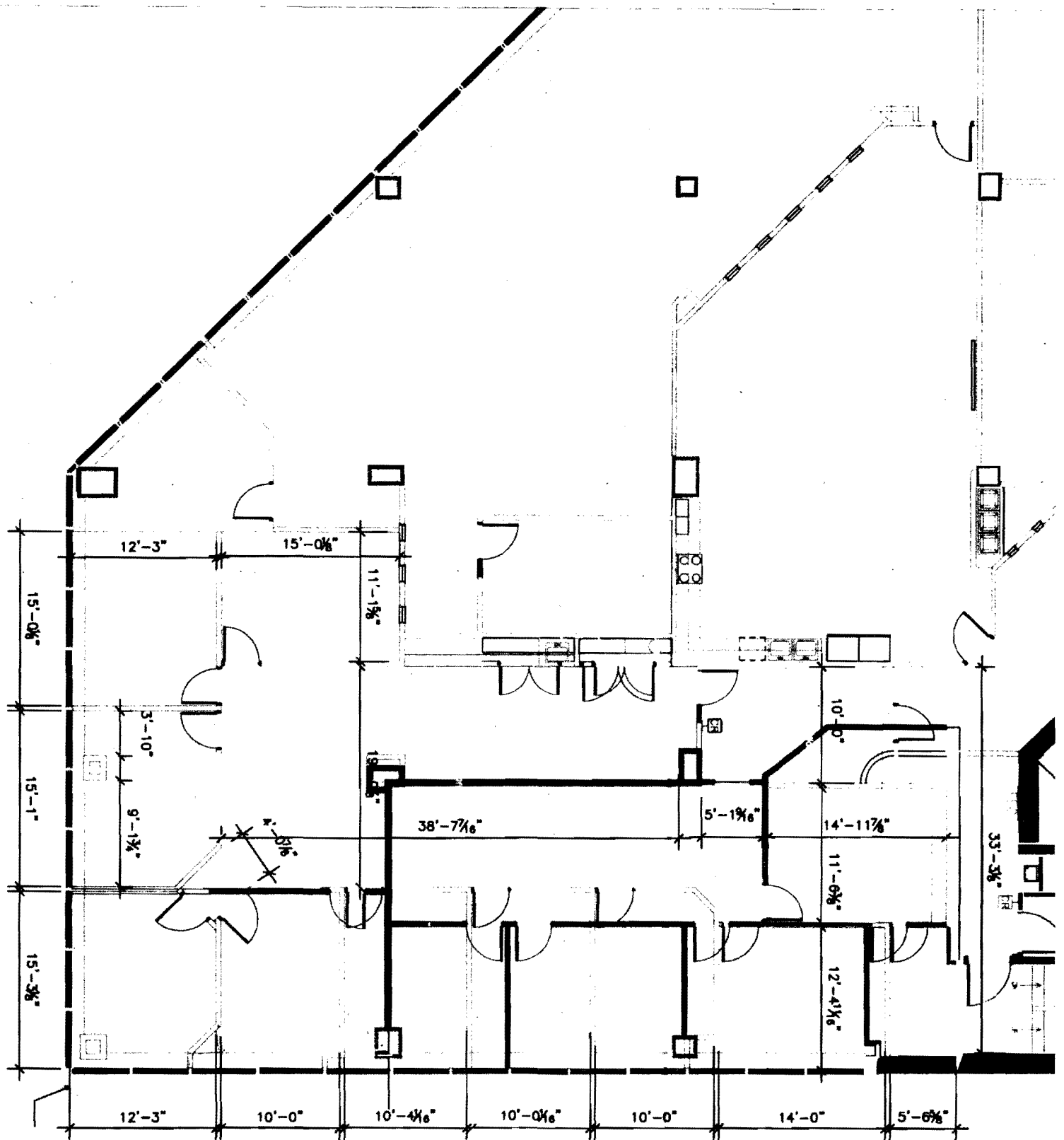
- Construct, trim and paint interior walls with cove base. These partitions will consist of 3-5/8" metal studs, with 1/2" sound board, and 1/2" gypsum wall board with a door and side light. Construct a non weight bearing party wall as shown on the plans. All walls will extend to the upper deck with the party walls being sheetrocked to the deck. The new office space will consist of 9 new offices, and a conference room.
- Install some new floor covering in the suite.
- Re locate the entry to the suite, and rework the lobby area.
- Coordinate the installation of all electrical work using a licensed master electrician.
- Dispose of all construction debris
- Clean jobsite daily
- All HVAC work will be supervised by the building maintenance crew.
- All Sprinkler work will be supervised by the building maintenance crew.

One City Center  
8th Floor  
New Office space

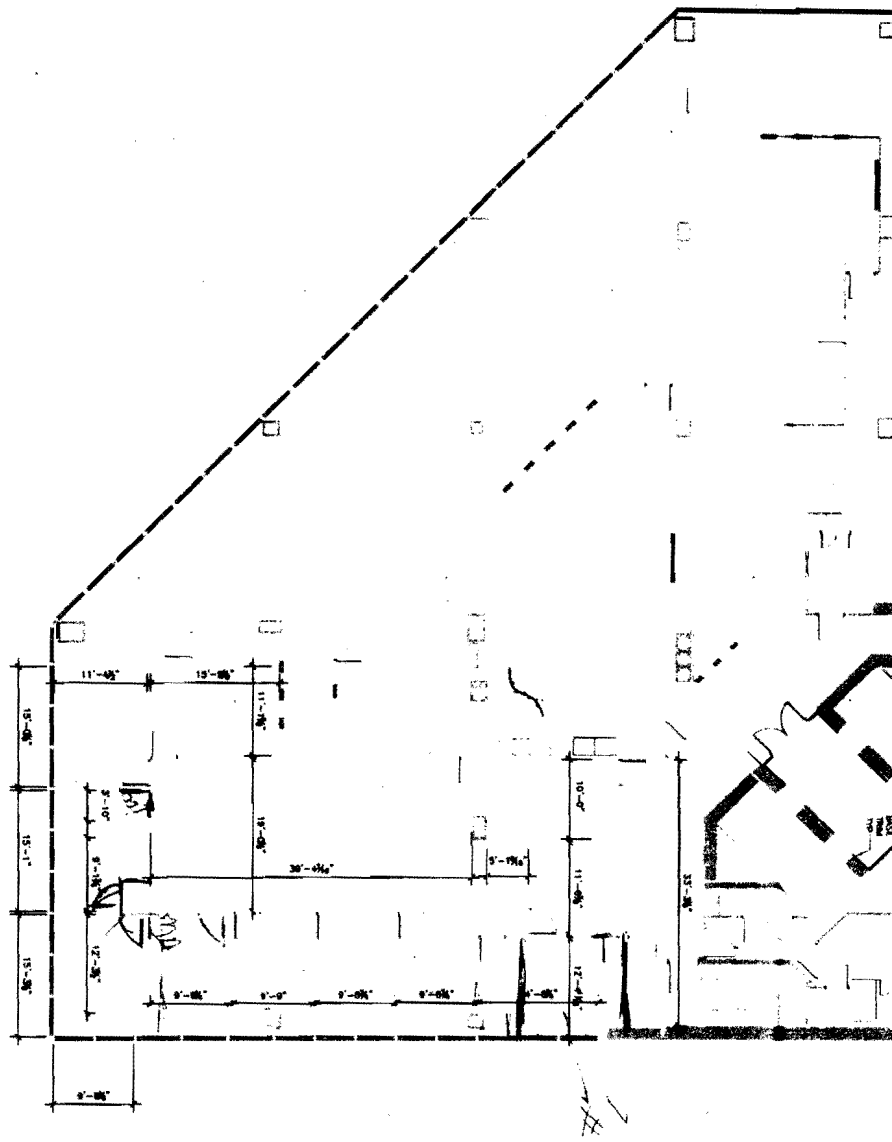


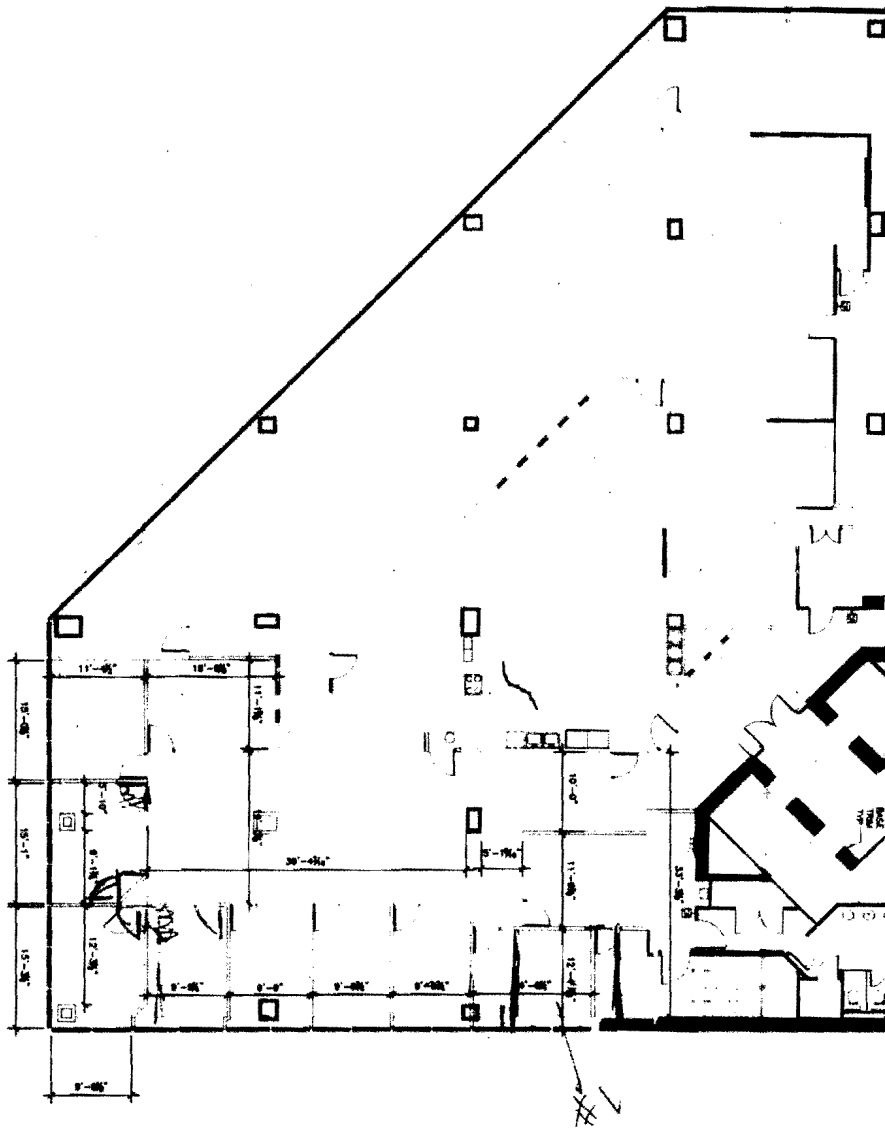






Existing  
walls dark







# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

January 16 2011

Received from One City Center Assoc. LLC

Location of Work One City Center 5th Floor

Cost of Construction \$ 23,000.00 Building Fee: \_\_\_\_\_

Permit Fee \$ 250.00 Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)    Plumbing (I5)    Electrical (I2)    Site Plan (U2)   

Other \_\_\_\_\_

CBL: 030-A-002

Check #: 19115 Total Collected \$ 250.00

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by: Carfort

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy