

NOTE:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MECHANICAL, ELECTRICAL AND PLUMBING CODES AND REGULATIONS.
 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STRUCTURAL CODES AND REGULATIONS.
 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE SAFETY CODES AND REGULATIONS.
 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ENVIRONMENTAL CODES AND REGULATIONS.
 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FIRE CODES AND REGULATIONS.
 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE HEALTH AND SAFETY CODES AND REGULATIONS.
 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT.
 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME) STANDARDS.
 11. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARDS.
 12. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ELECTRICAL ENGINEERS (IAEE) STANDARDS.
 13. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF PLUMBERS AND PIPEFITTERS (IAPU) STANDARDS.
 14. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF BRIDGE ENGINEERS (IABSE) STANDARDS.
 15. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF FOUNDATION ENGINEERS (IAFE) STANDARDS.
 16. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF GEOTECHNICAL ENGINEERS (IAGG) STANDARDS.
 17. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SOIL MECHANICS AND FOUNDATION ENGINEERS (IASMFE) STANDARDS.
 18. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ROCK MECHANICS (IAROCK) STANDARDS.
 19. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF CONSTRUCTION ENGINEERS AND BUILDERS (IACOB) STANDARDS.
 20. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ARCHITECTS (IAA) STANDARDS.
 21. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF DESIGNERS (IAD) STANDARDS.
 22. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF ENGINEERS (IAE) STANDARDS.
 23. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF SCIENTISTS (IAS) STANDARDS.
 24. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF RESEARCHERS (IAR) STANDARDS.
 25. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ASSOCIATION OF STUDENTS (IAS) STANDARDS.

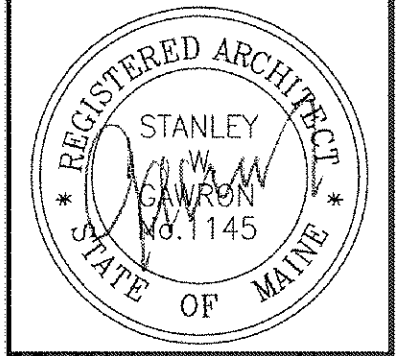
A1 - EXISTING FLOOR PLAN

PHILADELPHIA
INSURANCE

ONE CITY CENTER
PORTLAND, MAINE

EMC CADD Engineering Resource Center
 71 Bury St.
 Portland, Maine 04101
 207-625-0211 Fax 207-625-0212
 6362 emc@emccadd.com

DATE:	03/12/15
CODE:	AS-BUILD
OWNER:	ONE CITY CENTER
DATE:	3/12/15
SCALE:	AS SHOWN
DRAWN BY:	JMB
CHECKED BY:	JMB
TITLE:	FOURTH FLOOR
PROJECT:	G4



Gawron Turgeon ARCHITECTS
 29 Black Point Road
 Scarborough, Maine 04074
 www.gawronturgeon.com
 207-883-6307 ref. 207-883-6361 fax

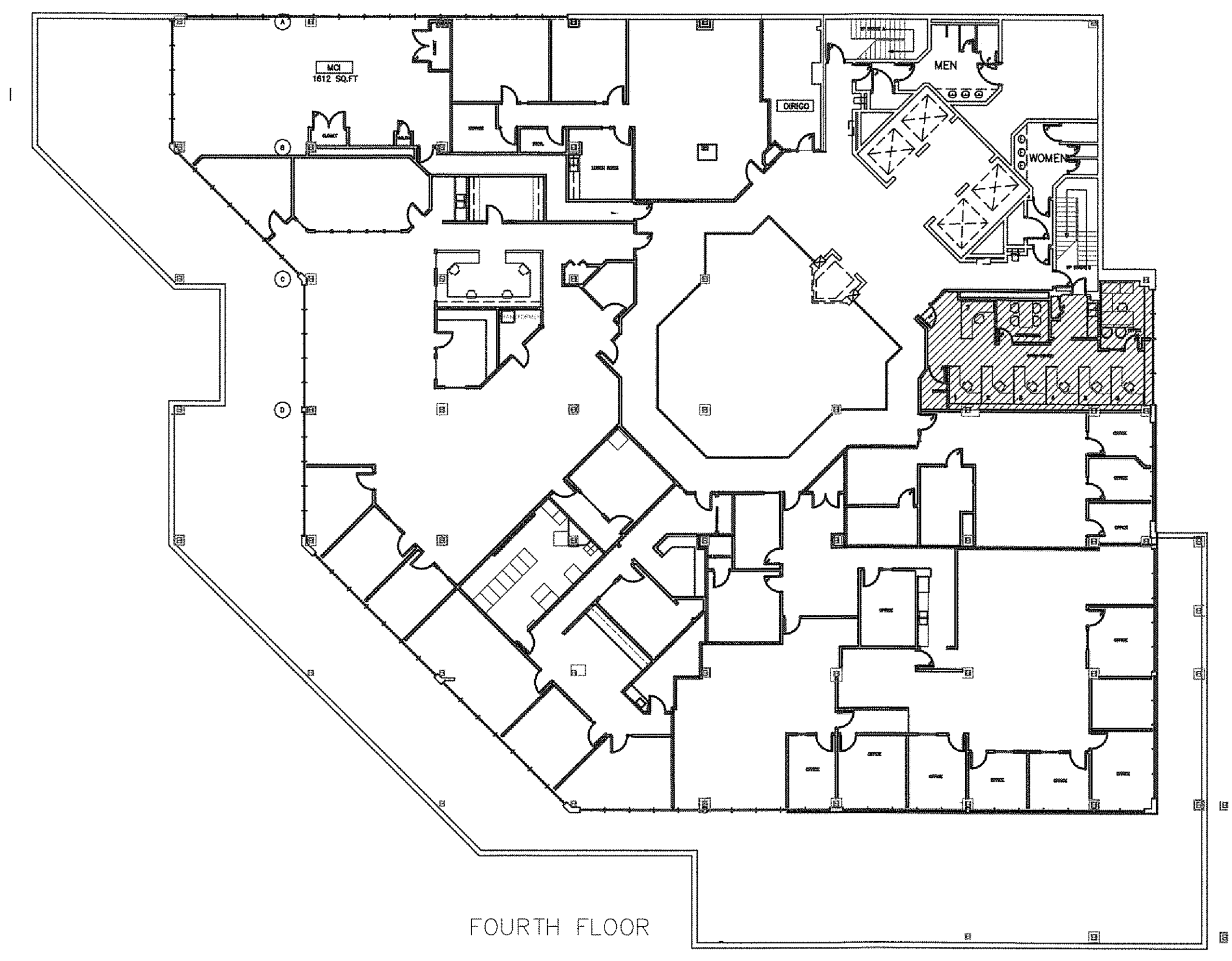
ONE CITY CENTER
 • FOURTH FLOOR
 • PORTLAND, MAINE

REVISIONS		
#	DATE	DESCRIPTION

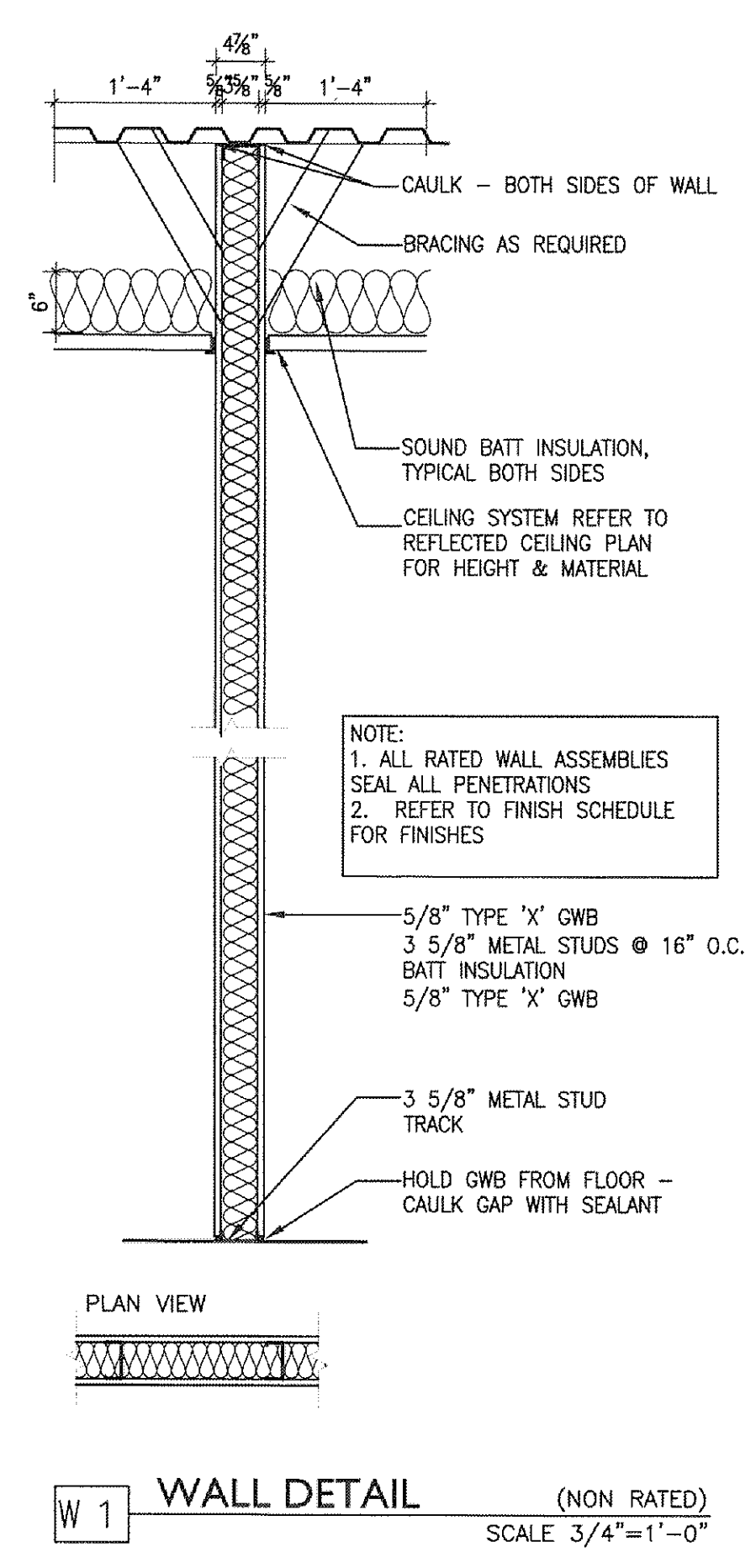
DATE:	03.05.15
PROJECT #:	110314
DRAWN BY:	DLP
CHECKED BY:	SWG
DRAWING SCALE:	AS NOTED

SHEET TITLE
 PARTIAL FOURTH FLOOR
 EXISTING PLAN/FLOOR
 PLAN/LIFE SAFETY
 PLAN
 DETAIL

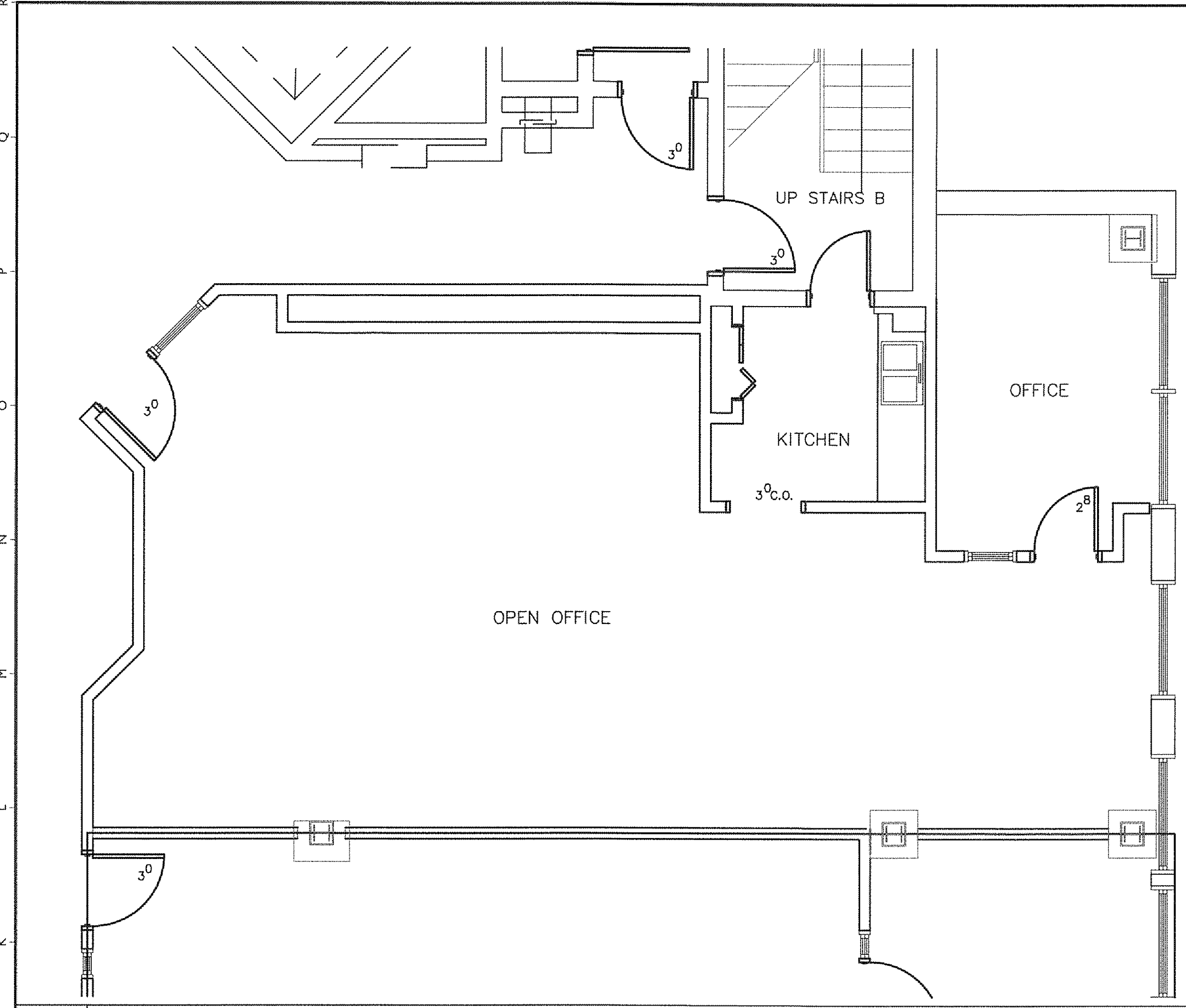
A101



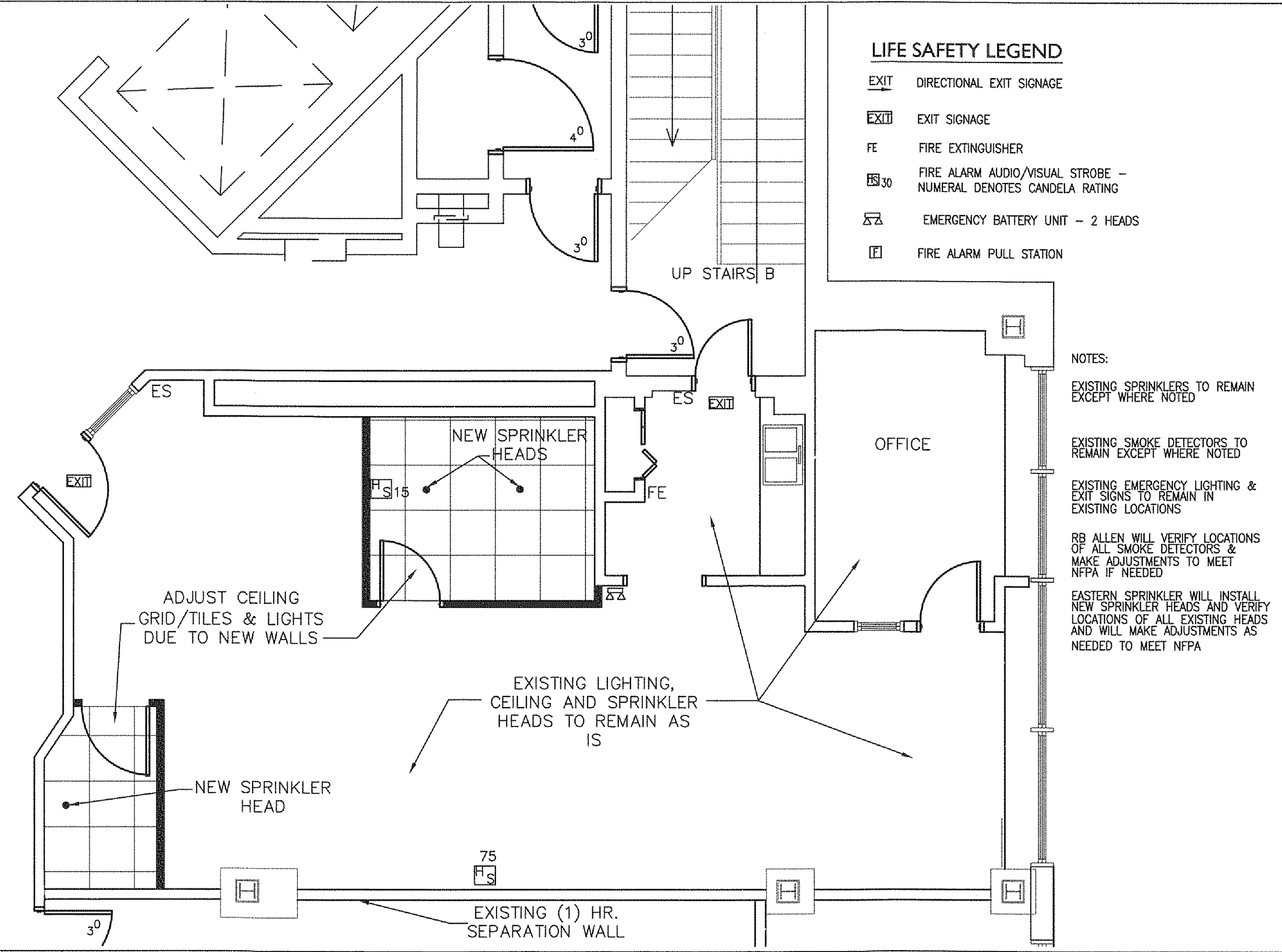
J13 KEY PLAN - EXTENT OF WORK



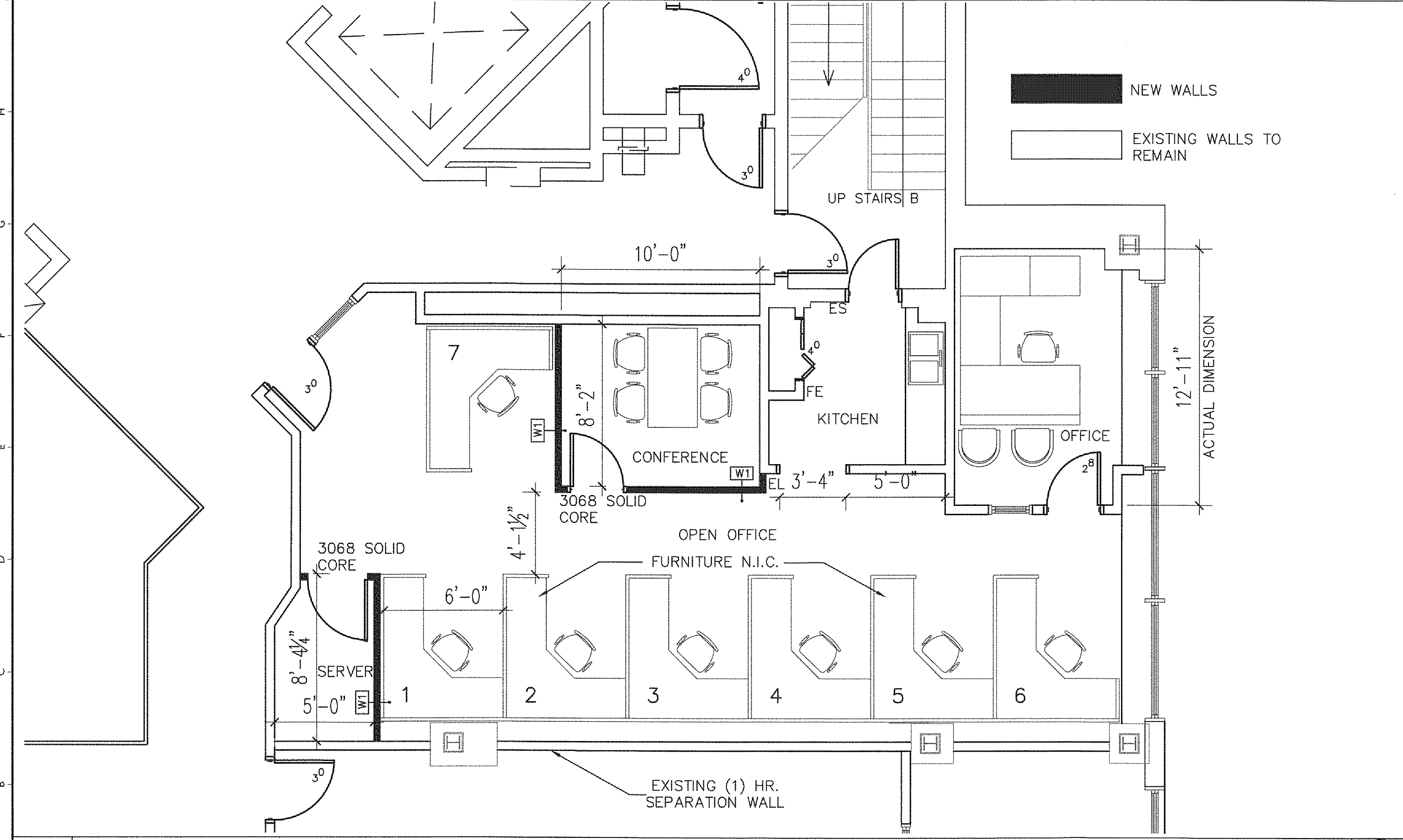
J9 PARTITION TYPE



J1 PARTIAL FOURTH FLOOR EXISTING CONDITION PLAN



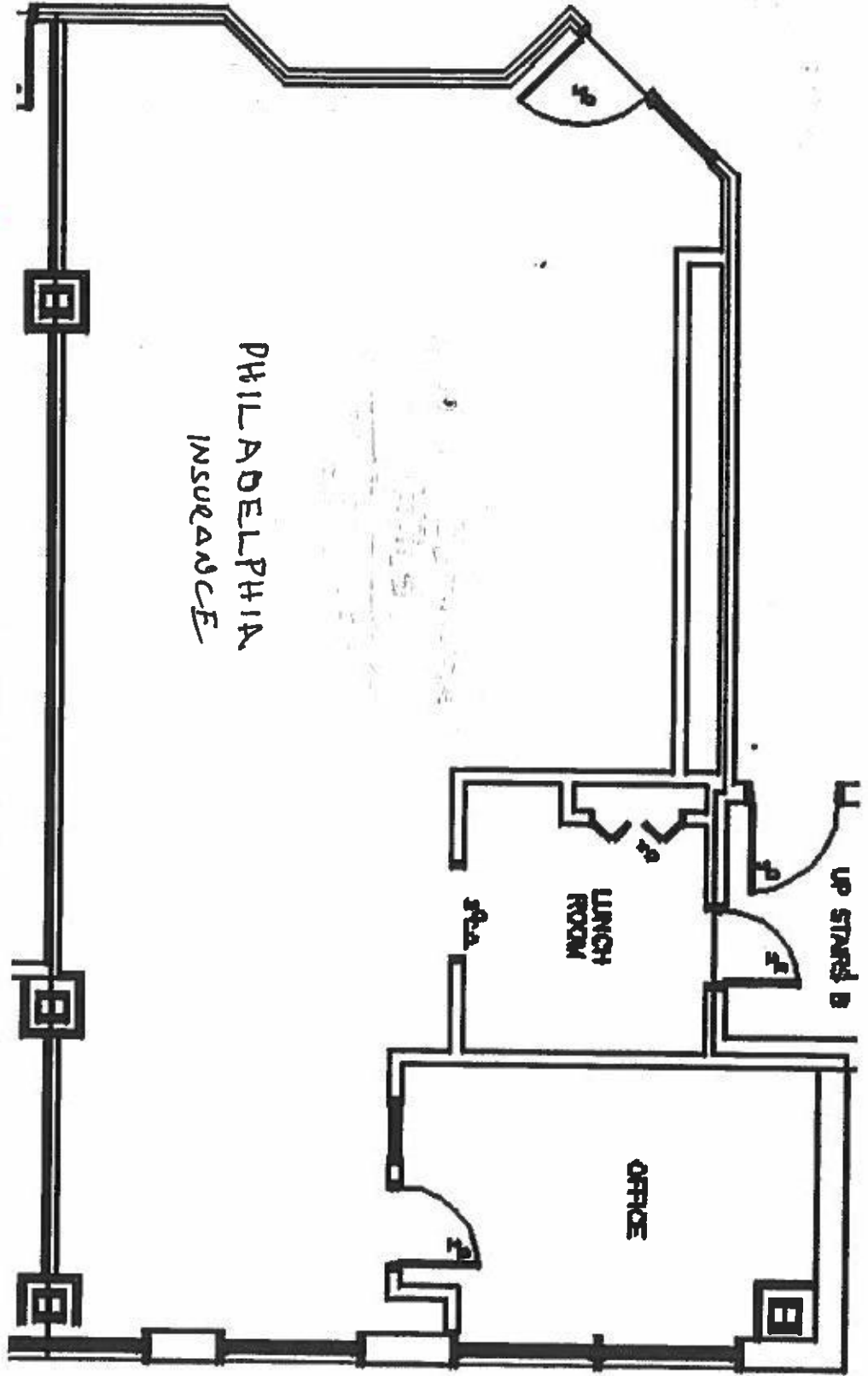
A12 PARTIAL FOURTH FLOOR LIFE SAFETY PLAN

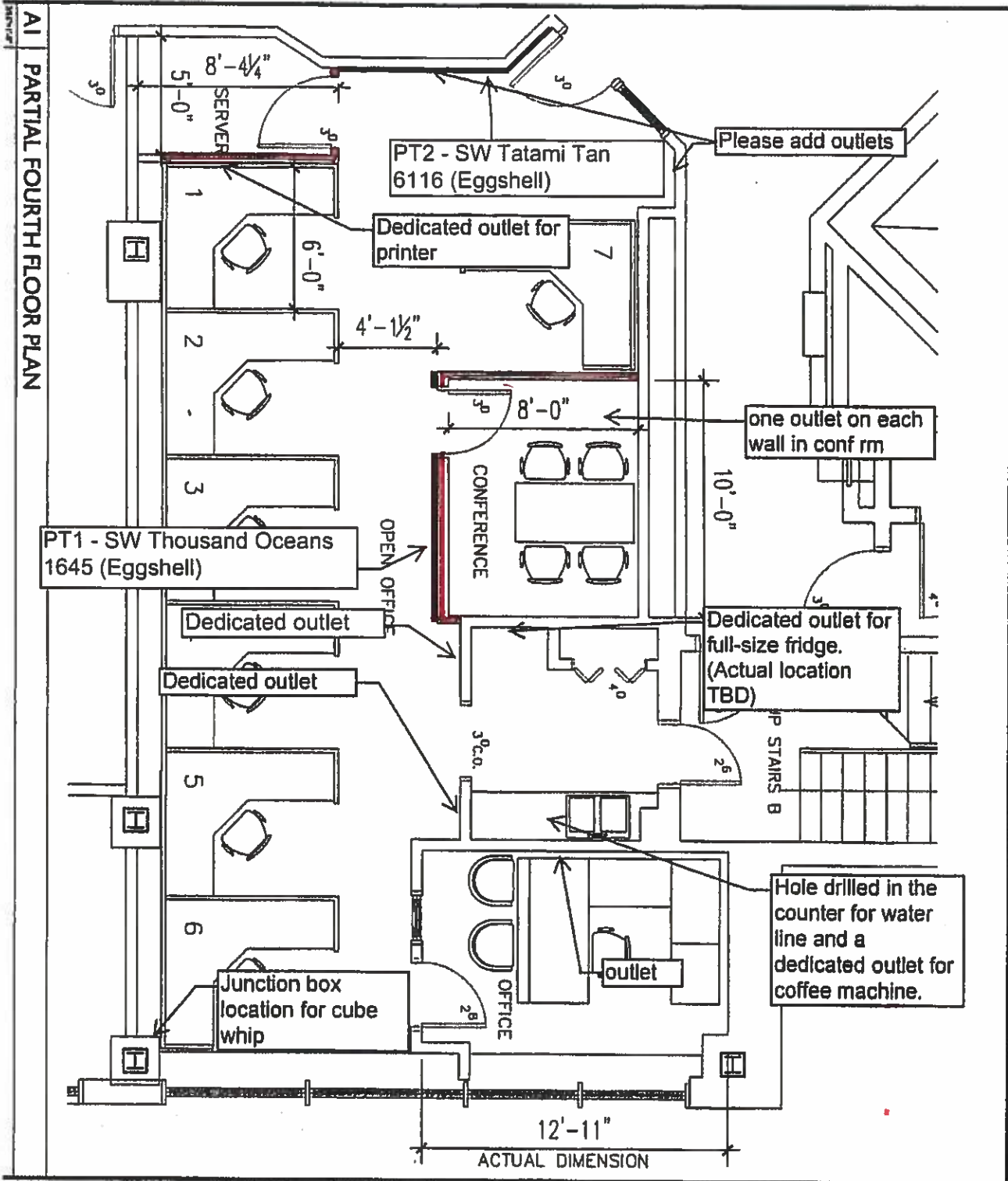


A1 PARTIAL FOURTH FLOOR PLAN



A8 - EXISTING FLOOR PLAN





Gawron Turgeon ARCHITECTS

207-883-6307 or 207-883-0361 for

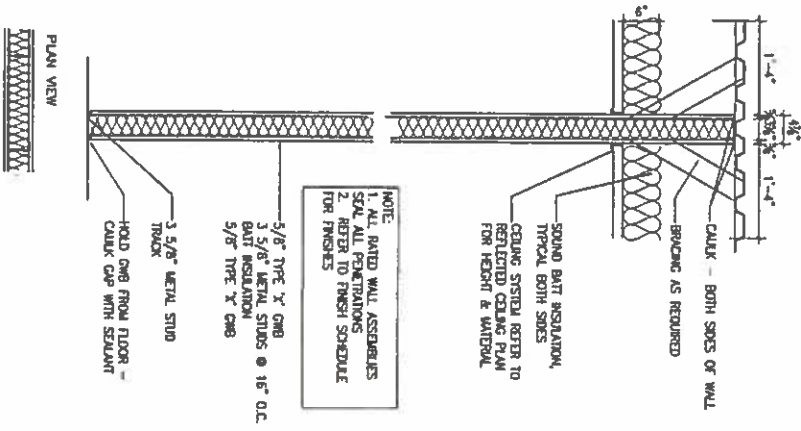
DATE	12-16-14
PROJECT #	110314
DRAWN BY	DLP
DRAWING SCALE	3/16"=1'-0"

**PHILADELPHIA INSURANCE
ONE CITY CENTER
FOURTH FLOOR**

A100

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ITS PATENTS.

*A-3 FLOOR PLAN PROPOSED
NEW WALLS IN RED - INTERIOR ONLY (NO EXT. WALLS ARE NEW)*



NOTE:
1. ALL RATED WALL ASSEMBLIES SEAL ALL PENETRATIONS
2. REFER TO FINISH SCHEDULE FOR FINISHES

- 5/8" TYPE 'X' GMB
- 3 5/8" METAL STUDS @ 16" O.C.
- BATT INSULATION
- 5/8" TYPE 'X' GMB
- 3 5/8" METAL STUD TRACK
- HOLD GMB FROM FLOOR
- CAULK CAP WITH SEALANT

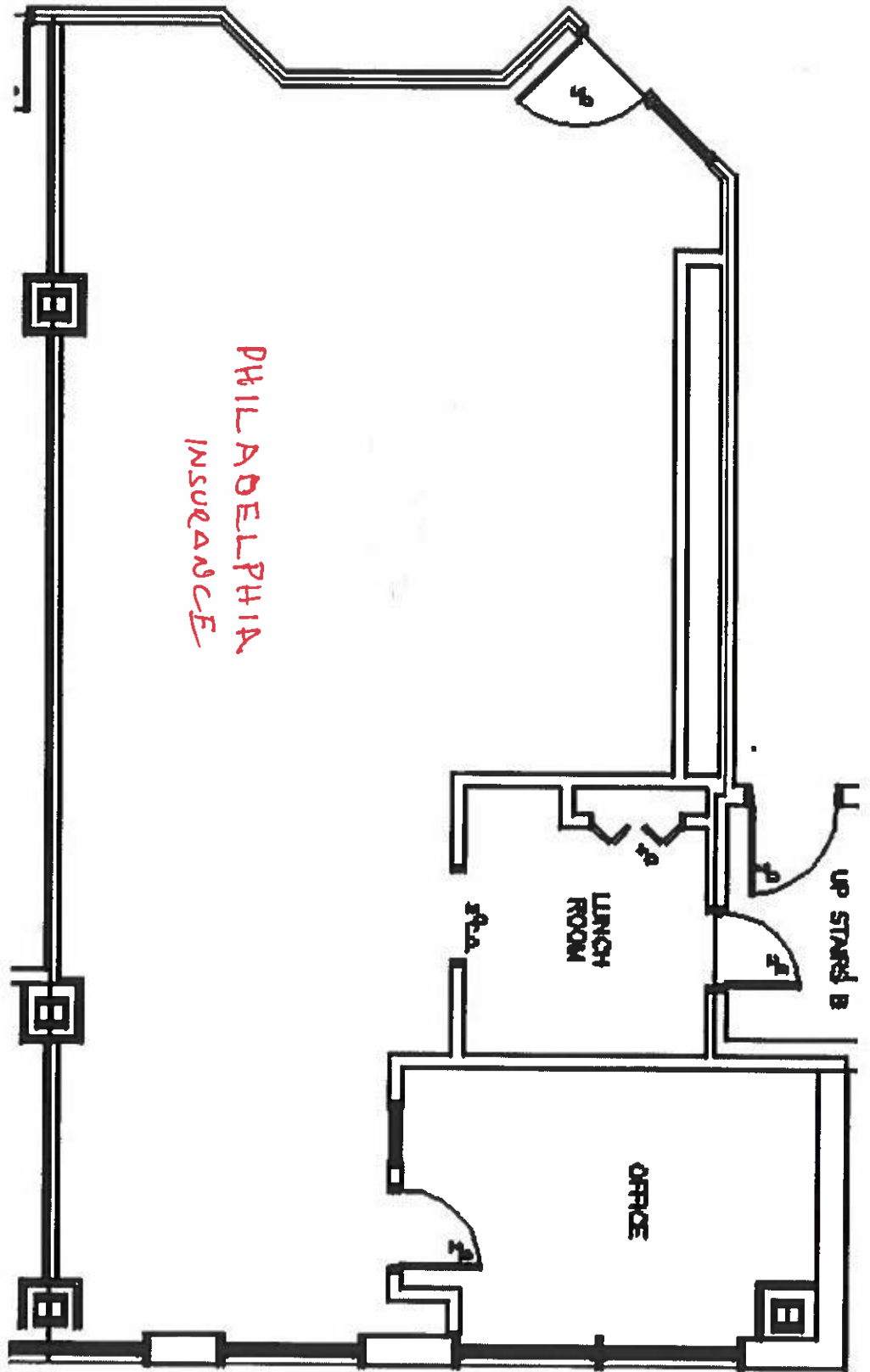
W 1

WALL DETAIL

(NON RATED)
SCALE 3/4"=1'-0"

A-4 Wall Detail / Door Schedule

DOOR SCHEDULE						DOOR SCHEDULE ABBREVIATIONS					
NO	TYPE	SIZE	THK.	FRM. SET	FINISH	MAT.	REMARKS	NO	DESCRIPTION	NO	DESCRIPTION
		3'-0" x 6'-8"			PTD	WD	SOLID CORE				



D1 - DEMO PLAN - No Demo Needs

Using existing HVAC, plumbing.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. *After all approvals have been met and completed, I will then be issued my permit via e-mail.* No work shall be started until I have received my permit.

Applicant Signature: Michael J. Freed (owner agent) Date: 2/3/2015

I have provided digital copies and sent them on: _____ Date: 2/3/2015

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



Acknowledgment of Code Compliance Responsibility- Fast Track Project



I, Michael Freed am the owner or duly authorized owner's agent of the property listed below
Print Legal Name

One City Center; Portland, ME 04101
Physical Address

I am seeking a permit for the construction or installation of:
Interior office renovations with no change of use.

Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions.** I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained.** I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 et seq. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a owner's agent of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
Owner or Owner's Agent

I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes. MF INITIAL HERE

Sign Here: Michael Freed
Owner or Owner's Authorized Agent

Date: 2/3/2015

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE



Acknowledgment of Code Compliance Responsibility- Fast Track Project

OFFICE USE ONLY



PERMIT # _____

CBL # _____

THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

- One/Two Family Swimming Pools, Spas or Hot Tubs
- One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- Home Occupations (excluding day cares)
- One/Two Family Renovation/Rehabilitation (within the existing shell)
- Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible) bearing the seal of a licensed design professional stating code compliance
- Interior Demolition with no load bearing demolition
- Amendments to existing permits
- Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- Commercial HVAC for Boilers/Furnaces/Heating Appliances
- Commercial Signs or Awnings
- Exterior Propane Tanks
- Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- Renewal of Outdoor Dining Areas
- Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- Fire Suppression Systems (Both non-water and water based installations)
- Fences over 6'-0" in height
- Site work only
- Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: Michael J. Freed
Owner or Owner's Authorized Agent

Date: 3/4/15



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.

Address/Location of Construction: One City Center - 4th Floor Philadelphia Insurance		
Total Square Footage of Proposed Structure:		1,239 SF
Tax Assessor's Chart, Block & Lot Chart# 032 Block# L Lot# 002	Applicant Name: One City Center Associates Address: One City Center City, State & Zip: Portland, ME 04101	Telephone: 207-871-1080 Email: mike@dirigomgmt.com
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone & E-mail:	Contractor Name: One City Center/DMC (if different from Applicant) Remodeling Address: One City Center City, State & Zip: Portland, ME Telephone & E-mail: 207-871-1080 mike@dirigomgmt.com	Cost Of Work: \$12,000.00 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) Office		
If vacant, what was the previous use? NA		
Proposed Specific use: Office		
Is property part of a subdivision? No If yes, please name _____		
Project description: 4th Floor - Philadelphia Insurance New tenant moving in existing space. No change of use. Adding a conference room and compute		
Who should we contact when the permit is ready: Mike Freed		
Address: One City Center		
City, State & Zip: Portland, ME 04101		
E-mail Address: mike@dirigimgmt.com		
Telephone: 207-653-8185		

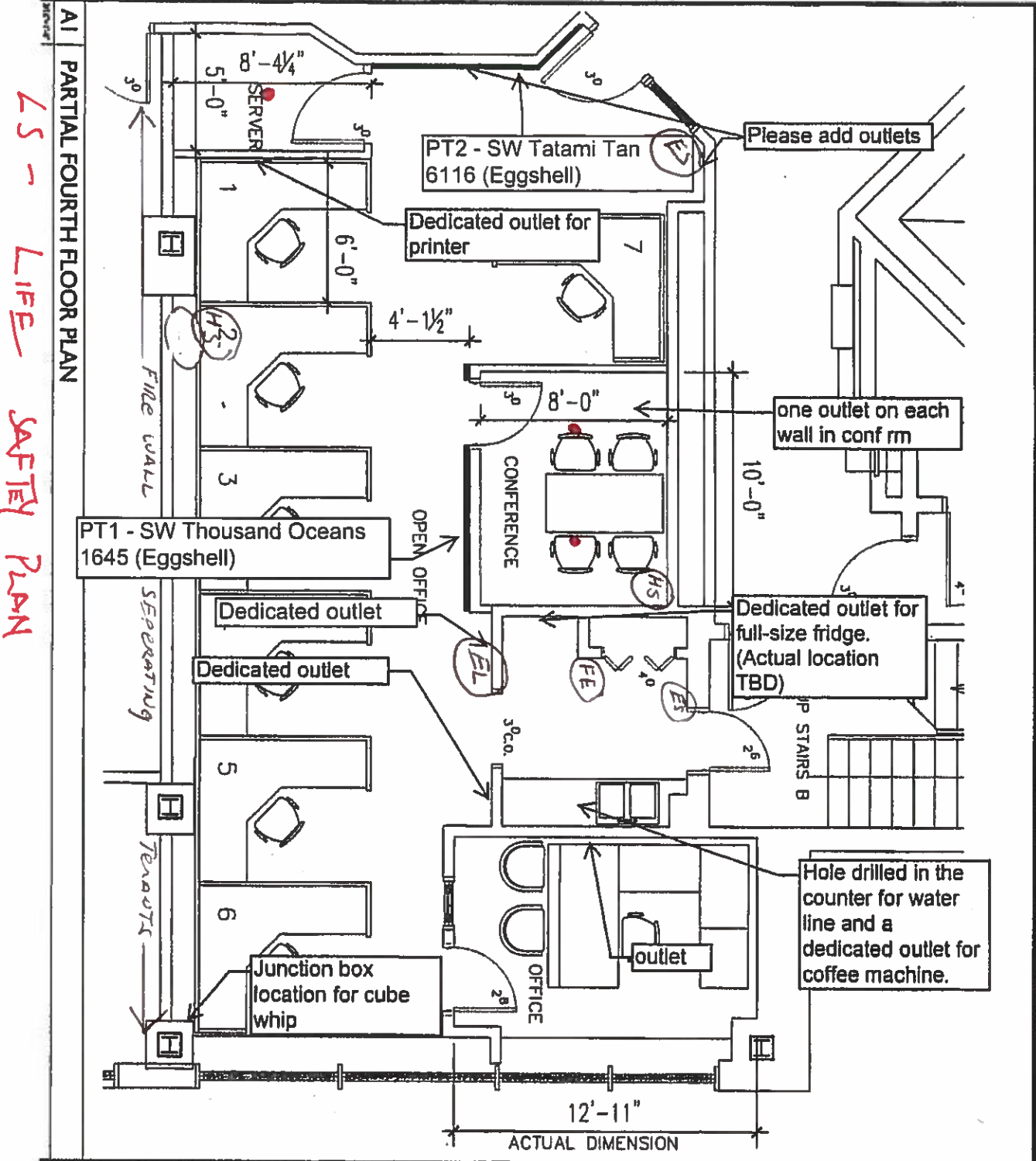
Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: <i>Michael J. Freed</i>	Date: 2/3/2015
---	-----------------------

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



L5 - LIFE SAFETY PLAN

ALL EXISTING DEVICES EXCEPT FOR
3-NEW SPRINKLER HOOPS
i- New have stroke 1 (abscondela)

DATE:	12-16-14
PROJECT BY:	110314
DRAWN BY:	DLP
DRAWING SCALE:	3/16"=1'-0"

PHILADELPHIA INSURANCE
ONE CITY CENTER
FOURTH FLOOR

A100

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Gawron Turgeon ARCHITECTS

215-983-4207 or 215-983-0361 fax

- LEGEND**
- NEW SPRINKLERS
 - EXISTING SPRINKLERS TO REMAIN EXCEPT WHERE NOTED.
 - EXISTING SMOKE DETECTORS TO REMAIN IN EXISTING LOCATIONS
 - EXISTING EMERGENCY LIGHTS AND EXIT SIGNS TO REMAIN IN EXISTING LOCATIONS
 - RB ALLEN WILL VERIFY LOCATIONS OF ALL SMOKE DETECTORS AND MAKE ADJUSTMENTS TO MEET NFPA CODE 96 IF NEEDED
 - EASTERN SPRINKLER WILL INSTALL NEW SPRINKLER HEADS AND VERIFY LOCATIONS OF ALL NEW AND EXISTING SPRINKLERS AND MAKE ANY NECESSARY ADJUSTMENTS TO MEET NFPA CODE 96 IF NEEDED



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 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required.
- 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.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

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: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost

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