

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070397

This is to certify that MINA BUILDING LLC / Nathan Hawkes

has permission to Tenant fit-up for floors 2, 3 & 4 Commercial office space

AT 10 CITY CTR

032 P017001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this 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 leased or occupied. **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. Creo Class

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

MAY 10 2007

CITY OF PORTLAND

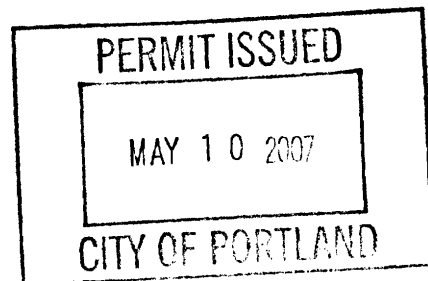
[Signature]
5/8/07

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0397		Issue Date:	CBL: 032 P017001
Location of Construction: 10 CITY CTR	Owner Name: MINA BUILDING LLC	Owner Address: 9 BAYVIEW TER	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone: 2079392905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
Past Use: Commercial - Office	Proposed Use: Commercial - Office - Tenant fit-up for floors 2, 3 & 4 Commercial office space	Permit Fee: \$1,040.00	Cost of Work: \$101,570.00
Proposed Project Description: Tenant fit-up for floors 2, 3 & 4 Commercial office space		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	CEO District: 1
		INSPECTION: Use Group: B Type: 3B IBC 2003 Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) NOT 1st floor Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 04/17/2007	Zoning Approval		
<ol style="list-style-type: none"> 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>5/1/07</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: <i>5/1/07</i>	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>	



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: 07-0397	Date Applied For: 04/17/2007	CBL: 032 P017001
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Location of Construction: 10 CITY CTR	Owner Name: MINA BUILDING LLC	Owner Address: 9 BAYVIEW TER	Phone:
Business Name:	Contractor Name: Nathan Hawkes	Contractor Address: 105 Spring Street Westbrook	Phone (207) 939-2905
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - Tenant fit-up for floors 2, 3 & 4 Commercial office space	Proposed Project Description: Tenant fit-up for floors 2, 3 & 4 Commercial office space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/17/2007

Note: **Ok to Issue:**

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/08/2007

Note: **Ok to Issue:**

- 1) The enclosure for the duct work must be a one hour fire rated wall enclosure.
- 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:** 04/17/2007

Note: **Ok to Issue:**

- 1) Seperate compliance letters required for the Fire Alarm and Sprinkler system.

Please call 874-8703 or 874-8693 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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

 CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR,
BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

5/10/07
Date

[Signature]
Signature of Inspections Official

5/10/07
Date

CBL: 32-R-07

Building Permit #: 07-0397



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>12/10 City Center, Portland</u>		
Total Square Footage of Proposed Structure (gross) <u>13,464 (4 floors)</u>		Square Footage of Lot <u>4,918</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>P</u> Lot# <u>17</u>	Owner: <u>Mina Building, LLC</u>	Telephone: <u>Thimi Mina: 772-6805</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Nathan Hawkes Carpentry 105 Spring Street Westbrook, ME 04092 207-939-2905</u>	Cost Of Work: \$ <u>101,570</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Business Offices</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Business Offices</u> Is property part of a subdivision? <u>No</u> . If yes, please name _____ Project description: <u>Interior build out of partitions, ceilings, floor coverings, electrical and finishes. 2,3,4 Tenant Fit-up</u>		
Contractor's name, address & telephone: <u>Nathan Hawkes 207-939-2905</u> Who should we contact when the permit is ready: <u>Nathan Hawkes</u> Mailing address: <u>105 Spring Street Westbrook, ME 04092</u> Phone: <u>207-939-2905</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.

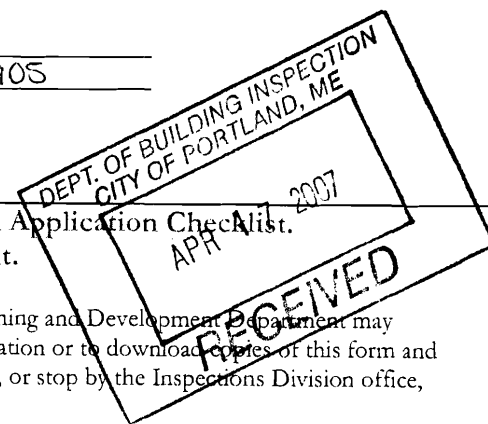
Signature of applicant:

Nathan Hawkes

Date:

4/16/07

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





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.

- NA* Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- By others* Complete electrical and plumbing layout.
- By others* 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 2003
- NA* Proof of ownership is required if it is inconsistent with the assessors records.
- NA* Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- NA* Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

NA, 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.

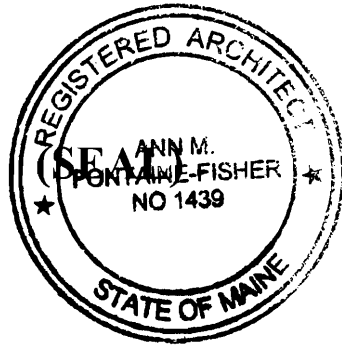
A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



Accessibility Building Code Certificate

Designer: PDT Architects, Ann Fontaine-Fisher
Address of Project: 10 City Center
Nature of Project: Interior Fit-Up of Existing Shell
at second, third & fourth floor.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Ann Fontaine-Fisher

Title: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street
Portland, Maine 04101

Phone: 207-775-1059

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

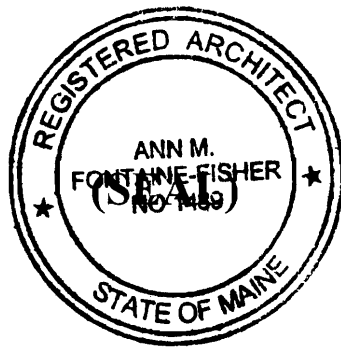
Date: 7/10/07

From: Ann Fontaine-Fisher

These plans and / or specifications covering construction work on:

10 City Center
Floors 2, 3 & 4

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: Ann Fontaine-Fisher

Title: Principal

Firm: PDT Architects

Address: 49 Dartmouth Street
Portland, Maine 04101

Phone: 207-775-1059

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Certificate of Design Application

From Designer: PDT Architects
Date: April 11, 2007
Job Name: Mina Building
Address of Construction: 10 City Center, Portland

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) Business
Type of Construction III B
Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes
Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____
Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations NOT Applicable
_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)
_____ Basic wind speed (1809.3)
_____ Building category and wind importance Factor, w
table 1604.5, 1609.5)
_____ Wind exposure category (1609.4)
_____ Internal pressure coefficient (ASCE 7)
_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
_____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)
_____ Seismic use group ("Category")
_____ Spectral response coefficients, SDs & SD1 (1615.1)
_____ Site class (1615.1.5)

_____ Live load reduction
_____ Roof live loads (1603.1.2, 1607.11)
_____ Roof snow loads (1603.7.3, 1608)
_____ Ground snow load, P_g (1608.2)
_____ If $P_g > 10$ psf, flat-roof snow load P_f
_____ If $P_g > 10$ psf, snow exposure factor, C_e
_____ If $P_g > 10$ psf, snow load importance factor, I_s
_____ Roof thermal factor, C_t (1608.4)
_____ Sloped roof snowload, P_s (1608.4)
_____ Seismic design category (1616.3)
_____ Basic seismic force resisting system (1617.6.2)
_____ Response modification coefficient, R_d and
deflection amplification factor C_d (1617.6.2)
_____ Analysis procedure (1616.6, 1617.5)
_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
_____ Partition loads (1607.5)
_____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
1607.12, 1607.13, 1610, 1611, 2404)



ARCHITECTS

FAX

MEMO

NOTES

TELCON

TRANSMITTAL

DATE: April 12, 2007
TO/COMPANY: City of Portland, Fire Department
PROJECT: Mina Building, Interior Fit-up, 10 City Center
FROM: Ann Fontaine-Fisher
PAGES: 1
RE: Building Permit - Information

Applicant:
Mina Building, LLC
10 City Center
Portland, Maine 04101
Phone Contact: Thimi Mina – 207-772-6805

Architect:
PDT Architects
Ann Fontaine-Fisher, Principal
49 Dartmouth Street
Portland, Maine 04101
Phone: 775-1059 x 331

Occupancy Classification: Business

Total Area of Renovation: 3 floors x 1,490 sf = 4,470 sf

Proposed protection: Fully sprinklered with fire alarm system (System under separate project and contractor – permit has been issued)

Life Safety Plan – Attached and altered from original project for proposed fit-up of interior space.

Elevator – 2,500 lb. elevator permitted under separate project and contractor.

Document4

49 DARTMOUTH STREET PORTLAND, MAINE 04101 207-775-1059 FAX 207-775-2694

Page 1 of 1

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.

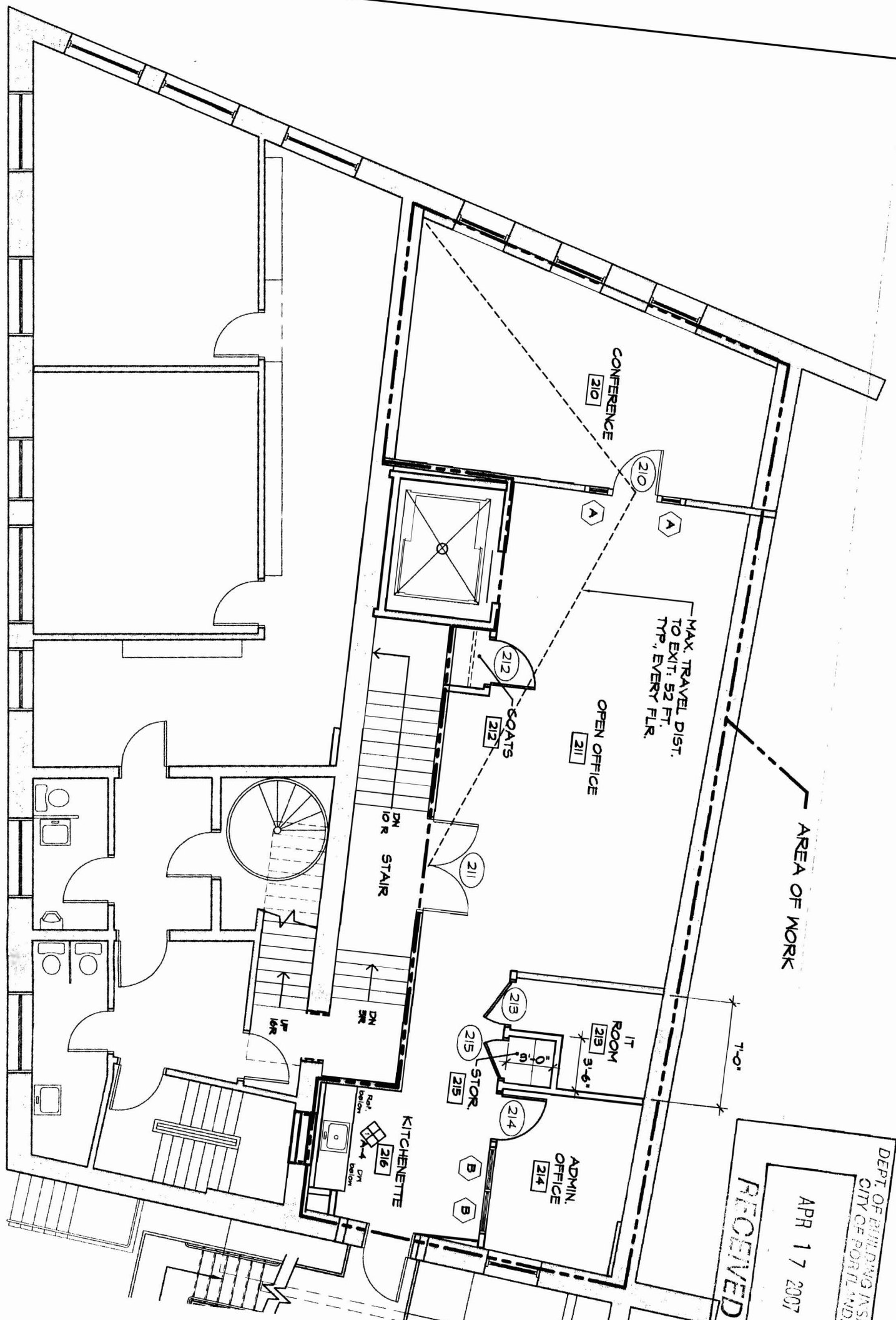
Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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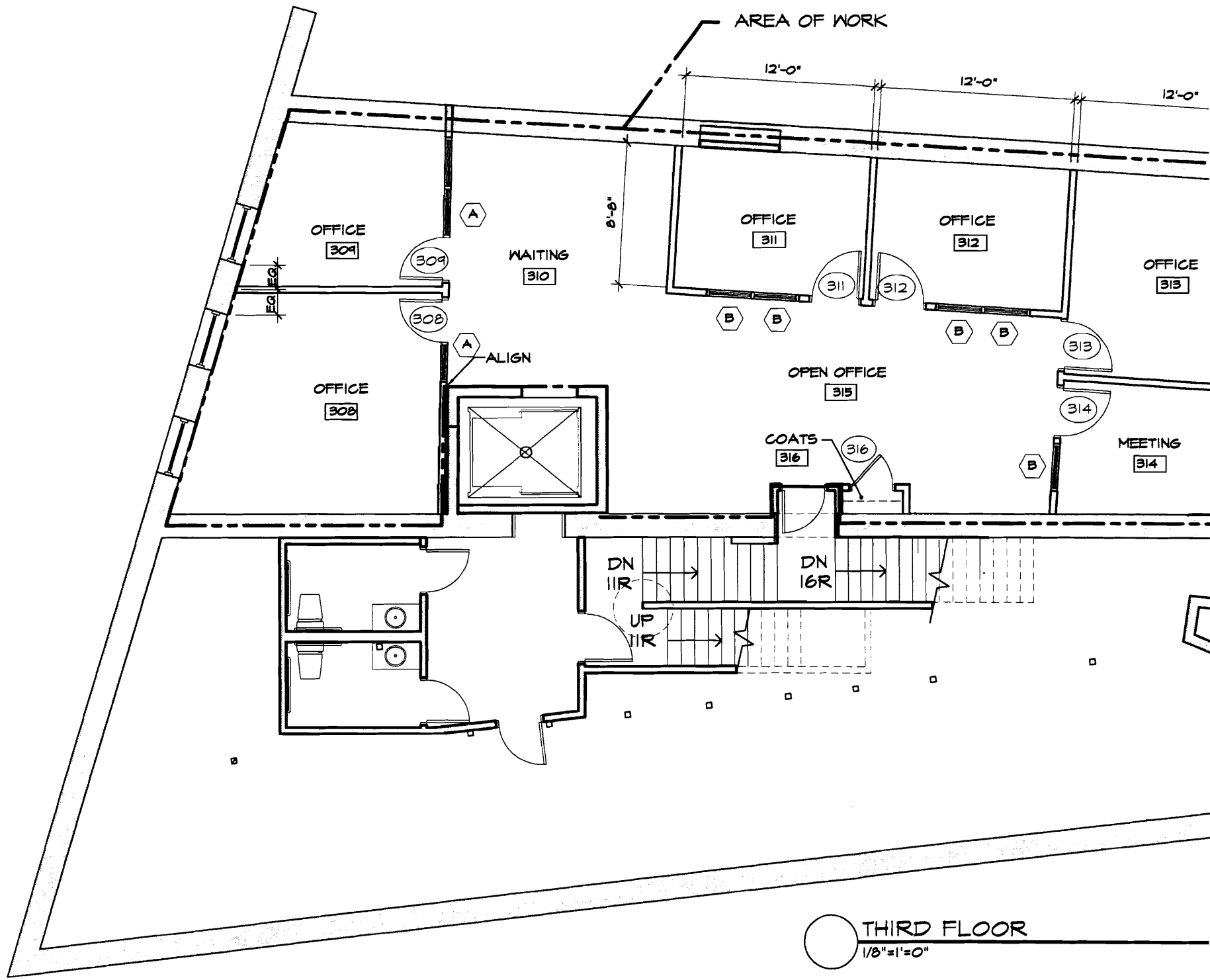
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

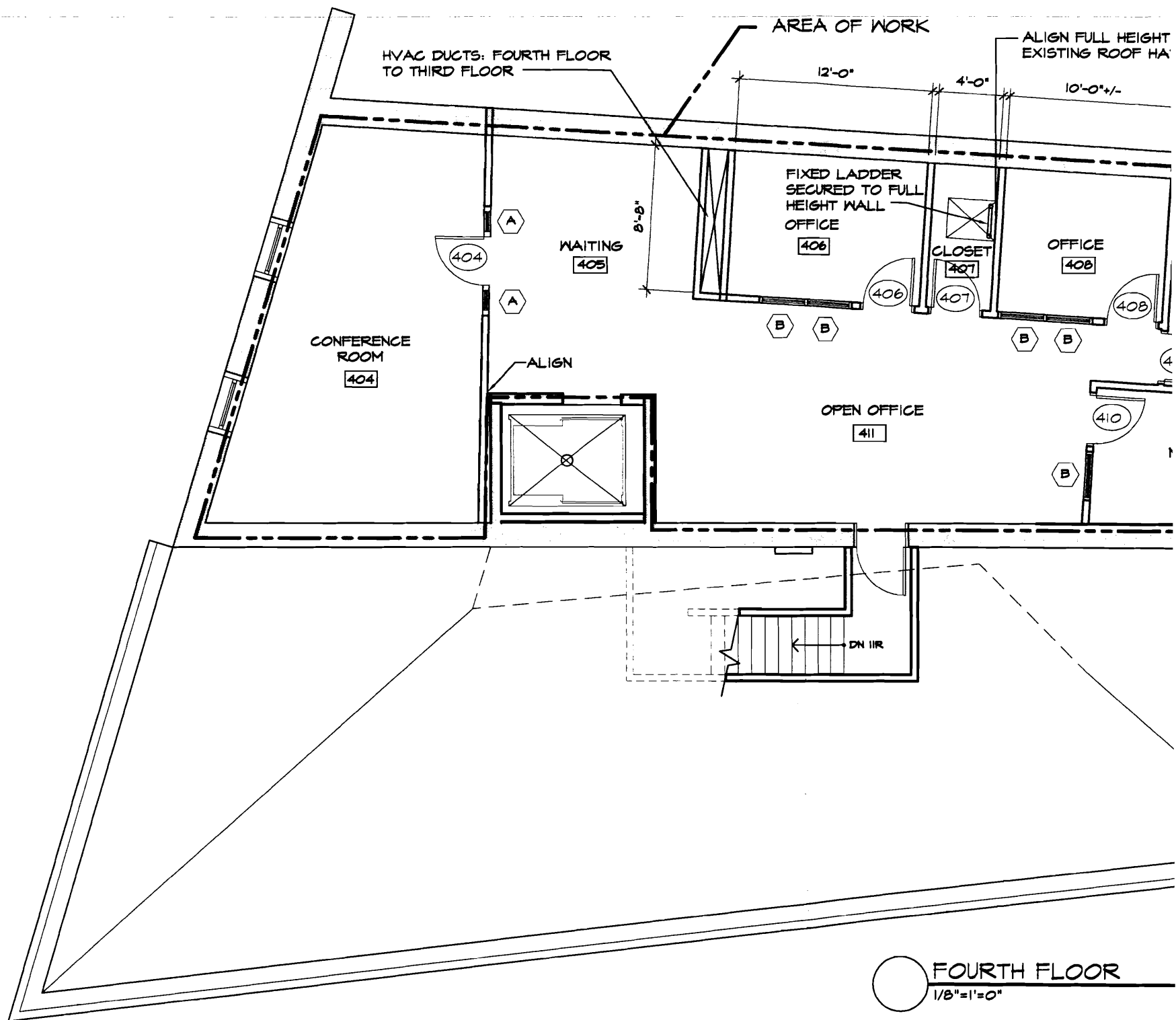
This is not a Permit; you may not commence any work until the Permit is issued.

SECOND FLOOR
1/8" = 1'-0"



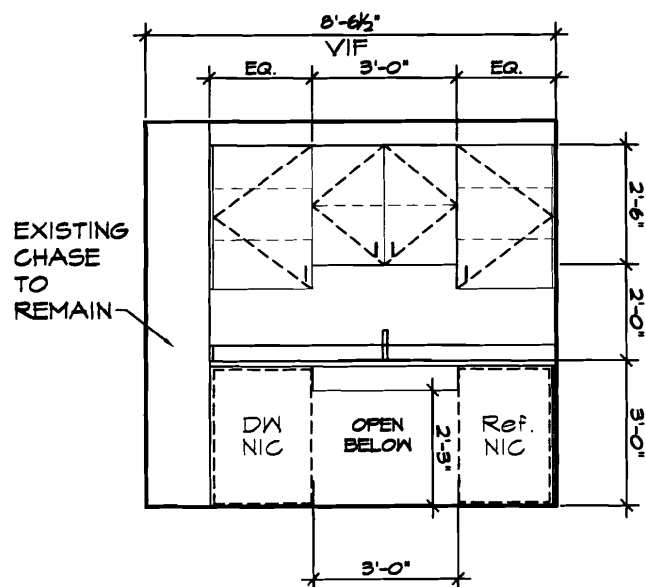
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND
APR 17 2007
RECEIVED



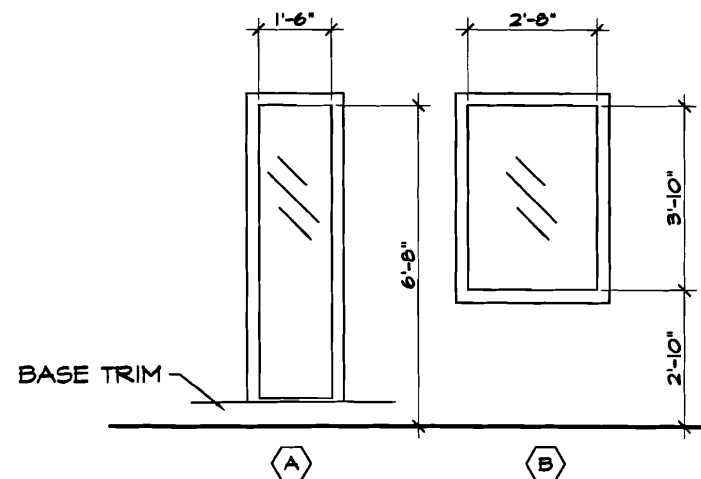


DOOR AND FRAME SCHEDULE

Number	DOOR			FRAME			FIRE RATING	NOTES
	Type	WD	HGT	Type	HEAD	JAMB		
210	1	3'-0"	6'-8"	A	--	--	--	LEVER PASSAGE SET
211	2	6'-0"	7'-0"	B	--	--	1 1/2 HR	LEVER LOCKSET WITH CLOSER
212	1	3'-0"	6'-8"	A	--	--	--	LEVER PASSAGE SET
213	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
214	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
215	1	2'-6"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
308	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
309	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
311	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
312	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
313	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
314	1	3'-0"	6'-8"	A	--	--	--	LEVER PASSAGE SET
316	1	3'-0"	6'-8"	A	--	--	--	LEVER PASSAGE SET
404	1	3'-0"	6'-8"	A	--	--	--	LEVER PASSAGE SET
406	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
407	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
408	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
409	1	3'-0"	6'-8"	A	--	--	--	LEVER LOCKSET-CLASSRM. FUNC.
410	1	3'-0"	6'-8"	A	--	--	--	LEVER PASSAGE SET

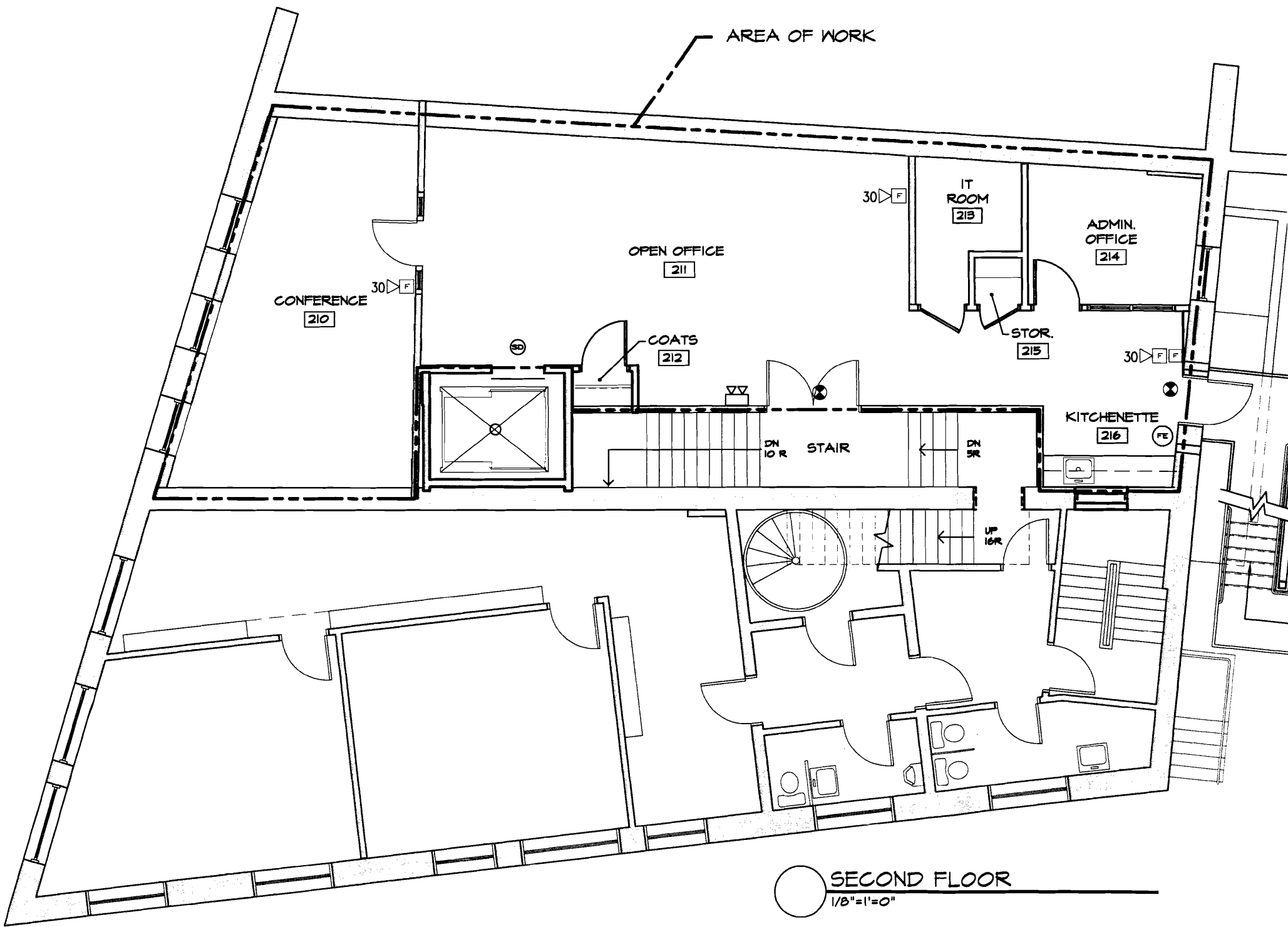


1 KITCHENETTE ELEVATION



2 WINDOW TYPES

NOTE: ALL GLASS SHALL BE SAFETY OR TEMPERED PER BUILDING CODES



○ SECOND FLOOR
1/8" = 1'-0"

