

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 090463

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 237 COMMERCIAL STREET LLC/Project Inc.has permission to Interior renovation to include, Conference Room, 2 Offices, Kitchen Area, Closet Space, Enlarge Bathrooms.AT 1 UNION ST 032 V012001

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 used-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. Lathen

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

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

Other \_\_\_\_\_

Department Name

*Jeannie Burke* 6/2/09  
Director - Building & Inspection Services

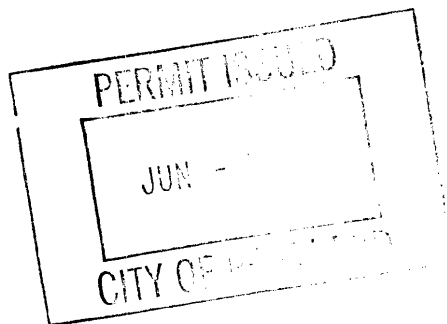
**PENALTY FOR REMOVING THIS CARD**

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

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

<b>Permit No:</b> 09-0463		<b>Issue Date:</b>		<b>CBL:</b> 032 V012001	
<b>Location of Construction:</b> 1 UNION ST		<b>Owner Name:</b> 237 COMMERCIAL STREET LLC		<b>Owner Address:</b> 225 COMMERCIAL ST	
<b>Business Name:</b>		<b>Contractor Name:</b> Project Mgmt. Inc.		<b>Contractor Address:</b> 225 Commercial St Portland	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Phone:</b> 207-715-7447	
<b>Past Use:</b> Commercial/5thFloor-Suite 500		<b>Proposed Use:</b> Commercial/5thFloor-Suite 500 - Interior renovation to include, Conference Room, 2 Offices, Kitchen Area, Closet Space, Enlarge Bathrooms.		<b>Permit Fee:</b> \$170.00	
<b>Proposed Project Description:</b> Interior renovation to include, Conference Room, 2 Offices, Kitchen Area, Closet Space, Enlarge Bathrooms.		<b>Cost of Work:</b> \$15,000.00		<b>CEO District:</b> 1	
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions		<b>INSPECTION:</b> Use Group: B Type: 3 IBL-2003 Signature: JMB 6/2/09	
		<b>Signature:</b> (KG)		<b>Signature:</b>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: Date:			

<b>Permit Taken By:</b> lmd	<b>Date Applied For:</b> 05/14/2009	<b>Zoning Approval</b>		
<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"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <b>Date:</b> 5/15/09	<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 <b>Date:</b>	<b>Historic Preservation</b> <input 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 <b>Date:</b>



## 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> 09-0463	<b>Date Applied For:</b> 05/14/2009	<b>CBL:</b> 032 V012001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 1 UNION ST	<b>Owner Name:</b> 237 COMMERCIAL STREET LLC	<b>Owner Address:</b> 225 COMMERCIAL ST	<b>Phone:</b> 207-715-7447
<b>Business Name:</b>	<b>Contractor Name:</b> Project Mgmt. Inc.	<b>Contractor Address:</b> 225 Commercial St Portland	<b>Phone</b> (207) 775-7442
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial/5thFloor-Suite 500 - Interior renovation to include, Conference Room, 2 Offices, Kitchen Area, Closet Space, Enlarge Bathrooms.	<b>Proposed Project Description:</b> Interior renovation to include, Conference Room, 2 Offices, Kitchen Area, Closet Space, Enlarge Bathrooms.
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/15/2009**Note:****Ok to Issue:** ☒

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** 06/02/2009**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, sprinkler, fire alarm or 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:** 05/27/2009**Note:****Ok to Issue:** ☒

- 1) Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 2) Sprinkler protection shall be maintained.  
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) All means of egress to remain accessible at all times
- 6) Emergency lights and exit signs are required
- 7) The fire alarm system shall comply with NFPA 72.  
Compliance letter is required.
- 8) All construction shall comply with NFPA 101

<b>Location of Construction:</b> 1 UNION ST	<b>Owner Name:</b> 237 COMMERCIAL STREET LLC	<b>Owner Address:</b> 225 COMMERCIAL ST	<b>Phone:</b> 207-715-7447
<b>Business Name:</b>	<b>Contractor Name:</b> Project Mgmt. Inc.	<b>Contractor Address:</b> 225 Commercial St Portland	<b>Phone</b> (207) 775-7442
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Comments:</b> 5/15/2009-lmd: Contractor is going to e-mail PDF for 11X17.
---

## 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

  6-4-09    
Date

  6/2/09    
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>237 Commercial St / ONE UNION</u>		
Total Square Footage of Proposed Structure/Area <u>3200 +-</u>	Square Footage of Lot <u>3200 +-</u>	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant <u>"must be owner, Lessee or Buyer"</u> Name <u>237 Commercial St LLC</u> Address <u>225 Commercial St</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207</u> <u>775-7447</u>
Lessee/DBA (If Applicable)  <u>MAY 14 2009</u>	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>OFFICE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>RENOVATION OF EXISTING OFFICE NON-STRUCTURAL PARTITIONS, DOOR &amp; KITCHEN</u>		
Contractor's name: <u>PROJECT MGMT INC</u> Address: <u>225 Commercial St</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>775-7442</u> Who should we contact when the permit is ready: <u>Cyrus Hagg</u> Telephone: _____ Mailing address: <u>Same</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: 5-14-09

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

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 502

Portland, Maine 04101-4613

207-775-7442

FAX 207-761-0922

e-mail chagge@mac.com

May 12, 2009

Building Inspections  
City of Portland  
Congress Street  
Portland, Maine 04101

Re: One Union Street Suite 500

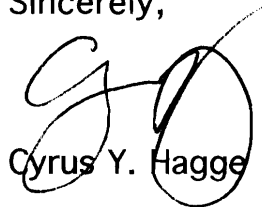
Building Inspections:

I am requesting a building permit, for 237 Commercial Street, LLC for non-structural renovations to Suite 500 located on the 5th floor at One Union Street. One Union Street was extensively renovated in 1980s with the construction of all new stair towers, elevator, wet sprinkler system, electric and HVAC systems.

The proposed scope of work is to create a new conference room, two offices, kitchen area, closet space and enlarge the bathrooms. The wall framing will be non-load-bearing steel stud with 5/8" firecode drywall and a one hour rated acoustic tile ceiling. The existing sprinkler system and HVAC will be modified to service the proposed space. The office is currently serviced by two existing two hour stair towers and elevator.

If you need additional information, please don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge









# Door and Finish Schedule for Suite 500, One Union Street

Floor	Description	Size	Swing	Style	Door knobs
Door #					
	1 Office #1	30-68	RH	Existing 1-3/4" oak door with side light	Sargent Passage
	2 Office #1.1	30-69	RH	New 1-3/4" oak door with side light	Sargent Passage
	3 Office #2	30-68	RH	New 1-3/8" Solid Core Red Oak clear finish	Sargent Passage
	4 Office #3	30-68	RH	Existing 1-3/4" oak door	Sargent Passage
	5 Stair Way A	30-68	RH	Existing 90 min. Solid Core Red Oak	Sargent Entry
	6 Office #4	30-68	RH	Existing 1-3/4" oak door	Sargent Passage
	7 Office #5	30-68	LH	Existing 1-3/4" oak door	Sargent Passage
	8 Office #6	30-68	RH	New 1-3/8" Solid Core Red Oak clear finish	Sargent Passage
	9 Office #7	30-68	RH	Existing 1-3/4" oak door with side light	Sargent Passage
	10 Office #8	30-68	LH	Existing 1-3/4" oak door with side light	Sargent Passage
	11 Stair Way B	30-68	RH	Existing 90 min. Solid Core Red Oak	Sargent Entry
	12 Utility Closet	30-68	RH	New 1-3/8" Solid Core Red Oak clear finish	Sargent Storeroom
	13 BathRoom A	30-68	LH	New 1-3/8" Solid Core Red Oak clear finish	Sargent Privacy
	14 BathRoom B	30-68	LH	New 1-3/8" Solid Core Red Oak clear finish	Sargent Privacy
	15 Electricle Closet	30-68	RH	Existing 60 min. Solid Core Red Oak	Sargent Storeroom
	16 Coat Closet	30-68	LH	New 1-3/8" Solid Core Red Oak clear finish	Sargent Passage
	17 Conference	60-68	Mr/Mrs	New 1-3/8" Glass Red Oak clear finish	
	18 Telephone	30-68	RH	Existing 1-3/4" oak door	
Framing	2x4 Steel Studs 16" OC				
Insulation	Insulate all new partitions with 3-1/2" fiberglass batts				
Drywall	Install and tape three coats 5/8 firecode Drywall on All new partitions Patch and repair existing drywall as needed.				
Paint	All walls painted Ben Moore Linnen White eggshell , 1 coat primer 2 coats finish Trim primed and painted two coats with B. Moore Linnen White Semi-gloss exposed roof beams spray painted Ben Moore Marsh Brown #2164-20 tow coats Exposed brick walls left as is.				
Ceiling	All Common Area ceiling Armstrong 2'x 2' accoustic tile ceiling on white grid. Average height 8'-2"				



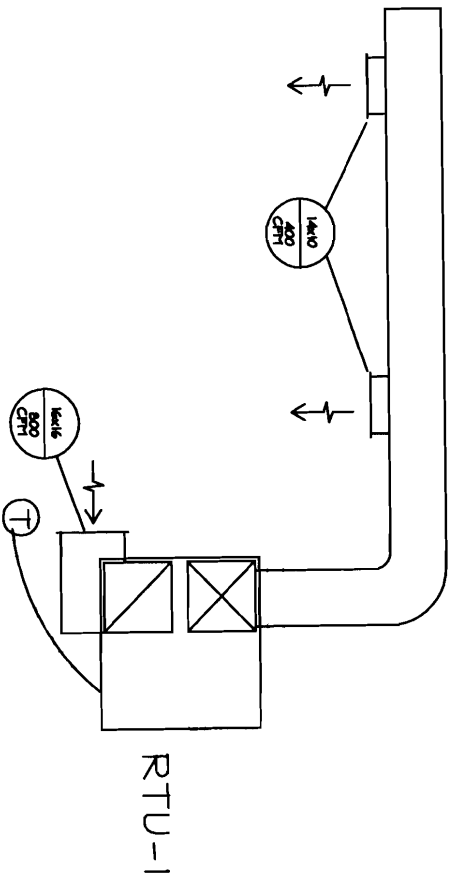
Trim	Offices and Conference room to have exposed beams. Average height 9 - 10' Base Board Brosco 5/16" x 4-1/2" #8385 Oak Door Trim 1" x 4" red oak
Kitchen	Fenwick Artic White Cabinets SB42 Sink base 2- B24 drawer base W 48-30 wall cabinet W 24-24 Wall Cabinets Formica Basalt Slage 2'0" x 9'-8"
Carpet	Shaw Commercial Queen Carpet #62309 Network

# Drywall/Steel Framed Systems

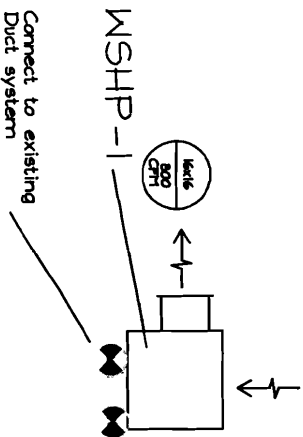
Construction Selector	Fire-rated Construction		Acoustical Performance			
Non-Load-Bearing Partitions	Fire Rating	Detail & Physical Data	Description & Test No.	STC	Description & Test No.	System Reference
	1 hr.		Steel Stud—3/4" SHEETROCK Brand gypsum panels, ULTRACODE core—1-5/8" studs 24" o.c.—panels screw att with 1-1/2" Type S screws 8" o.c. perm, 12" o.c. field—joints fin— <b>UL Des U419 or U496</b>			A
	1 hr.		Steel Stud—1/2" SHEETROCK Brand gypsum panels, FIRECODE C Core—2-1/2" studs 24" o.c.—single layer panels ea side screw att—1-1/2" THERMAFIBER SAFB—joints fin—perimeter caulked— <b>UL Des U419 or U448</b>	45 48	<b>TL-69-42</b> Based on 3-5/8" studs & 2" SAFB— <b>SA-800422</b>	B
	1 hr.		Steel Stud—5/8" SHEETROCK Brand gypsum panels, FIRECODE Core—2-1/2" studs 24" o.c.—1-1/2" THERMAFIBER SAFB—2 layers—base layer 1/4" SHEETROCK Brand gypsum panels screw att—5/8" face layer screw att—joints fin—perimeter caulked— <b>UL Des U410 or U419</b>	55 53	<b>CK-684-14</b> Based on 1/2" thick panels—CK-684-13	C
	1 hr.		Steel Stud—resil partition—1/2" SHEETROCK Brand gypsum panels, FIRECODE C Core, or 5/8" SHEETROCK Brand gypsum panels, FIRECODE Core—3-5/8" studs 24" o.c.—3" THERMAFIBER SAFB 25" wide creased to fit cavity—RC-1 chan 24" o.c. screw att one side—panels screw att—joints fin—perimeter caulked— <b>UL Des U419 or U451</b>	55 54	Based on 5/8" SHEETROCK Brand gypsum panels, FIRECODE Core & 25" wide creased SAFB— <b>SA-850415</b> Based on 5/8" SHEETROCK Brand gypsum panels, FIRECODE core— <b>SA-850415</b>	D
	1 hr.		Steel Stud—1/2" SHEETROCK Brand gypsum panels, FIRECODE C Core—2-1/2" studs 24" o.c.—single layer panels one side screw att—1-1/2" THERMAFIBER SAFB—2 layers opp side—panels screw att—joints fin—perimeter caulked— <b>UL Des U419 or U448</b>	50 41	<b>SA-800504</b> Based on same construction without SAFB— <b>TL-69-148</b>	E
	1 hr.		Steel Stud—2 layers 1/2" SHEETROCK Brand gypsum panels ea side—1-5/8" studs 24" o.c.—panels appl vert & screw att—joints fin—perimeter caulked— <b>U of C 9-21-64</b>	55	Based on SHEETROCK Brand gypsum panels FIRECODE C Core, & 1-1/2" SAFB— <b>USG-840824</b>	F
	1 hr.		Steel Stud—5/8" SHEETROCK Brand gypsum panels, FIRECODE Core—3-5/8" studs 24" o.c.—panels screw att—joints fin—perimeter caulked— <b>UL Des U419 or U465</b>	40 49 51	<b>USG-860808</b> Based on 3" SAFB in cavity— <b>SA-870717</b> Based on FIRECODE C core panels and 3" SAFB 25" wide, creased to fit cavity— <b>TL-90-166</b>	G
			Steel Stud—5/8" SHEETROCK Brand gypsum panels, FIRECODE Core—1-5/8" studs 24" o.c.—single layer panels vert appl & screw att 12" o.c.—joints fin—perimeter caulked— <b>U of C 7-31-62</b>	38	<b>USG-860809</b>	H
	1 hr.		Steel Stud—5/8" SHEETROCK Brand gypsum panels, FIRECODE Core—2-1/2" studs 24" o.c.—1-1/2" THERMAFIBER SAFB—panels apply horiz & screw att—joints opposite—vert joints unfin—horiz joints fin— <b>CEG 8-11-83</b> —rating also applies to assembly with 1/2" SHEETROCK Brand gypsum panels, FIRECODE C Core, joints fin— <b>CEG 5-9-84</b>	47	<b>SA-831001</b>	I

Wall Framing  
Detail  
1hr  
wall  
XX

HVAC



demo existing  
WSHP and duct  
as required



Equipment Schedule	
RTU-1	York Model D1802AAS 2000 VOLT SINGLE PHASE 10000 BTU/Hr Heat Exhaust Fan 1/2" roof curb 7 day programmable thermostat
WSHP-1	Carrier Model 50A3C1A3A1T4A3 Vertical stack water source heat pump 2000 BTU/Hr Heat 2000 BTU/Hr Heat

SCALE: 1/4" = 1'-0"

0 2' 4' 8'

