

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that **511 PLAZA & NW MUTUAL**

Located At **511 CONGRESS ST**

Job ID: **2012-06-4336-ALTCOMM**

CBL: **037-D-002-001**

has permission to Renovations; 6th floor; NW Mutual (Christensen)
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

7/17/12

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-06-4336-ALTCOMM

Located At: 511 CONGRESS ST

CBL: 037- D-002-001

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. The wall partitions shall be securely bracketed to the structure.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

1. All construction shall comply with City Code Chapter 10, including but not limited to:
 - a. Minimum corridor, isle and door widths; and
 - b. Arrangement of means of egress.
2. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
3. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
4. 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.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
6. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
7. 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.
8. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
9. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
10. Fire extinguishers are required per NFPA 1.
11. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

12. Any cutting and welding done will require a Hot Work Permit from Fire Department.
13. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
14. A single source supplier should be used for all through penetrations.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4336-ALTCOMM	Date Applied: 6/26/2012	CBL: 037- D-002-001	
Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA, LP	Owner Address: ONE CANAL PLAZA, PORTLAND, ME 04101	Phone: 871-1290
Business Name:	Contractor Name: BOULOS, PROPERTY MANAGEMENT -Paul Urenech	Contractor Address: 1 CANAL PLAZA PORTLAND MAINE 04101	Phone: (207) 871-1290 233-1172 (c)
Lessee/Buyer's Name: NW Mutual / Christensen	Phone:	Permit Type: BLDG - ALT	Zone: C-41
Past Use: 1st floor retail and restaurant with offices above	Proposed Use: Same: 1 st floor retail and restaurant with offices above - to make renovations on the 6 th floor	Cost of Work: \$40,000.00	CEO District:
		Fire Dept: 7/18/12 Signature: <i>Bjorned</i> (58)	Inspection: Use Group: B/M/A Type: Dec-2009 Signature: <i>JMB</i> 7/17/12
Proposed Project Description: renovations to office		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Brad	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>06-29-12</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:	Historic Preservation <input type="checkbox"/> Not in Dist 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 <i>any exterior work requires a separate review & approval</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 appication 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



General Building Permit Application

Entered 6/24/12
(18)

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.

2012 - 06 - 4336 - Altcomm

Location/Address of Construction: <u>511 Congress St, 6th Floor</u>		
Total Square Footage of Proposed Structure (Area): <u>3023 S.F. TENANT SPACE</u>		Square Footage of Lot: <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 D002001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>511 PLAZA, LP c/o</u> Address <u>CBRE BOULOS</u> <u>1 CANAL PLAZA</u> City, State & Zip <u>Portland, Me</u>	Telephone: <u>207.871.1290</u>
Lessee/DBA (If Applicable) <u>N.W. MUTUAL (CHRISTENSEN)</u>	Owner (if different from Applicant) Name Address <u>SAME</u> City, State & Zip	Cost Of Work: \$ <u>40,000 -</u> C of O Fee: \$ _____ Total Fee: \$ <u>1420 -</u>
Current legal use (i.e. single family) <u>office</u> If vacant, what was the previous use? <u>office</u> Proposed Specific use: <u>office</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Renovation to existing office per attached plan & work description, 6th floor</u>		
Contractor's name: <u>CBRE/BOULOS CO</u>		
Address: <u>1 Canal Plaza</u>		
City, State & Zip: <u>Portland</u>		Telephone: <u>871-1290 (C)</u>
Who should we contact when the permit is ready: <u>Paul Wenech</u>		Telephone: <u>233-1172 (C)</u>
Mailing address: <u>SAME</u>		

RECEIVED
JUN 26 2012
Dept. of Building Inspections
City of Portland Maine

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, 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: Paul Wenech Date: 6/20/12

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6/26/ 20 12

Received from

Paul (CBAC)

Location of Work

511 Congress (6th Floor)

Cost of Construction

\$ 40,000

Building Fee:

420

Permit Fee

\$ _____

Site Fee:

Certificate of Occupancy Fee: _____

Total:

420

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 037 D.22

Check #: 10091

Total Collected \$ 420

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

BS

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



PORTLAND MAINE

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

Receipts Details:

Tender Information: Check , Check Number: 10091

Tender Amount: 420.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 6/26/2012

Receipt Number: 45389

Receipt Details:

Referance ID:	7052	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	420.00	Charge Amount:	420.00
Job ID: Job ID: 2012-06-4336-ALTCOMM - renovations to office			
Additional Comments: 511 Congress			

Thank You for your Payment!

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 037 D002001
Land Use Type OFFICE & BUSINESS SERVICE
Property Location 511 CONGRESS ST
Owner Information 511 PLAZA LIMITED PARTNERSHIP
 ONE CANAL PLAZA
 PORTLAND ME 04101
Book and Page 22717/079
Legal Description 37-D-2 BROWN ST 28-46
 CASCO ST 11 & 21
 CONGRESS ST 499-513
 42570 SF
Acres 0.977

Current Assessed Valuation:

TAX ACCT NO.	5526	OWNER OF RECORD AS OF APRIL 2011
		511 PLAZA LIMITED PARTNERSHIP
LAND VALUE	\$1,557,500.00	
BUILDING VALUE	\$9,434,500.00	ONE CANAL PLAZA
NET TAXABLE - REAL ESTATE	\$10,992,000.00	PORTLAND ME 04101
TAX AMOUNT	\$200,933.76	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](mailto:).

Building Information:



Best viewed at 800x600, with Internet Explorer

Building 1
Year Built 1973
Style/Structure Type OFFICE BUILDGIN - HIGH-RISE
Units 1
Building Num/Name 1 - 511 PLAZA
Square Feet 140684

[View Sketch](#)

[View Map](#)

[View Picture](#)



Building 2
Year Built 1973
Style/Structure Type BANK
Units 1
Building Num/Name 2 - 511 PLAZA
Square Feet 15945

[View Sketch](#)

[View Map](#)

[View Picture](#)



Exterior/Interior Information:

Building 1
Levels B1/B1
Size 12582
Use MULTI-USE OFFICE
Height 12
Heating HOT AIR
A/C CENTRAL

Building 1
Levels B1/B1
Size 8400
Use SUPPORT AREA
Height 12
Heating HOT AIR
A/C CENTRAL

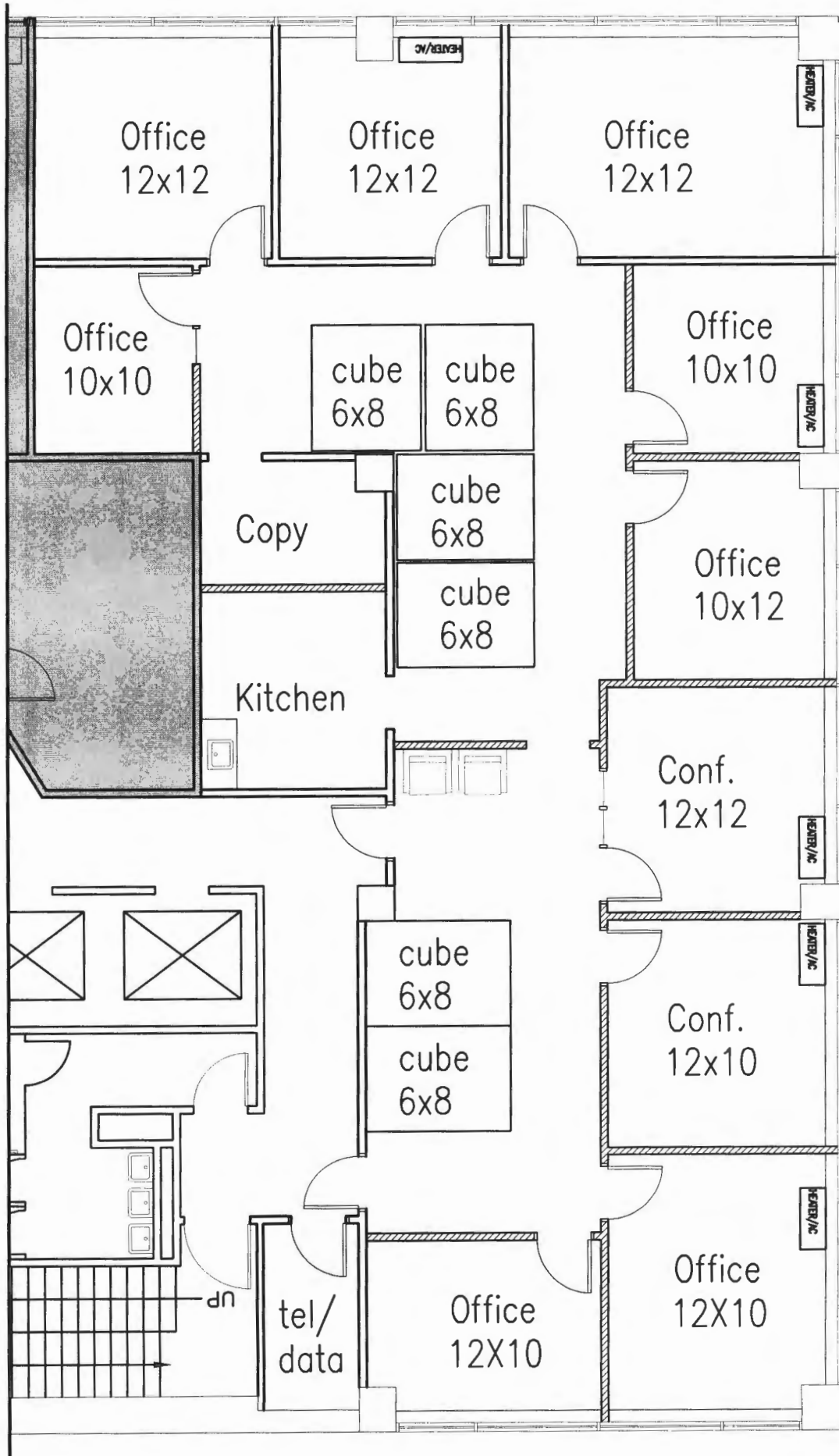
Building 1



GRAHAM
ARCHITECTS

KENNEBUNKPORT, MAINE
04046

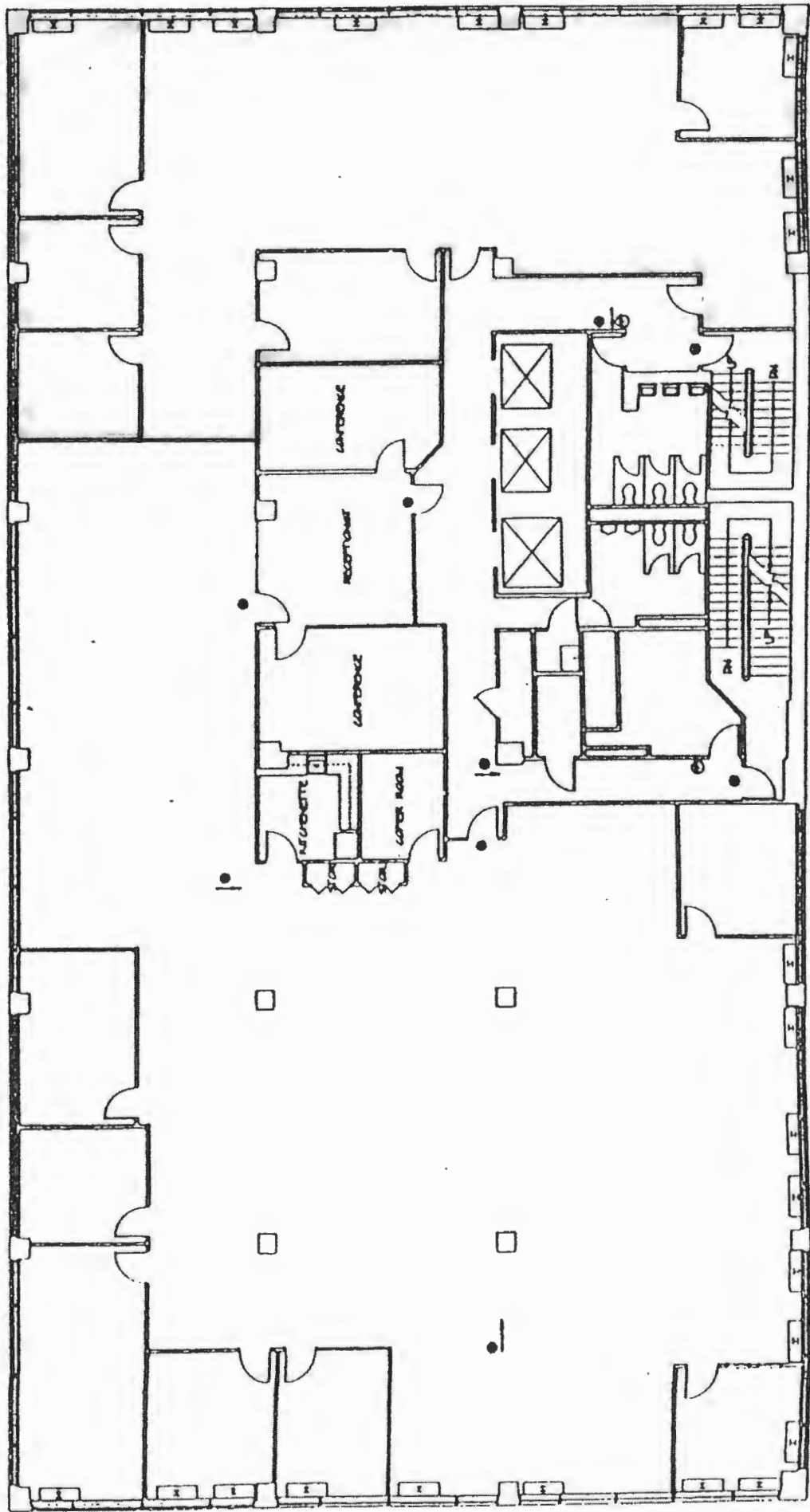
207.232.9256



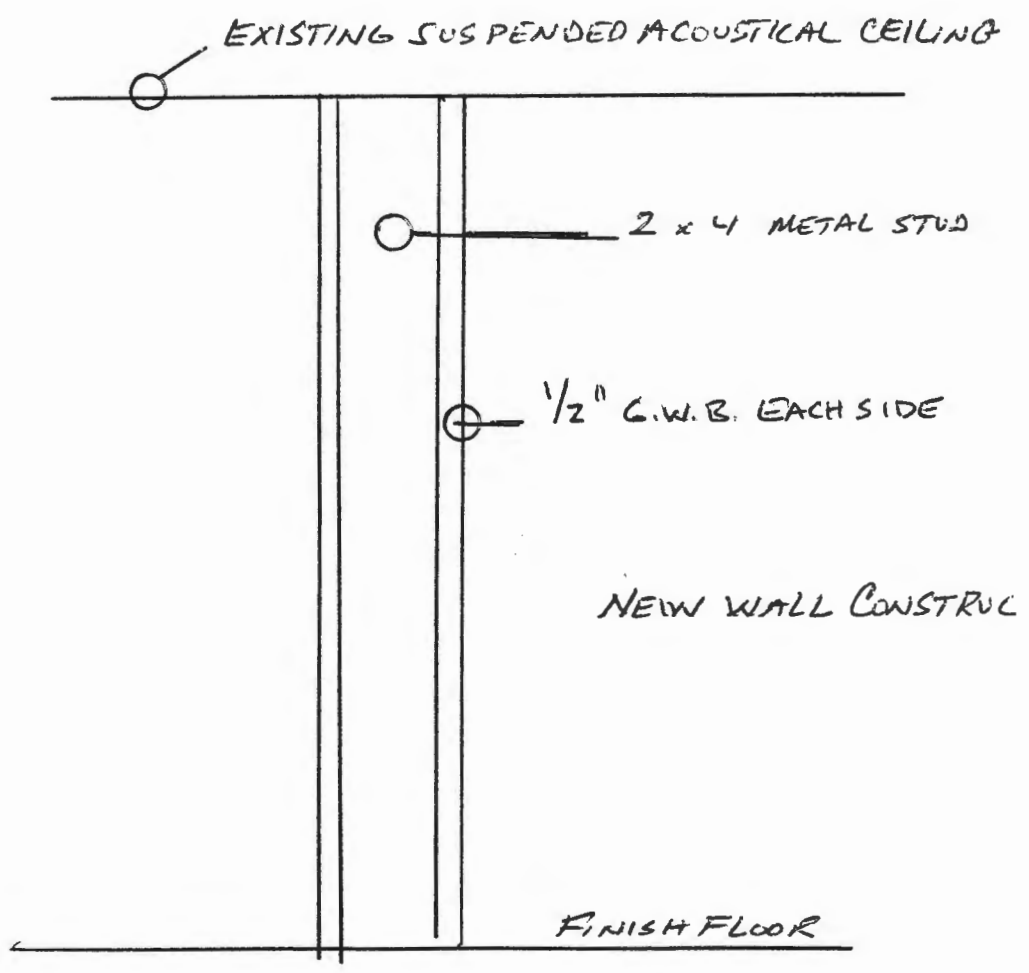
511 CONGRESS ST
6TH FLOOR
PROPOSED FITUP PLAN

SKA1

03.22.12



FLOOR PLAN



~~† 207.730.5566 | † 207.730.5567 | 68 Mussey Road, Scarborough, ME 04074~~

Electrical: Relocate light switching for open area to near entrance, replace Exit signs with new, remove old emergency lighting and install 2 new emergency lights, relocate one existing horn strobe unit and one strobe unit, rework open area lighting to accommodate new offices and kitchen/copy room, add 2 circuits for cubicle power, existing lighting to remain reconfigured, add 2 dedicated circuits in data room, relocate/remove outlets at kitchen counter, install outlets and switches in all new offices.

HVAC: 2 existing PTAC units will be removed and capped, additional diffusion will be added to serve new offices, existing thermostat will be relocated, installation of one thermostat controlled exhaust fan to serve the tel/data room, comfort balance air systems.

Any work not specifically listed is not included.

End