

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that CBRE/BOULOS CO

Located At 511 CONGRESS ST

Job ID: 2012-08-4786-ALTCOMM

CBL: 037- D-002-001

has permission to Do minor alterations to office on 5th floor
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

A handwritten signature in black ink, appearing to read "James Bonk", written over the text in the box above.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4786-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. Note: all new framing shall be with non-combustible steel studs, wood blocking allowed as prescribed per code.
2. 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.
3. 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

All construction shall comply with City Code Chapter 10.

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.

Fire extinguishers are required. Installation per NFPA 10.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.

Compliance letters are required.

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.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

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.

Non-combustible construction of this structure requires all construction to be Non-combustible.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4786-ALTCOMM	Date Applied: 8/23/2012	CBL: 037- D-002-001	
Location of Construction: 511 CONGRESS ST - 5 th floor	Owner Name: 511 PLAZA LLP	Owner Address: 50 MILK ST 20TH FLOOR BOSTON, MA 02109	Phone: 871-1290
Business Name:	Contractor Name: CBRE/BOULOS CO - Paul Ureneck	Contractor Address: 1 CANAL PLAZA PORTLAND MAINE 04101	Phone: 871-1290 (O) 233-1172(C)
Lessee/Buyer's Name: Pierce Promotions	Phone:	Permit Type: BLDG ALT	Zone: B-3
Past Use: 1 st floor retail & restaurant with offices above	Proposed Use: Same: 1 st floor retail & restaurant with office above - On 5 th floor make minor renovations	Cost of Work: \$25,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Paroni</i>	Inspection: Use Group: <i>M/A/B</i> Type: <i>2-B</i> <i>MUSEC 09</i> Signature: <i>[Signature]</i> <i>9/21/12</i>
Proposed Project Description: renovations to existing office space		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 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.	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 <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK</i> <i>8/29/12</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 <i>within</i> <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</i> Date: <i>Requires A separate review and 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 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



General Building Permit Application

2012-08-4786

66

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>511 CONGRESS ST 5TH FIR.</u>		
Total Square Footage of Proposed Structure/Area: <u>5780 S.F.</u>		Square Footage of Lot: <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 D00 2001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>511 PIAZZA 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>Pierce Promotions</u>	Owner (if different from Applicant) Name <u>SAME</u> RECEIVED Address <u>SAME</u> City, State & Zip <u>AUG 23 2012</u> Dept. of Building Inspections City of Portland Maine	Cost Of Work: \$ <u>25,000 -</u> C of O Fee: \$ _____ Total Fee: \$ <u>\$ 270.00</u>
Current legal use (i.e. single family) <u>office</u> If vacant, what was the previous use? <u>office</u> <u>1st floor retail restaurant w/</u> Proposed Specific use: <u>office</u> <u>Applies Above</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>MINOR RENOVATION TO EXISTING OFFICE SPACE PER ATTACHED PLAN AND NARRATIVE.</u>		
Contractor's name: <u>CBRE / BOULOS CO</u> Address: <u>1 CANAL PLAZA</u> City, State & Zip <u>PORTLAND, ME</u> Telephone: <u>871-1290 (CO)</u> Who should we contact when the permit is ready: <u>PAUL URENECK</u> Telephone: <u>233-1172 (C)</u> 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, 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 Ureneck Date: 8/22/12

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

Exhibit C

Landlords Scope of Work

511 Congress St 5th Floor Portland Me.

Permit

Demolition

Remove existing carpeting and cove base.

Remove door to kitchen and infill.

Remove door frame and infill opening from Conference Room to adjacent space.

Remove closet bifolds and misc closet accessories to create new opening to kitchen.

Remove walls that form closet for new opening.

New Construction

Construct new conference room entrance.

Relocate and install existing kitchen door to new conference room.

Miscellaneous wall patch throughout.

Supply and install new bar height counter 24' x 96" at kitchen opening.

Prime and paint all walls, valances, window sills, and door frames.

Electrical

Replace 1 exit sign, add light switches for conference room and lactation room, remove 2 receptacles in kitchen and lactation room to allow for new construction

Flooring

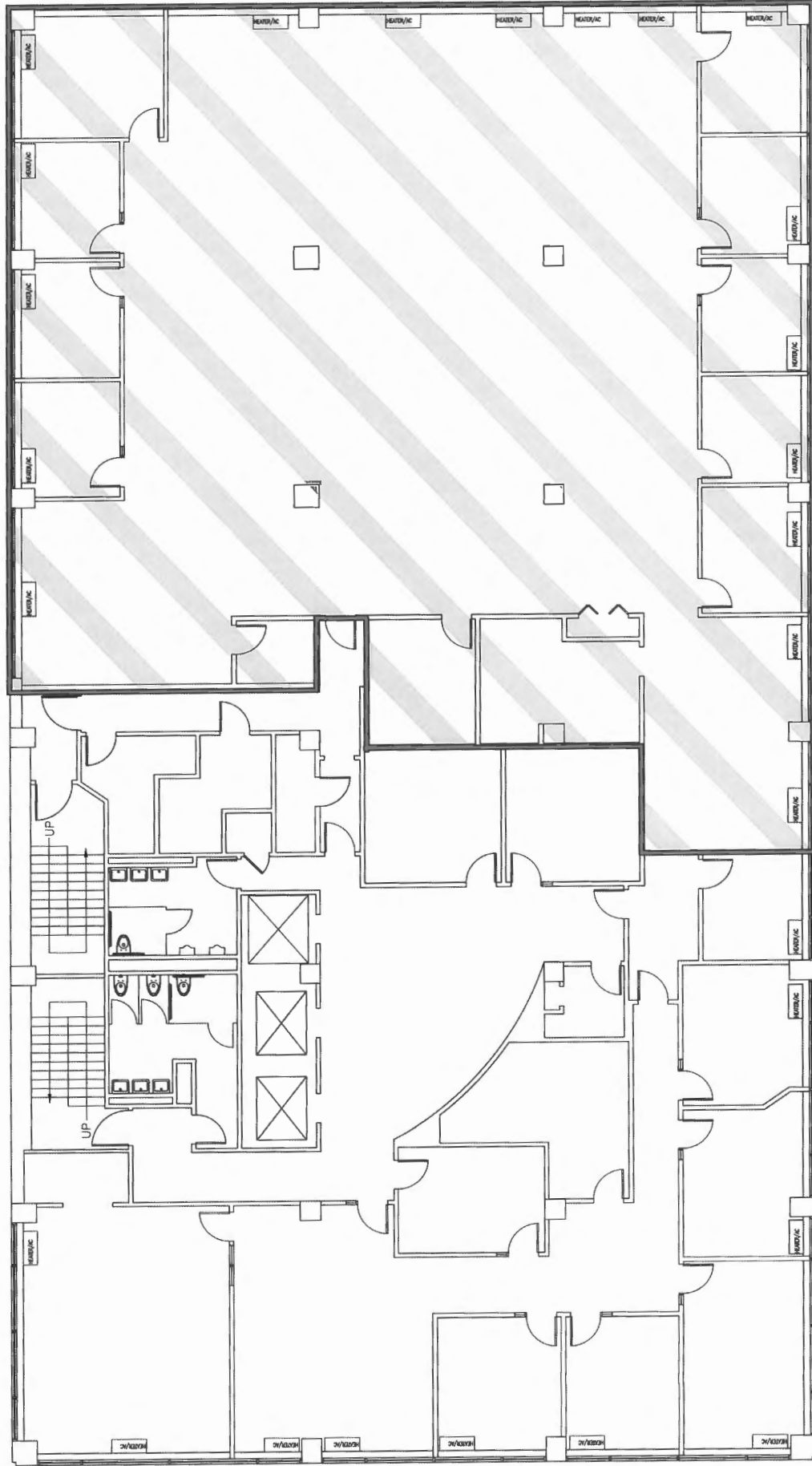
Install building standard carpet throughout offices, conference room and open office area. Install new vinyl base in carpeted areas. Install new vct (vinyl composition tile) in kitchen.

Ceiling Tiles

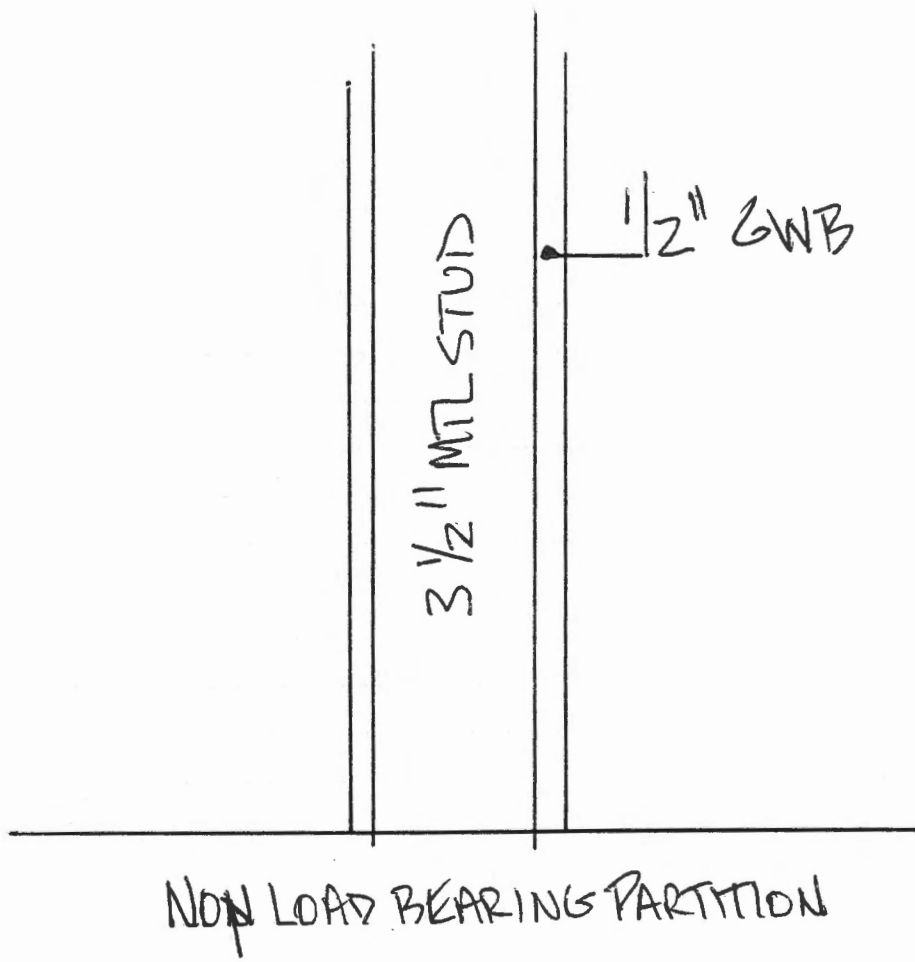
Replace existing stained ceiling tiles.

All tel/data work, power for furniture systems, or work not expressly noted above shall not be deemed to be included.

End



511 CONGRESS STREET
Fifth Floor - November 8, 2011
Scale: 3/16"=1'-0"





PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: 511 Plaza Limited Partnership, Check Number: 10157

Tender Amount: 270.00

Receipt Header:

Cashier Id: gguertin

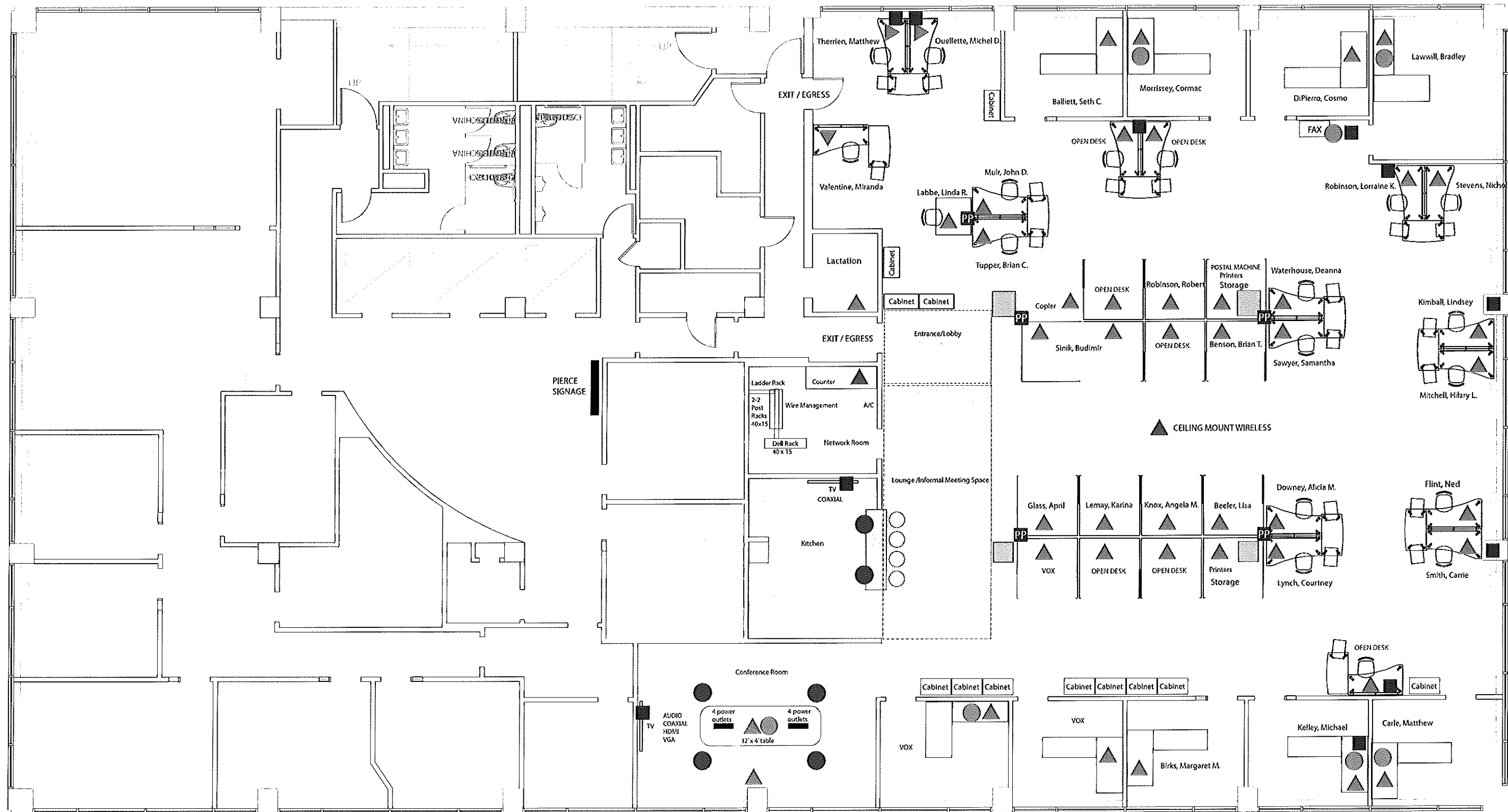
Receipt Date: 8/23/2012

Receipt Number: 47434

Receipt Details:

Referance ID:	7765	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	270.00	Charge Amount:	270.00
Job ID: Job ID: 2012-08-4786-ALTCOMM - renovations to existing office space			
Additional Comments: 511 Congress St., Boulos			

Thank You for your Payment!



- ▲ 3 CAT 6 (IV/2D)
- ▲ SINGLE CAT 6
- SINGLE ANALOG
- | HALF CUBICAL WALL
- POLISHED CONCRETE
- BOSE CEILING SPEAKER
- ADDITIONAL POWER
- PP POWER POLE

511 CONGRESS STREET
 Fifth Floor - November 8, 2011