

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

511 PLAZA LIMITED PARTNERSHIP /CBRE Boulos
Company / Paul Urenceck

PERMIT ID: 2012-65705

Located at

511 CONGRESS ST

CBL: 037 D002001

has permission to **Tenant Improvements to the 9th floor offices - "Strategic Media"**
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 cloed-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 procured prior to occupancy.

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2012-65705

Located at: 511 CONGRESS ST

CBL: 037 D002001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Above Ceiling Inspection
Close-in Plumbing/Framing
Final - Commercial
Final - Electric
Final - Fire

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2012-65705	Date Applied For: 12/31/2012	CBL: 037 D002001
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Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: ONE CANAL PLAZA	Phone:
Business Name:	Contractor Name: CBRE Boulos Company / Paul Uren	Contractor Address: 1 Canal Plaza Portland	Phone (207) 871-1290
Lessee/Buyer's Name Strategic Media	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: 1st floor retail & restaurant with offices above	Proposed Project Description: Tenant Improvements to the 9th floor offices - "Strategic Media"
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 12/31/2012
Note: **Ok to Issue:**

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 01/18/2013
Note: **Ok to Issue:**

- 1) 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.
- 2) 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.
- 3) Any modifications to existing building systems and all new systems (HVAC, electrical, plumbing) shall meet IECC 2009 or ASHRAE 90.1-2007 requirements for energy code compliance.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 02/04/2013
Note: **Ok to Issue:**

- 1) The conference room shall have the occupant load permanently posted at the exit: Occupant load not to exceed 26 persons.
- 2) 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.
- 3) All high-rise buildings shall be protected throughout by a supervised, automatic sprinkler system.
- 4) 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. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation.
- 5) 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.
- 6) Compliance with NFPA 1, Fire Code, Annex 0 for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer. Provide signed report to the Fire Department.
- 7) System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 8) Fire alarm, sprinkler and standpipe systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
- 9) All means of egress to remain accessible at all times.
- 10) Fire extinguishers are required per NFPA 1.
- 11) Fire alarm system requires a master box connection per city ordinance.

Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: ONE CANAL PLAZA	Phone:
Business Name:	Contractor Name: CBRE Boulos Company / Paul Uren	Contractor Address: 1 Canal Plaza Portland	Phone (207) 871-1290
Lessee/Buyer's Name Strategic Media	Phone:	Permit Type: Alterations - Commercial	

- 12 Any cutting and welding done will require a Hot Work Permit from Fire Department.
- 13 Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 14 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.
- 15 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.
- 16 Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by fire stop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing fire stop labels at each fire stop system or device and an onsite manual containing the detail for each fire stop system or device used for the project will streamline final inspection approvals.
- 17 All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
- 18 The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.
- 19 All high-rise buildings shall be protected throughout by Class I automatic standpipes in accordance with NFPA 14.
- 20 The building requires a Knox Box per city ordinance.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2012-65705	Issue Date:	CBL: 037 D002001
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Location of Construction: 511 CONGRESS ST <i>9th floor</i>	Owner Name: 511 PLAZA LIMITED PARTNERSHIP	Owner Address: ONE CANAL PLAZA PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: CBRE Boulos Company / Paul Urenceck	Contractor Address: 1 Canal Plaza Portland ME 04101	Phone: (207) 871-1290
Lessee/Buyer's Name Strategic Media	Phone:	Permit Type: Alterations - Commercial	Zone: B3
Past Use: 1st floor retail & restaurant with offices above	Proposed Use: 1st floor retail & restaurant with offices above	Permit Fee: \$490.00	Cost of Work: \$47,000.00
Proposed Project Description: Tenant Improvements to the 9th floor offices - "Strategic Media"		FIRE DEPT: <i>2/4/13</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: <i>B/A/M</i> Type: <i>2B</i> <i>MWBEC 2009</i>
		Signature: <i>[Signature]</i> <i>(SB)</i>	Signature: <i>JMB 1/18/13</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 12/31/2012	Zoning Approval
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK - S</i> <i>12/31/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation <i>within</i></p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work</i> Date: <i>requires a separate review & approval</i></p>
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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

2012-65705



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>511 Congress St ; 9th Floor</u>		
Total Square Footage of Proposed Structure/Area: <u>5380 SF</u>		Square Footage of Lot: <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>037 D002001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>511 CONGRESS LP Co</u> Address <u>CBRE BOULOS 1 CANAL PLAZA</u> City, State & Zip <u>Portland, Me</u>	Telephone: <u>871.1290 (C)</u> <u>233.1172 (C)</u>
Lessee/DBA (If Applicable) <u>Strategic Media</u>	Owner (if different from Applicant) Name Address <u>SAME</u> City, State & Zip	Cost Of Work: \$ <u>47,000-</u> C of O Fee: \$ <u>-</u> Total Fee: \$ <u>490-</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 <u>-</u> Project description: <u>Tenant improvements per the attached plans.</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 (C)</u> Who should we contact when the permit is ready: <u>Paul Urenech</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 authorized 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 code applicable to this permit.

RECEIVED
DEC 31 2012
Dept. of Building Inspections
City of Portland Maine

Signature: Paul Urenech Date: 12/31/12

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

PROJECT

STRATEGIC MEDIA

Office Renovation
511 Congress Street, 9th Floor
Portland, Maine 04101

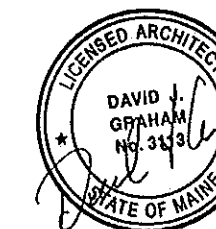
Map: 00 Block: 00 Lot: 00

CLIENT

511 Congress Street, LLC
c/o CBRE | Boulos Property Management
1 Canal Plaza, Suite 500
Portland, ME 04101

INFORMATION

Path: m:\boulos\strategic\
Issue Date: 12.28.12
Drawn By: DG
Checked By: DG



RECEIVED
DEC 31 2012
Dept. of Building Inspections
City of Portland, Maine

TITLE

WALL TYPES AND SCHEDULES

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

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BUILDING CODE DATA

Current Codes Used for Code Information

International Building Code 2009
IBC Maine Amendment 2009
International Energy Conservation Code 2009
NFPA 101 2006

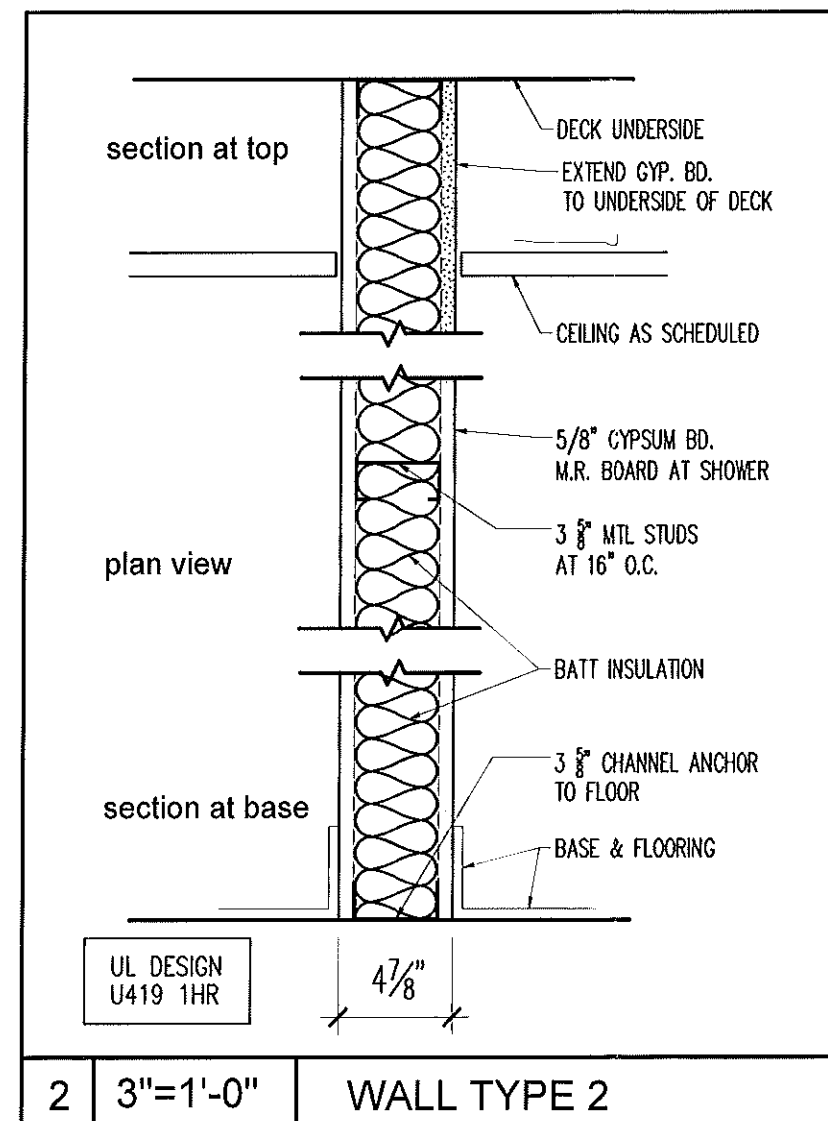
ADA Standards for Accessible Design 2010

OCCUPANCY - BUSINESS GROUP B

OCCUPANT LOAD = 5,380 GROSS S.F. /100 = 54 PPL

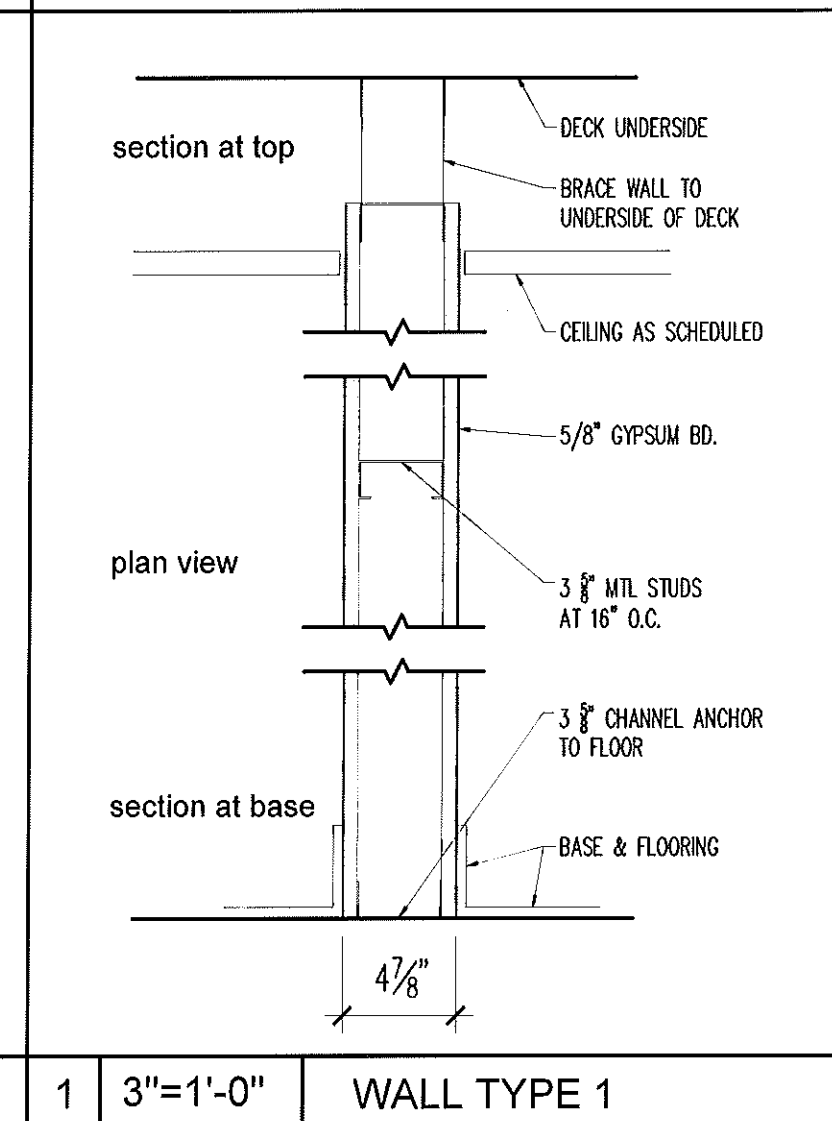
INTERIOR FINISH CLASSIFICATION

EXIT ENCLOSURES - CLASS B
CORRIDORS - CLASS C
ROOMS & SPACES - CLASS C

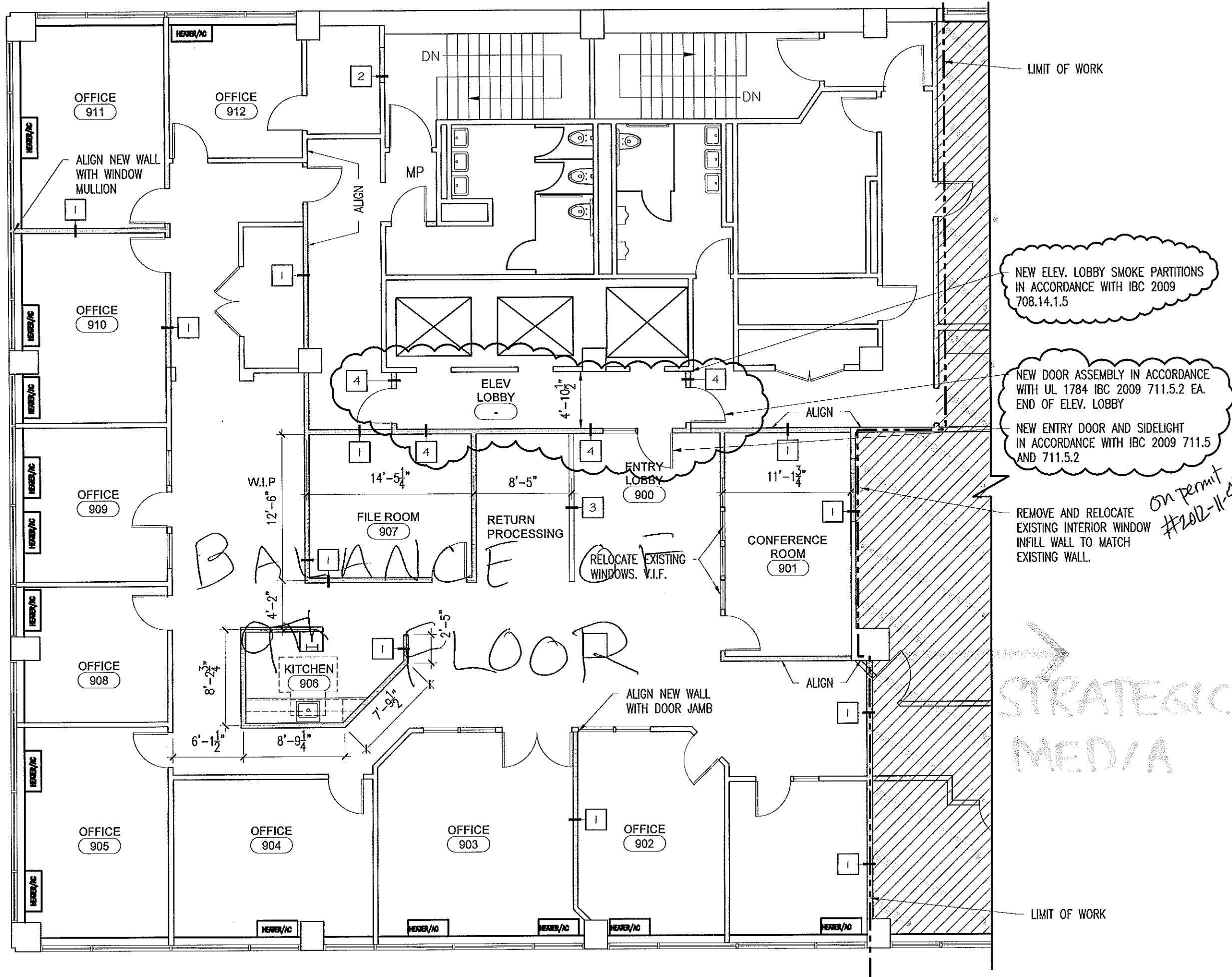
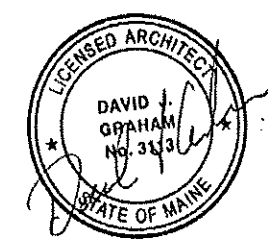


UL DESIGN
U419 1HR

2 3"=1'-0" WALL TYPE 2

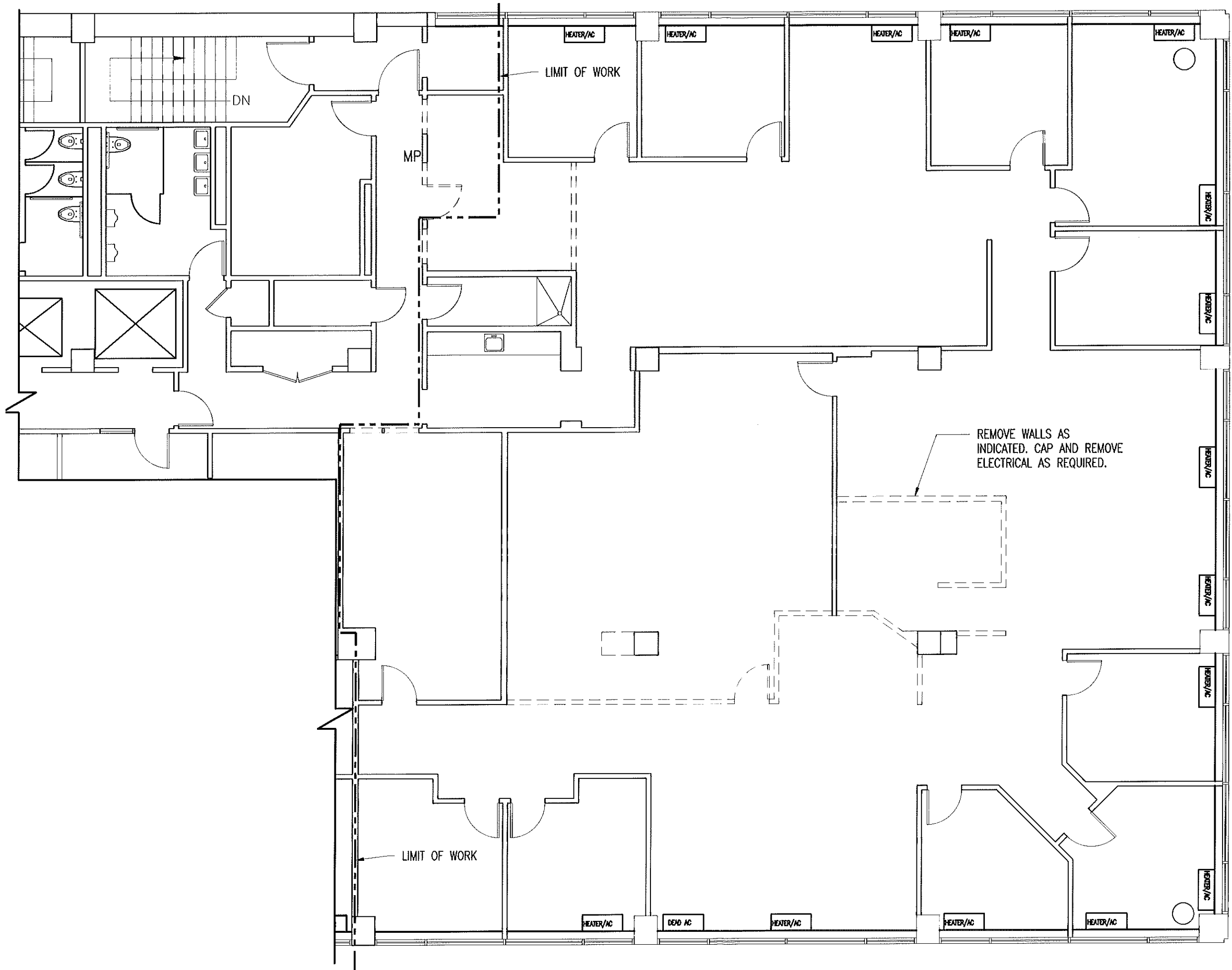


1 3"=1'-0" WALL TYPE 1



on permit #2012-11-5402

STRATEGIC MEDIA



PROJECT

**STRATEGIC MEDIA
 Office Renovation**
 511 Congress Street, 9th Floor
 Portland, Maine 04101

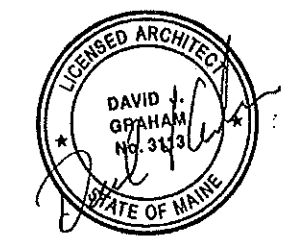
Map: 00 Block: 00 Lot: 00

CLIENT

511 Congress Street, LLC
 c/o CBRE | Boulos Property
 Management
 1 Canal Plaza, Suite 500
 Portland, ME 04101

INFORMATION

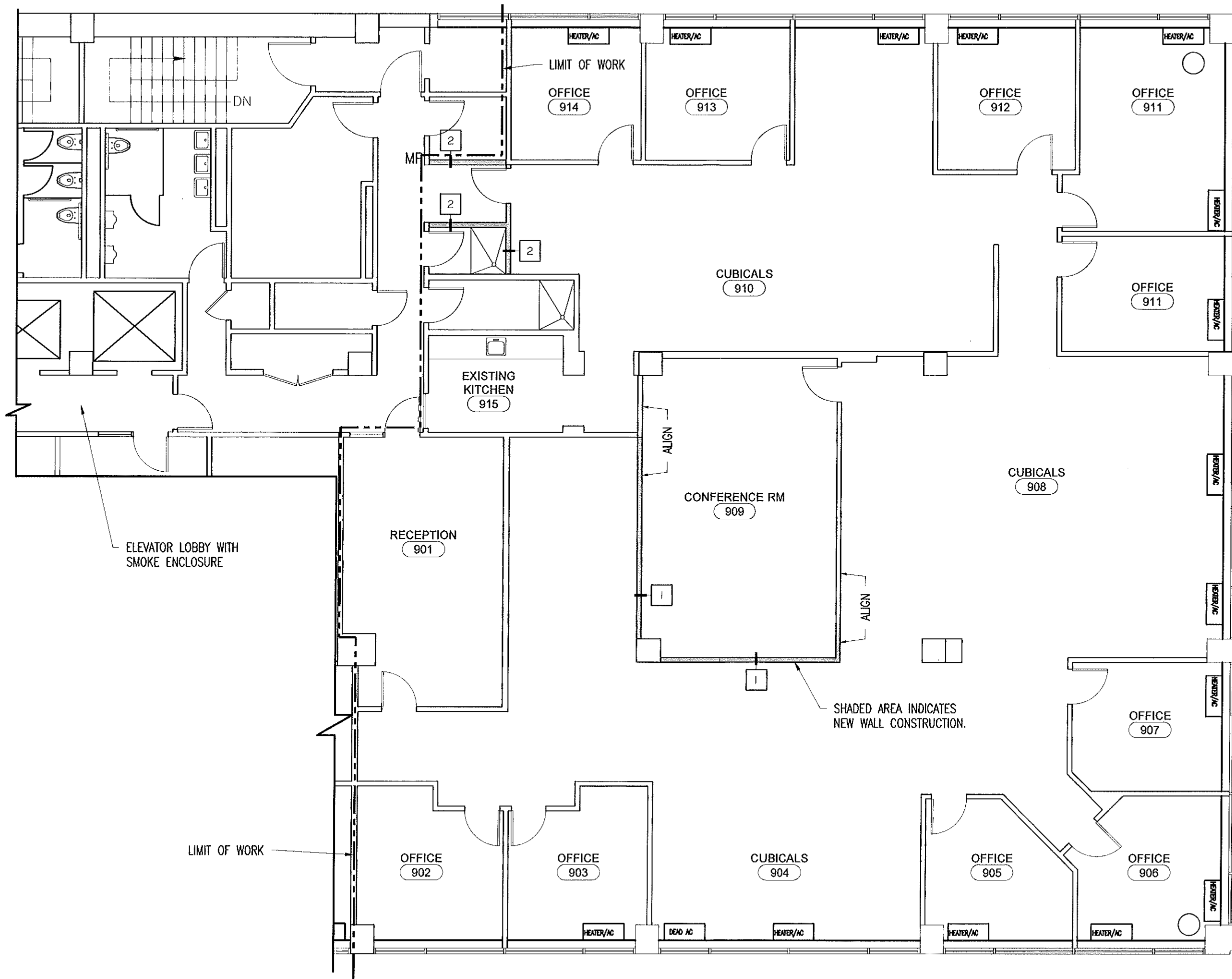
Path: m:\boulos\strategic\
 Issue Date: 12.28.12
 Drawn By: DG
 Checked By: DG



**TITLE
 DEMOLITION PLAN**

SCALE: 1/8"=1'-0"

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www.grahamarchitects.com

PROJECT

STRATEGIC MEDIA

Office Renovation

511 Congress Street, 9th Floor
Portland, Maine 04101

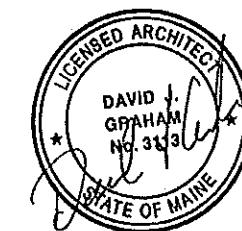
Map: 00 Block: 00 Lot: 00

CLIENT

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c/o CBRE | Boulos Property
Management
1 Canal Plaza, Suite 500
Portland, ME 04101

INFORMATION

Path: m:\boulos\strategic\
Issue Date: 12.28.12
Drawn By: DG
Checked By: DG



TITLE

PROPOSED FLOOR PLAN

SCALE: 1/8"=1'-0"

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PROJECT

STRATEGIC MEDIA

Office Renovation

511 Congress Street, 9th Floor
Portland, Maine 04101

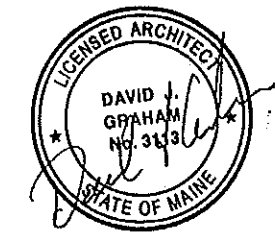
Map: 00 Block: 00 Lot: 00

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c/o CBRE | Boulos Property Management
1 Canal Plaza, Suite 500
Portland, ME 04101

INFORMATION

Path: m:\boulos\strategic\
Issue Date: 12.28.12
Drawn By: DG
Checked By: DG



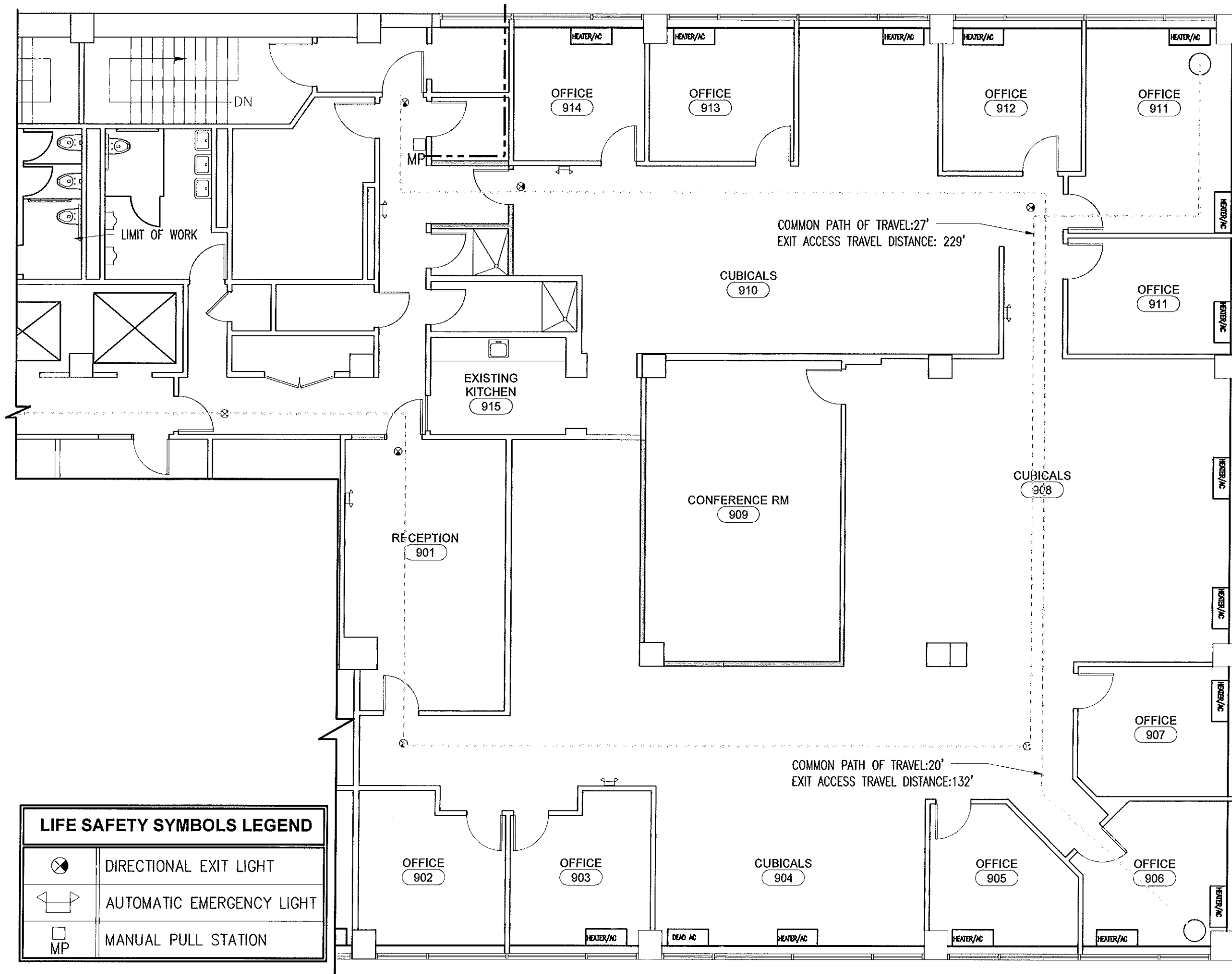
TITLE

EGRESS PLAN

SCALE: 1/8"=1'-0"

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FP1.1



LIFE SAFETY SYMBOLS LEGEND	
	DIRECTIONAL EXIT LIGHT
	AUTOMATIC EMERGENCY LIGHT
	MANUAL PULL STATION