

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number 5710664

PERMIT ISSUED

This is to certify that 511 PLAZA LIMITED PARTNERSHIP / Hardy Pond Constructionhas permission to Interior renovations & add 2 rooms.AT 15 CASCO ST

037 D023001

DEC - 6 2006

CITY OF PORTLAND

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 altered or closed-in. 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. Jay Kelley P.F.D. 11/13/06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Jeanne Bouke 12/5/06
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

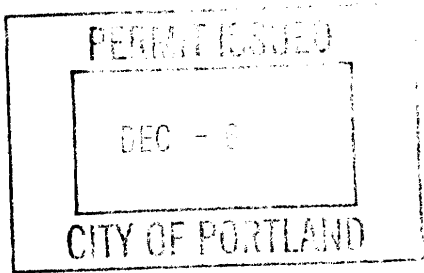
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1641	Issue Date:	CBL: 037 D023001
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Location of Construction: 15 CASCO ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: 50 MILK ST 20TH FLOOR	Phone:
Business Name: Dawson, Smith, Purvis, Bassett Acc	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone 2077976066
Lessee/Buyer's Name	Phone: 207-874-0355	Permit Type: Alterations - Commercial	Zone: B-3
Past Use: Commercial/ Bank	Proposed Use: Commercial/ Office - Interior renovations & add 2 bathrooms,	Permit Fee: \$995.00	Cost of Work: \$90,000.00
		CEO District: 1	
Proposed Project Description: Interior renovations & add 2 bathrooms,		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B
		Signature: UK PFD 11/13/06	Signature: JMB 12/5/06
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: Not in PAD Date:	

Permit Taken By: Idobson	Date Applied For: 11/07/2006	Zoning Approval
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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 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: 5/19/06	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date:	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:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1641	Date Applied For: 11/07/2006	CBL: 037 D023001
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Location of Construction: 15 CASCO ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: 50 MILK ST 20TH FLOOR	Phone:
Business Name: Dawson, Smith, Purvis, Bassett Acc	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone: (207) 797-6066
Lessee/Buyer's Name	Phone: 207-874-0355	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Office - Interior renovations & add 2 bathrooms,	Proposed Project Description: Interior renovations & add 2 bathrooms,
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/09/2006

Note: for Dawson, Smith, Purvis, Assett: accounting offices

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:** Jeanine Bourke **Approval Date:** 12/05/2006

Note:

Ok to Issue:

1) Must maintain all fire separations to code

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 11/13/2006

Note:

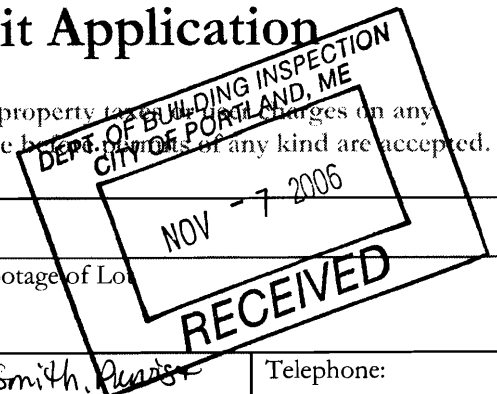
Ok to Issue:

1) Maintain all life safety, requirements for this occupancy



General Building Permit Application

If you or the property owner owes real estate or personal property taxes on any property within the City, payment arrangements must be made by the property owner. No discounts or reductions of any kind are accepted.



Location/Address of Construction: <u>15 Casco St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>Dawson, Smith, Purvis</u> <u>Bassett Accountants</u>	Telephone: <u>874-0355</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Hardy Pond Const.</u> <u>1039 Riverside St. Ste 11</u> <u>Portland ME 04103</u>	Cost Of Work: \$ <u>90,000.-</u> Fee: \$ <u>30 + 89</u> C of O Fee: \$ <u>920.-</u>
Current Specific use: <u>was a bank</u> If vacant, what was the previous use? <u>was a bank</u> Proposed Specific use: <u>Accountants offices</u>		
Project description: <u>3 - 5' tall wood constructed walls, 2 new bathrooms,</u> <u>electrical & plumbing.</u>		
Contractor's name, address & telephone: <u>HARDY POND CONST. 1039 Riverside St. Ste 11 Portland 04103</u>		
Who should we contact when the permit is ready: <u>JOELLE COREY</u> Mailing address: _____ Phone: <u>838-4674</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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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: <u>Joelle Corey</u>	Date: <u>11.7.06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Gawron Turgeon Architects

RE: Certificate of Design

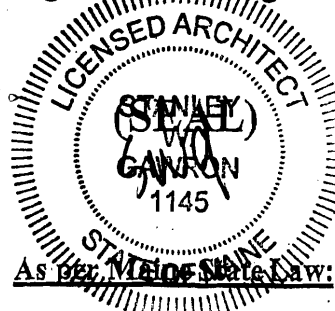
DATE: 11.7.06

These plans and / or specifications covering construction work on:

Dawson Smith Purvis & Bissett @

15 Canal Street

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



\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

Signature: Stanley Gawron

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point Rd
Scarborough, ME
04074



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Gawron Turgeon Architects
Address of Project: 15 Canal Street
Nature of Project: Interior Renovation
to office building

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.

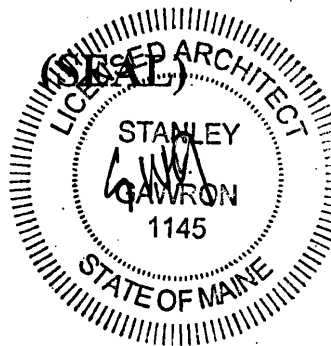
Signature: Stanley Gawron

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point Road
Scarborough, ME 04074

Phone: 207.883.6307



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: Dawson Turton Architects
 DATE: 11.7.06
 Job Name: Dawson Smith Purvis & Bannell
 Address of Construction: 15 Canal Street

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) Business B
 Type of Construction steel studs interior renovations
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO
 Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) _____
 Supervisory alarm system? NO Geotechnical/Soils report required? (See Section 1802.2) n/a

STRUCTURAL DESIGN CALCULATIONS

existing Submitted for all structural members
(108.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

n/a existing Design option utilized (1609.1.1, 1609.6)

	Basic wind speed (1609.3)
	Building category and wind importance factor, I_w (Table 1604.6, 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)

Earthquake design data (1603.1.5, 1614-1623)

n/a existing Design option utilized (1614.1)

	Seismic use group ("Category") (Table 1604.5, 1616.2)
	Spectral response coefficients, S_D & S_1 (1615.1)
	Site class (1615.1.5)

Live load reduction (1603.1.1, 1607.9, 1607.10)
 Roof live loads (1603.1.2, 1607.11)

Roof snow loads (7603.7.3, 1608)

n/a existing Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Basic seismic-force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

unknown Flood hazard area (1612.3)

unknown Elevation of structure

Other loads

unknown Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



DAWSON SMITH PURVIS & BASSETT

15 CASCO STREET

PORTLAND, MAINE

061641
37023
R.D.

ABBREVIATIONS

ALUM OR AL	ALUMINUM	GALV	GALVANIZED	S	SOUTH
AMP	ACOUSTICAL WALL PANEL	GB	GRAB BARS	SC	SHOWER CURTAIN
ACT	ACOUSTICAL CEILING TILE	CC	GENERAL CONTRACTOR	SD	SOAP DISPENSER
BIT	BITUMINOUS	OWB	GYPSUM WALL BOARD	SCHED	SCHEDULE
BM	BENCH MARK	HC	HANDICAP	SECT	SECTION
BOT	BOTTOM	HD WD	HARDWOOD	SHT	SHEET
BRC	BEARING	HDR	HEADER	SM	SIMILAR
BRK	BRICK	HDRWE	HARDWARE	SND	SANITARY WAPKIN DISPOSAL
C	CARPET	HM	HOLLOW METAL	SS	SQUARE
CAB	CABINET	HORZ	HORIZONTAL	SSS	SYNTHETIC SPORTS SURFACE
CB	CHALK BOARD	HT	HEIGHT	STD	STANDARD
CC	CENTER TO CENTER	ID	INSIDE DIAMETER	STL	STEEL
CH	CONCRETE HARDENER	IF	INSIDE FACE	STRUC	STRUCTURAL
CJ	CONTROL JOINT	IN	INCHES	SV	SHEET VINYL
CL	CENTER LINE	INSUL	INSULATION	T	TEMPERED (GLASS)
CLD	CEILING	INT	INTERIOR	TB	TACK BOARD
CMU	CONCRETE MASONRY UNITS	LOC	LOCATION	THK	THICKNESS
CONC	CONCRETE	M	MARBLE	TO	TOP OF
CONT	CONTINUOUS	MAS	MASONRY	TOB	TOP OF BEAM
CONST	CONSTRUCTION	MAX	MAXIMUM	TOM	TOP OF MASONRY
CONTR	CONTRACTOR	MB	MARKER BOARD	TOW	TOP OF WALL
CT	CERAMIC TILE	MECH	MECHANICAL	TP	TOILET PAPER DISPENSER
DBL	DOUBLE	MFGR	MANUFACTURER	TYP	TYPICAL
DF	DRINKING FOUNTAIN	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	MISC	MISCELLANEOUS	VB	VAPOR BARRIER
DM	DIMENSION	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DNA	DOES NOT APPLY	MR	MOP RECEPTOR	VERT	VERTICAL
DTL	DETAIL	MRGB	MOISTURE RESISTANT GYPSUM	VWC	VINYL WALL COVERING
DWG	DRAWING	BOARD		W	WEST
E	EAST	MTL	METAL	W/	WITH
EA	EACH	N	NORTH	WC	WATER CLOSET
EJ	EACH FACE	NA	NOT APPLICABLE	WD	WOOD
EJ	EXPANSION JOINT	NA	NOT APPLICABLE		
EL	ELEVATION	NI	NOT IN CONTACT		
ELEC	ELECTRICAL	NO	NUMBER		
ELEV	ELEVATOR	NOM	NOMINAL		
EMHO	ELECTROMAGNETIC HOLD OPEN	NTS	NOT TO SCALE		
EQ	EQUAL	OA	OVERALL		
EW	EACH WAY	OC	ON CENTER		
EW	ELECTRIC WATER COOLER	OD	OUTSIDE DIAMETER		
EXT OR (E)	EXISTING	OPNG	OPENING		
EXP	EXPANSION	OPP	OPPOSITE		
EXT	EXTERIOR	OF	OUTSIDE FACE		
FD	FLOOR DRAIN	P	PAINT		
FDN	FOUNDATION	PTD	PAINTED		
FE	FIRE EXTINGUISHER	PL	PLATE		
FFE	FINISH FLOOR ELEVATION	PLY WD	PLYWOOD		
FIN	FINISH	PNL	PANEL		
FIN FL OR FF	FINISH FLOOR	P.A.	PRESSURE TREATED		
FIN GR	FINISH GRADE	PT & D	PAPER TOWEL AND WASTE		
FL	FLOOR	PTN	PARTITION		
FR	FIRE RATING	RD	ROOF DRAIN		
FRMG	FRAMING	REF	REFER		
FT	FEET (FOOT)	REF	REFRIGERATOR		
FV	FIELD VERIFY	REFR	REFRIGERATED		
FWC	FABRIC WALL COVERING	REQD	REQUIRED		
G	GRAVITE	RN	ROUGH		
GA	GUAGE	RO	ROUGH OPENING		

LEGEND

	BUILDING SECTION MARKER
	CEILING TAG
	COLUMN CENTER LINE
	DETAIL MARKER
	DOOR TAG
	EXTERIOR ELEVATION
	INTERIOR ELEVATION
	PLANT TAG
	REVISION CLOUD WITH TAG
	ROOM TAG
	SECTION MARKER
	WALL TYPE
	WINDOW TAG

GENERAL NOTES

1. THE GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. CONTRACTOR SHALL PROCEED WITH THE WORK ONLY AFTER DISCREPANCY HAS BEEN RESOLVED WITH THE ARCHITECT.
2. DO NOT ALTER OR PENETRATE ANY EXISTING STRUCTURAL ELEMENTS, EXTERIOR WALL COMPONENTS, OR FIRE RATED WALLS.
3. THE LOCATIONS OF DOORS NOT DIMENSIONED SHALL BE 6 INCHES FROM ADJACENT WALL.
4. THE BUILDING SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC 2003, BOCA, NFPA 101, & ANSI.
5. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE PRESERVATIVE TREATED & ALL CONNECTIONS TO BE STAINLESS STEEL.
6. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
7. GENERAL CONTRACTOR SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE.
8. EXISTING BUILDING COMPONENTS WHICH ARE AFFECTED BY NEW WORK AND DEMOLITION, OR WHICH MAY BE DAMAGED BY THE CONTRACTOR OR ANY SUBCONTRACTORS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR BY METHODS DESCRIBED IN THIS CONTRACT OR AS APPROVED BY THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SEAL, PATCH AND FILL ANY FLOOR AND/OR WALL PENETRATIONS DUE TO DEMOLITION/CONSTRUCTION.
9. INSTALL BLOCKING BEHIND ALL SURFACE APPLIED FIXTURES, TRIM, CABINETS, COUNTER TOPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS.
10. NOT USED.
11. CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF EXISTING MECHANICAL AND PLUMBING ELEMENTS. CONTRACTOR SHALL RENOVATE EXISTING ALARM SYSTEM TO MAINTAIN CONFORMANCE TO NFPA 13 & 101. CONTRACTOR SHALL VERIFY SIZE & LOCATION OF ALL ELECTRICAL SERVICES AND EQUIPMENT.
12. INSTALL MOISTURE RESISTANT GYPSUM BOARD IN LAVATORIES, JANITOR CLOSETS, AND ALL OTHER HIGH HUMIDITY AREAS.
13. FINISHES: FINISHES OTHER THEN THE STANDARD FINISHES ARE ALL INDICATED ON THE DRAWINGS. CEILING FINISHES ARE SHOWN ON THE REFLECTED CEILING PLANS AND ALL OTHER FINISHES ARE SHOWN ON THE INTERIOR FINISH LEGEND AND SCHEDULE AND/OR INTERIOR ELEVATIONS. FINISHES INDICATED FOR A PARTICULAR ROOM OR SPACE ARE APPLICABLE FOR THE ENTIRE ROOM OR SPACE, UNLESS OTHERWISE NOTED.
14. ALL EXPOSED SURFACES ARE TO BE PAINTED, WHETHER OR NOT INDICATED ON THE DRAWINGS, EXCEPT AS FOLLOWS: WHERE SPECIAL COATINGS ARE INDICATED; PREFINISHED ITEMS, CONCEALED SURFACES, OPERATING PARTS, AND LABELS. IF PREFINISHED, PAINTING THE FOLLOWING: EXPOSED MECHANICAL DUCTWORK, WALL DIFFUSERS, GRILLES AND LOUVERS, ROOF TOP MECHANICAL EQUIPMENT, AND SPEAKER GRILLES. FINISHED METAL SURFACES, EXCEPT AS LISTED ABOVE. SEE SPECIFICATIONS ON DRAWINGS IDENTIFYING THE TYPES OF PAINTS AND SPECIALTY COATINGS TO BE USED IN ACCORDANCE WITH MATERIAL BEING PAINTED OR COATED.
15. BUILDING INSULATION: PROVIDE AS INDICATED ON WALL DETAILS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND DRAWINGS. FOR DRAWING CLARITY, INSULATION MAY NOT BE SHOWN, EVEN IF IT IS PROVIDED.
16. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL INTERIOR FINISHES FOR ARCHITECT'S REVIEW.
17. THE DESIGN AND INSTALLATION OF THE HVAC, PLUMBING SYSTEMS, ELECTRICAL, AND STRUCTURAL SYSTEMS SHALL BE PROVIDED THROUGH A DESIGN/BUILD CONTRACT UNDER THE GENERAL CONTRACTOR.
18. GENERAL CONTRACTOR SHALL SUPPLY POWER AND COORDINATION TO THE TENANT SUPPLIED SYSTEMS FURNITURE.

PROJECT DIRECTORY

OWNER: DAWSON SMITH PURVIS & BASSETT 15 CASCO STREET PORTLAND MAINE	ARCHITECT: GAWRON TURGEON ARCHITECTS 29 BLACK POINT ROAD SCARBOROUGH, MAINE 04074 207-883-6307	CONSTRUCTION MANAGER: TBD
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