

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0625	Issue Date:	CBL: 038 F004001
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Location of Construction: 241 Commercial St	Owner Name: Slm Properties Inc	Owner Address: 241 Commercial St	Phone:
Business Name:	Contractor Name: Portland Airconditioning, Inc.	Contractor Address: 205 Lincoln St. S. Portland	Phone: 2077674567
Lessee/Buyer's Name	Phone:	Permit Type: HVAC	Zone: B3

Past Use: Mixed Use/ Commercial	Proposed Use: Mixed Use/ Commercial	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
Proposed Project Description: Install Gas Heating System in Attic/Roof Area		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>NA</i> Type: <i>6/20/03</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 06/04/2003	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"/>	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	Historic Preservation <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
	Date: <i>OK 6/16/03</i>	Date: _____	Date: <i>Any exterior work requires a separate review</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.

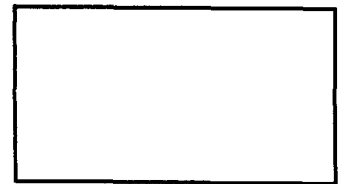
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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FILL IN AND SIGN WITH INK 03-0625

APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT



038 Took

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location / CBL 2 Union Street Use of Building mixed Date 06/03/03
 Name and address of owner of appliance Cyrus Aagse
241 Commercial St
 Installer's name and address Portland Airconditioning Inc
205 Lincoln St. S. Portland Telephone 207-767-4567

Location of appliance:

- Basement
- Floor
- Attic
- Roof

Type of Fuel:

- Gas
- Oil
- Solid

Appliance Name: Heatmaker 175

U.L. Approved Yes No

Will appliance be installed in accordance with the manufacture's installation instructions? Yes No

IF NO Explain: _____

The Type of License of Installer:

- Master Plumber # _____
- Solid Fuel # _____
- Oil # _____
- Gas # PNT 434
- Other _____

Type of Chimney:

Masonry Lined
Factory built _____

Metal
Factory Built U.L. Listing # 441

Direct Vent
Type _____ UL# _____

Type of Fuel Tank

- Oil
- Gas

Size of Tank _____

Number of Tanks _____

Distance from Tank to Center of Flame _____ feet.

Cost of Work: \$ 62,280⁰⁰

Permit Fee: \$ _____

Approved

Fire: st 11m7

Ele.: _____

Bldg.: _____

Signature of Installer [Signature]

Approved with Conditions

See attached letter or requirement

Inspector's Signature

Date Approved

CITY OF PORTLAND

PERMIT SECTION

PERMIT

FEB 14 2003
 Permit Number: 030083
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Slm Properties Inc/Cyrus Ha
 has permission to Renovate core of building for great office space.
 AT 241 Commercial St 038 F004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 inspection must begin and when permit is produced before this building or part thereof is occupied or closed-in. **48 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. [Signature]
 Health Dept. _____
 Appeal Board _____
 Other _____
Department Name

[Signature]
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: 03-0983	DATE: FEB 14 2003	038 F004001
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Location of Construction: 241 Commercial St	Owner Name: Slm Properties Inc	Owner Address: 241 Commercial St CITY OF PORTLAND	Phone: 775-7442
Business Name: N/A	Contractor Name: Cyrus Hagge	Contractor Address: 225 Commercial St Portland	Phone: 2077757442
Lease/Buyer's Name: N/A	Phone: N/A	Permit Types: Alterations - Commercial	Zone: B-2
Proposed Use: Commercial / Offices	Proposed Use: Offices / Renovate core of building for in/egress and office space.	Permit Fee: \$4,223.00	Cost of Work: \$600,000.00
Proposed Project Description: Renovate core of building for in/egress and office space.		FIRS DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type 3B 2/12/03 <i>[Signature]</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: 88	Date Applied For: 02/04/2003	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 information may invalidate a building permit and stop all work.</p>		Special Zone or Review <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>see attached exemption form dated 1/29/03</i> <input type="checkbox"/> Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <i>OK w/ conditions</i> Date: <i>2/17/03</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 District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <i>see attached let to D.A 2/17/03</i> <input type="checkbox"/> Denied Date: <i>2/10/03 John Ad...</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0083	Date Applied For: 02/04/2003	CSL: 038 F004001
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Location of Construction: 241 Commercial St	Owner Name: Sim Properties Inc	Owner Address: 241 Commercial St	Phone: 207-775-7442
Business Name: n/a	Contractor Name: Cyrus Hagge	Contractor Address: 225 Commercial St Portland	Phone: (207) 775-7442
Lessor/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Offices / Renovate core of building for in/gress and office space.	Proposed Project Description: Renovate core of building for in/gress and office space.
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Dept: Historical Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 02/10/2003
 Note: Please note, conditions are contained in a letter to Mr. Hagge dated 1/23/2003 from Historic Preservation Cmte. And are referenced in Ms. Andrews approval. Ok to Issue:

- 1) That any signage proposal be submitted to staff for review and approval.
- 2) That final plan for rooftop mechanicals be submitted to staff for review and approval.
- 3) That final skylight plan be submitted to staff for review and approval.
- 4) That all windows in new openings be recessed the same depth as existing windows.
- 5) That all upper floor windows (other than those for the proposed dormers) have clear glass. If there is no alternative, a "clear" low-e glass is acceptable.
- 6) That the bricked-in window opening on the fourth floor of the Union Street facade be reopened and reglazed to match other windows.
- 7) That the two circular windows proposed for the Union Street facade be eliminated.

Dept: Zoning Status: Approved with Conditions Reviewer: Margo Schmuckal Approval Date: 02/07/2003
 Note: 241 Commercial St Ok to Issue:

- 1) This office shall require separate permits for tenant fit-ups PRIOR to that work being done.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation
- 3) Separate permits shall be required for any new signage.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 02/13/2003
 Note: Ok to Issue:

- 1) Mr. Hagge has agreed to have Shelley engineering provide Special inspections of the Steel work.
- 2) Stairs must not have nosings as shown. The design professional has acknowledged this and advised that the shop drawings will reflect code compliance.

Dept: Fire Status: Approved with Conditions Reviewer: Lt. McDougall Approval Date: 02/11/2003
 Note: Ok to Issue:

- 1) New stairs shall have signage in accordance with NFPA 101
- 2) the sprinkler system shall be maintained to NFPA 13 standards
- 3) the fire alarm system shall be maintained to NFPA 72 standards

Comments:
 02/12/2003-mjn: A statement of Special Inspection is required for the steel work, a message was left for Mr. Hagge

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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 initialzing 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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]
Signature of applicant/designee
[Signature]
Signature of Inspections Official

2/27/09
Date
2/27/09
Date

CBL: _____ Building Permit #: _____

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 404,

Portland, Maine 04101

207-775-7442

Fax 207-761-0922

chagge1@maine.rr.com

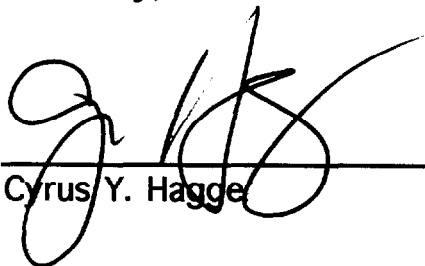
LETTER OF TRANSMITTAL

To:	Mike Nugent	From:	Cyrus Y. Hagge
Company:	City of Portland	Date:	6/19/03
Re:	Roof Top Chiller Structural Steel @ Two Union Street		

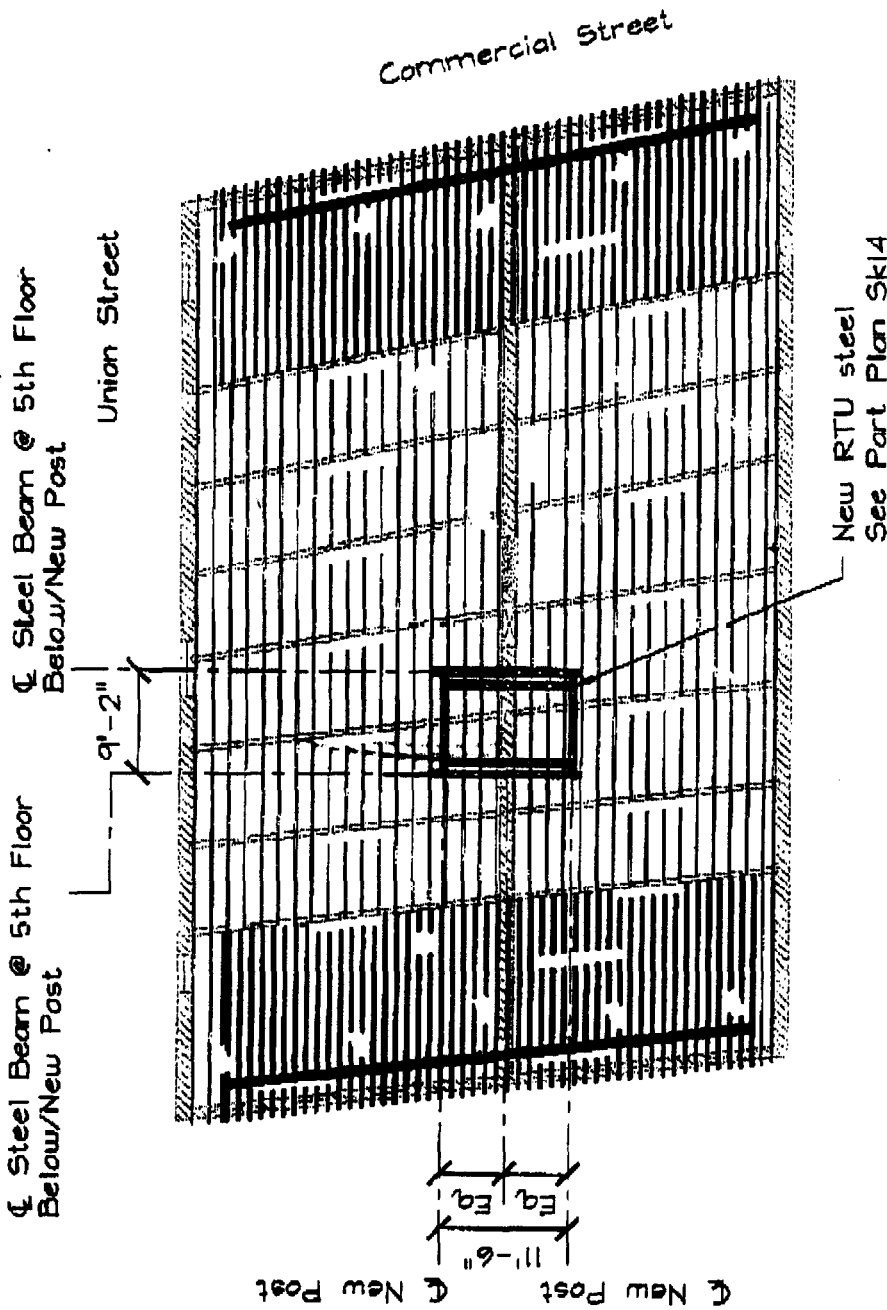
Mike: Enclosed are two sets of the Sks prepared by Shelly Engineering for the construction of the supports for the roof top chiller. If you are in need of further information please call.

2 of 7 SK-13 through SK-19

Sincerely,



Cyrus Y. Hagge

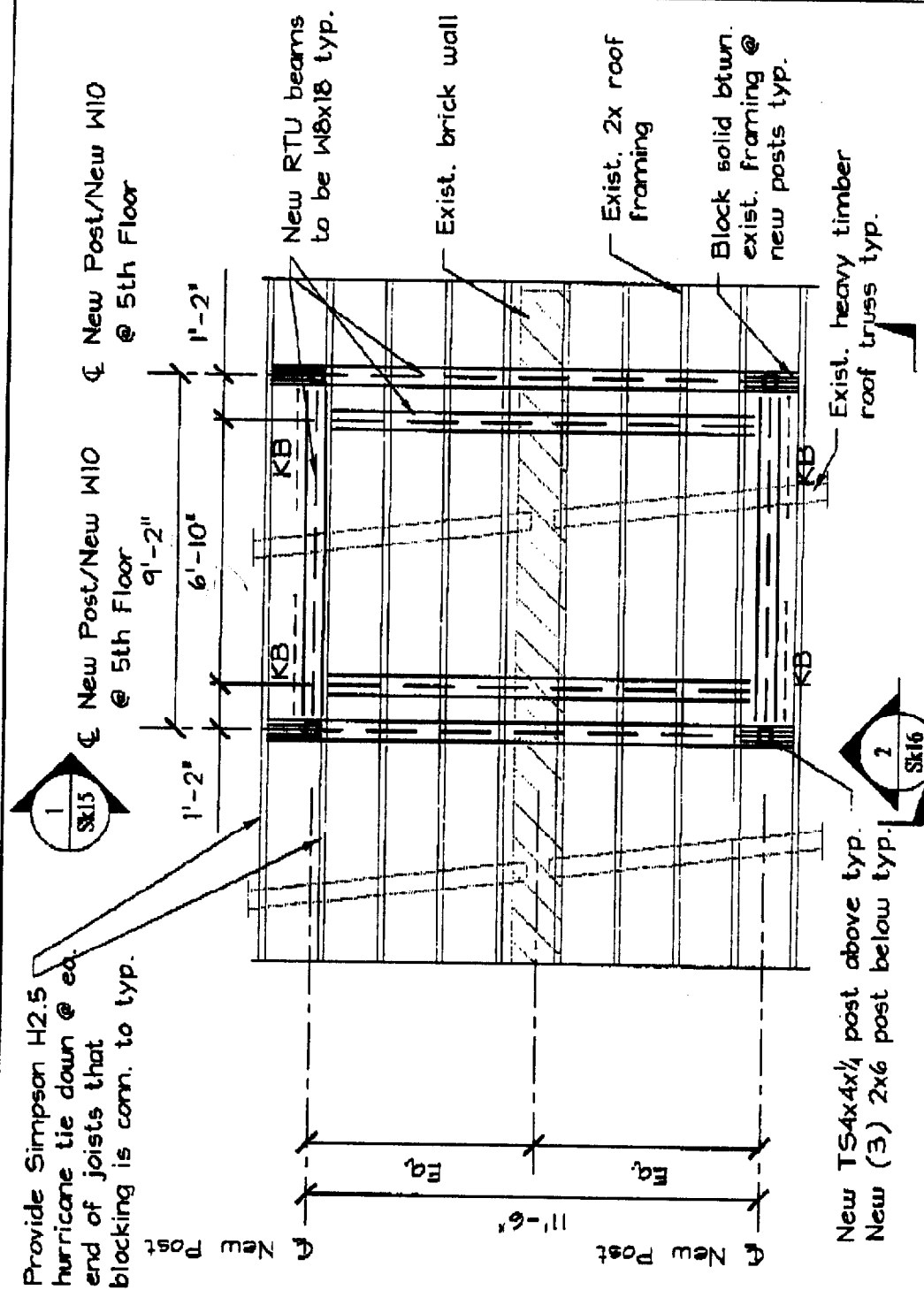


KEY PLAN - ROOF FRAMING

SCALE: 1/16" = 1'-0"

SEI
SHELLEY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 90 BRIDGE STREET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-5466
 FAX (207) 854-8706
 WWW.SHELLEYENGINEERING.COM

2 UNION STREET RENOVATIONS PORTLAND, MAINE		
DRAWN BY: PDJ	DATE: 05/19/03	SHEET: SK-13
CHECKED BY: PDJ	SCALE: AS NOTED	JOB No.: 2002-595



Provide Simpson H2.5 hurricane tie down @ ea. end of joists that blocking is conn. to typ.

PART ROOF FRAMING PLAN - NEW RTU FRAME

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

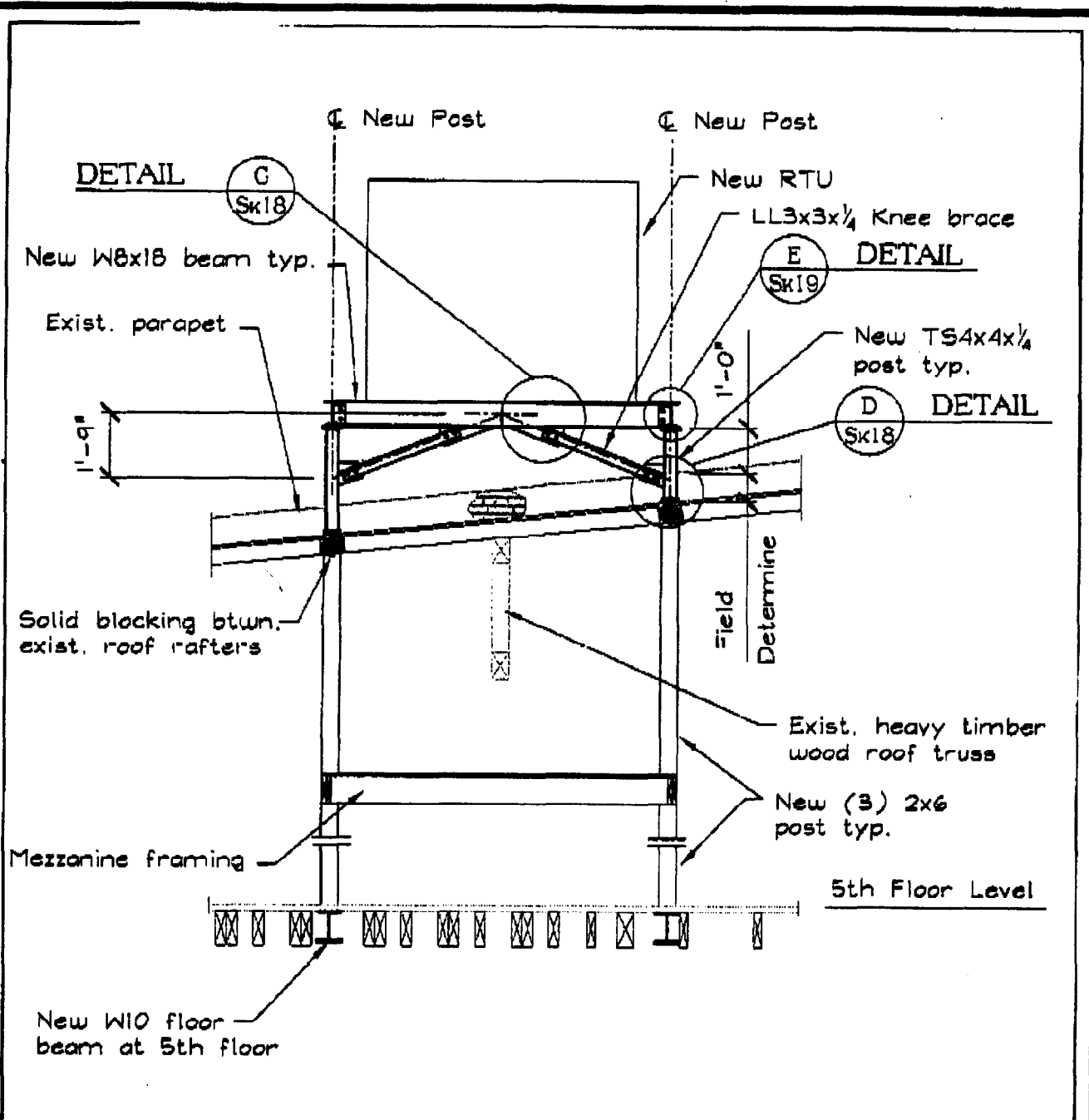
VERIFY DIMENSIONS W/ RTU MFG. SPECS.

KB --- Indicates LL3x3x1/4 Knee brace

SEI **SHELLEY ENGINEERING, INC.**
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 WESTBROOK, MAINE 04092
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 WWW.SHELLEYENGINEERING.COM

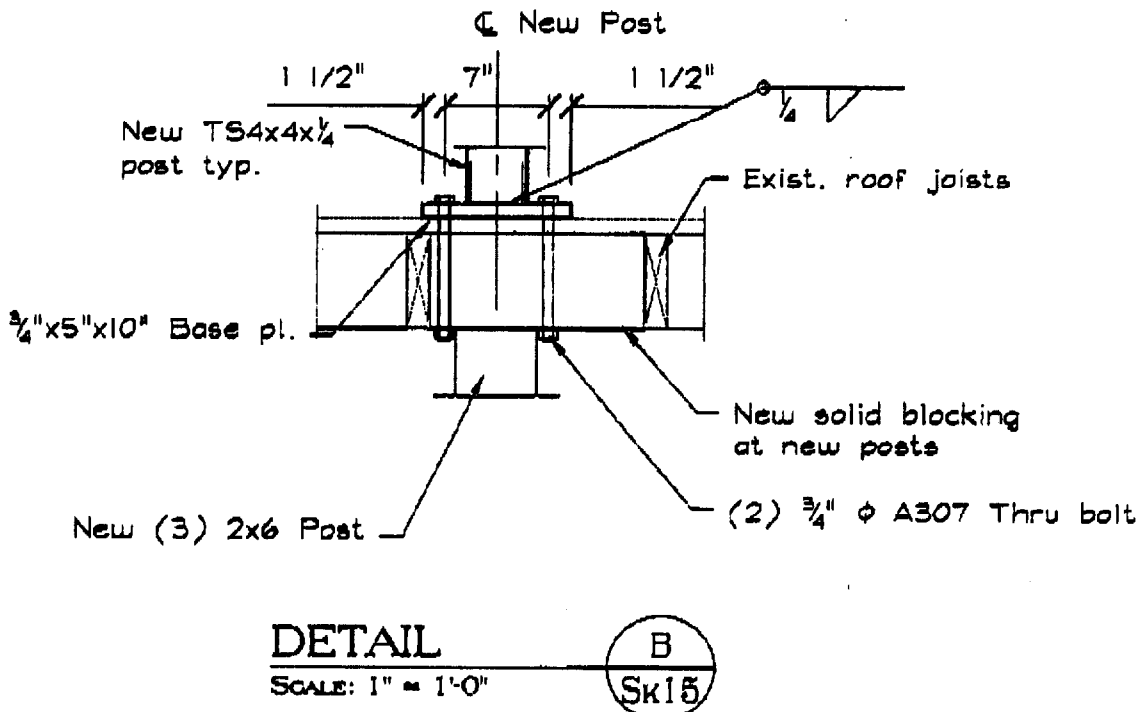
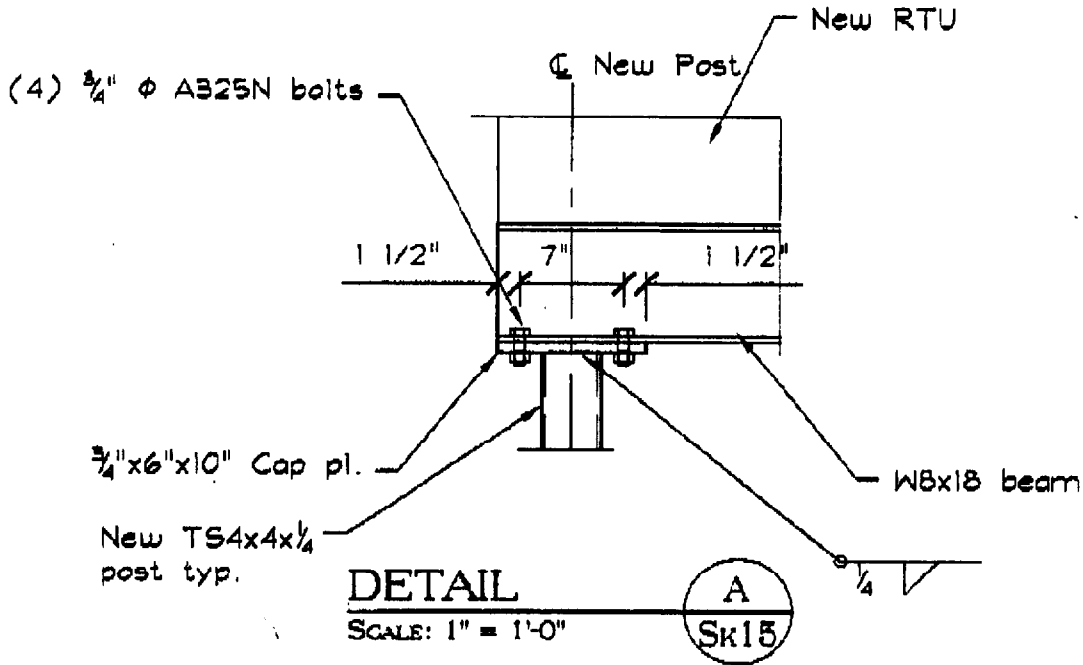
**2 UNION STREET RENOVATIONS
 PORTLAND, MAINE**

Drawn By:	DATE:	Sketch:
PDJ	05/19/03	SK-14
Checked By:	SCALE:	Rev. No.:
PDJ	As NOTED	2002-595

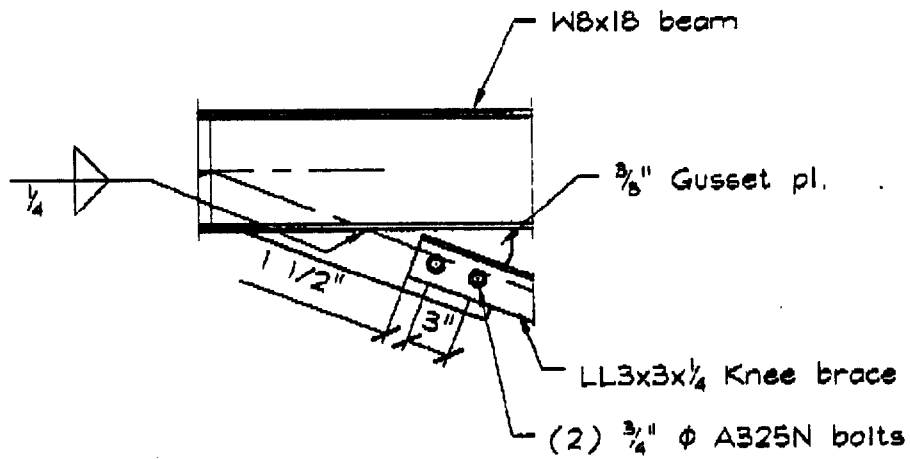


SECTION 2
 SCALE: 1/4" = 1'-0"
 SK14

SEI SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-8465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	2 UNION STREET RENOVATIONS PORTLAND, MAINE		
	DRAWN BY: PDJ	DATE: 08/19/03	SKETCH: SK-16
	CHECKED BY: PDJ	SCALE: AS NOTED	JOB NO.: 2002-595



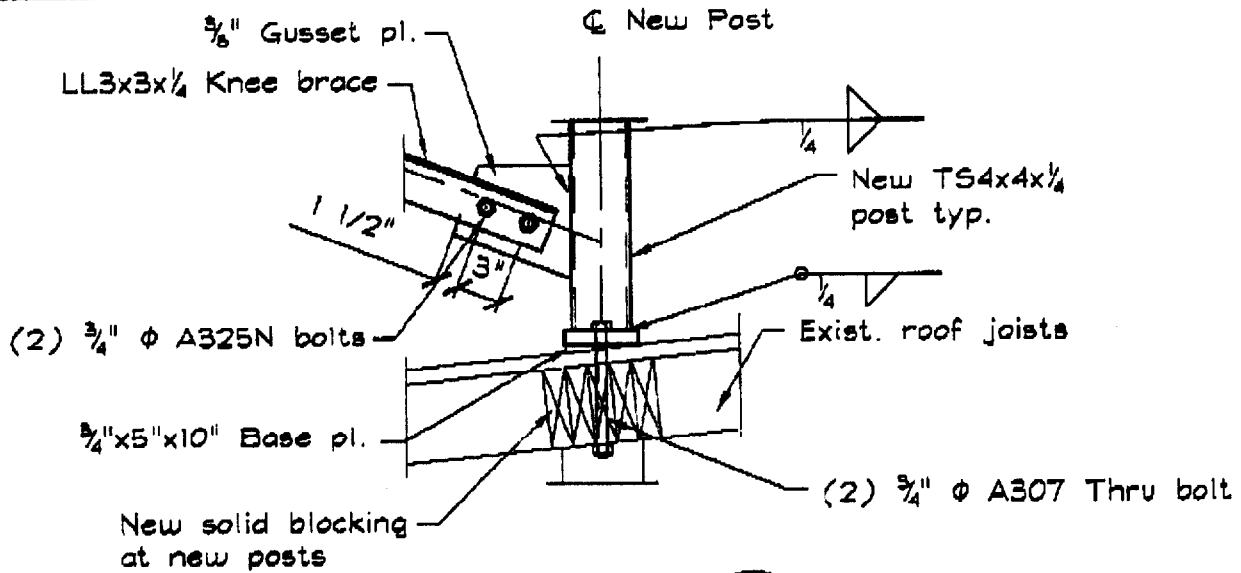
SEI	SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-5465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	2 UNION STREET RENOVATIONS PORTLAND, MAINE	
	Drawn By: PDJ	Date: 06/19/03	Station: SK-17
Checked By: PDJ	Scale: AS NOTED	Job No.: 2002-595	



DETAIL

SCALE: 1" = 1'-0"

C
Sk16



DETAIL

SCALE: 1" = 1'-0"

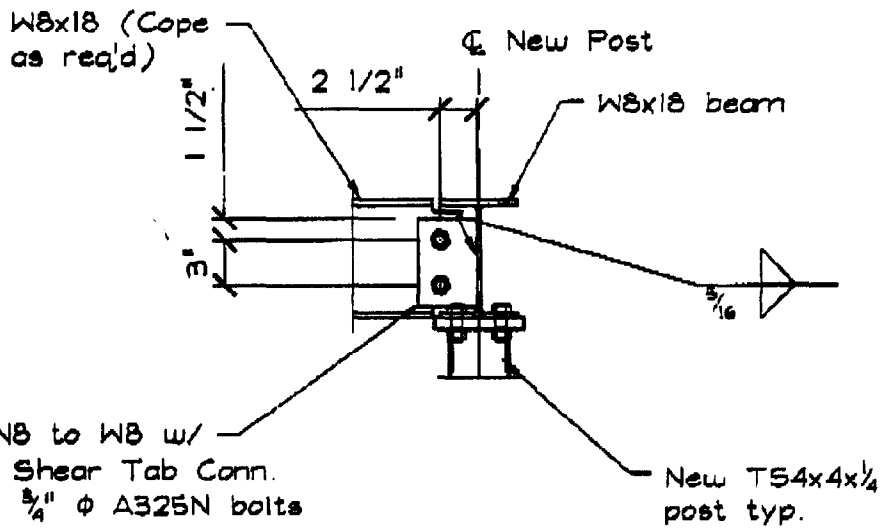
D
Sk16

SEI

SHELLEY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 90 BRIDGE STREET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-5455
 FAX (207) 854-8706
 WWW.SHELLEYENGINEERING.COM

2 UNION STREET RENOVATIONS
 PORTLAND, MAINE

Drawn By: PDJ	DATE: 05/19/03	SHEET: SK-18
Checked By: PDJ	SCALE: AS NOTED	Job No.: 2002-595



DETAIL

SCALE: 1" = 1'-0"



SEI SHELLEY ENGINEERING, INC. STRUCTURAL CONSULTANTS 90 BRIDGE STREET WESTBROOK, MAINE 04092 PHONE (207) 854-8465 FAX (207) 854-8706 WWW.SHELLEYENGINEERING.COM	2 UNION STREET RENOVATIONS PORTLAND, MAINE		
	DRAWN BY: PDU	DATE: 05/19/06	SHEET: SK-19
	CHECKED BY: PDU	SCALE: As NOTED	JOB NO.: 2002-598