

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 031009

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Slm Properties Inc/Cyrus Ha  
has permission to tenant fit-up for 3rd, 4th floor  
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 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 inspection must be given and work on permit must be completed before this building or part thereof is leased or otherwise used-in. **NO OTHER NOTICES 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] 9/5/03  
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: 03-1009	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: 775-7442
Business Name:	Contractor Name: Cyrus Hagge	Contractor Address: 225 Commercial St Portland	Phone: 2077757442
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: <b>B3</b>

Past Use: vacant/warehouse	Proposed Use: Office space, 3rd and 4th floor	Permit Fee:	Cost of Work: \$160,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
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Proposed Project Description: tenant fit-up for 3rd, 4th floors	Signature: <i>[Signature]</i>	Signature:
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: kwd	Date Applied For: 08/19/2003	<b>Zoning Approval</b>
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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..

<b>Special Zone or Reviews</b> <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 checked="" type="checkbox"/> MMD Date: <i>08/25/03</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input checked="" 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>to D.A 8/25/03</i>
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*D. Andrews 8/29/03*

**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

<b>Permit No:</b> 03-1009	<b>Date Applied For:</b> 08/19/2003	<b>CBL:</b> 038 F004001
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<b>Location of Construction:</b> 241 Commercial St	<b>Owner Name:</b> Slm Properties Inc	<b>Owner Address:</b> 241 Commercial St	<b>Phone:</b> ( ) 775-7442
<b>Business Name:</b>	<b>Contractor Name:</b> Cyrus Hagge	<b>Contractor Address:</b> 225 Commercial St Portland	<b>Phone:</b> (207) 775-7442
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Office space, 3rd and 4th floor	<b>Proposed Project Description:</b> tenant fit-up for 3rd, 4th floors
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**Dept:** Historical      **Status:** Not Applicable      **Reviewer:** Deborah Andrews      **Approval Date:** 08/29/2003  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/25/2003  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 09/03/2003  
**Note:**      **Ok to Issue:**

- 1) the fire alarm system and sprinkler system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
- 2) the fire alarm system shall be maintained to NFPA 72 standards
- 3) the sprinkler system shall be maintained to NFPA 13 standards

**Comments:**

09/03/2003-mjn: need more info regarding specific wall details, door schedules w/ frames and hardware, floor ceiling assemblies. Left a message w/ the designer and manager.

03-1009

# All Purpose 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>TWO UNION ST / 241 Commercial St</u>		
Total Square Footage of Proposed Structure <u>15000+-</u>	Square Footage of Lot <u>5000+-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>038</u> Block# <u>F00</u> Lot# <u>4001</u>	Owner: <u>SLM PROPERTIES, INC</u> <u>241 Commercial St</u> <u>Portland, ME 04101</u>	Telephone: <u>775-7442</u>
Lessee/Buyer's Name (If Applicable) <u>TWO UNION ST LLC</u> <u>225 Commercial St</u> <u>Portland 04101</u>	Applicant name, address & telephone: <u>PROJECT MGMT, INC</u> <u>225 COMMERCIAL ST</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>160000</u> Fee: \$ <u>Reg Fee 1461.00</u>
Current use: <u>VACANT</u>	<u>775-7442</u>	<u>Capo 7500</u>
If the location is currently vacant, what was prior use: <u>Warehousing</u>		<u>\$1,536.00</u>
Approximately how long has it been vacant: <u>10+ YEARS</u>		<u>#</u>
Proposed use: <u>OFFICE USE</u>	<u>Phase II of permit</u>	
Project description: <u>INTERIOR RENOVATION OF 3RD &amp; 4TH FLOORS</u> <u>030083</u>		
Project ISSUED Permit # <u>030083</u> ON <u>2-14-03</u> FOR <u>EXTERIOR &amp; CORE IMPROVEMENTS</u>		
Contractor's name, address & telephone: <u>PROJECT, MGMT, INC</u> <u>225 COMMERCIAL ST</u> <u>Portland, ME 04101</u> <u>775-7442</u>		
Who should we contact when the permit is ready: <u>CYRUS HAYGE, 775-7442</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775-7442</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: <u>8-19-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 404

Portland, Maine 04101-4613

207-775-7442

FAX 207-761-0922

e-mail chagge1@maine.rr.com

August 19, 2003

Mike Nugent  
Building Inspections  
City of Portland  
Portland, Maine 04101

RE: Renovations at Two Union St. (241-243 Commercial St.)

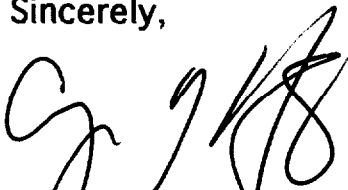
Dear Mike:

On February 14 the city issued a building permit for the core renovations to Two Union Street. This permit request is for the office fit up. Please find Architectural Drawings by Leland Hulst AIA, and a copy of the February building permit.

The scope of work in the second phase is limited to basic tenant fitup on the third and fourth floors. This will include interior non-bearing wall, drywall, carpet, acoustical ceilings, doors and interior trim. A separate permit will be requested for the 2<sup>nd</sup> and 5<sup>th</sup> floors as the design moves forward. The estimated cost of this work is \$160,000.

If you have need of additional information, don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge

**PROJECT MANAGEMENT, INC.**

225 Commercial Street, Suite 404

Portland, Maine 04101-4613

207-775-7442

FAX 207-761-0922

e-mail chagge1@maine.rr.com

September 5, 2003

Mike Nugent  
Building Inspections  
City of Portland  
Portland, Maine 04101

RE: Renovations at Two Union St. (241-243 Commercial St.)  
Building Permit #030083

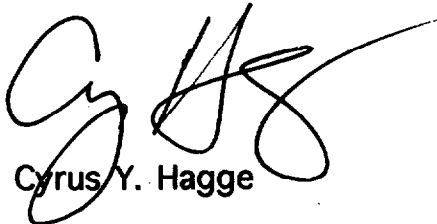
Dear Mike:

On August 19<sup>th</sup>, I submitted a request for a building permit for Phase 2, office fit up. Earlier this week you called requesting more information concerning doors schedules and fire rating. Please find a door schedule for the third and fourth floors and a copy of the one hour and two hour fire rating details.

The scope of work in the second phase is limited to basic tenant fitup on the third and fourth floors. This will include interior non-bearing wall, drywall, carpet, acoustical ceilings, doors and interior trim. A separate permit will be requested for the 2<sup>nd</sup> and 5<sup>th</sup> floors as the design moves forward. The estimated cost of this work is \$160,000.

If you have need of additional information, don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge

DOOR SCHEDULE 241 COMMERCIAL STREET

Door Type	Door Width	Door Height	Material	Frame Material	Fire Label	Remarks
A	3'-0"	6'-8"	SC Wood	Steel	90 Min.	Paint
B	3'-0"	6'-8"	SC Wood	Steel	45 Min.	Paint
C	3'-0"	6'-8"	SC Wood	Wood		Paint
D	3'-0"	6'-8"	HC Wood	Wood		Paint
E	5'-0"	6'-8"	HC Wood	Wood		Paint