

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090284

Please Read Application And Notes, If Any, Attached

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY/TBD

has permission to Demolition of Interior Partitions on the Third Floor w/tenant fit up for new tenant "Stanford Mangement, LLC"

AT 245 COMMERCIAL ST CBL 038 F006001

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 lathed or otherwise closed-in. 24 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. *[Signature]*

Appeal Board _____

Other _____

Department Name

PERMIT ISSUED

APR 29 2009

CITY OF PORTLAND

[Signature] 4/28/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

Apr 17 20 21

Received from POT Construction

Location of Work 215 Commercial St.

Cost of Construction \$ 10,000 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 120

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other 12110

CBL: 35-F 006

Check #: 113 11 **Total Collected \$** 120

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0284	Date Applied For: 04/07/2009	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-791-3304
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Demolition of Interior Partitions on the Third Floor w/tenant fit-up for new tenant "Stanford Mangement, LLC"	Proposed Project Description: Demolition of Interior Partitions on the Third Floor w/tenant fit-up for new tenant "Stanford Mangement, LLC"
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Dept: Zoning	Status: Approved	Reviewer: Chris Hanson	Approval Date: 04/28/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 04/28/2009	Note: 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Ben Wallace Jr.	Approval Date: 04/27/2009	Note: 1) All construction shall comply with NFPA 101	Ok to Issue: <input checked="" type="checkbox"/>

Comments:

4/9/2009-Ldobson: PDT Architects called and discovered they have completely fill out the wrong application this is a tenant fit-up in conjunction with the tenant fit-up they will be removing walls



~~Demolition of a Structure~~ 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>245 COMMERCIAL ST., PORTLAND</u>		
Total Square Footage of Proposed Structure <u>4380 SF. OF EXISTING BLDG.</u>		Square Footage of Lot:
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>038 F006001</u>	Owner: <u>MEMIC</u>	Telephone: <u>791-3304</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PDT ARCHITECTS</u> <u>49 DARTMOUTH ST.</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: <u>\$10,000</u> Fee: \$ _____
Current legal use: (i.e. garage, warehouse) <u>BUSINESS</u> If vacant, what was the previous use? _____ How long has it been vacant? _____		
Project description: <u>DEMOLITION OF INTERIOR PARTITIONS ON THIRD FLOOR IN PREPARATION FOR NEW TENANTS.</u>		
Contractor's name, address & telephone: <u>TBD</u>		
Who should we contact when the permit is ready: <u>KATHERINE FISCHER, PDT ARCHITECTS</u> Mailing address: <u>49 DARTMOUTH ST.</u> Telephone: <u>775-1059</u> <u>PORTLAND, ME 04101</u>		

Please submit all of the information outlined in the Demolition call list. 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 of applicant: Katherine A. Fischer

Date: 4-7-09

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

STANFORD MANAGEMENT, LLC

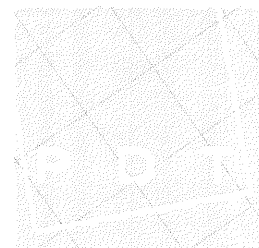
Third Floor Tenant Fit-Up

245 Commercial Street
Portland, Maine

ISSUE

CONSTRUCTION DRAWINGS

7 APRIL 2009



ARCHITECTS

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
207-775-1059
www.pdtarchs.com

PROJECT GENERAL NOTES

1. THESE NOTES ARE INTENDED FOR GENERAL REFERENCE AND INFORMATION AND TO AUGMENT THE CONTRACT.

2. ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL NATIONAL, STATE, AND LOCAL CODES, ORDINANCES AND AGENCY REQUIREMENTS INCLUDING, BUT NOT LIMITED TO: HAZARDOUS MATERIAL REMOVAL, SOLID WASTE DISPOSAL, SEISMIC DESIGN, AND LIFE-SAFETY.

3. DEFINITIONS:

- NEW: MAY BE USED TO INDICATE ITEMS WHICH SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY BETWEEN VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION.
- EXISTING: EXISTING BUILDING OR SITE COMPONENTS WHICH ARE IN PLACE AT THE START OF CONSTRUCTION. NOT ALL ITEMS ARE LABELED AS "EXISTING" WHEN IT IS OBVIOUS BY OTHER INDICATION. CONSULT THE ARCHITECT FOR CLARIFICATION.
- REPAIR: RESTORE TO PROPER OPERATING AND AESTHETIC CONDITION.
- RESTORE: BRING BACK TO FORMER CONDITION, BY REPAIRING OR PATCHING AS REQUIRED.
- PATCH: RESTORE TO CONDITION MATCHING EXISTING ADJACENT CONSTRUCTION, SURFACE TEXTURE AND FINISH.
- N.I.C. (NOT IN CONTRACT): WORK WHICH IS NOT INCLUDED IN THIS CONTRACT, BUT WHICH MAY REQUIRE CONTRACTOR COORDINATION.
- REMOVE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
- REPLACE: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE. PROVIDE NEW MATERIAL AS INDICATED.
- DEMOLISH: DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OF OFF SITE UNLESS NOTED OTHERWISE.
- SALVAGE: REMOVE AND REINSTALL OR REMOVE AND DELIVER TO THE OWNER, AS INDICATED.

4. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO HAVE THE CONTRACTOR PROVIDE A COMPLETE RENOVATION READY FOR OCCUPANCY. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT. FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN AND LAYOUT, DESCRIBE THE QUALITY LEVEL AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY. ALL DETAILS ARE TYPICAL. WHAT IS SHOWN IN ONE CONDITION APPLIES TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.

5. VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED BY THE ARCHITECT:

- EXISTING CONDITIONS
- THE SIZE AND LOCATION OF ALL EXISTING UTILITIES.
- DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS.
- UNSUITABLE SOILS: REPORT THE LOCATION OF ALL UNSUITABLE SOIL MATERIALS BELOW ANTICIPATED LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
- MECHANICAL, ELECTRICAL AND PLUMBING COORDINATION HAVING POTENTIAL IMPACT ON CEILING HEIGHTS OR BUILDING APPEARANCE
- DIMENSIONAL DISCREPANCIES.

6. PROVIDE BOND-OUTS, BLOCKING, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS THROUGH STRUCTURE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL COMPONENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEALING ALL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND BOCA BUILDING CODE REQUIREMENTS. ALL PENETRATIONS SHALL ALSO COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY.

7. DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS.

8. COORDINATE THE WORK OF ALL SUBCONTRACTORS.

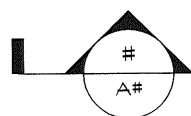
9. PROVIDE WORK HOLES AND ACCESS HOLES TO INSTALL NEW SYSTEMS IN CONCEALED SPACES, AS REQUIRED OR INDICATED. REPAIR THE OPENINGS AS INDICATED IN NOTES.

10. MAINTAIN FIRE RATING OF CORRIDORS AND OTHER RATED SPACES AFFECTED BY CONSTRUCTION. MAINTAIN CODE-REQUIRED EGRESS ROUTE AND WIDTH DURING CONSTRUCTION.

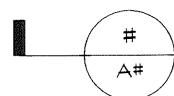
SYMBOLS

WALL IDENTIFIER — (A12-2)

SECTION

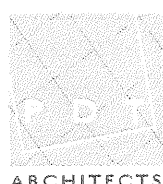


SECTION DETAIL



LIST OF DRAWINGS

TI	GENERAL NOTES, SYMBOLS, DRAWING LIST
DI	DEMOLITION PLAN
AI	FLOOR PLAN, PARTITION TYPES



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

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245 Commercial Street
PORTLAND, MAINE

TITLE
GENERAL NOTES, SYMBOLS, DRAWING LIST

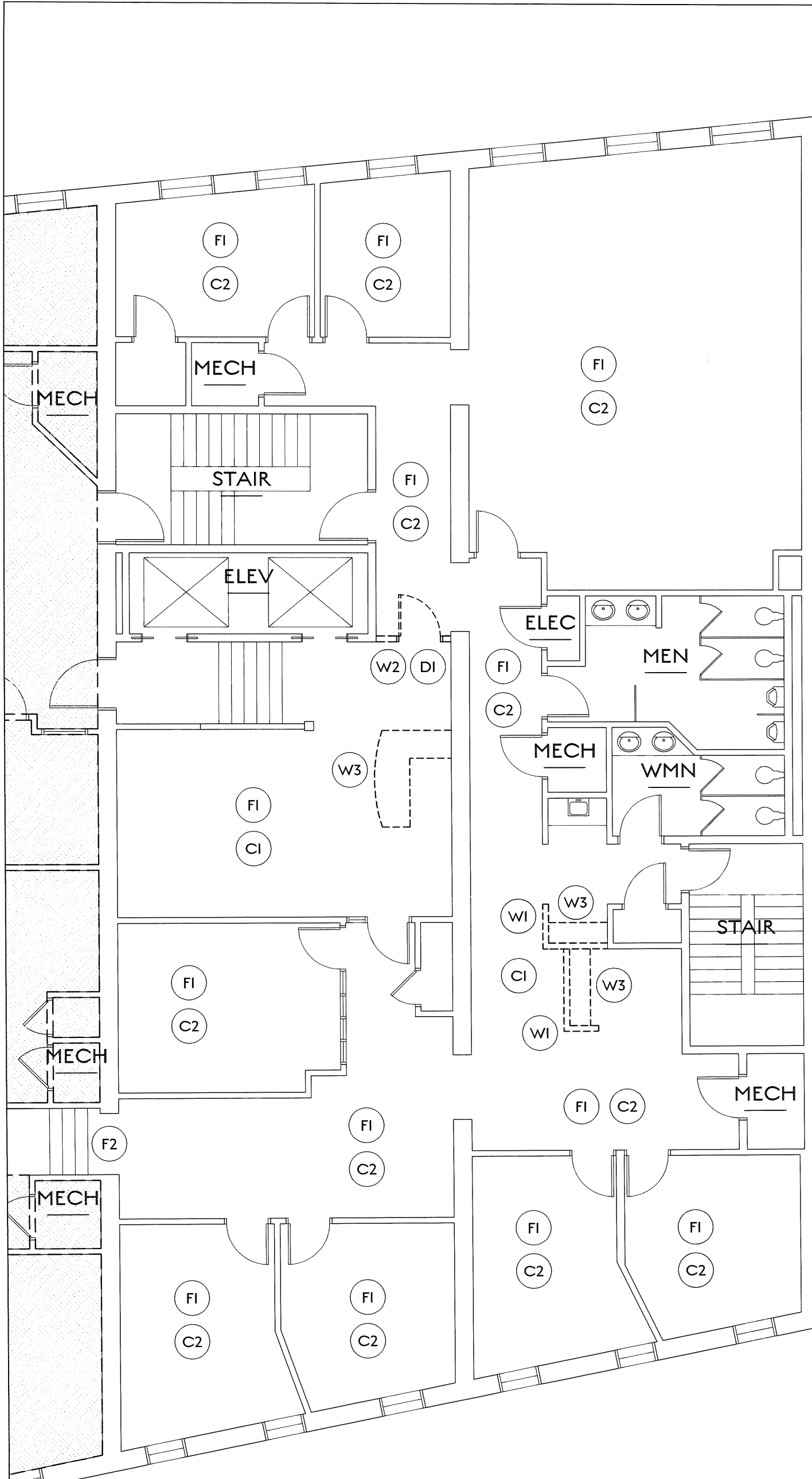
JOB # 09036

DATE 7 APRIL 2009

SCALE NTS

SHEET

T1



DEMOLITION LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING WALL TO BE DEMOLISHED
	AREA NOT IN SCOPE OF WORK
DEMOLITION GENERAL NOTES	
1. ALL SWITCHES & OUTLETS TO REMAIN UNLESS NOTED OTHERWISE.	
2. PROTECT ALL SURFACES TO REMAIN DURING CONSTRUCTION.	
DEMOLITION KEY NOTES	
(W1)	REMOVE EXIST. PARTITION. LEAVE WIRING AND PIPING INTACT FOR POSSIBLE RE-USE. PATCH & REPAIR SURROUNDING SURFACES TO REMAIN.
(W2)	REMOVE PORTION OF EXIST. PARTITION. RE-ROUTE WIRING OR PIPING IF NECESSARY. SEE SCHEDULE SHEET.
(W3)	REMOVE EXISTING CASEWORK, SALVAGE FOR POSSIBLE REUSE.
(DI)	REMOVE DOOR & HARDWARE. SALVAGE FOR POSSIBLE REUSE.
(F1)	PREP FOR INSTALLATION OF NEW FLOORING MATERIAL.
(F2)	REMOVE PORTION OF STEP FOR INSTALLATION OF NEW WALL. PATCH & REPAIR SURROUNDING SURFACES.
(CI)	PATCH EXISTING CEILING. LEAVE EXIST. HVAC EQUIP., WIRING AND SPRINKLER PIPING & HEADS INTACT.
(C2)	EXISTING CEILING TO REMAIN.



ARCHITECTURE
INTERIOR DESIGN
PLANNING

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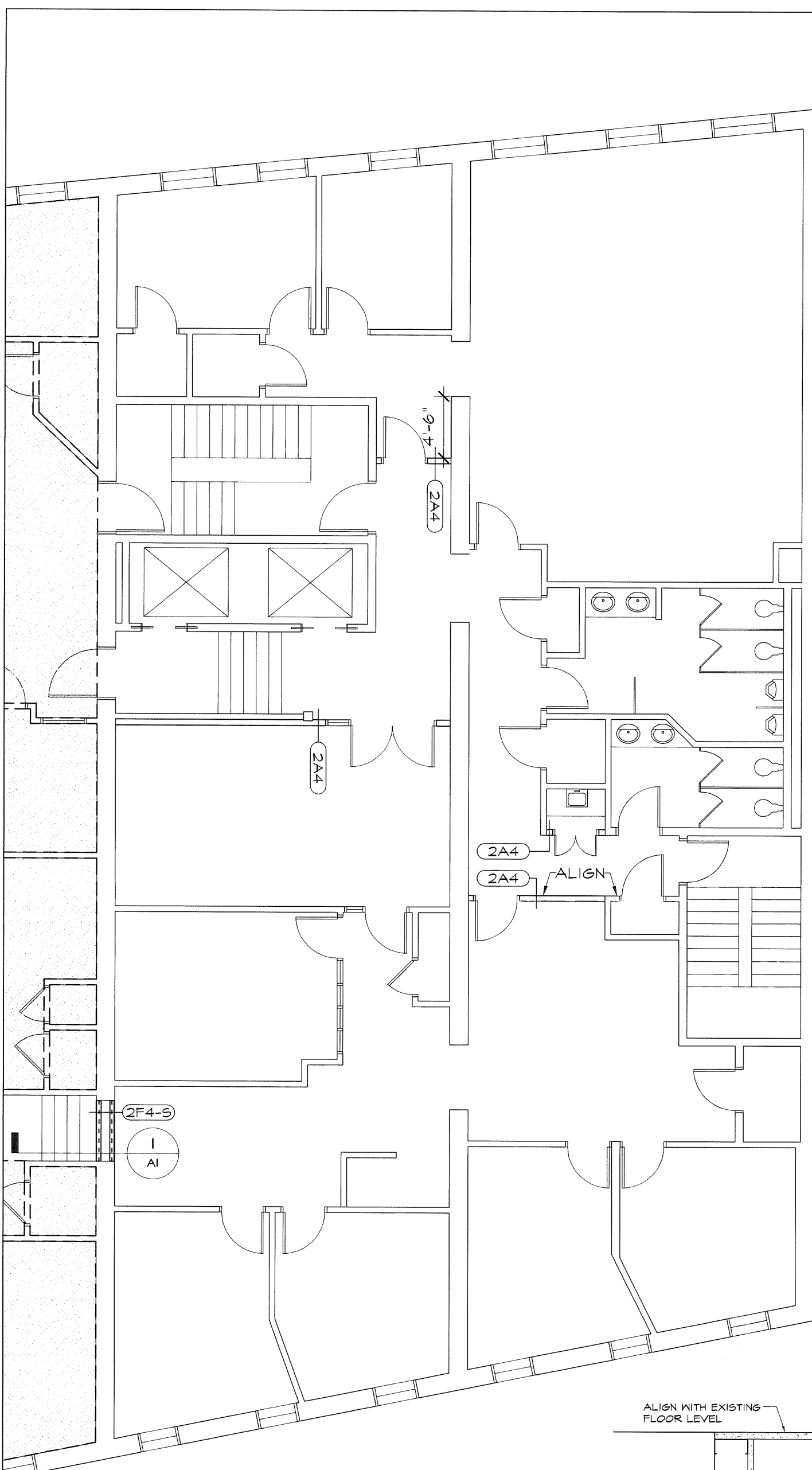
© 2009 PDI Architects

**245 Commercial Street
PORTLAND, MAINE**

TITLE
DEMOLITION PLAN

JOB #	09036
DATE	7 APRIL 2009
SCALE	1/8"=1'-0"

SHEET
D1

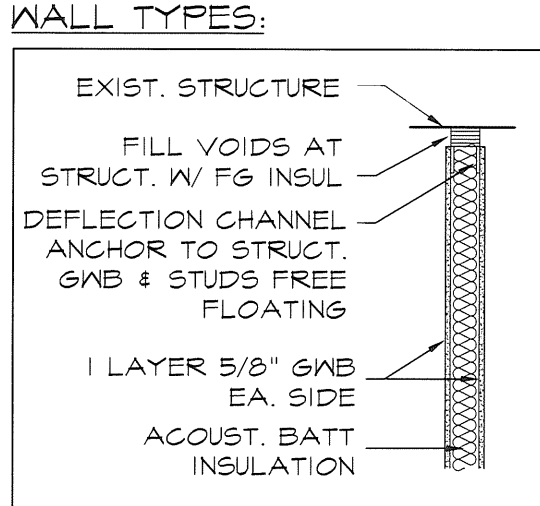


LEGEND

	EXISTING WALL TO REMAIN
	NEW WALL
	AREA NOT IN SCOPE OF WORK

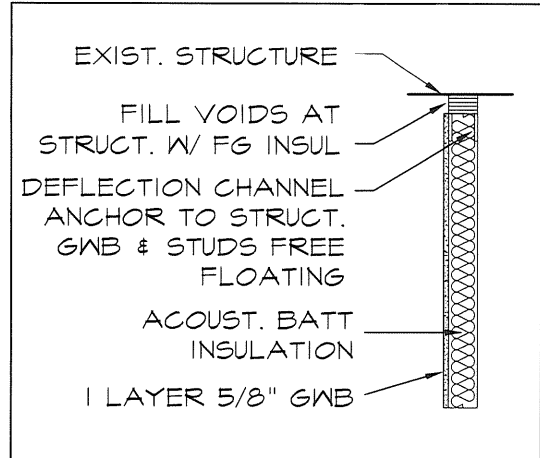
PLAN GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD.
2. FINISHES TO BE SELECTED BY TENANT.
3. SALVAGE & REUSE EXISTING CEILING TILES WHERE POSSIBLE.



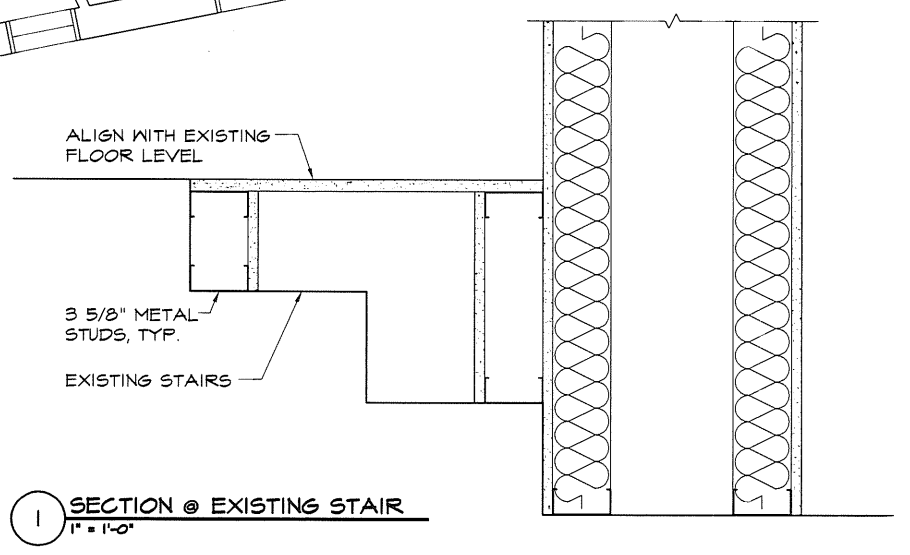
PLAN GRAPHIC SMOKE PARTITION

3 5/8" METAL STUD, 2 LAYERS GNB	2A4
	2A4-S



PLAN GRAPHIC SMOKE PARTITION

3 5/8" METAL STUD, ONE LAYER GNB	2F4
	2F4-S



SECTION @ EXISTING STAIR
1" = 1'-0"