

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 041795
MAR - 2 2005
CITY OF PORTLAND

This is to certify that October Corporation/Pine Brook Corporation
has permission to commercial space w/tenant fit out
AT 465 Congress St
027 A015001

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 loaded or closed-in.
HEAVY 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

EXPIRED

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-1795	<b>Date Applied For:</b> 12/06/2004	<b>CBL:</b> 027 A015001
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<b>Location of Construction:</b> 465 Congress St	<b>Owner Name:</b> October Corporation	<b>Owner Address:</b> 1 Canal Plz	<b>Phone:</b> ( ) 430-0066
<b>Business Name:</b>	<b>Contractor Name:</b> Pine Brook Corporation	<b>Contractor Address:</b> 37 Route 236 - Suite 105 Kittery	<b>Phone:</b> (207) 439-7547
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> commercial space w/tenant fit-up - 2nd, 4th, 5th floors	<b>Proposed Project Description:</b> commercial space w/tenant fit-up - 2nd, 4th, 5th floors
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 12/06/2004	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 03/01/2005	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
1) Stamped plans must be provided. Mary Turgeon agreed to provide these by 3/5/05				
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 12/06/2004	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
1) the fire alarm system shall be maintained to NFPA 72 standards				
2) the sprinkler system shall be maintained to NFPA 13 standards				

**Comments:**  
2/23/2005-ldobson: received the three sheets, Accessibility cert, the stamped cert of design, architects sheet routed to MJN / 02/22/2005  
LJD

# 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 initializing 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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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

3/3/05  
Date

[Signature]  
Signature of Inspections Official

3/3/05  
Date

CBL: 257 A015 Building Permit #: 041795

**City of Portland, Maine - Building or Use Permit Application**

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

**PERMIT ISSUED**

Permit No: 04-1795 Issue Date: MAR - 2 2005 CBL: 027 A015001

Location of Construction: 465 Congress St	Owner Name: October Corporation	Owner Address: 1 Canal Plz	Phone: 430-0066
Business Name:	Contractor Name: Pine Brook Corporation	Contractor Address: 37 Route 236 Suite 105 Kittery	Phone: 207-4397547
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: commercial space	Proposed Use: commercial space w/tenant fit-up <i>2nd, 4th &amp; 5th floors</i>	Permit Fee: \$921.00	Cost of Work: \$100,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>1.5</i> <i>2/1/05</i>
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Proposed Project Description: commercial space w/tenant fit-up <i>2005 2006 0417</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: jharris	Date Applied For: 12/06/2004	<b>Zoning Approval</b>
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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><b>Special Zone or Reviews</b></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 type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok [Signature]</i> Date: <i>12/6/04</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></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 requires</i> Date: _____</p>
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**EXPIRED**

*A Separate Review and Approval*

**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 \_\_\_\_\_

FROM DESIGNER: Gawron Turgeon Architects  
 DATE: 2-17-05  
 Job Name: Maine Bank & Trust  
 Address of Construction: 467 Congress St. 2, 4, 5 floors  
(partial floors)

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) B - Business  
 Type of Construction ~~II~~ IB

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC sprinkler system on  
 Is the Structure mixed use? no if yes, separated or non separated (see Section 302.3) floors 2 & 4  
 Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required?( See Section 1802.2) no sprinkler on  
5

**STRUCTURAL DESIGN CALCULATIONS**

\_\_\_\_\_ Submitted for all structural members  
 (108.1, 108.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)**

Uniformly distributed floor live loads (1803.1.1, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**Wind loads (1803.1.4, 1809)**

\_\_\_\_\_ Design option utilized (1809.1.1, 1809.6)  
 \_\_\_\_\_ Basic wind speed (1809.3)  
 \_\_\_\_\_ Building category and wind importance factor,  $I_w$  (Table 1804.8, 1809.6)  
 \_\_\_\_\_ Wind exposure category (1809.4)  
 \_\_\_\_\_ Internal pressure coefficient (ASCE 7)  
 \_\_\_\_\_ Component and cladding pressures (1809.1.1, 1809.6.2.2)  
 \_\_\_\_\_ Main force wind pressures (1809.1.1, 1809.6.2.1)

**Earthquake design data (1803.1.5, 1814 - 1823)**

\_\_\_\_\_ Design option utilized (1814.1)  
 \_\_\_\_\_ Seismic use group ("Category") (Table 1804.5, 1816.2)  
 \_\_\_\_\_ Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1816.1)  
 \_\_\_\_\_ Site class (1816.1.5)

\_\_\_\_\_ Live load reduction (1803.1.1, 1807.6, 1807.10)

\_\_\_\_\_ Roof live loads (1803.1.2, 1807.11)

\_\_\_\_\_ Roof snow loads (1803.1.3, 1808)

\_\_\_\_\_ Ground snow load,  $P_g$  (1808.2)

\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1808.3)

\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1808.3.1)

\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1804.5)

\_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1808.3.2)

\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1808.4)

\_\_\_\_\_ Seismic design category (1816.3)

\_\_\_\_\_ Basic seismic-force-resisting system (Table 1817.8.2)

\_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1817.8.2)

\_\_\_\_\_ Analysis procedure (1816.6, 1817.5)

\_\_\_\_\_ Design base shear (1817.4, 1817.8.1)

**Flood loads (1803.1.6, 1812)**

\_\_\_\_\_ Flood hazard area (1812.3)

\_\_\_\_\_ Elevation of structure

**Other loads**

\_\_\_\_\_ Concentrated loads (1807.4)

\_\_\_\_\_ Partition loads (1807.5)

\_\_\_\_\_ Impact loads (1807.8)

\_\_\_\_\_ Misc. loads (Table 1807.6, 1807.6.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)

# Pine Brook Corporation

37 Route 236 - Suite 105

Kittery, Maine 03904

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## **Project Name & Address:**

Maine Bank & Trust  
467 Congress Street  
Portland, Maine

## **Owner:**

Maine Bank & Trust  
467 Congress Street  
Portland, Maine  
Dean Bowen

## **Scope:**

Remodeling and adding offices at four levels.  
Total approximate square footage 20,000.

## **Second Floor: Approx. 6600 s.f.**

New paint and carpet through out  
Construct two 12' x 14' offices.

## **Fourth Floor: Approx. 6600 s.f.**

Construct 11 offices approx 10' x 12'.  
New paint and carpet through out.

## **Fifth Floor: Approx. 6600 s.f.**

Demo three offices. Space to be open office.  
Paint and new carpet through out.

## **Approximate Start:**

December 2004

## **Approximate finish:**

February 2005

## **Approximate cost:**

\$100,000



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

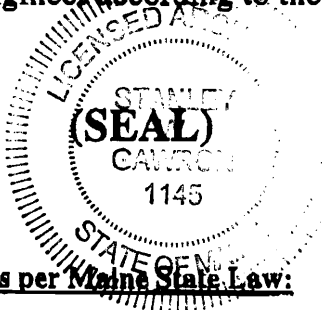
RE: Certificate of Design

DATE: 2.17.05

These plans and / or specifications covering construction work on:

467 Congress St. - interior renovations to office suites  
on the mezzanine level, 2, 4, 5 floors

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



As per Maine State Law:

\$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 Road

Scarborough, Maine

04074

Mary Turgeon



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

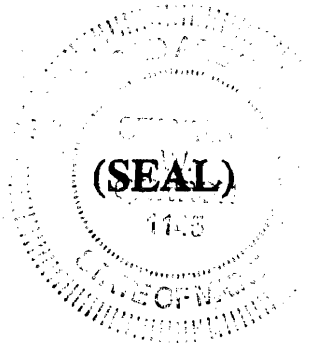
ACCESSIBILITY CERTIFICATE

Designer: Lawron Turgeon Architects

Address of Project: 447 Congress St.

Nature of Project: Interior renovation to mezzanine level,  
second floor, fourth floor and  
fifth floor

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 Lawron

Title: PRESIDENT

Firm: Lawron Turgeon Arch.

Address: 29 Palack Point Road  
Scarborough, Me.

Phone: 207. 883. 6307



DEC 3 2004

883-6307

BARRY  
-Mary Turgeon


# 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>467 CONGRESS STREET</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>27</u> <u>A</u> <u>C15</u>	Owner: <u>MAINE BANK TRUST</u>	Telephone: <u>(603) 430-0066</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone <u>(201) 439-7547</u> <u>PINE BROOK CORP</u> <u>37 ROUTE 236, Suite 105</u> <u>KITTERY MAINE</u>	Cost Of Work: \$ <u>100,000</u> Fee: \$ <u>921.00</u>
Current use: <u>BANK OFFICES</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>BANK OFFICES, build 2 offices, 1 11<sup>th</sup> floor, 1 4<sup>th</sup> floor</u>		
Project description: _____		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Michael Cloutier (201) 439-7547</u>		
Mailing address: <u>PINE BROOK CORP</u> <u>37 ROUTE 236 Suite 105</u> <u>KITTERY, MAINE</u>		
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. <b>PHONE:</b>		

**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>1/2/04</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 4<sup>th</sup> floor of City Hall**