

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 031357

Please Read Application And Notes, If Any, Attached

This is to certify that Olympia Equity Investors V /Ledgewood Inc.

has permission to New ~~50,000~~ ^{80,000} sq. Ft. Office Building with parking and floors space.

AT ~~65 Commercial St~~ 280 Fore St L 029 K003001

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 when permission procured before this building or part thereof is started or otherwise closed-in. 4 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *U.M.I.*
Health Dept. _____
Appeal Board _____
Other _____
Department Name

W. King 2/12/04
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1357

Issue Date: FEB 12 2004

CBL: 029 K003001

Location of Construction: <u>200 Fore St</u> 65 Commercial St		Owner Name: Olympia Equity Investors V Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 207-874-9990
Business Name: n/a	Contractor Name: LedgeWood Inc.	Contractor Address: 27 Main Street South Portland		Phone: 2077671866
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Commercial		Zone: <u>B3</u>

Past Use: Parking Lot	Proposed Use: <u>80,000</u> New 12,000 sq. Ft. Office Building with 2 levels of parking and 4 floors of office space.	Permit Fee: \$3,765.00	Cost of Work: \$415,833.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		Signature: <u>JMM</u>		

Proposed Project Description:
New ~~12,000~~ 80,000 sq. Ft. Office Building with levels of parking and 4 floors space.

Handwritten notes: 80,000 → see permit # 03-1423

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
PAD encouragement area only
Action: Approved Approved w/Conditions Denied
Signature: [Signature] Date: 2/3/04

Permit Taken By: gg	Date Applied For: 10/31/2003	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 <u>N/A</u> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <u>panel 14 ZONEC</u> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <u># 2003-0170</u> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <u>OK with conditions</u> Date: <u>2/3/04</u>	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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <u>reviewed by B.N.</u> Date:
------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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: 04-0048	Date Applied For: 01/16/2004	CBL: 029 K003001
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Location of Construction: 65 Commercial St	Owner Name: Olympia Equity Investors V Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 207-874-9990
Business Name: n/a	Contractor Name: Ledgewood Inc.	Contractor Address: 27 Main Street South Portland	Phone: (207) 767-1866
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Commercial	

Proposed Use: Build new 5 story -80,000 sq. Ft. Office Building.	Proposed Project Description: Build new 5 story -80,000 sq. Ft. Office Building.
----------------------------------------------------------------------------	--------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/03/2004
Note: 02/04/2004 received stamped approved site plan from Bill Needleman **Ok to Issue:**
1) Separate permits shall be required for any new signage.
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 02/12/2004
Note: **Ok to Issue:**
1)
The mechanical engineer must review Section 1605.6 of the 1993 BOCA Mechanical Code and provide specs that establish compliance. CAUTION the system must also be quiet enough not to exceed allowable dB levels in the zone.....
On page AE101, the use of the area between the Mechanical room and Dumpster area must be identified.
actual tread and riser, and balluster spacing proposed dimensions on the stairs must comply with Section 1014. Of the Code and must be submitted prior to erection of stairwells.
Alternating tread stair specs must be submitted and approved prior to installation.
The roof access door must be fire rated.
The Fire classification of the roof covering Must comply with Section 1506 of the Building Code.
Special inspection statement and engineering must be submitted for the masonry exterior.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/04/2004
Note: I am checking to see if the building is considered a high-rise.Lt.Mac **Ok to Issue:**
1) a gate shall be provided to limit exit travel past the level of exit discharge
2) the sprinkler system and fire alarm system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
3) the sprinkler system plans shall be approved by the Portland Fire Department
4) the stairs shall be marked in accordance with NFPA 101
5) the fire alarm system plans shall be approved by the Portland Fire Department
6) the fire alarm system shall be installed in accordance with NFPA 72
7) Application requires State Fire Marshal approval.

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2003-0170

Application I. D. Number

8/12/2003

Application Date

Office Building

Project Name/Description

Olympia Equity Investors V Llc

Applicant

50 Monument Sq 2nd Floor , Portland , ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

280 - 280 Fore Street, Portland, Maine

Address of Proposed Site

029 K003001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

90,975 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

B3

Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$1,000.00** Subdivision _____ Engineer Review **\$1,555.64** Date **11/20/2003**

DRC Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/13/2003</u> date	<u>\$174,072.00</u> amount	<u>10/28/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/18/2003</u> date	<u>\$3,481.44</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2003-0170

Application I. D. Number

8/12/2003

Application Date

Office Building

Project Name/Description

Olympia Equity Investors V Llc

Applicant

50 Monument Sq 2nd Floor , Portland , ME 04101

Applicant's Mailing Address

Consultant/Agent

Agent Ph:

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

280 - 280 Fore Street, Portland, Maine

Address of Proposed Site

029 K003001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That any additional lighting and signage be provided for Planning, Zoning and Historic Preservation staff review and approval.
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0170
Application I. D. Number

8/12/2003
Application Date

Office Building
Project Name/Description

Olympia Equity Investors V Lic
Applicant

50 Monument Sq 2nd Floor , Portland , ME 04101
Applicant's Mailing Address

Consultant/Agent

Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

280 - 280 Fore Street, Portland, Maine
Address of Proposed Site

029 K003001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

90,975 s.f. B3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$1,000.00 Subdivision _____ Engineer Review \$1,555.64 Date 11/20/2003

Planning Approval Status:

Reviewer William B. Needelman

- Approved Approved w/Conditions
See Attached Denied

Approval Date 10/28/2003 Approval Expiration 10/28/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit William B. Needelman 2/3/2004
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>11/13/2003</u> date	<u>\$174,072.00</u> amount	<u>10/28/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>11/18/2003</u> date	<u>\$3,481.44</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Copy**

2003-0170
Application I. D. Number

Olympia Equity Investors V Lic
Applicant
50 Monument Sq 2nd Floor , Portland , ME 04101
Applicant's Mailing Address

8/12/2003
Application Date

Office Building
Project Name/Description

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

280 - 280 Fore Street, Portland, Maine

Address of Proposed Site

029 K003001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

90,975 s.f.
Proposed Building square Feet or # of Units

_____ Acreage of Site

B3
Zoning

Check Review Required:

- | | | | |
|----------------------------------------------------------------|---------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla **\$1,000.00** Subdivision _____ Engineer Review **\$1,555.64** Date **11/20/2003**

Fire Approval Status:

Reviewer **Lt. MacDougal**

- Approved** **Approved w/Conditions** **Denied**
See Attached

Approval Date **8/25/2003** Approval Expiration **8/25/2004** Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. MacDougal** **8/25/2003**
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	11/13/2003 date	\$174,072.00 amount	10/28/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	11/18/2003 date	\$3,481.44 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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: 280 Fore Street, Portland, ME 04101 / 65 Commercial		
Total Square Footage of Proposed Structure 112,000 sf	Square Footage of Lot 21,784 sf	
Tax Assessor's Chart, Block & Lot Chart# 29 Block# K Lot# 3	Owner: Olympia Equity Investors Olympia Equity Investors, VII, LLC 50 Monument Sq., Portland, ME 04101	Telephone: 207-874-9990
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: 207-767-1866 Ledgewood, Inc. P.O. Box 8107 Portland, ME 04104	Cost Of Work: \$ 7,029,034.00 Fee: \$ 63,291.00 see attached breakdown
Current use: <u>Parking Lot - Open</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Office Building</u>		
Project description:		
Contractor's name, address & telephone: 207-767-1866 Ledgewood, Inc. P.O. Box 8107, Portland, ME 04104		
Who should we contact when the permit is ready: <u>Marc Gagnon</u>		
Mailing address: P.O. Box 8107 Portland, ME 04104		
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: 207-767-1866 <i>Peter Bernard</i> 233-9929		

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 has authorized 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: <i>Marc C. Gagnon</i>	Date: <u>JAN 16 2004</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**



ARCHITECTURE
ENGINEERING
PLANNING

Memo

Date: 31 October 2003
To: Mike Nugent
From: Judy L. Johnsno, AIA
Job #: 03087
Job Name: 280 Fpre Street
Re: Foundation Permit

Floor Live Load Per Sq. Ft.

First Floor Offices, Lobbies and Stairs: 100 psf
 Other Offices: 80 psf
 Garages: 50 psf
 Mechanical Room and Storage: 125 psf

Occupant Loading

	Room NO. / Name	Classification	Area	SF / person	Total Occupancy
<i>Northeast</i>	108 Retail Bank	Business	2,386 sf	100	24
	203 Office	Business	13,500 sf	100	135
	303 Office	Business	16,000 sf	100	160
<i>Mid-Atlantic</i>	403 Office	Business	16,000 sf	100	160
	503 Office	Business	16,000 sf	100	160
<i>Southeast</i>					

Status of State Fire Marshal's Review

I have met with Steve Dodge on several occasions to review the project. To my knowledge I have addressed all of his comments and concerns in the design. I will submit plans to the Steve Dodge for the construction Permit on November 26, 2003.

cc:

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

Complete construction documents
(107.5, 107.6, 107.7)

Signed/sealed construction documents
(107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

B/52 Single Use Group _____ Specific occupancy areas (302.1.1)
Mixed Use Groups _____ Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 30%</u>
% Increase for open perimeter (506.2)	<u>+ 60%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 100%</u>
Total percentage factor	<u>= 230%</u>
Conversion factor	<u>2.3</u>
	(Total percentage factor/100%)

	<i>Foot</i>				
Open perimeter (506.2)	<u>120</u>	<u>170</u>	_____	_____	_____
	North	East	South	West	
	<i>FRANKLIN</i>				
Open perim.	<u>290</u> ft.		Perimeter <u>525</u> ft.		
% Open perimeter =	<u>55.90 - 25%</u>				
	(Open perim./perim.) × 100%				
% Tab. area increase = (506.2)	<u>2 × 30% = 60%</u>				
	2 × (% Open perim. - 25%)				

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area	<u>> 12,000</u> ft. ²	Actual building height	_____ feet _____ stories
Adjusted floor area*	<u>48,540</u> ft. ²	Allowable building height	<u>75</u> feet <u>6</u> stories

*Adjusted floor area = actual floor area / conversion factor

Permitted types of construction 3A, 2A OR B Type of construction assumed for review (602.3) 2B
OR 1

*AMENDED By J. JOHNSON
2/6/07*

STANDPIPE SYSTEMS

- Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- Required (916.1)
- Connections (916.2)

YARD HYDRANTS

- N/A* Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- PER NFPA 72* Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS

- PER FIRE DEPT* Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- Size and spacing (923.2)

SUPERVISION

- Fire suppression systems (924.1)
- Fire alarm systems (924.2)

MEANS OF EGRESS (continued)

<input checked="" type="checkbox"/>	General limitations (1005.0)	<input checked="" type="checkbox"/>	Ramps (1016.0)	- AWAY FROM THE AIR
<input checked="" type="checkbox"/>	Air movement in egress elements (1005.7)	<input checked="" type="checkbox"/>	Means of egress doorways (1017.0)	
<input checked="" type="checkbox"/>	Types and location of egress (1006.0)	<input checked="" type="checkbox"/>	Number of doorways (1017.2)	2 PER FLOOR ABOVE GRADE.
<input checked="" type="checkbox"/>	Exit access travel distance (1006.5 and Table 1006.5)	<input checked="" type="checkbox"/>	Size of doors (1017.3)	36"
<input checked="" type="checkbox"/>	Accessible means of egress (1007.0)	<input checked="" type="checkbox"/>	Door hardware (1017.4)	OK
<input checked="" type="checkbox"/>	Emergency escape (1010.4)	<input checked="" type="checkbox"/>	Revolving doors (1018.0)	NONE
<input checked="" type="checkbox"/>	Exit access passageways and corridors (1011.0)	<input checked="" type="checkbox"/>	Horizontal exits (1019.0)	OK
<input checked="" type="checkbox"/>	Aisles and accessways (1012.0)	<input checked="" type="checkbox"/>	Level of exit discharge passageway (1020.0)	OK
<input checked="" type="checkbox"/>	Grandstands (1013.0)	<input checked="" type="checkbox"/>	Guards (1021.0)	OK
<input checked="" type="checkbox"/>	Interior stairways (1014.1 - 1014.11)	<input checked="" type="checkbox"/>	Handrails (1022.0)	OK
<input checked="" type="checkbox"/>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<input checked="" type="checkbox"/>	Exit signs and lights (1023.0)	OK
<input checked="" type="checkbox"/>	Smokeproof enclosures (1015.0)	<input checked="" type="checkbox"/>	Means of egress lighting (1024.0)	OK
		<input checked="" type="checkbox"/>	Access to roof (1027.0)	ACCESS TO ROOF - ALTERNATIVE TREAD

ACCESSIBILITY (Chapter 11)

<input checked="" type="checkbox"/>	Required (1103.0)	<input checked="" type="checkbox"/>	Accessible entrances (1106.0)
<input checked="" type="checkbox"/>	Accessible route (1104.0)	<input checked="" type="checkbox"/>	Special use groups (1107.0)
<input checked="" type="checkbox"/>	Parking facilities (1105.0)	<input checked="" type="checkbox"/>	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

<input checked="" type="checkbox"/>	Room dimensions (1204.0)	<input checked="" type="checkbox"/>	Air-borne noise (STC) (1214.2)
<input checked="" type="checkbox"/>	Roof spaces (1210.1, 1211.2)	<input checked="" type="checkbox"/>	Structure-borne sound (IIC) (1214.3)
<input checked="" type="checkbox"/>	Crawl spaces (1210.2, 1211.1)	<input checked="" type="checkbox"/>	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<input checked="" type="checkbox"/>	Performance requirements (1403.0)	<input checked="" type="checkbox"/>	Combustible material restrictions (1406.0)
<input checked="" type="checkbox"/>	Wall sidings and veneers (1404.0, 1405.0)		

STRUCTURAL DESIGN CALCULATIONS (continued)

- Unbalanced snow loads considered (1608.6)
- Drift snow loads considered (1608.7)
- Sliding snow loads considered (1608.8)

- Internal pressure effects considered (1609.7, 1609.8)
- Components and cladding effects considered (1609.8)
- Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

- Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No.
- Owner's special inspection program specified (1705.0)
- Prefabricated items (1705.2)
- Steel construction (1705.3)
- Concrete construction (1705.4)

- Masonry construction (1705.5)
- Wood construction (1705.6)
- Prepared fill and foundations (1705.7, 1705.8, 1705.9)
- Fireresistive materials (1705.12)
- EIFS, wall panels and veneers (1705.10, 1705.13)

SPEC
U.S.
MASONRY

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

- Soil type (1611.0, 1802.1, 1804.1)
- Bearing value (1611.0, 1802.1, 1804.1)
- Soil report (1802.1, 1804.1)
- Prepared fill (1804.1.1)
- Footings (1806.0 - 1811.0)

- Foundations (1814.0 - 1824.0)
- Foundation walls (1611.0, 1812.0)
- Waterproofing/dampproofing (1813.0)
- Retaining walls (1611.0, 1825.0)

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

- Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)
- Minimum slab requirements (1905.1)

- Minimum concrete strength (Table 1907.1.2[1])
- Cold-weather and hot-weather curing specified (1908.9, 1908.10)

MASONRY (Chapter 21)

- Engineered masonry design/construction standard specified (2101.1.1)
- Empirical masonry design (2101.1.2)
- Construction materials (2104.0)
- Mortar type (2104.7)

- Cold-weather and hot-weather construction specified (2111.3, 2111.4)
- Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
- Glass block (2118.0)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

Diffusing systems (2604.5)

Roof panels (2607.0)

Wall panels (2605.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

None

Waste- and linen-handling systems (2807.0)

DUMPSTER IN 2 HR DATED ENCLOSURE

None

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Hoistway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

A

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group	_____	Proposed use group	_____
Year building was constructed	_____	Number of stories	_____
Type of construction	_____	Area per floor	_____
Percentage of open perimeter	_____ %	Percentage of height reduction	_____ %
Completely suppressed:	Yes _____ No _____	Corridor wall rating	_____
Compartmentation:	Yes _____ No _____	Required door closers:	Yes _____ No _____
Fireresistance rating of vertical opening enclosures	_____		
Type of HVAC system	_____	serving number of floors	_____

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>280 Fore Street Portland, ME</u>		
Total Square Footage of Proposed Structure <u>112,000 sf</u>	Square Footage of Lot <u>21,784 sf</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>K</u> Lot# <u>3</u>	Owner: <u>Olympia Equity Investors LP LLC</u> <u>50 Monument Square</u> <u>Portland, ME 04104</u>	Telephone: <u>874-9990</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Ledgewood, Inc.</u> <u>PO Box 8107</u> <u>Portland, ME 04104</u>	Cost Of Work: \$ <u>415833</u> Fee: \$ <u>3764.00</u>
Current use: <u>Parking lot</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Office Building</u>		
Project description: <u>New office building with 2 levels of parking and 4 floors of office space.</u>		
Contractor's name, address & telephone: <u>Ledgewood, Inc.</u>		
Who should we contact when the permit is ready: <u>Peter Bernard</u>		
Mailing address: <u>PO Box 8107</u> <u>Portland, ME 04104</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. PHONE: 767-1866		

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: <u>Peter Bernard VP</u> <u>Ledgewood, Inc.</u>	Date: <u>10/29/03</u>
---------------------------------------------------------------------------	-----------------------

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

PBERNARD@LEDGEWOODINC.COM

SPECIAL INSPECTIONS - LIST OF AGENTS

PROJECT: Fore Street Office Building

LOCATION: Portland, Maine

STRUCTURAL

ENGINEER OF RECORD: Scott S. Kibler, P.E. SMRT, Inc.
 Name Firm
144 Fore Street, Portland, ME 04104
 Address

ARCHITECT
 OF RECORD:

Judy L Johnson, A.I.A SMRT, Inc.
 Name Firm
144 Fore Street, Portland, ME 04104
 Address

Following is the list of Agents selected for performance of Special Inspections for this project.

	Type	Name	Firm
1.	Special Inspector	Scott S. Kibler, P.E.	SMRT, Inc.
2.	Agent	Jeff Giggey	SMRT, Inc.
3.	Agent	Andrew Bradley, P.E.	SMRT, Inc.
4.	Agent (Soils, Concrete Testing)		S.W. Cole Engineering
5.	Agent (Steel Testing)		Elite Inspection Services, Inc.
6.			
7.			
8.			
9.			
10.			

SCHEDULE OF SPECIAL INSPECTIONS

Fore Street Office Building

Project Number: 03087

Page 1 of 4

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT				
			EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
STRUCTURAL STEEL - Fabrication	1.1a	Review Fabricator QA/QC procedures manual.	One shop inspection required.				
	1.1b	Review Fabricator QA/QC procedures implementation and conformance.	One shop inspection required. Visual inspection of shop conformance.				
	1.1c	Review material certificates of compliance (bolts, nuts, washers, structural steel and weld filler material).	Verify that certificates of compliance have been approved.				
	1.1d	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.1e	Review Shop Drawings.	Verify Approval.				
	1.1f	Review structural steel and fabrication for conformance to approved shop drawings.	Verify member sizes, piece marks and connection details match approved shop drawings. Visually inspect bolts and welds.				
STRUCTURAL STEEL - Erection	1.2a	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.2b	Review materials certificates of compliance (bolts, nuts, washers, and weld filler material).	Verify that certificates of compliance have been approved.				
	1.2c	Review structural steel and erection for conformance to approved shop drawings.	Verify all member sizes, piece marks and connection details.				
	1.2d	Inspect field bolting installation in accordance with Section 9 of RCSC <i>Specification for Structural Joints Using ASTM A325 or A490 Bolts.</i>	Visually inspect all bolts.				
	1.2e	Review shear connections.	Visually inspect all.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTIONS

Fore Street Office Building

Project Number: 03087

Page 2 of 4

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT				
			EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED	REV #
STRUCTURAL STEEL – Erection (continued)	1.2f	Review Bracing connections.	Visually inspect all.				
	1.2b	Review Column splices.	Visually inspect all.				
	1.2i	Review base metal testing for >1.5".	Ultrasonic testing of all welds per AWS D1.1.				
STEEL JOIST – Fabrication NOTE: SER may wave Fabricator shop inspection if Fabricator is currently a member of the Steel Joist Institute.	1.2g	Review welding of seismic-resisting systems in Category C buildings.	Magnetic particle test 10% of all welds.				
	1.3a	Review Fabricator QA/QC procedures manual.	One shop inspection required.				
	1.3b	Review Fabricator QA/QC procedures implementation and conformance.	One shop inspection required. Visual inspection of shop conformance.				
	1.3c	Review material certificates of compliance (bolts, nuts, washers, structural steel and weld filler material).	Obtain copies of mill certificates for all structural steel, bolts and weld material.				
	1.3d	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.3e	Review connections. Visually inspect bolts and welds.	Verify member sizes, piece marks and connection details match approved shop drawings.				
STEEL JOIST– Erection	1.4a	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.4b	Review materials certificates of compliance (bolts, nuts, washers, and weld filler material).	Obtain copies of mill certificates for all structural steel, bolts and weld materials.				
	1.4c	Review steel joist and erection for conformance to approved shop drawings.	Verify all member sizes, piece marks and connection details.				
	1.4d	Review joist bearing connection, bearing length, and bridging.	Visually inspect all.				
	1.4e	Verify installation of joist reinforcement.	Where concentrated loads are installed over joist chords, verify installation of reinforcement.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTIONS

Fore Street Office Building

Project Number: 03087

Page 3 of 4

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			
			EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED
SECONDARY / MISC STRUCTURAL STEEL	1.5a	Review stair connections.	Visually inspect all.			
	1.5b	Review girt connections.	Visually inspect all.			
	1.5c	Review steel deck shop drawings.	Verify approval			
	1.5d	Review welder certification.	Obtain certification numbers for all welders.			
	1.5e	Verify number, type and location of steel deck connection to framing and side lap fasteners.	Visually inspect all.			
	1.5f	Review lintel connections/installation.	Visually inspect all. Verify member size and bearing length.			
	1.5h	Review details of steel frames.	Visually inspect all.			
SECTION 2 CONCRETE CONSTRUCTION (BOCA 1705.3)						
CONCRETE MATERIALS	2.1a	Review mix design.	Verify approval of all mixes intended for use.			
	2.1b	Review reinforcement grade.	Inspect identifying marks on reinforcing steel.			
	2.1c	Review submittals.	Verify acceptance of propriety products and reinforcing steel shop drawings. Review requirements of reinforcing steel on placement drawings.			
REINFORCING AND PRESTRESSING STEEL	2.2a	Inspect condition and placement of reinforcing steel.	All reinforcing steel at walls, spread footings, columns and beams and column piers. Check prior to each concrete placement.			
FORMWORK	2.3a	Verify acceptability of substrate.	Prior to each concrete placement.			
	2.3b	Verify dimensions and materials acceptability.	Prior to each concrete placement.			
EMBEDMENTS	2.4a	Inspect installation of anchor bolts, masonry dowels and other embedded items.	Inspect for each concrete placement.			
CONCRETE OPERATIONS	2.5a	Field-testing of concrete slump, temperature, and air content.	All concrete placements.			

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTIONS

Fore Street Office Building

Project Number: 03087

Page 4 of 4

MATERIAL/ACTIVITY	ITEM	SERVICE	APPLICABLE TO THIS PROJECT			
			EXTENT (All, Sample, Other, None)	COMMENTS	AGENT #	DATE COMPLETED
ELEVATED CONCRETE	2.5b	Take concrete cylinder samples and perform compressive strength test.	All concrete placements.			
	2.5c	Observe concrete placement.	Inspect placement procedures at all concrete placements.			
	2.5d	Observe concrete curing technique and temperature.	Once daily when air temperature is above 32°F. Twice daily when temperature is below 32°F.			
	2.9a	Inspect placement of elevated concrete for compliance with contract documents.	Visually inspect all placement and curing.			
SECTION 3 – PILE FOUNDATIONS (BOCA 1705.8)						
MATERIALS	3.1a	Review certificates of compliance for piles.	Verify size and grade.			
	3.1b	Review submittals for all proprietary products.	Verify approval.			
	3.1c	Review welder certification.	Obtain certificate numbers for all welders.			
INSTALLATION	3.2a	Inspect pile load tests.	Monitor testing in accordance with approved procedures.			
	3.2b	Inspect pile driving.	100% of piles. Maintain records in accordance with project specification.			
	3.2c	Inspect welding.	Visually inspect all welds. Perform ultrasonic testing on 5% of penetration welds.			
SECTION 4– Sprayed Fireresistive materials (BOCA 1705.12)						
STRUCTURE ELEMENT SURFACE CONDITION	4.1a	Verify surface conditions of all structural elements to be sprayed.	Prior to application of fireproofing.			
	4.1b	Verify ambient temperature of fireresistive materials before and after application.				
INSTALLATION	4.2a	Verify average thickness of cured fireresistive material to structural framing members.	Verify in accordance with BOCA Section 1705.12.3.2			
	4.2b	Verify density of fireresistive material.	Verify in accordance with BOCA Section 1705.12.4			
	4.2c	Verify bond strength of fire resistive material.	Verify in accordance with BOCA Section 1705.12.5.2			

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Date _____

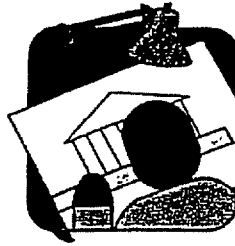


PO Box 8107
Portland Maine 04104
207-767-1866
FAX 207-767-1869

280 Fore Street Project
Portland, ME 04101
L.I. Job # 03422

RE: Building Permit Fee Breakdown

Cost of Construction:	\$7,032,798.00
Deduct Foundation Permit Fee:	<u>(\$3,764.00)</u>
Total Cost of Construction:	\$7,029,034.00
Basic Permit Fee:	\$30.00
\$9.00/Thousand Dollars:	<u>\$63,295.00</u>
Total Building Permit Fee:	\$63,291.00



CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

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

FROM DESIGNER: SMBT, INC.
Architect Judy L. Johnson, AIA d Structural Engineer Scott S. Kibler, P.E.

DATE: 31 OCT 2001

Job Name: 280 FORE STREET

Address of Construction: 280 FORE STREET, PORTLAND, MAE.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA - 1999 Use Group Classification(s) B / S-2

Type of Construction 2B Bldg. Height 65' above avg grades Bldg. Sq. Footage 112,000

Seismic Zone A₁ = .12 A₂ = .12 Group Class Seismic Hazard Exposure Group I

Roof Snow Load Per Sq. Ft. 35 Dead Load Per Sq. Ft. 15

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 18.5 psf

Floor Live Load Per Sq. Ft. (see attached memo)

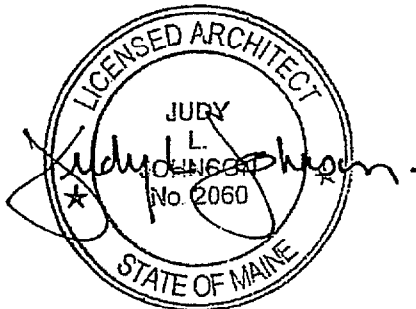
Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered 313.1

List Occupant loading for each room or space, designed into this Project. (see attached memo)

PSH 6/07/ZK



(Designers Stamp & Signature)

