

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

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

**PERMIT**

PERM  
Permit Number: 05148  
OCT  
CITY OF

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

has permission to Tenant fit-up 3rd floor (Power Day)

AT 280 Fore St Permit No. 029 K005001

provided that the person or persons, firm or corporation accepting this permit shall conform with all the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the applications filed with 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 procedure is complete this building or part thereof shall be closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before starting or part thereof is

**OTHER REQUIRED APPROVALS**

Fire Dept. Greg Cross PFD 10-18-05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection

**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: 05-1482	Issue Date:	CBL: 029-K005001
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Location of Construction: 280 Fore St	Owner Name: Olympia Equity Investors V-p Llc	Owner Address: 280 Fore St Ste 202	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone: 2077671866
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial	Proposed Use: Commercial/ Tenant fit-up 3rd floor (Power Pay)	Permit Fee: \$2,463.00	Cost of Work: \$263,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/ conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i> <i>10/19/05</i>
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Proposed Project Description: Tenant fit-up 3rd floor (Power Pay)	Signature: <i>Greg Case</i>	Signature: <i>[Handwritten Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

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

Permit Taken By: Idobson	Date Applied For: 10/07/2005	<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 w/ conditions</i> Date: <i>10/11/05</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> <i>4B</i></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 A</i> <i>Separate review and approval</i></p> <p>Date: _____</p>
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**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> 05-1482	<b>Date Applied For:</b> 10/07/2005	<b>CBL:</b> 029 K005001
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<b>Location of Construction:</b> 280 Fore St	<b>Owner Name:</b> Olympia Equity Investors V-p Llc	<b>Owner Address:</b> 280 Fore St Ste 202	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Ledgewood Inc.	<b>Contractor Address:</b> PO Box 8107 Portland	<b>Phone</b> (207) 767-1866
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

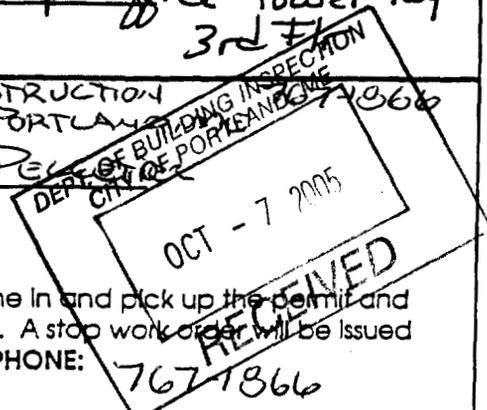
<b>Proposed Use:</b> Commercial/ Tenant fit-up 3rd floor offices (Power Pay)	<b>Proposed Project Description:</b> Tenant fit-up 3rd floor offices (Power Pay)
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 10/14/2005
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
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.			
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 10/19/2005
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 10/18/2005
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Life safety plan required before close in.			
2) All building construction to comply with NFPA 101.			

# 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, 3<sup>rd</sup> Floor</u>		
Total Square Footage of Proposed Structure <u>9600 SF TENANT FIT-UP</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>39</u> Block# <u>K</u> Lot# <u>5</u>		Owner: <u>OLYMPIA EQUITY INVESTORS</u> <u>280 FORE STREET</u> <u>PORTLAND MAINE</u> Telephone: <u>874-9990</u>
Lessee/Buyer's Name (If Applicable) <u>POWER FAY</u> <u>5 MILK STREET</u> <u>PORTLAND MAINE 04101</u>	Applicant name, address & telephone: <u>767-1866</u> <u>LEDGEWOOD CONSTRUCTION</u> <u>P.O. BOX 8107</u> <u>PORTLAND ME 04104</u>	Cost Of Work: \$ <u>263,000</u> Fee: \$ <u>2,388</u>
Current use: <u>VACANT SHELL SPACE</u>		
If the location is currently vacant, what was prior use: <u>NEW OFFICE SHELL SPACE</u>		
Approximately how long has it been vacant: <u>NEVER BEEN OCCUPIED</u>		
Proposed use: <u>OFFICE SPACE tenant fit-up office - Power Fay - 3<sup>rd</sup> Fl</u>		
Project description: .		
Contractor's name, address & telephone: <u>LEDGEWOOD CONSTRUCTION</u> <u>P.O. BOX 8107, PORTLAND</u>		
Who should we contact when the permit is ready: <u>PETER J. PELLETTA</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>767-1866</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: <u><i>Peter J. Pelletta</i></u>	Date: <u>10/7/05</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



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: Janet Hansen

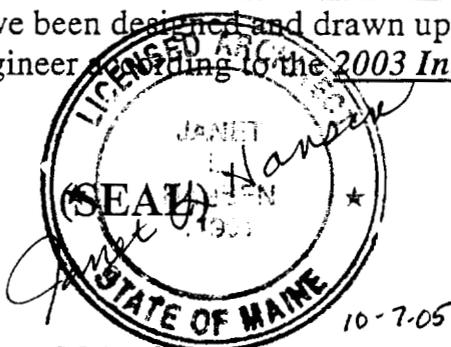
RE: Certificate of Design

DATE: 10-7-05

These plans and / or specifications covering construction work on:

Power Pay - 3<sup>rd</sup> Floor, 208 Fore St.

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



Signature: Janet Hansen

Title: Architect/Principal

Firm: SMRT

Address: 144 Fore Street  
Portland

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.

FROM DESIGNER: Janet Hansen  
 DATE: 10/7/05  
 Job Name: Power Pay  
 Address of Construction: 280 Fore Street, 3rd Floor Fitup

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) Business

Type of Construction \_\_\_\_\_

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) \_\_\_\_\_

Supervisory alarm system? \_\_\_\_\_ Geotechnical/Soils report required?( See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members  
(108.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

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

Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
 \_\_\_\_\_ Basic wind speed (1609.3)  
 \_\_\_\_\_ Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5)  
 \_\_\_\_\_ Wind exposure category (1609.4)  
 \_\_\_\_\_ Internal pressure coefficient (ASCE 7)  
 \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 \_\_\_\_\_ Main force wind pressures (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

\_\_\_\_\_ Design option utilized (1614.1)  
 \_\_\_\_\_ Seismic use group ("Category") (Table 1604.5, 1618.2)  
 \_\_\_\_\_ Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1615.1)  
 \_\_\_\_\_ Site class (1615.1.5)

\_\_\_\_\_ Live load reduction (1603.1.1, 1607.9, 1607.10)  
 \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)  
 \_\_\_\_\_ Roof snow loads (1603.1.3, 1608)  
 \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)  
 \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1608.3)  
 \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.3.1)  
 \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1604.5)  
 \_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1608.3.2)  
 \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)  
 \_\_\_\_\_ Seismic design category (1616.3)  
 \_\_\_\_\_ Basic seismic-force-resisting system (Table 1617.6.2)  
 \_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.6.2)  
 \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)  
 \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

\_\_\_\_\_ Flood hazard area (1612.3)  
 \_\_\_\_\_ Elevation of structure

Other loads

\_\_\_\_\_ Concentrated loads (1607.4)  
 \_\_\_\_\_ Partition loads (1607.5)  
 \_\_\_\_\_ Impact loads (1607.8)  
 \_\_\_\_\_ Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



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

ACCESSIBILITY CERTIFICATE

Designer: Janet Hansen / SMRT

Address of Project: 280 Fore Street, 3<sup>rd</sup> Floor

Nature of Project: Tenant fit-up of 10,000sf.  
of office space for PowerPay

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: Janet L. Hansen

Title: Architect / Principal

Firm: SMRT

Address: 144 Fore Street  
Portland, Maine

Phone: 772-3846 - x805

(SEAL)

