

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091330
PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that Olympia Equity Investors V-p Inc/Landry Construction Corp/Doris
has permission to Convert lunch and storage room located on the second floor into offices. DEC 21 2009
AT 280 Fore St CBL 029 K005001

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. CAPT. R. Gaudreau
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 12/18/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1330	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: Bangor Savings	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone: 2077821909
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Offices	Proposed Use: Commercial / Convert lunch and storage room located on the second floor into offices.	Permit Fee: \$370.00	Cost of Work: \$35,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: B Type: 2B IBC-2003	

Proposed Project Description: Convert lunch and storage room located on the second floor into offices.	Signature: <i>(KG)</i>	Signature: <i>JMB 12/18/09</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>PAD Encouragement Area for 1st Red</i>		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gg	Date Applied For: 11/18/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>11/20/09</i>	Date:	Date: <i>Any of this work requires</i>

PERMIT ISSUED

DEC 21 2009

City of Portland

SEPARATE REVIEW & 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1330	Date Applied For: 11/18/2009	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: Bangor Savings	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone (207) 782-1909
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Convert lunch and storage room located on the second floor into offices.	Proposed Project Description: Convert lunch and storage room located on the second floor into offices.
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/20/2009
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/18/2009
Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) 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.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 12/03/2009
Note: **Ok to Issue:**

- 1) The entire space shall meet the requirements of "existing business" chapter in NFPA 101 2006ed.
- 2) All construction shall comply with NFPA 101



General 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 (INTERIOR RENOVATION)		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name BANGOR SAVINGS BANK Address City, State & Zip BANGOR, ME 04401	Telephone: 207:942-5211
029 K 005		
Lessee/DBA (If Applicable) RECEIVED NOV 18 2009	Owner (if different from Applicant) Name OLYMPIA EQUITY Address P.O. BOX 508 City, State & Zip PORTLAND, ME 04112	Cost Of Work: \$ 35,000.00 C of O Fee: \$ _____ Total Fee: \$ 370.00
Current legal use (if different from inspections Dept. of Building Inspection) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? Project description:	OFFICE + BUSINESS SERVICE OFFICE NO If yes, please name _____ CONVERT LUNCH AND STORAGE ROOM INTO OFFICES. DEMOLITION, DRYWALL AND FINISHES.	(office building) *received PDF 510 Second Floor Bangor Savings office space
Contractor's name: Address: City, State & Zip Who should we contact when the permit is ready: Mailing address:	LANDRY CONSTRUCTION CORPORATION P.O. BOX 1039 LEWISTON, ME 04243-1039 DENIS LANDRY WILL PICK UP	Telephone: 207-838-2792 Telephone: 838-2792

Please submit all of the information outlined on the applicable Checklist. 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: [Signature] Date: 11/17/09

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



Certificate of Design Application

From Designer: GARF S. FRANKEL
 Date: Nov 16, 2009
 Job Name: 2ND FLOOR RENOVATIONS @ 280 FORE STREET
 Address of Construction: 280 FORE STREET, PORTLAND, MAINE 04101

2003 International Building Code

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

Building Code & Year 2003 Use Group Classification (s) B BUSINESS

Type of Construction TYPE II

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? N/A If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

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

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCP 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_I (1615.1)
- _____ Site class (1615.1.5)

- _____ Live load reduction
- _____ Roof live loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R_d and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

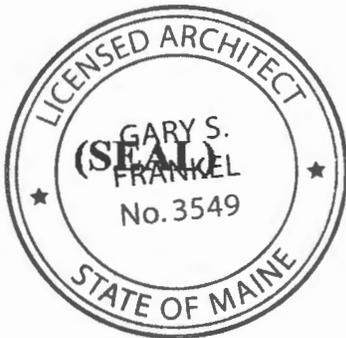
Date: DECEMBER 7, 2009

From: DECEMBER 28, 2009

These plans and / or specifications covering construction work on:

SECOND FLOOR RENOVATIONS AT 280 FORT STREET
BANGOR SAVINGS BANK

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: G. Frankel

Title: ARCHITECT

Firm: WBRC ARCHITECTS ENGINEERS

Address: 44 CENTRAL STREET

BANGOR, ME 04401

Phone: 207-947-4511

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Accessibility Building Code Certificate

Designer: GARY S. FRANKEL

Address of Project: BANGOR SAVINGS BANK - 280 FORT STREET
PORTLAND, MAINE

Nature of Project: OFFICE RENOVATIONS TO 2ND FLOOR -
ADDITION OF 3 OFFICES

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: G. Frankel

Title: ARCHITECT

Firm: WBRC ARCHITECTS ENGINEERS

Address: 44 CENTRAL STREET
BANGOR, ME 04401

Phone: 207-947-4511

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



CONSTRUCTION
P.O. Box 1039

Lewiston, Maine 04243-1039

Tel. 207.782.1909

Fax 207.221.6346

fax

Date: 1/22/2010

To: MICHAEL MENARIO

From: Denis Landry

Company: PORTLAND CEO

Re: 280 FINE STREET

Fax: 874-8716

Job number: BANGOR SAVINGS

Cc:

Pages: 2 pages including cover

Comments:

MICHAEL:

ATTACHED IS LETTER FOR THE SPRINKLER
WORK AT 280 FINE STREET, 2ND FLOOR,
BANGOR SAVINGS.

DENIS

Sprinkler Systems, Inc.

184 Read Street
Portland, ME 04103
Ph. (207) 775-1521 Fax (207) 879-1387
Fire Protection Professionals Since 1973

January 12, 2010

Portland Fire Department
380 Congress Street
Portland, ME 04101

Attn: Captain Keith Gautreau

Re: Bangor Savings – 2nd Floor
280 Fore Street
Portland, Maine 04101

Dear Captain Gautreau,

This letter is to certify that the sprinkler system in the renovated tenant space in the aforementioned location is active and is designed and installed in accordance with NFPA #13 and all other state and local codes.

If there are any questions or concerns please do not hesitate to call.

Very truly yours,
Sprinkler Systems, Inc.



Scott E. Garland, SET, RMS
Project Manager