

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 101289
PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that OLYMPIA EQUITY INVESTORS V-P LLC/The Olympia Company
has permission to Installation of a shower room in existing tenant space.
AT 280 FORE ST CBL 029 K005001 NOV - 2 2010

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. K. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
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: 10-1289	Issue Date:	CBL: 029 K005001
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Location of Construction: 280 FORE ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone: 207-874-9990
Business Name: KG Partners	Contractor Name: The Olympia Company	Contractor Address: PO Box 508 Portland	Phone: 2078749990
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Office	Proposed Use: Commercial / Office; Installation of a shower room in existing tenant space. - 3rd floor for "KG Partners"	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Installation of a shower room in existing tenant space. - 3rd floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: 2B TBC 2003	

Signature: <i>(KG)</i>	Signature: <i>(Signature)</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gg	Date Applied For: 10/13/2010	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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>10/18/10</i>	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 within <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 Date: <i>Requires A</i>
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PERMIT ISSUED

NOV - 2 2010

City of Portland

Any exterior work requires A 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.





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 13 2010

Received from Olympic Equity Invest.

Location of Work 450 Fae

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.00

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

Other _____

see over # 10.00

CBL: 000, K005

Check #: 40251

Total Collected \$ 100.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1289	Date Applied For: 10/13/2010	CBI: 029 K005001
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Location of Construction: 280 FORE ST -3rd floor	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone: 207-874-9990
Business Name: KG Partners	Contractor Name: The Olympia Company	Contractor Address: PO Box 508 Portland	Phone: (207) 874-9990
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Office on 3rd floor - KG Partners: Installation of a shower room in existing tenant space.	Proposed Project Description: Installation of a shower room in existing tenant space.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/18/2010
Note: **OK to Issue:** ✓

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 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:** Tammy Munson **Approval Date:** 11/02/2010
Note: **OK to Issue:** ✓

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 10/26/2010
Note: **OK to Issue:** ✓

- 1) Fire Alarm system shall be maintained.
If system is to be off line over 4 hours a fire watch shall be in place.
Dispatch notification required 874-8576.
- 2) No means of egress shall be affected by this renovation
- 3) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance
Compliance letters are required.
- 6) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 7) All construction shall comply with City Code Chapter 10.

PERMIT ISSUED

NOV - 2 2010

City of Portland

المجلس الأعلى
للإفتاء

بسم الله الرحمن الرحيم

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

NOV - 2 2010

City of Portland





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: <u>280 Fore St, 3rd Floor</u>		
Total Square Footage of Proposed Structure/Area <u>78 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>029 K 005</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Olympia Equity Investors</u> Address <u>PO Box 508</u> City, State & Zip <u>Portland ME 04112</u>	Telephone: <u>207 874 9990</u>
Lessee/DBA (If Applicable) <u>KC Partners</u> <u>Mars</u>	Owner (if different from Applicant) Name <u>↑</u> Address <u>Same</u> City, State & Zip	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ <u>170.00</u> Total Fee: \$ <u>180.00</u>
Current legal use (i.e. single family) <u>Commercial office</u> Former legal use (previous use?) <u>Commercial office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Installation of a shower room in existing tenant space.</u>		
Contractor's name: <u>The Olympia Companies</u> Address: <u>PO Box 508</u> City, State & Zip <u>Portland ME 04112</u> Telephone: <u>874 9990</u> Who should we contact when the permit is ready: <u>Mike Zimmerman</u> Telephone: <u>232 0900</u> Mailing address: <u>Same</u>		

RECEIVED

OCT 13 2010

Dept. of Building Inspections
City of Portland, Maine

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: 10/11/10

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

RECEIVED

1961

Dept. of Public Relations
City of Grand Rapids

280 Fore St
3rd Floor
KG Partners Tenant Fit-out

Tenant Improvement Project – Project Description

Project Team

Party	Address	Contact
Project Site	280 Fore St 3 rd Floor Portland ME 04101	
Construction Manager:	The Olympia Companies PO Box 508 Portland ME 04112	Mike Zimmerman Project Manager 207 232 0900 mzimmerman@theolympiacompanies.com
Lessee:	KG Partners	Pam Kemp 207 773 0700
Architect:	Foreside Architects	Dave Shanks 207 781 3344
Building owner (Applicant):	Olympia Equity Investors VIII, LLC PO Box 508 Portland ME 04112	Daniel J Flaherty Managing Director 208 874 9990 dflaherty@theolympiacompanies.com

Project Scope

Project Scope will include:

- Installation of new ADA shower room as per supplied drawings.
- Reconfiguration of existing fire suppression system in line with code requirements.
- Reconfiguration of existing HVAC diffusers and light fixtures to co-ordinate with new layout.
- Plumbing supply to shower.
- Ventilation from shower room to tie into existing vent stack.
- New finishes: Vinyl flooring and paint.
- **No** structural work.
- **No** work to the building envelope.
- **No** site work

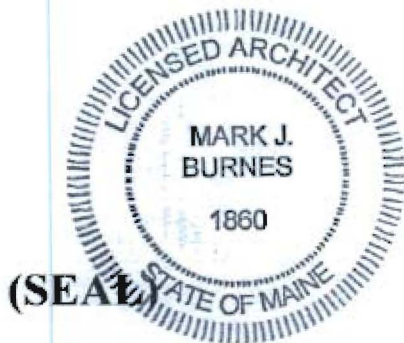





Accessibility Building Code Certificate

Designer: MARK BURNES, AIA
 Address of Project: 280 FORE ST. 3RD FLOOR
 Nature of Project: RENOVATION TO ACCOMMODATE
ADA SHOWER ROOM FOR
BUILDING TENANT

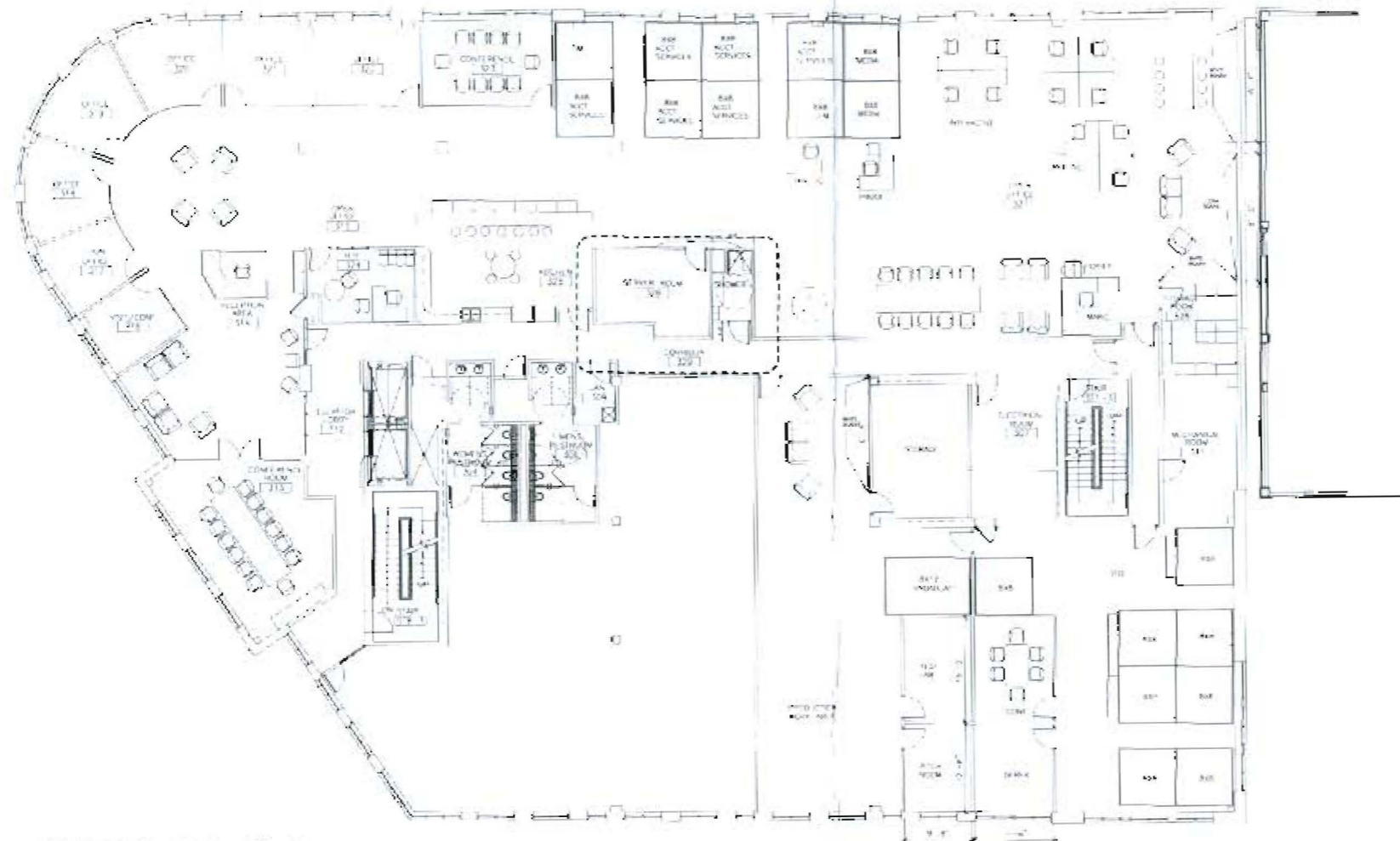
The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



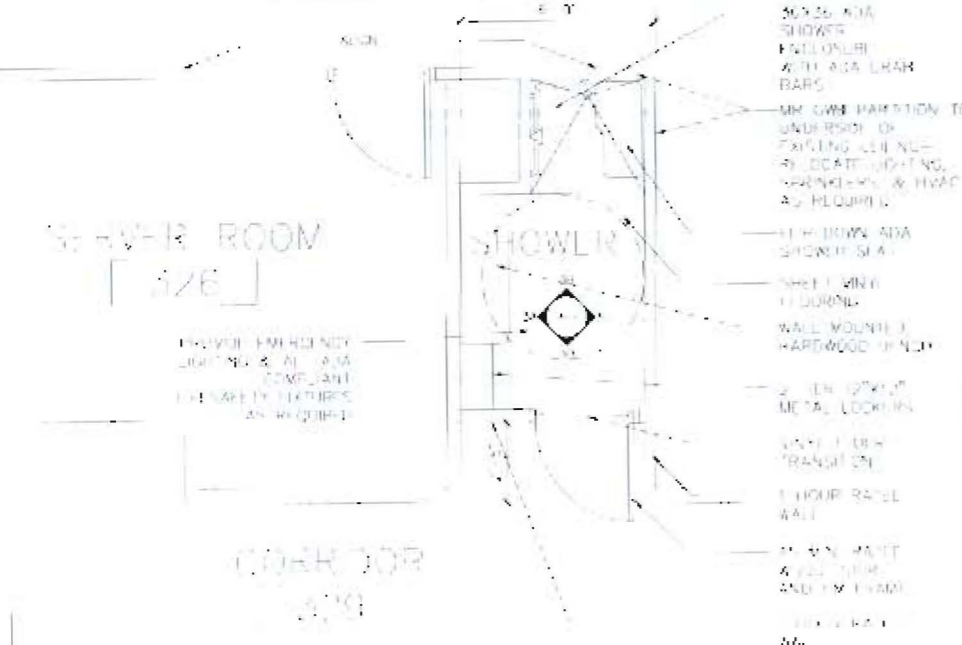
Signature: 
 Title: OWNER
 Firm: FORESIDE ARCHITECTS
 Address: 281 VERANDA ST.
PORTLAND, ME 04103
 Phone: 207.781.3344

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

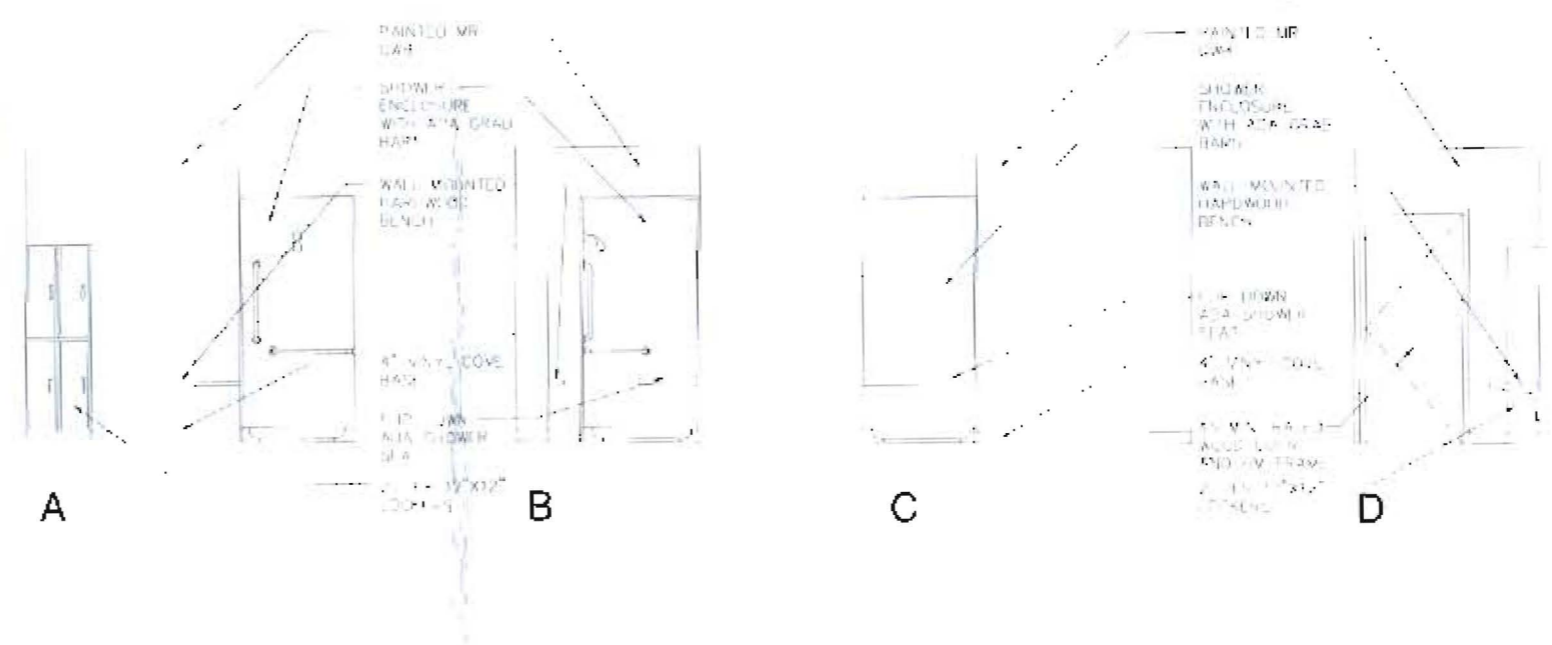




1 OVERALL THIRD FLOOR PLAN
 3/32" = 1'-0"



2 ENLARGED SHOWER ROOM PLAN
 3/8" = 1'-0"



3 SHOWER ROOM ELEVATIONS
 3/8" = 1'-0"

CAPTION IS 1.
 TITLE OR REVISIONS OF THE CONTENTS OF
 THIS DRAWING ARE NOT PERMITTED WITHOUT THE
 WRITTEN PERMISSION OF FORESIDE ARCHITECTS, P.C.

GENERAL NOTES

REVISIONS:

FORESIDE ARCHITECTS LLC
 P.O. Box 66736 Phone: 207-781-3344
 Falmouth, Maine 04105 Fax: 207-781-4274
 Online: www.foresidearchitects.com

Project Status	Issue For Permit
Project Number	KG001C

Project Title
 RG Partners
 280 Elm St. 3rd Floor
 Portland, Maine 04101

Date & Name
 FLOOR PLANS - 07/11/09

Scale	Sheet
VARIABLE	ALL
Date	07/11/09

