



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.

Address/Location of Construction: 280 Fore Street, Floor 3 - Portland, ME 04101		
Total Square Footage of Proposed Structure:		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# F10 029 K005	Applicant Name: Olympia Equity Investors VIII Address 7 Custom House Street City, State & Zip Portland, ME 04101	Telephone: (207) 874-9990 Email: nlaferriere@theocos.com
Lessee/Owner Name : Beacon Group (if different than applicant) Address: 7 Custom House Street City, State & Zip: Portland, ME 04101 Telephone & E-mail: 207-874-9990	Contractor Name: CAP Services (if different from Applicant) Address: 49 Bruce Hill Road City, State & Zip: Cumberland, ME 04021 Telephone & E-mail: (207) 939-8838	Cost Of Work: \$ 250,000 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <u>Business</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Business</u>		
Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____		
Project description: Re-work office walls and finishes		
Who should we contact when the permit is ready: Nick Laferriere		
Address: 7 Custom House St		
City, State & Zip: Portland, ME 04101		
E-mail Address: nlaferriere@theocos.com		
Telephone: 978-895-5557		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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:  **Date:** 3/7/16

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



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, Director
Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland, Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature:  Date: 3/7/16

I have provided digital copies and sent them on: 3/7/16 Date: 3/7/16

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.



Certificate of Design Application

From Designer: Ryan Senatore
 Date: 3/7/2016
 Job Name: Beacon Fit Out
 Address of Construction: 280 Fore Street, 3rd Floor

2009 International Building Code

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

Building Code & Year IBC, 2009 Use Group Classification (s) Business Occupancy (B)
 Type of Construction 2B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC Yes
 Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

N/A 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 (ASCE 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 & S_{DI} (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 , and deflection amplification factor, C_d (1617.6.2)
 _____ Analysis procedure (1616.6, 1617.5)
 _____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

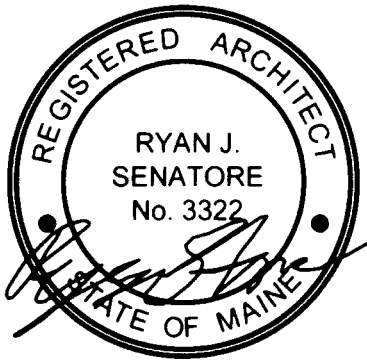
Other loads

_____ 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)



Accessibility Building Code Certificate

Designer: Ryan Senatore Architecture
 Address of Project: 280 FORE STREET
 Nature of Project: THIRD FLOOR FIT-UP



Signature: _____

Title: ARCHITECT

Firm: RYAN SENATORE ARCHITECTURE

Address: 565 CONGRESS STREET, STE. 304

PORTLAND, MAINE 04101

Phone: 207-650-6414

I hereby certify that the above information is true and correct and that the applicant has complied with all applicable provisions of the Accessibility Building Code.



Certificate of Design

Date: 03/04/16

From: RYAN SENATORE

These plans and / or specifications covering construction work on:
280 FORE STREET, THIRD FLOOR FIT-UP

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: _____

ARCHITECT

Title: _____

RYAN SENATORE ARCHITECTURE

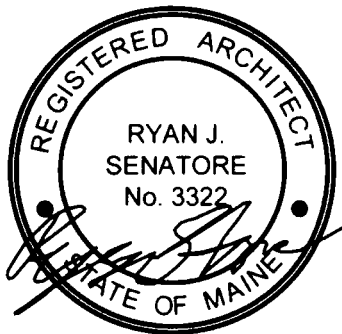
Firm: _____

565 CONGRESS STREET, STE 304

Address: _____

PORTLAND, MAINE 04101

Phone: **207-650-6414**



This certificate is valid only for the project and location specified. It does not constitute an approval of the design or construction of the project. It is not a warranty of any kind. It is not a license to practice architecture in any other state or country.