

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1662	Issue Date: JAN 10 2006	PERMIT ISSUED	037 E003001
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Location of Construction: 10 CONGRESS SQ PLZ	Owner Name: CONGRESS SQUARE ASSOCIAT	Owner Address: 10 CONGRESS SQUARE PLZ	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone: 207 879 9018
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial/ Interior and exterior renovations	Permit Fee: \$57,696.00	Cost of Work: \$6,400,000.00	CEO District: 1
Proposed Project Description: Interior and exterior renovations <i>legal # of D.U. = 160 D.U. with retail-like uses on the 1st floor (PAD District)</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: <i>R2/B</i> Type: <i>3</i> <i>1/19/06</i>	
		Signature: <i>Greg C...</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature: <i>[Signature]</i>	Date: <i>11/22/05</i>	

Permit Taken By: Idobson	Date Applied For: 11/14/2005	Zoning Approval		
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<ol style="list-style-type: none"> 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 <i>N/A</i> <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"/> <i>ok with conditions</i> Date: <i>11/23/05</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 <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>to change 11/23/05</i> Date: <i>D. Andrews 12/15/05</i>
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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

Permit No: 05-1662	Date Applied For: 11/14/2005	CRL: 037 E003001
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Location of Construction: 10 CONGRESS SQ PLZ	Owner Name: CONGRESS SQUARE ASSOCIAT	Owner Address: 10 CONGRESS SQUARE PLZ	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O. Box 4902 Portland	Phone (207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Commercial/ Interior and exterior renovations	Interior and exterior renovations
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Dept: PAD Status: Approved Reviewer: Carrie Marsh Approval Date: 12/15/2005
 Note: Ok to Issue:

Dept: Historical Status: "Approved with Conditions" Reviewer: Deborah Andrews Approval Date:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a 160 family dwelling for elderly with retail-like uses on the first floor abutting the sidewalks. Any change of use shall require a separate permit application for review and approval.
- 4) This property is located within a Pedestrian Activities District (PAD) which restricts the first floor uses.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 01/06/2006
 Note: Ok to Issue:

- 1) The existing scaffolding must be removed prior to the commencement of construction and a new installation must occur that complies with section 3306 of the building code. Street/Sidewalk Occupancy permits must be obtained from public works.

Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval date: 01/09/2006
 Note: Ok to Issue:

- 1) Sprinkler system to comply with NFPA 13
 Requires a separate Permit,
 Requires State Fire Marshals permit.
- 2) Fire Alarm system to comply with NFPA 72,

Location of Construction: 10 CONGRESS SQ PLZ	Owner Name: CONGRESS SQUARE ASSOCIAT	Owner Address: 10 CONGRESS SQUARE PLZ	Phone:
Business Name:	Contractor Name: Portland Builders, Inc.	Contractor Address: P.O.Box 4902 Portland	Phone (207) 879-0118
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

12/22/2005-mjn: Need Statement of Special Inspections, spoke with Archtype this date.

The existing scaffolding *must* be removed prior to the commencement of construction and a new installation must occur that complies with section 3306 of the building code.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes. If Any, Attached

PERMIT ISSUED

Permit Number: 051662
JAN 10 2005

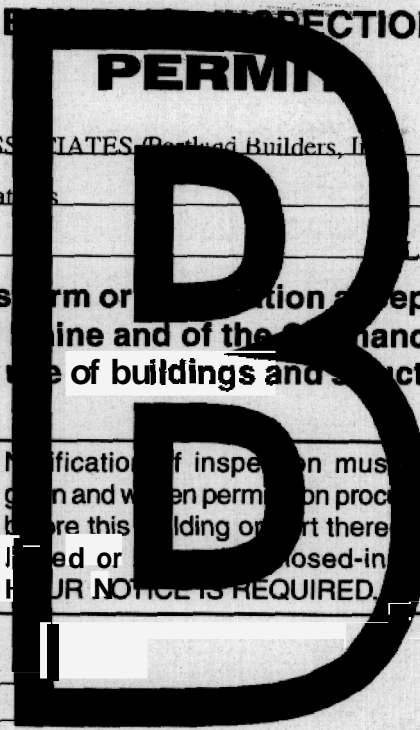
CITY OF PORTLAND

This is to certify that CONGRESS SQUARE ASSOCIATES (Portland Builders, Inc)

has permission to Interior and exterior renovations

AT 10 CONGRESS SQ PLZ L 037 E003001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City 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 proceeds before this building or part thereof is closed or 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. Greg Cross 1-9-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General Building Permit Application

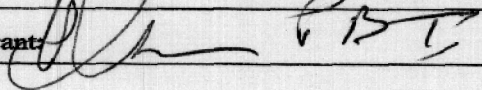
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 10 Congress Square Plaza, Portland ME 04101		
Total Square Footage of Proposed Structure renovation (already built)	n/a	Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 37 2 3	Owner: Plaza Associates at Congress Square LP, PACS LLC; its General Partner. 491 Humphrey Street Swampscot, MA 01907	Telephone: (781) 599-4342 Jeffrey Gouchberg Harbor Management
Lessee/Buyer's Name (If Applicable) n/a	Applicant name, address & telephone: Portland Builders, inc. P.O. Box 4902 Portland, ME 04112 207-879-0118	Cost Of Work: \$6,400,000.00 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: Apartments	Proposed Specific use: Apartments	
Project description: Masonry Restoration, Roof Repair, Kitchen Replacement, Flooring + Painting, General Renovations of building		
Contractor's name, address & telephone: Portland Builders, inc. (207) 879-0115 P.O. Box 4902, Portland ME 04112		
Who should we contact when the permit is ready: Harvey Klugman		
Mailing address: Same as above Phone: 207-756-3134		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: 	Date: 11/10/05
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This is not a permit; you may not commence ANY work until the permit is issued.

From: Marge Schmuckal
To: DEB ANDREWS
Date: 11/22/2005 5:11:58 PM
Subject: 10 Congress Sq.

Deb,
We have a permit application or interior and exterior renovations to this bldg with the 100 apt. for the elderly. Have you reviewed this for historic yet? I have huge plans that I can bring up to you.
Marge



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your Package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- NO Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- NO Detail egress requirements and fire separations *See plans*
- NO Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- NO Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- NO A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- NO The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted. *n/a not changing*
- NO Location and dimensions of parking areas and driveways, street spaces and building frontage *n/a*
- NO Finish floor or sill elevation (based on mean sea level datum)
- NO Location and size of both existing utilities in the street and the proposed utilities serving the building *n/a*
- NO Existing and proposed grade contours
- NO Silt fence (erosion control) locations

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmkt.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Statement of Special inspections

Project. *Congress Square Plaza*
Location *10 Congress Square Plaza, Portland ME*
Owner *Plaza Associates at Congress Square, L.P*

Design Professional in Responsible Charge *David J. Tetreault P E*

This **Statement of Special Inspections** is submitted as a condition for permit **issuance** in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This **Statement of Special Inspections** encompass the following disciplines:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered **Design Professional in Responsible Charge**. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered **Design Professional in Responsible Charge**. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered **Design Professional in Responsible Charge**.

A **Final Report of Special Inspections** documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency *Monthly*

or per attached schedule

Prepared by:

David J. Tetreault, P.E.
 (type or print name)



Signature _____ Date *01/03/06*

Owner's Authorization

Building Official's Acceptance:

Signature _____ Date _____

Signature _____ Date _____



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: Archetype, P.A.

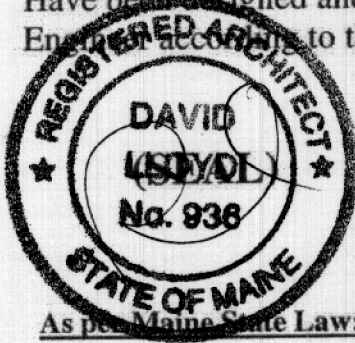
RE: Certificate of Design

DATE: 11/8/05

These plans and / or specifications covering construction work on:


Renovation of Congress Square Plaza, 10 Congress Square Plaza, Portland

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



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.

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101



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

ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: One Congress Square Plaza

Nature of Project: Renovation of Congress Square Plaza, 10 Congress Square
Plaza, Portland

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: 

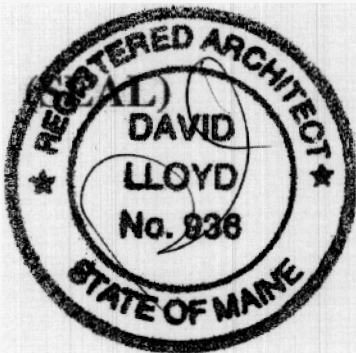
Title: Architect

Firm: Archetype P.A

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936