

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 044682

PERMIT ISSUED
NOV 29 2004
CITY OF PORTLAND

This is to certify that Congress Street 480 Llc /Real & Com
has permission to office space with tenant fit-up
AT 480 Congress St

037 1004001

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 when permission is procured before this building or part thereof is altered or closed-in. 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. AM
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: 04-1682	Issue Date: NOV 23 2004	CBL: 037 I004001
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Location of Construction: 480 Congress St	Owner Name: Congress Street 480 Llc	Owner Address: 5 Hackmatack Dr	Phone: 329-3441
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: 2076536353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: office space	Proposed Use: office space with tenant fit-up <i>2nd floor</i>	Permit Fee: \$1,644.00	Cost of Work: \$171,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 11/23/04	

Proposed Project Description: office space with tenant fit-up	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>- PAD - on 201604</i>		
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i>		Date: 11/11/04

Permit Taken By: jharris	Date Applied For: 11/09/2004	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 <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: 11/16/04	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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>work requires</i>
	<i>A separate permit is required for any New Signage</i>		<i>Any exterior work requires A separate review</i>

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: 04-1682	Date Applied For: 11/09/2004	CBL: 037 I004001
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Location of Construction: 480 Congress St	Owner Name: Congress Street 480 Llc	Owner Address: 5 Hackmatack Dr	Phone: () 329-3441
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: (207) 653-6353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: office space with tenant fit-up - 2nd floor	Proposed Project Description: office space with tenant fit-up - 2nd floor
---------------------------------------------------------------------	-------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/16/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 11/23/2004
Note: **Ok to Issue:**

1) The second means of egress is an existing fire escape from room 207, the door cannot be subject to locking and emergency light and exit signs must be insatted as per Code

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 11/17/2004
Note: **Ok to Issue:**

NOV - 8

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>480 Congress St. Sec 8/004</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>34</u> Block# <u>i</u> Lot# <u>004</u>	Owner: <u>Stanhope Publishers</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & tel phone: <u>106 Memorial Dr Groton CT 06040</u> <u>207-329-3441</u>	cost Of Work: <u>\$171,500.00</u> Fee: <u>\$1569.75</u> <u>644</u>
<u>Office SA</u> <u>unknown</u> <u>Office</u> <u>for re</u>		
Contractor's name, address <u>207-329-3441</u> Who should we contact when <u>RA</u> <u>8</u> <u>44</u> <u>04</u>		
and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-3293441</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>Paul C. Reagan</u>	Date: <u>11/5/04</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 4th floor of City Hall



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

ACCESSIBILITY CERTIFICATE

Designer: Julie Tupper IIDA

Address of Project: 480 Congress St.

Nature of Project: Renovation - Interior
TENANT FIT-OUT -
NO STRUCTURAL WORK.

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: [Handwritten Signature]

Title: PRINCIPAL

Firm: CUBELLIS ASSOCIATES

Address: 420 FORE ST.

PORTLAND ME

Phone: 207-874-2777

(SEAL)





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: Cubellis Associates

RE: Certificate of Design

DATE: 4.04

These plans and / or specifications covering construction work on:

Stenous Rehabilitation - 1100 Congress St
Portland, ME 04101

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

(SEAL)



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: G. Munn

Title: PRINCIPAL

Firm: CUBELLIS ASSOCIATES

Address: 1100 Congress St
Portland ME

FROM DESIGNER: CUBELL'S ASSOCIATES
 DATE: 11.04.04
 Job Name: STEN HOUSE PUBLISHERS
 Address of Construction: 480 Congress St. FORT WARD MA 027107

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) B
 Type of Construction III B
 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? YES Geotechnical/Soils report required?(See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
 (106.1, 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 (1609.1.7, 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 (1609.7.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

_____ Design option utilized (1614.1)
 _____ Seismic use group ("Category") (Table 1604.5, 1616.2)
 _____ Spectral response coefficients, S_D & S_1 (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 (1678.3)
 _____ 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)

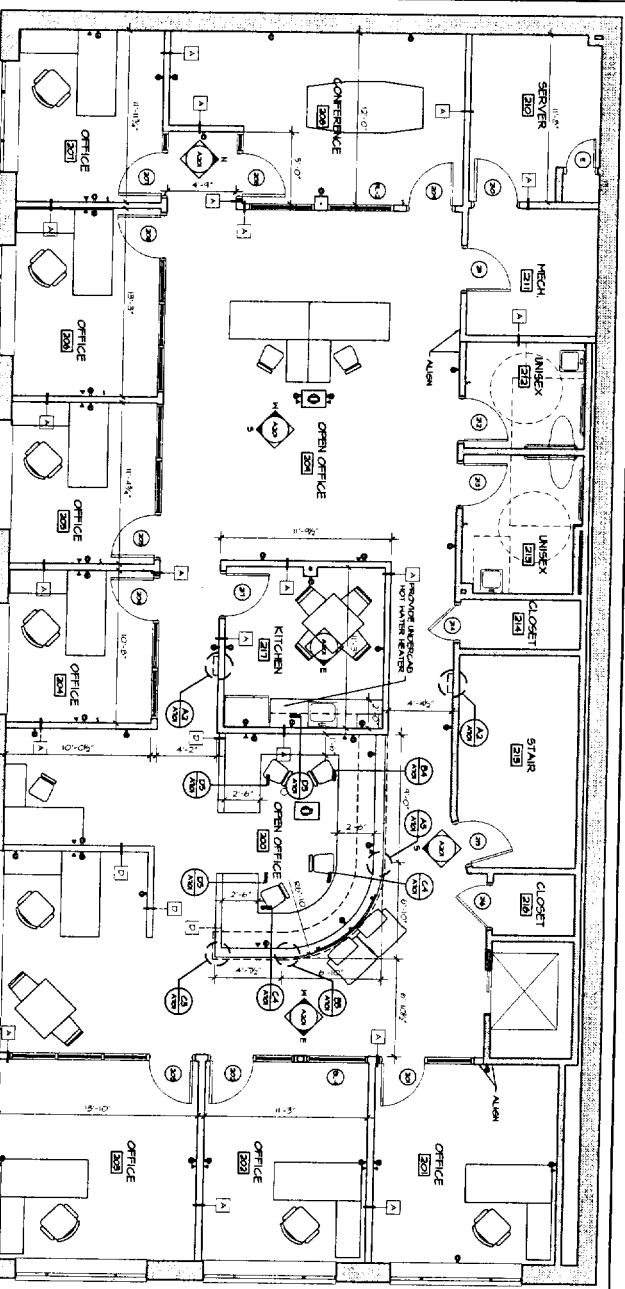
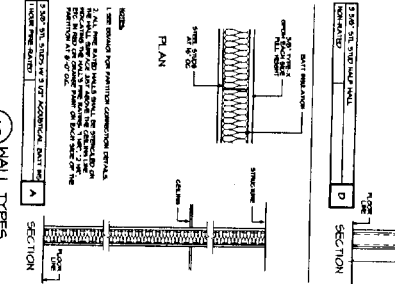
Flood loads (1603.1.6, 1612)

_____ Flood hazard area (1612.3)
 _____ Elevation of structure

Other loads

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

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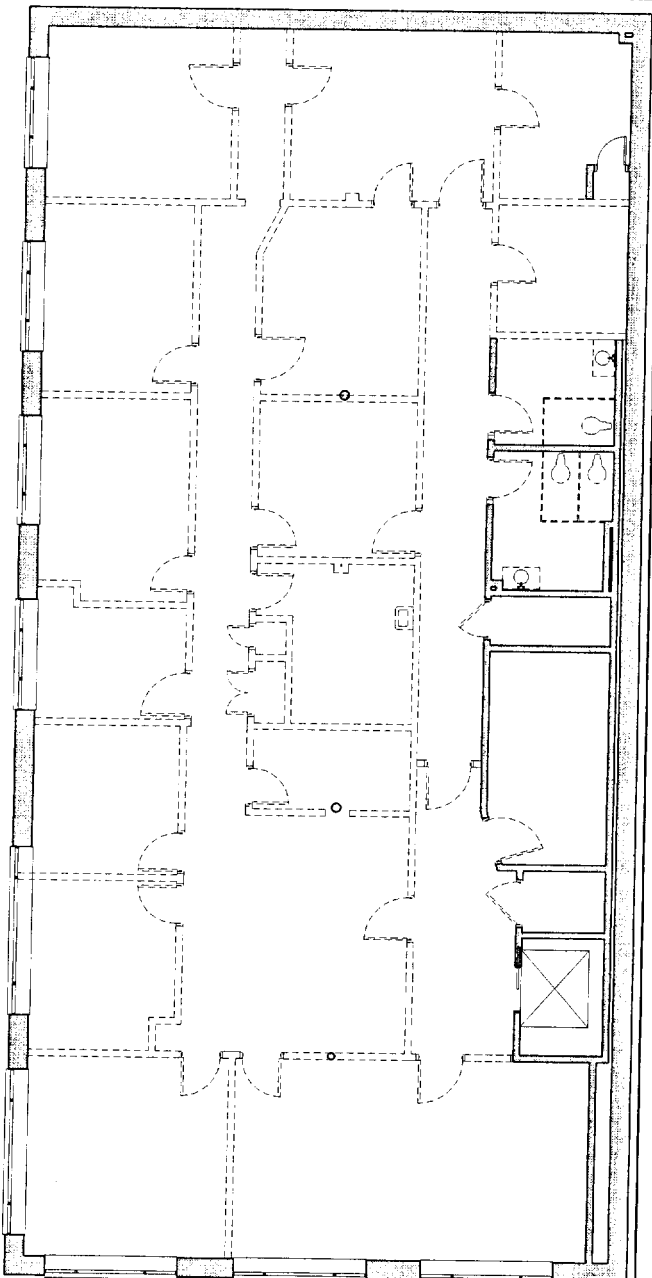
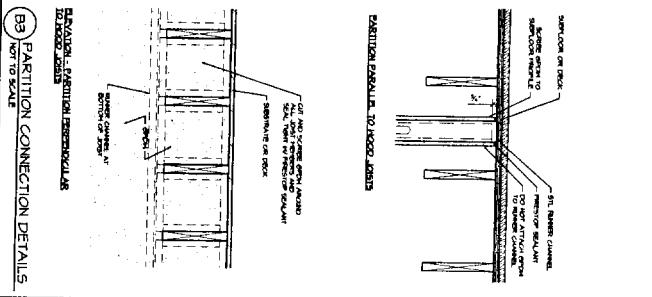
A1 FLOOR PLAN

OUTLET LEGEND

- NEW STANDARD DUPLEX OUTLET
- NEW 1/2" NPT/1/4" OUTLET
- NEW TITANIUM SHEET-METAL LIGHT SWITCH

NOTES:

- 3.00 D HALLS SPANTE EXISTING CONSTRUCTION, UNCHANGED CONSTRUCTION.
2. REFER TO ANNOT FOR NEW HALL CONSTRUCTION.
1. PARTIAL 1ST FLOOR CONSTRUCTION NEW HALLS TO MATCH EXISTING.



B1 DEMOLITION PLAN

NOTE: ALL DASHED WALLS AND DOORS TO BE REMOVED.

Cubellis Associates Inc.
Architects Interior Designers

425 First Street, 3rd Fl.
Portland, ME 04101
Tel: 207-874-2772
Fax: 207-874-2772
www.cubellis.com

DATE: 10/05/2004
DRAWN BY: JAT
CHECKED BY: JAT

STENHOUSE PUBLISHERS
480 CONGRESS STREET
PORTLAND, ME

FLOOR PLAN & DEMOLITION PLAN

SCALE: AS NOTED

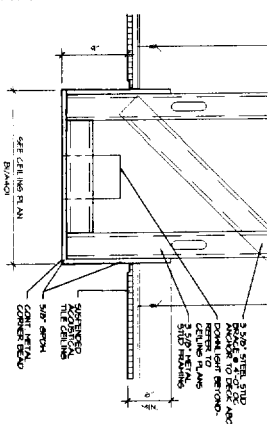
PROJECT MONTHS

NO.	DATE	REVISIONS
1		REVISED FOR PERMITS
2		REVISED FOR PERMITS
3		REVISED FOR PERMITS
4		REVISED FOR PERMITS
5		REVISED FOR PERMITS
6		REVISED FOR PERMITS
7		REVISED FOR PERMITS
8		REVISED FOR PERMITS
9		REVISED FOR PERMITS
10		REVISED FOR PERMITS

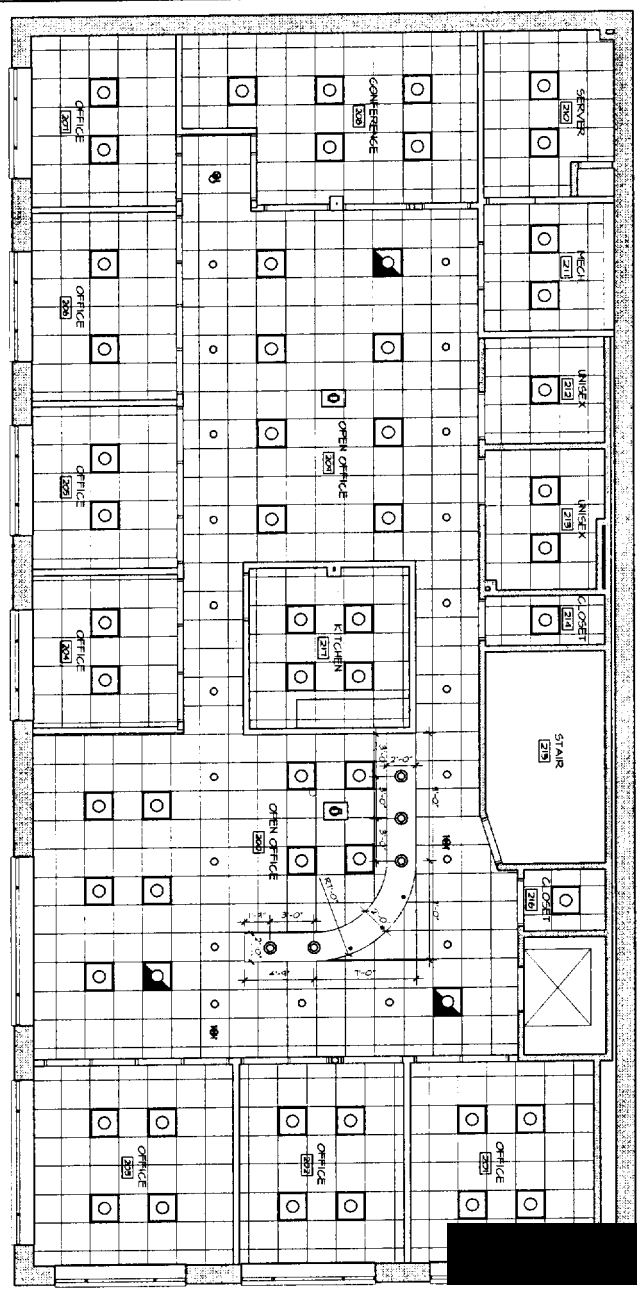
A102

044377

NOT FOR CONSTRUCTION
 FOR ALL DETAILS AND SCHEMATIC DRAWINGS



A3 TYPICAL SOFFIT DETAIL



REFLECTED CEILING NOTES

- 1 THIS PLAN IS FOR CEILING LIGHTING LOCATIONS ONLY, REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION.
- 2 NEW SPACING FOR LIGHT FIXTURES, SPACING AND HANG HEIGHTS TO BE COORDINATED WITH MEP ENGINEERING DRAWINGS.
- 3 ALL SUSPENDED CEILING HEIGHTS TO BE 8'-0" AFF.

LIGHT FIXTURE SCHEDULE

NO.	SYMBOL	MAKE/TYPE	SIZE	ROOMS/LOCATION
A	○	3x2	FLUORESCENT LIGHT FIXTURE	OFFICE
B	○	3x2	FLUORESCENT LIGHT FIXTURE	OFFICE
C	○	3x2	FLUORESCENT LIGHT FIXTURE	OFFICE
D	○	3x2	FLUORESCENT LIGHT FIXTURE	OFFICE
E	○	3x2	FLUORESCENT LIGHT FIXTURE	OFFICE

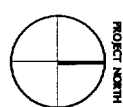
REFLECTED CEILING LEGEND

- A ○ 3x2 FLUORESCENT LIGHT FIXTURE
- B ○ 3x2 FLUORESCENT LIGHT FIXTURE
- C ○ 3x2 FLUORESCENT LIGHT FIXTURE
- D ○ 3x2 FLUORESCENT LIGHT FIXTURE
- E ○ 3x2 FLUORESCENT LIGHT FIXTURE

A2 LIGHT FIXTURE SCHEDULE

A1 REFLECTED CEILING LEGEND

NO.	DATE	REVISION
1	04/03/2004	ISSUED FOR PERMIT
2	04/03/2004	ISSUED FOR PERMIT & CONSTRUCTION



STENHOUSE PUBLISHERS
 400 CONGRESS STREET
 PORTLAND, ME

Cubellis Associates Inc.
 ARCHITECTS & INTERIORS
 200 WEST 12TH AVENUE
 SUITE 200
 PORTLAND, ME 04101
 TEL: 603-833-8800
 FAX: 603-833-8801
 WWW.CUBELLIS.COM

A402
 04437PT

DATE	DRAWN BY	CHECKED BY	SCALE	OWNER
11/03/2004	JMH	JAT	AS NOTED	

