

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 050711

Please Read Application And Notes, if Any, Attached

This is to certify that OLYMPIA EQUITY INVESTORS II L.P. Firewood Inc. has permission to 4 story office building AT 1230 CONGRESS ST

PERMIT ISSUED AUG 11 2005 CITY OF PORTLAND

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 given and when permission procured before this building or part thereof latched or closed-in. HEAVY 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. Greg Cass 7-2-05
Health Dept.
Appeal Board
Other Department Name

Signature: [Handwritten Signature] 8/10/05
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 ISSUED		
Permit No: 05-0711	Issue Date: AUG 11 2005	CB#: 189 A081001

Location of Construction: 1230 CONGRESS ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: CITY OF PORTLAND PO Box 8107 Portland	Phone: 2077671866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: Contract Zone

Past Use: Parking Lot	Proposed Use: Commercial / 4 story office building	Permit Fee: \$29,796.00	Cost of Work: \$3,300,000.00	CEO District: 3	Zone: Contract Zone (revised) C19
Proposed Project Description: 4 story office building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: B Type: 2B 8/10/05 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: Idobson	Date Applied For: 06/07/2005	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <i>Panel 13 ZMC</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2005-0070 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with condit</i> date: <i>7/20/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> 3 Approved <input type="checkbox"/> Denied date: <i>8</i>	Historic Preservation <input checked="" 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>S</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: 05-0711	Date Applied For: 06/07/2005	CBL: 189 A031001
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Location of Construction: 1230 CONGRESS ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone: (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial / 4 story office building	Proposed Project Description: 4 story office building
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Note: 7/18/05 received the contract zone and stamped approved site plan

Ok to Issue:

- 1) Separate permits shall be required for any new signage.
- 2) All requirements listed within the conditional contract with the owner shall be met at all times.
- 3) 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:** Mike Nugent **Approval Date:** 08/10/2005

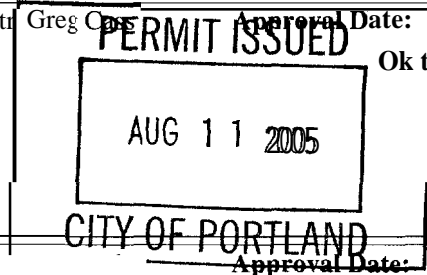
Note: **Ok to Issue:**

- 1) This permit is for the shell of the building ONLY. Separate tenant fit up permits are required prior to that work
- 2) The roof Scuttle must be at least 16sq.ft. With a minimum opening of 2 feet in either direction.
- 3) Alternating Tread Must comply with Standards in Chapter 10 of the 2003 IBC, Guards for this are still a discussion item.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cpt Greg Case **Approval Date:** 07/21/2005

Note: **Ok to Issue:**

- 1) Fire alarm system to comply with NFPA 72
- 2) Sprinkler system to comply with NFPA 13
- 3) All building construction to comply with NFPA 101



Location of Construction: 1230 CONGRESS ST	Owner Name: OLYMPIA EQUITY INVESTORS	Owner Address: 280 FORE ST STE 202	Phone:
Business Name:	Contractor Name: Ledgewood Inc.	Contractor Address: PO Box 8107 Portland	Phone (207) 767-1866
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

13 ii. The applicant shall provide evidence that five utility easements, as described in the site plan section of Panning Report 32-05, have been recorded and shall show these easements on the plan, subject to final review and approval by the Planning Authority and Corporation Counsel.

14 i. The project shall conform to all terms contained in Conditional Zoning Agreement C38.

Comments:

8/8/2005-mjn: Final Comments:

I have 4 questions:

1) Please justify the use of plywood sheathing on exterior walls in type 2 B Construction.

2) Need specs on the alternatin tread stairway, also please provide a code justification for the Gurad omission. Also will need a gate to limit access.

3) Roof Hatch Dimensions?

4) Smoke test spec for you fire doors including the elevator door.

8/10/2005-mjn: Alternating tread Stair to roof is the remaining issue

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. **MOTE:** There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. **All** projects DO require a final inspection

 If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

X Brandon Mitchell
Signature of Applicant/Designee

8/12/05
Date

[Signature]
Signature of Inspections Official

8/12/05
Date

CBL 189-A-34

Building Permit #: 05-0711


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: 50 Sewall Street / <u>1230 Congress</u>		
Total Square Footage of Proposed Structure 44,000 SF	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>189</u> Block# <u>A</u> Lot#	Owner: Olympia Equity Investors II LLC	Telephone:
Lessee/Buyer's Name (if Applicable) <u>189-A-031 correct</u>	Applicant name, address & telephone: LedgeWood Construction P.O. Box 8107 Portland, ME 04104	cost Of Work: \$ <u>3,300,000</u> Fee: \$ <u>29,796.00</u>
Current use: <u>New Building</u>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 2px; display: inline-block;"> JUN 6 2005 </div> RECEIVED </div>
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Office Building</u>		
Project description: <u>Four story office building</u>		
Contractor's name, address & telephone: LedgeWood Construction, P.O. Box 8107, Portland, ME 767-1866 04104		
Who should we contact when the permit is ready: <u>Peter J. Pelletier</u>		
Mailing address: LedgeWood Construction P.O. Box 8107 Portland, ME 04104		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 767-1866		

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: 	Date: June 3, 2005
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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

LETTER OF TRANSMITTAL



PO Box 8107 ■ Portland, ME 04104
 phone 207-767-1866 fax 207-767-1869

Date: June 3, 2005 **Project No.:** 04467

Project: Sewall Street

To: City of Portland **Attn:** Mike Nugent

389 Congress Street **Re:** Building Permit Application

Portland, ME 04101

From: Pete Pelletier, Dir. of Precon. Serv.

CC: _____ **Via:** Courier

We are sending you Attached **the following item(s):** _____

Documents

Copy	Date	No.	Description
1			Completed Application Form
1			Full Size Set of Drawings
1			Half Size Set of Drawings
1			Specifications
1			CD containing Documents
1			Accessibility Certificate
1			Certificate of Desinn
1			IBC Summary
1			Statement of Special Inspections
1			Permit Cost Calculations & Check

These are transmitted: For your use

Remarks:



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: Alan Kuniholm, PDT Architects

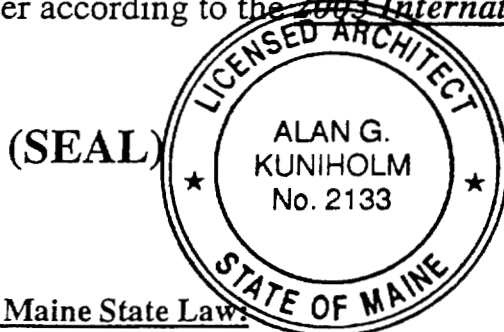
RE: Certificate of Design

DATE: May 24, 2005

These plans and / or specifications covering construction work on:

Office Building Shell at 50 Sewall Street, Portland, Maine

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according 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: AKuniholm

Title: PRINCIPAL

Firm: PDT ARCHITECTS

Address: 49 DARTMOUTH ST,
PORTLAND, ME 04101

207-775-1059 X224.

FROM DESIGNER: Scott Blouin, P.E.

DATE: May 24, 2005

Job Name: Office Building Shell at 50 Sewall Street, Portland, Maine

Address of Construction: _____

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) Business

Type of Construction II B (Non-Combustible, Unprotected)

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) Provided

STRUCTURAL DESIGN CALCULATIONS		Per Code	Live load reduction (1603.1.1, 1607.9, 1607.10)
<u>N.A.</u>	Submitted for all structural members (106.1, 106.1.1)	<u>N.A.</u>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		Roof snow loads (1603.7.3) (608)	
Uniformly distributed floor live loads (1603.1.1, 1607)		<u>60 psf</u>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<u>46.2 psf</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>Office</u>	<u>50 ± 20 psf</u>	<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_s (Table 1608.3.1)
<u>Light Storage</u>	<u>125 psf</u>	<u>1.0</u>	If $P_g > 10$ psf, snow load Importance factor, I_s (Table 1804.5)
<u>Corridors ABV</u>	<u>80 psf</u>	<u>1.1</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u>Stairs</u>	<u>100 psf</u>	<u>N.A.</u>	Sloped roof snowload, P_s (1608.4)
		<u>D</u>	Seismic design category (1616.3)
Wind loads (1603.1.4, 1609)		<u>EBF</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>analytical</u>	Design option utilized (1609.1.1, 1609.6)	<u>7</u>	Response modification coefficient, R and deflection amplification factor, C_d (Table 1617.6.2)
<u>100 mph</u>	Basic wind speed (1609.3)	<u>EBF</u>	Analysis procedure (1616.6, 1617.5)
<u>1.0</u>	Building category and wind Importance factor, I_w (Table 1604.5, 1609.5)	<u>126 k</u>	Design base shear (1617.4, 1617.5.1)
<u>B</u>	Wind exposure category (1609.4)	Flood loads (1603.1.6, 1612)	
<u>+/- 0.18</u>	Internal pressure coefficient (ASCE 7)	<u>N.A.</u>	Flood hazard area (1612.3)
<u>ASCE 7-02</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)	<u>31' - 7-1/2"</u>	Elevation of structure
<u>23.7 psf</u>	Main force wind pressures (1609.1.1, 1609.6.2.1)	Other loads	
<u>@ roof</u>		<u>N.A.</u>	Concentrated loads (1607.4)
Earthquake design data (1603.1.5, 1614 - 1623)		<u>20 psf</u>	Partition loads (1607.5)
<u>ELF</u>	Design option utilized (1614.1)	<u>N.A.</u>	Impact loads (1607.8)
<u>I</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)	<u>n.a.</u>	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)
<u>SDI=0.22</u>	spectral response coefficients, S_{DS} & S_{D1} (1615.1)		
<u>E</u>	Site class (1615.1.5)		

ELF=Equivalent Lateral Force procedure