

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 060413

This is to certify that 2320 CONGRESS STREET /C /Pete Kostopouloshas permission to Tenant fit-up for new tenantAT 2320 CONGRESS ST 237 A00900

provided that the person or persons who accept 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 opened or service is closed-in. 4
OUR NOTICE REQUIRED

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass 4-12-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Ch. C. C. C.
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: 06-0413		Issue Date:		CBL:	
Location of Construction: 2320 CONGRESS ST		Owner Name: 2320 CONGRESS STREET LLC		Owner Address: 57 CONGRESS ST	
Business Name:		Contractor Name: Pete Kostopoulos		Contractor Address: 158 Chute Windham	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Commercial	
Last Use: Commercial/ Office		Proposed Use: Commercial/ Office - Change of use - Tenant fit-up for new tenant		<div> <div> Permit Fee: \$4,596.00 </div> <div> Cost of Work: \$500,000.00 </div> <div> CEO District: 3 </div> </div>	
Proposed Project Description: Change of use - Tenant fit-up for new tenant		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3B 4/25/06 Signature: <i>Greg Cass</i> Signature: <i>Ally King</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: 03/28/2006		Zoning Approval	
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 <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 w/ condition</i> Date: <i>4/14/06</i> <i>ABU</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 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 <i>ABU</i> Date:			

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

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
<u>X</u> _____	Framing/Rough Plumbing/Electrical:	Prior to any insulating or drywalling
<u>X</u> _____	Final/Certificate of Occupancy:	Prior to any occupancy of the structure or use. NOTE: 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

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

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

X [Signature]

Signature of Applicant/Designee

Donna Martin Admin

Signature of Inspections Official

06/26/06

Date

06 26 06

Date

CBL: 237 A 009

Building Permit #: 06-0413

City of Portland, Maine - Building or Use Permit

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

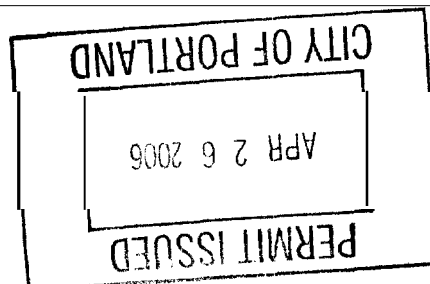
Permit No: 06-0413	Date Applied For: 03/28/2006	CBL: 237 A009001
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Location of Construction: 2320 CONGRESS ST	Owner Name: 2320 CONGRESS STREET LLC	Owner Address: 57 CONGRESS ST	Phone:
Business Name:	Contractor Name: Pete Kostopoulos	Contractor Address: 158 Chute Windham	Phone (207) 939-7139
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/ Office - Change of use - Tenant fit-up for new tenant	Proposed Project Description: Change of use - Tenant fit-up for new tenant
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 04/04/2006
Note: New tenant is First Financial Mortgage Company & New England Title Company. Entire building will be offices. Since it is a change of use, building is 8107 sq. ft. so they need to show 20 parking spaces. Permit to demo interior walls (06-0142) issued Feb. 2006			
1) 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	Reviewer: Mike Nugent	Approval Date: 04/25/2006
Note:			
Ok to Issue: <input checked="" type="checkbox"/>			
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 04/12/2006
Note:			
Ok to Issue: <input type="checkbox"/>			
1) All construction shall comply with NFPA 101			
2) Sprinkler system shall comply with NFPA 13			
3) Fire alarm system shall comply with NFPA 72			

Comments:
4/3/2006-amachado: Need site plan that shows 20 parking spaces and siteplan review (may be exempt)
4/10/2006-GG: received granted site plan exemption. /gg
4/14/2006-mjn: Left message w/ John Leasure, need stair and Guard details and Skylight specs.
4/20/2006-ldobson: Dropped additional info removed from hold routed to MJN





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>2320 Congress Street</u> <u>IM zone</u>		
Total Square Footage of Proposed Structure <u>Existing 8050 Sq. Ft.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>9</u> <u>MAP 237 A 4</u>	Owner: <u>2320 Congress Street LLC</u>	Telephone: <u>775-4200</u>
Lessee/Buyer's Name (If Applicable) <u>2320 Congress</u>	Applicant name, address & telephone: <u>First Financial</u> <u>78 Atlantic Place</u> <u>South Portland</u> <u>04106</u>	Cost Of Work: <u>\$500,000</u> Fee: <u>\$4521</u> C of O Fee: <u>\$75</u>
Current Specific use: <u>home delivery company</u> Proposed Specific use: <u>offices - First Financial Mortgage Co. NE Title</u> Project description: <u>Change of use</u> <u>Renovation of EXISTING BUILDING FOR BUSINESS OFFICES</u> <u>(dem permit to demo interior walls (06-0142) already approved) see plans</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Pete Kostopoulos</u> Mailing address: Phone: <u>207 434-7139</u> or <u>775 4200 EX214</u>		

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, please contact the Department at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 775-4200.

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: [Signature]

Date: 3/28/06

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

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	237 A009001
Location	2320 CONGRESS ST
Land Use	OFFICE & BUSINESS SERVICE
Owner Address	2320 CONGRESS STREET LLC 57 CONGRESS ST PORTLAND ME 04101
Book/Page	23578/124
Legal	237-A-9 CONGRESS ST 2306-2324 50000 SF

1/10/2006

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$180,250	\$511,160	\$691,410

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$159,000	\$574,500	\$733,500

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1975	1	8928	
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.148	8928		OFFICE WAREHOUSE	FEDEX HOME DELIVERY

Exterior/Interior Information

Section	Levels	Size	use
1	01/01	2982	OFFICE BUILDING
1	01/01	5946	WAREHOUSE

Height	Walls	Heating	A/C
13	BRICK/STONE	HOT AIR	CENTRAL
13	BRICK/STONE	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	OVERHEAD DOOR - WD/MT	1
2	DOCK LEVELERS	1
1	COMPUTER FLOOR	1
1	SPRINKLER - WET	1





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: John H. Leasure Architect Inc.

RE: Certificate of Design

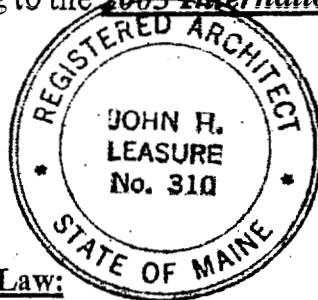
DATE: 3-27-06

These plans and/ or specifications covering construction work on:

2320 Congress Street, Pld., ME.

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: [Signature]

Title: President

Firm: John H. Leasure Archt Inc

Address: 512 Q St. S.P. ME.

FROM DESIGNER: John H. Leasure Architect, Inc.
DATE: March 27, 2006
Job Name: First Financial Mortgage / New England Title Co.
Address of Construction: 2320 Cong Street Pkld.,

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) B (business)

Type of Construction III B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC +

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
(1003.1, 1003.1.1)

**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 (1609.1.1, 1609.6)
Basic wind speed (1609.3)
Building category and wind importance factor, I_w (Table 1604.6, 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 (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1625)

Design option utilized (1614.1)
Seismic use group ("Category") (Table 1604.6, 1616.2)
Spectral response coefficients, S_{as} & S_{d1} (1615.1)
Site class (1615.1.5)

Live load reduction
(1603.1.1, 1607.6, 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 (1616.3)

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 (1607.8)

Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



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

ACCESSIBILITY CERTIFICATE

Designer: John H Leasure Architect Inc.
Address of Project: 2320 Congress St. P.Hd. ME.
Nature of Project: Renovation for Business Use.
of Existing Building.

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.

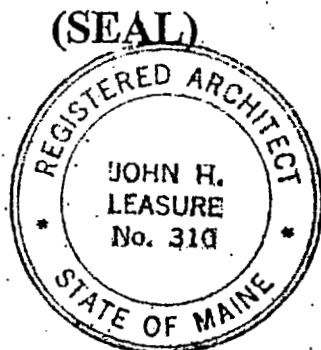
Signature: [Handwritten Signature]

Title: President

Firm: John H. Leasure Archt. Inc.

Address: 512 Q Street
S.P. ME. 04106

Phone: 207-767-4600



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.

** Not responsible for Site Accessibility!*