

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 061104

PERMIT ISSUED
AUG - 8 2006
CITY OF PORTLAND

This is to certify that PRESUMPCOT STREET PROPERTIES LLC /Pizzagalli

has permission to Tenant Fit-up new offices for Pizzagalli

AT 131 PRESUMPCOT ST

425 A002001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.
Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission procedure before this building or part thereof is started or service closed-in. 4 HOUR NOTIFICATION REQUIRED.

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

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

[Signature]
8/8/06
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: 06-1104	Issue Date: PERMIT ISSUED AUG - 8 2006	File No: 425-A002001
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Location of Construction: 131 PRESUMPCOT ST	Owner Name: PRESUMPCOT STREET PROPE	Owner Address: PO BOX 403	Phone: 207-874-2323
Business Name: Pizzagalli Construction	Contractor Name: Pizzagalli	Contractor Address: 100 Foden Road West, Suite 300, Portland, ME 04102	Phone: 207-874-2323
Lessee/Buyer's Name	Phone: 207-874-2323	Permit Type: Change of Use - Commercial	Zone: TM

Past Use: Vacant Commercial Side A Building #1	Proposed Use: Commercial Offices - Tenant Fit-up new offices for Pizzagalli Construction - Building #1 side A (front)	Permit Fee: \$895.00	Cost of Work: \$80,000.00	CEO District: 4
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Proposed Project Description: Tenant Fit-up new offices for Pizzagalli Construction	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 5B <i>8/8/06</i> <i>Clay Clout</i>
	Signature: <i>Greg Cross</i>	Signature: <i>Clay Clout</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 07/27/2006	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"/> <i>OK w/conditions</i> Date: 8/1/06 <i>ABM</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>ABM</i> Date: _____
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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

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.

- | | | |
|-------------------------------------|--|--|
| <input checked="" type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input checked="" type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | <u>Final/Certificate of Occupancy:</u> | Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point. |

5 days out.

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 425A 2

Building Permit #: 061104

8.8.06

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1104	Date Applied For: 07/27/2006	CBL: 425 A002001
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Location of Construction: 131 PRESUMPCOT ST	Owner Name: PRESUMPCOT STREET PROPE	Owner Address: PO BOX 403	Phone:
Business Name: Pizzagalli Construction	Contractor Name: Pizzagalli	Contractor Address: 100 Foden Road West, Suite 300 So. P	Phone: (207) 874-2323
Lessee/Buyer's Name	Phone: 207-874-2323	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Offices - Tenant Fit-up new offices for Pizzagalli Construction - Side A (front) of Building #1.	Proposed Project Description: Tenant Fit-up new offices for Pizzagalli Construction
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Permit Application Information for Portland Fire Department Use:

Location of Construction: 131 Presumpscot Street, Portland, ME,
Tax Chart 425, Block A, Lot 2

Project Architect:

Arcadia Designworks, LLC
142 High Street, Suite 506
Portland, ME 04101
Phone: 207-347-5252

Proposed Use of Structure: NFPA Classification B, Protected Ordinary 3 (211); BOCA 1999
Classification B, 2B

Square Footage of Proposed Structure (NFPA & IBC classification): 4,000 SF NFPA
Classification B, Protected Ordinary 3 (211); BOCA 1999 Classification B, 2B.

Existing and Proposed Fire Protection of Structure: The existing fire protection system has
been designed and installed per NFPA 13 and State and Local Codes. The additions to the fire
protection system will be designed and installed per NFPA 13, State and Local codes and
submitted to the State Fire Marshall's Office for review.

Life Safety Plan:

1. Fire resistance rating of all means of egress: All means of egress to be constructed with
a one (1) hour fire rating.
2. Arcadia Designworks Drawing A-10R indicating locations of emergency lighting, exit
signs and fire extinguishers. Drawing also includes travel points from most remote point
to exit discharge.
3. NFPA 101 code summary prepared by Arcadia Designworks.

Life Safety Code Review

Pizzagalli Construction - New Corporate Offices

Roundhouse Building 3 - Presumpscot Street - Portland, Maine

a.2006

Life Safety Code - NFPA 101 - 2003 Edition

ADA - Accessibility Guidelines for Buildings & Facilities

Project Description: The new Pizzagalli corporate offices planned for the existing Roundhouse Building 3 on Presumpscot Street in Portland is comprised of a main entrance lobby and adjacent plan room and main conference room. From the lobby, one enters past three low walled office work stations onto a central core of 6 low walled work stations. Surrounding the work stations are perimeter floor to ceiling walled offices. There will be a second smaller conference room on the east with adjacent copy room and document processing counter. ADA accessible men's and women's bathrooms, kitchen, lunch room area and mechanical room on the west completes the interior tenant fit-out. All spaces are accessible via a 4'-6" wide looped corridor. All interior walls are to be metal stud and 5/8" gypsum wallboard with Type "X" on all egress corridor walls. New ceilings to be primarily suspended ACT and gypsum. All interior doors, windows and frame to be hollow metal. Interior finishes to be carpet, tile and painted gypsum board and wood trim. Existing building shell includes concrete slab on grade, wood stud wall framing and wood truss roof and asphalt shingle construction. Exterior wood siding encloses the building along with metal framed window and storefront door systems.

Building Construction Type: III(211)

Portion of Existing Building for Offices: Ground Level - 4.050 GSF

Building Fully Sprinklered

Chapter 4 General

Two unobstructed, compliant means of egress on ground level with required signage and lighting. Required fire alarm system to be installed.

Chapter 5 Performance Based Option

Maximum distance from furthest corner of office space to exterior exit door 95'

Approximate Occupant Load per Net Square Feet

<u>Space</u>	<u>NSF</u>	<u>Occupants</u>	<u>Actual Occupancy</u>
Lobby	135	9	2 to 3 with dedicated seating and table
Plan Room	83	1	1 to 2 Contractors
West Conf. Room	240	16	12 with 10' conference table
East Conf. Room	126	8	a
Copy Room	87	1	3 - one per piece of equipment
(8) Work Stations	736	7	8 - 1 Person per Work Station
(7) Offices	a97	9	7 - 1 Person per Office
Break Area	112	8	8
Storage	91		No occupants
Men's Room	126	2	
Women's Room	114	2	
Mech Room	45		No occupants
Corridors/Closets	<u>635</u>	—	No occupants
Total:	3,427	59	

142 High Street, Suite 506
Portland, Maine 04101

Telfax: 207.347.5252
ARCADIA@awcn.net

Life Safety Code Review - Page Two

Pizzagalli Construction - New Corporate Offices - 8.2006

Chapter 6 Classification of Occupancy and Hazard of Contents

-Business occupancy with ordinary hazard storage.

Chapter 7 Means of Egress

-Exit Access Corridors are located at the junction of the loop corridor around the central portion of the office. Exit corridors are 1-hour wall construction off of the south Break Area and through the lobby.

-Interior finishes, headroom, walking surfaces in all means of egress are to be compliant.

-There will not be any changes in level in means of egress. There are no stairs or elevator.

-No furnishing and decorations shall obstruct exits.

-All doors and corridor widths are compliant or larger than required code widths.

-All door hardware and swing/force to meet code.

-Provided exits to be accessible to people with severe mobility impairment.

Chapter 8 Features of Fire Protection

-A 1-hour wall separation is planned between the new office spaces and future adjacent business space classification.

Chapter 9 Building Service and Fire Protection Equipment

-Electrical system to comply with NFPA 70, National Electric Code, including required fire detection, alarm and communication systems.

-Heating, Ventilating, and Air-conditioning systems to comply with NFPA 90A, Standard for the *Installation of Air-Conditioning and Ventilating Systems*.

-Automatic sprinkler system to comply with NFPA 13, Standard for the *Installation of Sprinkler Systems*.

Chapter 10 Interior Finish, Contents, and Furnishings

-Interior Wall or Ceiling Finish Testing and Classification to comply with NFPA 255, Standard Method for Test of Surface Burning Characteristics of Building Materials.

-Furnishings to comply with NFPA 261, Standard Method for Test for Determining Resistance of Mock-Up Upholstered Furniture Material Assemblies to Ignition by Smoldering Cigarettes.

Chapter 38 New Business Occupancies

-Occupant Load per Table 7.3.12 equals 59 persons. Maximum probable population of the space equal 16 permanent employees and 12 to 14 guest or clients, totalling 30 occupants.

-All means of egress in accordance with Chapter 7. There are no dead-end corridors and no travel distance greater than 150 feet.

-Exits to have emergency lighting and exit signs.

-Storage room and closet to have 1-hour wall construction.

-Occupants to be notified through the use of a maintained fire alarm system.

-Corridors to be 1-hour wall construction.

ADA - Accessibility Guidelines for Buildings and Facilities

Handicapped parking and signage to comply. One primary accessible entrance and two accessible exits on grade or slightly ramped at a slope no greater than 1:12. Both male and female restrooms accessible with compliant fixtures, 5' turning radius, grab bars and lower or tilted mirrors. Required clearances at all fixtures and kitchen counter. Accessories to be mounted at required code heights. Doors to have minimum 32" clearance and thresholds no greater than 1/2". Fire alarm to have required decibel level and strobe. Signage lettering size and mounting height to comply. No protrusions into means of exit to be greater than 4". No floor transitions greater than 1/2"

Current lease expires Sep 30



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.

Total Square Footage of Proposed Structure 4,000 SF Fit-up		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 425 Block# A Lot# 2		Owner: Presumpscot Street Properties, LLC	Telephone: 774-1009
Lessee/Buyer's Name (If Applicable) Pizzagalli Construction Co.		Applicant name, address & telephone: Pizzagalli Construction Co. 100 Foden Road, Suite 300 South Portland, ME 207-874-2323	Cost Of Work: \$ 80,000.00 Fee: \$ 820.00 C of O Fee: \$ 75.00
Current Specific use: <u>Commercial - new construction</u> If vacant, what was the previous use? <u>New construction</u> Proposed Specific use: <u>Commercial - office space</u>			
Project description: Fit out of 4,000 SF of new 7,500 commercial office building. Fit up to include drywall with 3-5/8" metal studs, wood doors with metal frames, carpet, ceramic tile, marmoluem, painted walls and acoustical drop ceilings. Space to consist of 8 offices, 2 conference rooms, 8 cubicle workstations and 2 bathrooms.			
Contractor's name, address & telephone Pizzagalli Construction Co., 100 Foden Road, Suite 300, South Portland, ME 04016 (207) 874-2323			
Who should we contact when the permit is ready: <u>Laurie Hauschild</u> Mailing address: Phone: <u>207-874-2323 x 100</u> Same as above.			

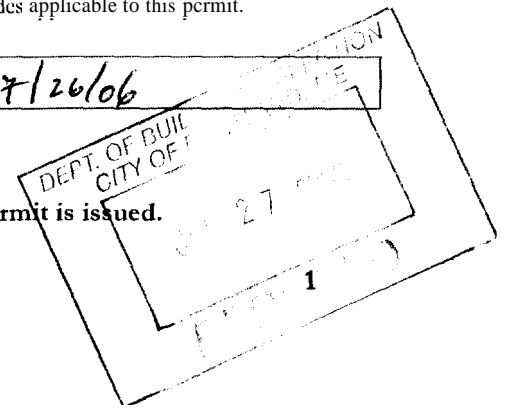
Utilizing existing sprinkler, plumbing, & HVAC plan files for original city permit.

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: W. Blund Date: 7/26/06



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

425 A 2



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
ARCADIA designworks LLC (PIZZAGALLI CONST.)

FROM: _____

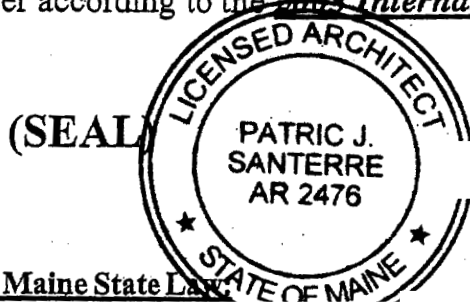
RE: Certificate of Design

DATE: 07.26.06

These plans and/ or specifications covering construction work oh:

PIZZAGALLI OFFICE FIT-OUT
131 Prigumfsot St., Side "A"

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



Signature: Patric Santerre

Title: ARCHITECT

Address: ARCADIA designworks LLC

Address: 142 HIGH SUITE
PORTLAND, ME 04101

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.

425-A-2

FROM DESIGNER: ARCADIA designworks LLC
 DATE: 07.26.06
 Job Name: PIZZAGALLI OFFICE FIT-OUT *Grid*
 Address of Construction: 131 PRESUMPSCOT ST. PORT'D, MA

2003 International Building Code

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

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

Type of Construction MTL STUD & DRYWALL
 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) _____

NA - INTERIOR TENANT FIT-OUT
 IN EXISTING BUILDING SHELL

STRUCTURAL DESIGN CALCULATIONS	_____	Live load reduction (1603.1.7, 1607.8, 1607.10)
_____ Submitted for all structural members (108.1, 108.1.1)	_____	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)	_____	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.11, 1607)	_____	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	_____ 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)
Wind loads (1603.1.4, 1609)	_____	_____ Seismic design category (1616.3)
_____ Design option utilized (1609.1.7, 1609.5)	_____	_____ Basic seismic-force-resisting system (1617.6.2)
_____ Basic wind speed (1609.3)	_____	_____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
_____ Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	_____	_____ Analysis procedure (1616.6, 1617.5)
_____ Wind exposure category (7808.4)	_____	_____ Design base shear (1617.4, 1617.5.1)
_____ Internal pressure coefficient (ASCE 7)	_____	Flood loads (1603.1.8, 1612)
_____ Component and cladding pressures (1609.1.1, 1609.5.2.2)	_____	_____ Flood hazard area (1612.3)
_____ Main force wind pressures (7603.1.7, 1609.5.2.1)	_____	_____ Elevation of structure
Earthquake design data (1603.1.5, 1614-1623)	_____	Other loads
_____ Design option utilized (1614.1)	_____	_____ Concentrated loads (1607.4)
_____ Seismic use group ("Category") (Table 1604.5, 1616.2)	_____	_____ Partition loads (1607.5)
_____ Spectral response coefficients, S_D & S_I (1615.1)	_____	_____ Impact loads (1607.8)
_____ Site class (1615.1.5)	_____	_____ Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



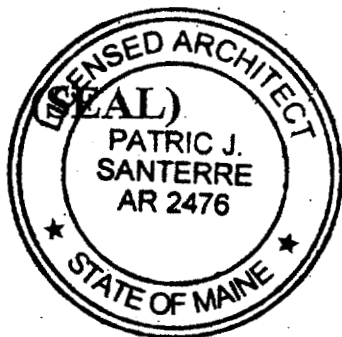
425-A 2

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

ACCESSIBILITY CERTIFICATE

Designer: ARCADIA designworks LLC
Address of Project: 131 PRESUMPSHOT ST., PORTD, ME Side "A"
Nature of Project: PIZZAGALL OFFICE FIT-OUT
(INTERIOR FIT-OUT IN EXISTING
BUILDING SHELL)

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: Patric Santerre
Title: ARCHITECT / PRINCIPAL
Firm: ARCADIA designworks
Address: 142 HIGH ST. SUITE 506
PORTLAND, ME 04101
Phone: 207. 347. 5252

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.