

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX (207) 874-8716

| | | | | |
|---|--|---|--|---|
| Location of Construction: 500 Washington Ave | | Owner: Neptune Properties | Phone: 775-2100 or 874-6959 | Permit No: 000972 |
| Owner Address: 120 Exchange St. | | Lessee/Buyer's Name: | Business Name: | |
| Contractor Name: Same as owner | | Address: | | Permit Issued: AUG 31 2000 |
| Past Use: Vacant | | Proposed Use: Commercial | COST OF WORK: \$ 563,000.00 PERMIT FEE: \$ 3,030.00 FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: 2 Signature: <i>[Signature]</i> | |
| Proposed Project Description: New office building | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____ | | Zone: B-2B CBL: 429-1007 Zoning Approval: <i>[Signature]</i> 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"/> |
| Permit Taken By: Gayle | | Date Applied For: August 16, 2000 GG | | |

- 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..

*** Call Louis C. Wood @ 874-6959

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

August 16, 2000

| | | | |
|---|----------|-------|--------|
| SIGNATURE OF APPLICANT | ADDRESS: | DATE: | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | PHONE: | | |

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

COMMENTS

- 1 Sept. 2000 - Requested Contractor to supply statement from Reg. Surveyor stating footing and piers already set are as per approved site plan.
- 8. Sept 2000 - Spoke to Contractor (Lou Wood & later to owner M. ~~Stokes~~) on special/inspect 16 footing and piers placed
- 14 Sept. 2000 - Back filling - underground etc - \$
- 20 Sept. 2000 - Steel erection, \$
- 28 Sept 2000 - steel erected - placing bar joists, \$
- 26 Oct. 2000 - Placing joists - steel decking, \$
- 12 Oct 2000 Placing concrete for 2nd floor deck - Told Supt. I needed report of steel connections, \$
- 24 Oct 2000 - Placing concrete slabs - Problem with width of exit stair landing - 37" where 44" is required - Talked with owner - They will change landing, \$
- 1 Nov. 2000 - Stairs corrected - Framing of shell completed - decks 2nd & 3rd floor placed - working on roof, - \$
- 7 Nov. 2000 Inspected project with H. McVougal - water test on roof drains - Done roofing - \$
- 15 Nov. 2000, walked project - exterior 6" metal studs placed - Sheathing insulation being done, \$ Sprinkler piping to be installed, \$

Inspection Record

BP # 000972
 CBL 429-I-007

| Type | Date |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____ | _____ |
| Plumbing: _____ | _____ |
| Final: _____ | _____ |
| Other: _____ | _____ |

Project Name: 500 Washington Ave.
 Project Address: SAM 1

| Inspection Date | Type of Inspection | Remarks - prints - page # |
|-----------------|--|---------------------------|
| 5 Dec. 2000 | Sheathing & Completed 5/8 Type X - HURC. Plbg work windows installed | |
| * 13 Dec. 26 00 | Requested Fine blocking of Floor Level. # | |
| 19 Dec 2000 | walked site with Lt. McDougall work going well - wall sheathing to be installed - # | |
| 3 Jan. 2001 | Started interior partition (light metal) plbg. & etc started - window placed - # | |
| 8 Jan 2001 | Interior partition metal studs - still questioning filling void in cavity wall between floor and exterior wall | |
| 17 Jan 2001 | Talked with Boba on wall space section 721.6.1 cover this requirement - closing in interior walls - parking area roof bds gypsum cover - # | |
| 25 Jan. 2001 | Interior partitions on second floor - painting on Third Floor. Garage area ceiling placed with core board. # | |
| 8 Feb. 2001 | Met with Ben Wood owners rep. & Lt. McDougall / PFD. walked project - reviewed Fine blocking - # | |
| 15 Feb. 2001 | work going as per plans - finish work. # | |
| 27 Feb. 2001 | Caf O Third Floor left side - temp. only - # | |
| 12 Mar 2001 | Interior partition work 2nd & 3rd floor - # | |
| 21 Mar 2001 | Interior partition 2nd & 3rd floor for office space. # | |
| 17 Apr 2001 | Finishing office space 2nd & 3rd floor - exterior cover 1st - # | |
| APR | Same - exterior siding - interior partitions gypsum work. # | |
| MAY 14 - 01 | Same exterior brick veneer on sheathing - interior office finish - # | |
| 21 May - 01 | exterior veneer work - interior finish # | |
| 25 May 01 | Same # | |
| 11 June 01 | Inspected project with Lt. McDougall - exterior veneer being done - interior south end 2nd & 3rd floor being completely done - 4 exit signs required - fine blocking in ele rooms needed | |
| 21 June 01 | Caf O (Temp.) South end 2nd & 3rd floor OK - # | |
| 26 June 01 | Ballards placed in front of meter pack as per chief elec insp. # | |
| 12 July 01 | Doiny Flus & work outside # | |
| 26 July 01 | Same. # | |
| 06 Aug. 01 | Same finish work. # | |
| 20 Aug. 01 | Same - one space to be completed. # | |
| 20 Sept 01 | OK For Caf O by Jay Ray No. 1015. Site Review Cond. # | |



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 500 Washington Ave. CBL: 429-J-007

Issued to Neptune Properties

Date of Issue February 15, 2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No 0972/2000 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Third floor ^{Left side} and egress

APPROVED OCCUPANCY

Use Group: B
Type of Construction 2C
Boca 1999

Limiting Conditions:

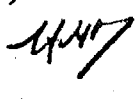
This certificate of occupancy good until June 30, 2001.

This certificate supersedes certificate issued

Approved:

15 Feb 2001 
(Date) Inspector


Inspector of Buildings

02/16/01 

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 500 Washington Ave CBL 429 I00700101

Issued to Neptune Properties/SAA

Date of Issue 09/20/2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 00-0972, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Second & Third Floor
South & East End of Building

APPROVED OCCUPANCY

Use Group: B
Type of Construction: 2C
Boca 1999

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

9/20/01

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Handwritten notes:
WVA
09/20/01
T.M.C.



CITY OF PORTLAND

May 23, 2001

Mr. Lou Wood
Neptune Properties, Inc.
120 Exchange Street
Portland, ME 04101


RE: 500 Washington Avenue
ID #2000-0046, CBL 429-I-007

Dear Mr. Wood:

This letter is to confirm the revision to the approved plan of the office-building project located at 500 Washington Avenue. The approved revision includes the replacement of Globe Arborvitae and Techney Arborvitae plantings instead of Honoki Cypress. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,


Alexander Jaegerman
Chief Planner

cc: Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
✓ P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

40 429-I-007

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 500 Washington Ave

PROPERTY OWNERS NAME

Last: NEPTUNE First: PROPERTIES

Applicant Name: Ralph F. BLAKE

Mailing Address of Owner/Applicant (If Different): 577 Auburn St
Portland, Maine 0-1105

PORTLAND

Date Permit Issued: 11/21/13 PERMIT # 7551 STATE COPY \$ 1144 If Double Fee Charged

221 Local Plumbing Inspector Signature L.P.I. # 01241

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: _____

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

| | | |
|--|---|--|
| <p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p> | <p>Type Of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>office</u></p> | <p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>101899</u></p> |
|--|---|--|

| Hook-Up & Piping Relocation Maximum of 1 Hook-Up | Number | Column 2 Type of Fixture | Number | Column 1 Type of Fixture |
|---|--------|--|---------|-------------------------------------|
| <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> | 1 | Hosebibb / Sillcock | | Bathtub (and Shower) |
| | 3 | Floor Drain | | Shower (Separate) |
| <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p> | 2 | Urinal | | Sink |
| | | Drinking Fountain | 8 | Wash Basin |
| | | Indirect Waste | 10 | Water Closet (Toilet) |
| | | Water Treatment Softener, Filter, etc. | | Clothes Washer |
| | | Grease/Oil Separator | | Dish Washer |
| | | Dental Cuspidor | | Garbage Disposal |
| Number of Hook-Ups & Relocations | | Bidet | 1 | Laundry Tub |
| <p>Hook-Up & Relocation Fee</p> | | Other: _____ | 1 | Water Heater |
| | | Fixtures (Subtotal) Column 2 | 18 | Fixtures (Subtotal) Column 1 |
| | | | 6 | Fixtures (Subtotal) Column 2 |
| | | | 24 | Total Fixtures |
| | | | \$ 154. | Fixture Fee |
| | | | \$ - | Hook-Up & Relocation Fee |
| | | | \$ 154. | Permit Fee (Total) |

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

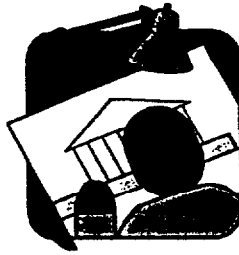
Material and Labor Sheet

| | | |
|--|--|---------------------|
| DAVE THE PLUMBER South Portland, Maine 04108 775-7725 | | Date <u>12-8-00</u> |
| Name of Job <u>TO MR NUGENT</u> | | Time _____ |
| Location <u>500 Washington Ave</u> | | Time _____ |

| | | | | | |
|------------|--|----------|--------|-------|-----|
| Day Work | | Mechanic | Rate | Hour | Day |
| Contract " | | | Mech. | | |
| Extra " | | | Helper | Help. | |

| QUANTITY | STOCK - DESCRIPTION | AMOUNT |
|----------|---|--------|
| | I pulled a permit for 6 Root Drains + 4 Bathrooms I will not be installing Bathrooms | |
| | Thank you Dave the Plumber Dave DiBian | |
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REMARKS.



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: Archetype, P.A.

48 Union Wharf, Portland, ME 04101

DATE: 8/15/00

Job Name: 500 Washington Avenue

Address of Construction: 500 Washington Avenue, Portland, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Mixed Use Group, Non-Separated
(BOCA 313.1.1)

Building Code and Year BOCA 1999 Use Group Classification(s) Mixed Use Group, Non-Separated (BOCA 313.1.1)

Type of Construction 2C Bldg. Height 38'-0" Bldg. Sq. Footage 30,750 sq. ft.

Seismic Zone Av=0.112 Group Class I, Performance Category, C

Roof Snow Load Per Sq. Ft. 42 Dead Load Per Sq. Ft. Roof 16 psf, Floor 55 psf
(Incl. 20 psf for partitions)

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 0.15' 21.3 25' 23.3

Floor Live Load Per Sq. Ft. Corridors 80 psf, Office 50 psf 20' 22.3 30' 24.2

Structure has full sprinkler system? Yes No Alarm System? Yes No 40' 25.3

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

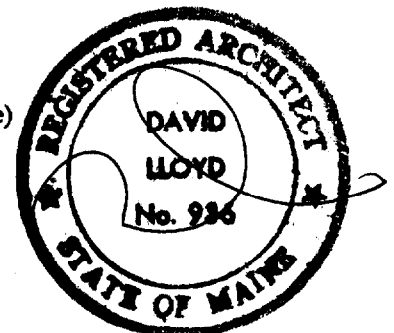
Is structure being considered unlimited area building: Yes No

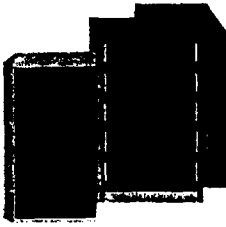
If mixed use, what subsection of 313 is being considered 100

List Occupant loading for each room or space, designed into this Project.

PSH 6/07/2K

(Designers Stamp & Signature)





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 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

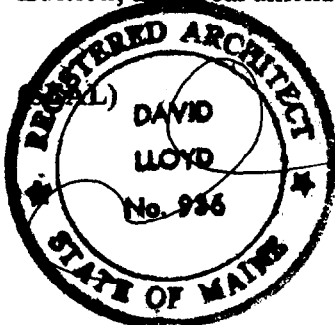
DATE: 8/15/00

These plans and/or specifications covering construction work on:

500 Washington Avenue

Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature _____

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf, 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.



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

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

FROM: Archetype, P.A.

RE: Certificate of Design, HANDICAP ACCESSIBILITY

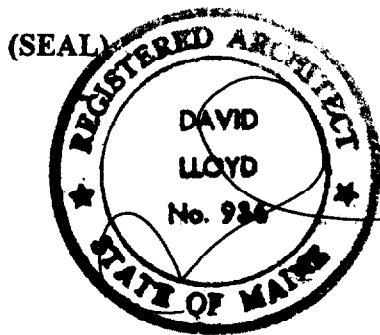
DATE: 8/15/00

These plans and/or specifications covering construction work on:

500 Washington Avenue

Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.



Signature _____

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf

Portland, ME 04101