

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 030155

Please Read Application And Notes, If Any, Attached

PERMIT

This is to certify that Middle Street Office Tower / Middle Street Management
has permission to office space; new tenant fit-up
AT 100 Middle St 029 E006001

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 written permission procured before this building or part thereof is altered or otherwise closed-in.
HOOR NOTICES REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 3/18/03
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: 03-0155	Issue Date:	CBL: 029 E006001
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Location of Construction: 100 Middle St	Owner Name: Middle Street Office Tower A	Owner Address: 100 Middle St	Phone: 780-1680x3
Business Name:	Contractor Name: Middle Street Management	Contractor Address: 100 Middle Street Portland	Phone: 2077801680
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Vacant for six months; office space prior	Proposed Use: Office space; new tenant fit-up 2nd Floor - East Tower	Permit Fee: \$639.00	Cost of Work: \$87,500.00	CEO District: 1
Proposed Project Description: office space; new tenant fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2C 3/18/03 Signature: [Signature]	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	Date:	

Permit Taken By: kwd	Date Applied For: 03/03/2003	Zoning Approval	
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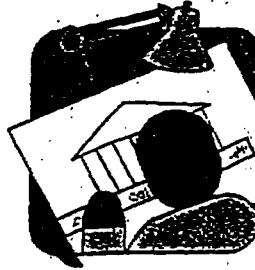
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <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: 3/17/03	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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:
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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

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: HKTA / architects

Portland, ME

DATE: 3/3/03

Job Name: 100 Middle Street - 2nd Floor

Address of Construction: 100 Middle Street Portland, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) Business

Type of Construction N/A Bldg. Height N/A Bldg. Sq. Footage 5,469 Remodel

Seismic Zone N/A Group Class N/A

Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A

Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. N/A

Floor Live Load Per Sq. Ft. N/A

Structure has full sprinkler system? Yes No Alarm System? Yes No
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 N/A

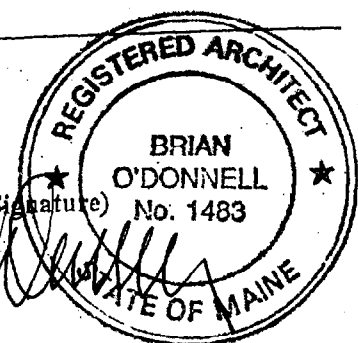
List Occupant loading for each room or space, designed into this Project.

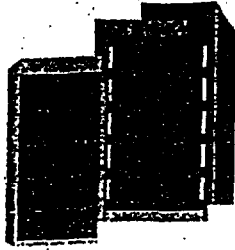
See Attached Plan

PSH 6/07/2K

(Designers Stamp & Signature)

Brian O'Donnell





**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: HKTA / architects

RE: Certificate of Design

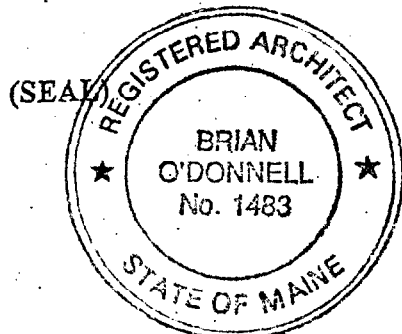
DATE: 3/3/03

These plans and/or specifications covering construction work on:

2nd Floor 100 Middle Street

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 *Brian O'Donnell*

Title Architect

Firm HKTA / architects

Address 482 Congress St.
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
ACCESSIBILITY CERTIFICATE**

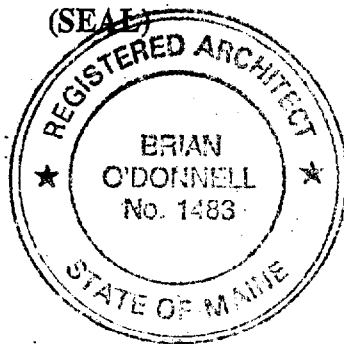
Designer: HKTA / architects

Address of Project 100 Middle Street Portland, ME.

Nature of Project Interior Remodeling

Date 3/3/03

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature *Brian O'Donnell*

Title Architect

Firm HKTA / architects

Address 482 Congress St.

Portland ME 04101

Telephone (207) 774-6016

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>100 MIDDLE STREET 3RD FLOOR EAST TOWER</u>		
Total Square Footage of Proposed Structure <u>6,000 +/-</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>6</u> Lot# <u>006-001</u>	Owner: <u>MIDDLE STREET OFFICE TOWER ASSOC</u>	Telephone: <u>780-1680 EXT 3</u>
Lessée/Buyer's Name (If Applicable) <u>GENERAL SERVICES ADMINISTRATION</u>	Applicant name, address & telephone: <u>MIDDLE STREET MANAG 100 MIDDLE STREET PORTLAND, MAINE 04101 780-1680 EXT #3</u>	Cost Of Work: \$ <u>87,500</u> Fee: \$ <u>639.00</u>
Current use: <u>OFFICES</u>		
If the location is currently vacant, what was prior use: <u>OFFICES</u>		
Approximately how long has it been vacant: <u>6 MONTHS</u>		
Proposed use: <u>OFFICES</u>		
Project description: <u>RENOVATE TO NEW FLOOR PLAN (for demand led up) include new walls.</u>		
Contractor's name, address & telephone: <u>MIDDLE STREET MANAGEMENT 100 MIDDLE STREET - PORTLAND, MAINE 04101</u>		<u>780-1680 EXT #3</u>
Who should we contact when the permit is ready: <u>BILL McHUGH, MIDDLE STREET MANAGEMENT</u>		
Mailing address: <u>XX Call</u>		
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: <u>780-1680 EXT #3</u> <u>XX</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>William J. Mykytka</u>	Date: <u>2/20/03</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

RECEIVED

DEPT. OF BUILDING INSPECTION
2003 FEB 20

City of Portland, Maine - Building or Use Permit

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

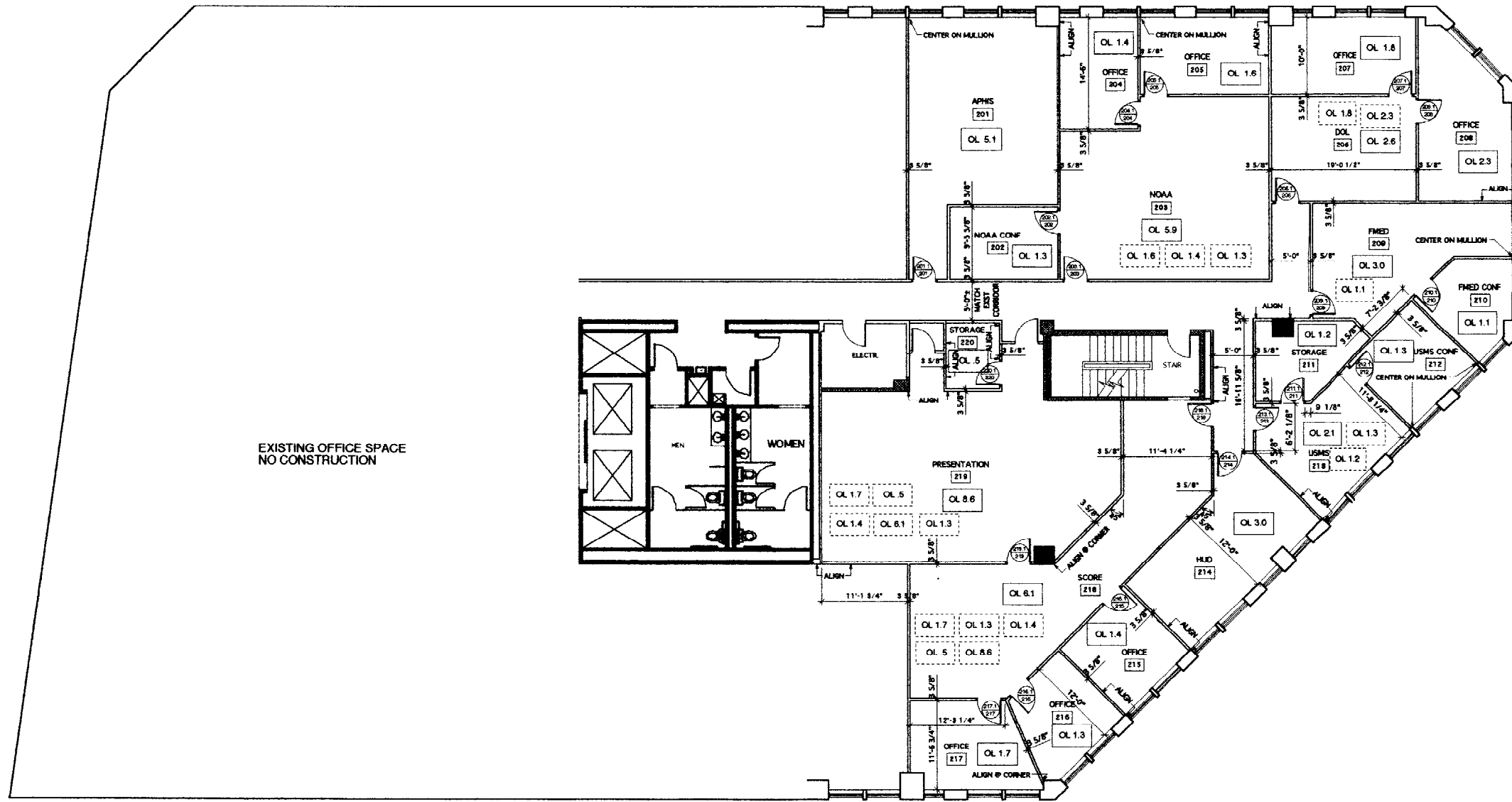
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Office space; new tenant fit-up - second floor - East tower	Proposed Project Description: office space; new tenant fit-up
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 03/07/2003	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 03/04/2003	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) the fire alarm system shall be maintained to NFPA 72 standards				
2) the sprinkler system shall be maintained to NFPA 13 standards				

Comments: 03/11/2003-mjn: Plans not clear, left message for management
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EXISTING OFFICE SPACE
NO CONSTRUCTION

1 FLOOR PLAN
A-101 Scale: 1/8" = 1'-0"

- OL OCCUPANT LOAD OF SPACE
100 SF PER PERSON
- OL OCCUPANT LOAD USING SPACE
AS DISCHARGE

Design Firm
HKA / ARCHITECTS
482 Congress Street, Suite 200
Portland, Maine 04101
Phone: 207.774.4076
Fax: 207.774.4128
www.hka.com

Consultant
Consultant Add 2



Project Title
100 MIDDLE STREET - SECOND FLOOR
PORTLAND, MAINE

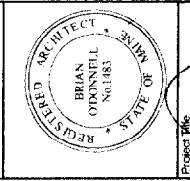
Rev/Issue	Date	Description
1	1/8/03	Issue

Issue/Revision	Project ID
Project ID	2002011
Drawn By	CAD File Name
Checked By	2002011 100 Middle
Issue Date	1/22/2003
Plot Date	1/8/03
Designed by	boj
Submitted By	
Drawing Code	Floor Plan-1
Sheet Title	Floor Plan-1

Drawing No
A-101
d 4

Design Firm:
HKTA / architects
 402 Congress Street, Suite 200
 Portland, Maine 04101
 Phone: 207.774.4128
 Fax: 207.774.4128
 E-mail: hktainc@aol.com

Consultant

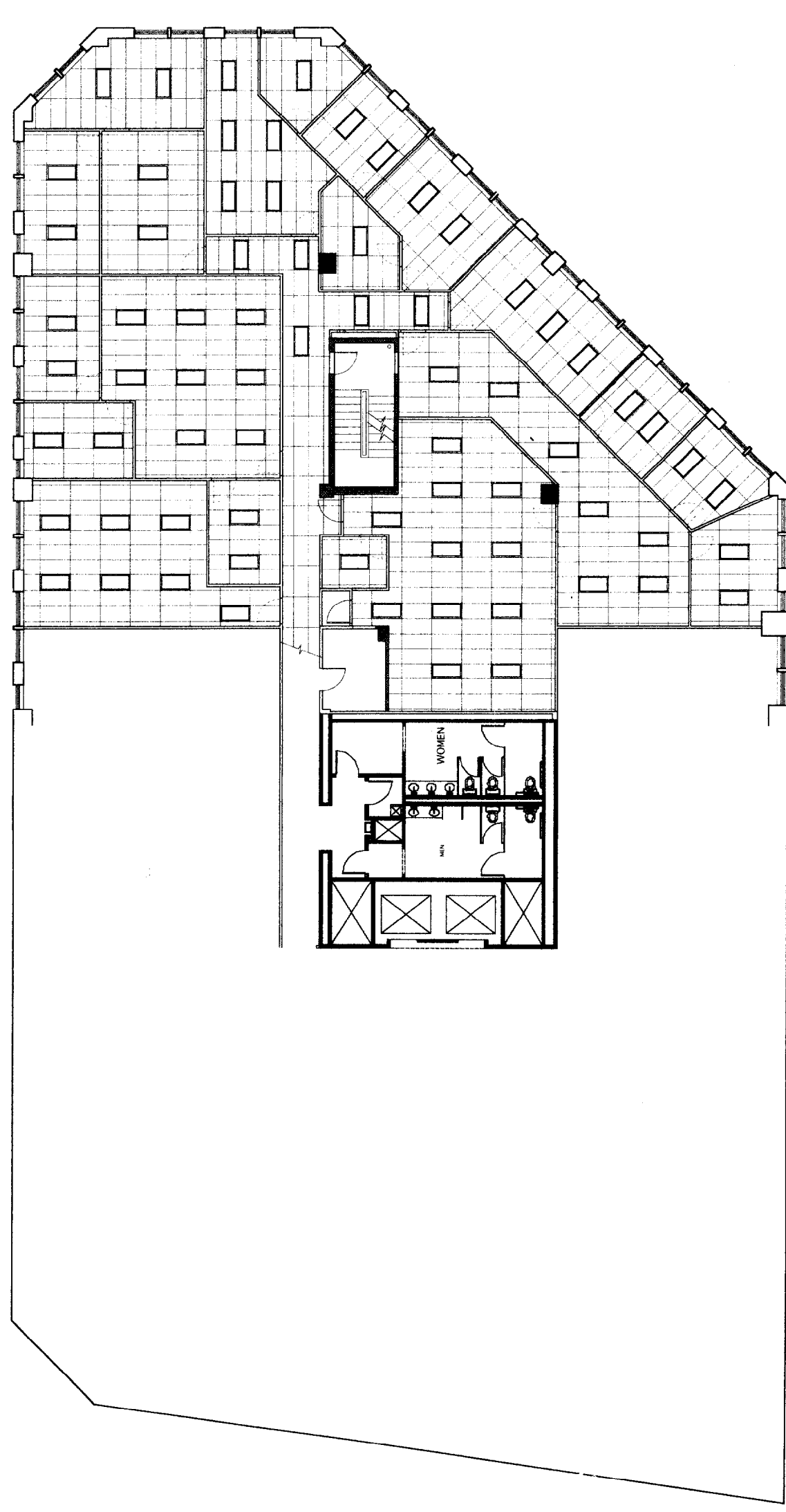


Project Title:
100 MIDDLE STREET - SECOND FLOOR
 PORTLAND, MAINE

Mark	Date	Description
1	1/21/03	Revision/Issue HUD

Issue/Revision:
 Project ID: 2002011
 CAD File Name: 2002011 100 Middle
 Drawn By: [Name]
 Checked By: [Name]
 Issue Date: 1/22/2003
 Prepared By: [Name]
 Checked By: [Name]
 Submitted By: [Name]
 Drawing Code: Ref Ceiling Plan-1
 Sheet Title:
Ref Ceiling Plan-1

Drawing No.
A-102
 of 4



- SYMBOLS**
- 2X4 lay-in light fixture (T8 w/electronic ballast)
 - 2X4 lay-in ceiling (Match building standard)

1 REFLECTED CEILING PLAN
 A-102 Scale: 1/8" = 1'-0"

DOOR SCHEDULE																	
DOOR	Location	Type	SIZE				Matl	Glazing	FRAME				FIRE	HRDWR	GENERAL		Remarks
			Width	Height	Thk				Type	Matl	Jamb	Head			Label	Set	
201.1	201		3'0"	6'8"	1 3/4"	WD											
202.1	202		3'0"	6'8"	1 3/4"	WD											
203.1	203		3'0"	6'8"	1 3/4"	WD											
204.1	204		3'0"	6'8"	1 3/4"	WD											
205.1	205		3'0"	6'8"	1 3/4"	WD											
206.1	206		3'0"	6'8"	1 3/4"	WD											
207.1	207		3'0"	6'8"	1 3/4"	WD											
208.1	208		3'0"	6'8"	1 3/4"	WD											
209.1	209		3'0"	6'8"	1 3/4"	WD											
210.1	210		3'0"	6'8"	1 3/4"	WD											
211.1	211		3'0"	6'8"	1 3/4"	WD											
212.1	212		3'0"	6'8"	1 3/4"	WD											
213.1	213		3'0"	6'8"	1 3/4"	WD											
214.1	214		3'0"	6'8"	1 3/4"	WD											
215.1	215		3'0"	6'8"	1 3/4"	WD											
216.1	216		3'0"	6'8"	1 3/4"	WD											
217.1	217		3'0"	6'8"	1 3/4"	WD											
218.1	218		3'0"	6'8"	1 3/4"	WD											
219.1	219		3'0"	6'8"	1 3/4"	WD											
220.1	220		3'0"	6'8"	1 3/4"	WD											

ROOM FINISH SCHEDULE											
ROOM	Name	Floor	BASE Material	WALLS				CEILING Material	Height	GENERAL	Remarks
				North	East	South	West				
201	APHIS	CPT	VCB					ACOUS	9'0"		
202	NOAA CONF	CPT	VCB					ACOUS	9'0"		
203	NOAA	CPT	VCB					ACOUS	9'0"		
204	OFFICE	CPT	VCB					ACOUS	9'0"		
205	OFFICE	CPT	VCB					ACOUS	9'0"		
206	DOL	CPT	VCB					ACOUS	9'0"		
207	OFFICE	CPT	VCB					ACOUS	9'0"		
208	OFFICE	CPT	VCB					ACOUS	9'0"		
209	FMED	CPT	VCB					ACOUS	9'0"		
210	FMED CONF	CPT	VCB					ACOUS	9'0"		
211	STORAGE	CPT	VCB					ACOUS	9'0"		
212	USMS CONF	CPT	VCB					ACOUS	9'0"		
213	USMS	CPT	VCB					ACOUS	9'0"		
214	HUD	CPT	VCB					ACOUS	9'0"		
215	OFFICE	CPT	VCB					ACOUS	9'0"		
216	OFFICE	CPT	VCB					ACOUS	9'0"		
217	OFFICE	CPT	VCB					ACOUS	9'0"		
218	SCORE	CPT	VCB					ACOUS	9'0"		
219	PRESENTATION	CPT	VCB					ACOUS	9'0"		
220	STORAGE	CPT	VCB					ACOUS	9'0"		

Design Firm

HKTA Architects, Inc.
420 Congress Street, Suite 200
Portland, Maine 04101
PHONE: 207.771.6016
FAX: 207.771.6199
www.hkta.com

Consultant



Project Title

100 MIDDLE STREET - SECOND FLOOR
PORTLAND, MAINE

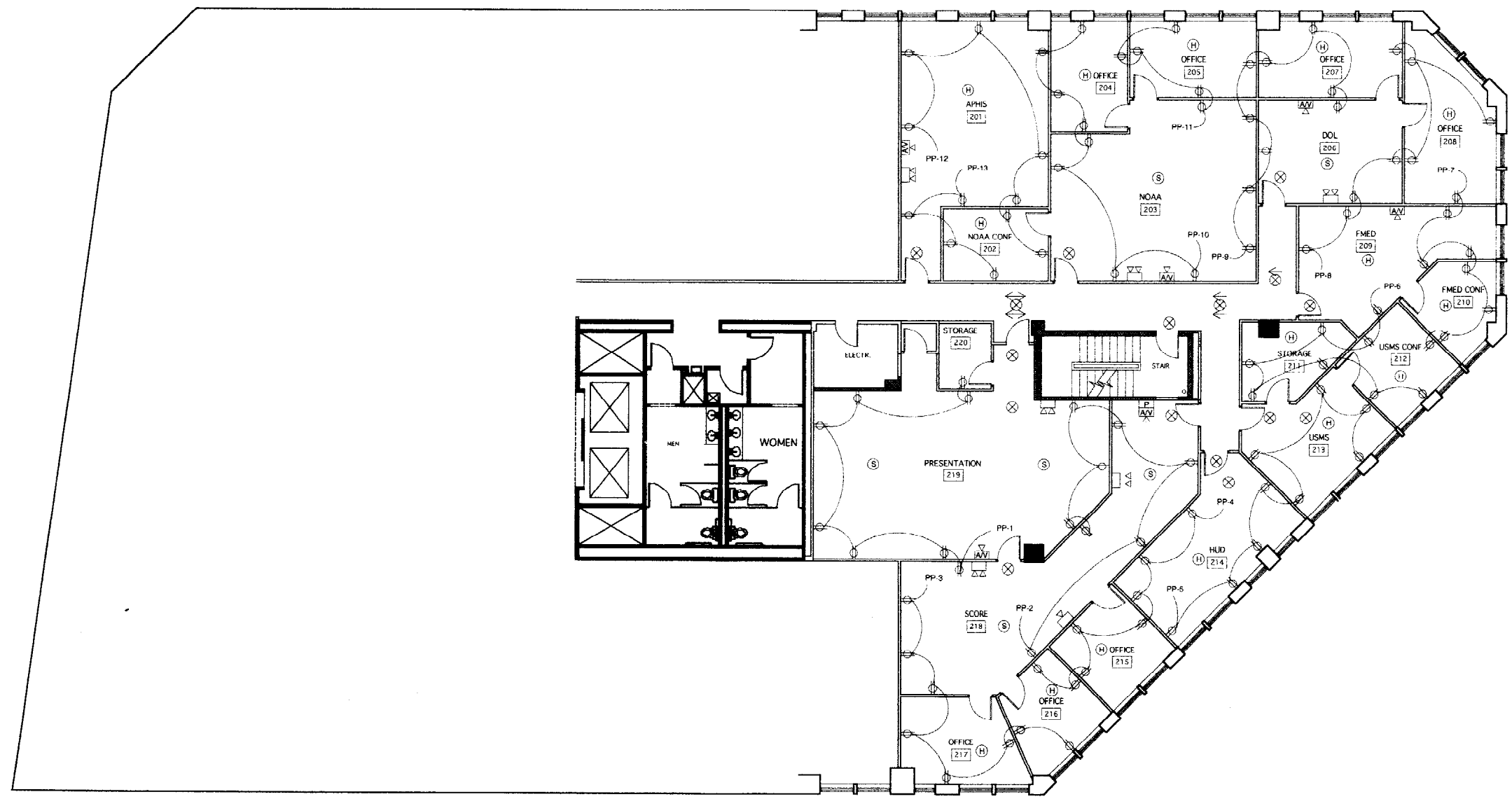
Revised Issue #110
Description

1
Date: 1/31/03
Mark

Issue/Revision
Project ID: 2002011
CAD File Name: 2002011 100 Middle
Drawn By: Drawn By
Checked By: Checked By
Issue Date: 1/22/2003
Plot Date: 1/31/03
Reviewed by: Checked By
Designed by: bod
Submitted By: Submitted By
Drawing Code: Arch Dell/Sched-1
Sheet Title

DOOR SCHEDULE
FINISH SCHEDULE

Drawing No.
A-201
of 4

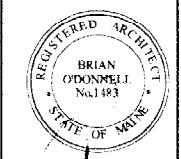


1 POWER PLAN
A-101 Scale: 1/8" = 1'-0"

- SYMBOL KEY**
- ⊗ LED EXIT SIGN DUAL FACE/SINGLE FACE
 - ⊕ DUAL HEAD EMERGENCY LIGHT
 - ⊕ 20 AMP DUPLEX OUTLET
 - ⊕ FIRE ALARM PULL STATION
 - AV AUDIO / VISUAL
 - ⊙ SMOKE DETECTOR
 - ⊙ HEAT DETECTOR

Design Firm
 HKTA Architects, Inc.
 452 Congress Street, Suite 200
 Portland, Maine 04101
HKTA / architects
 Phone: 207.774.0912
 Fax: 207.774.0928
 www.hkta.com

Consultant

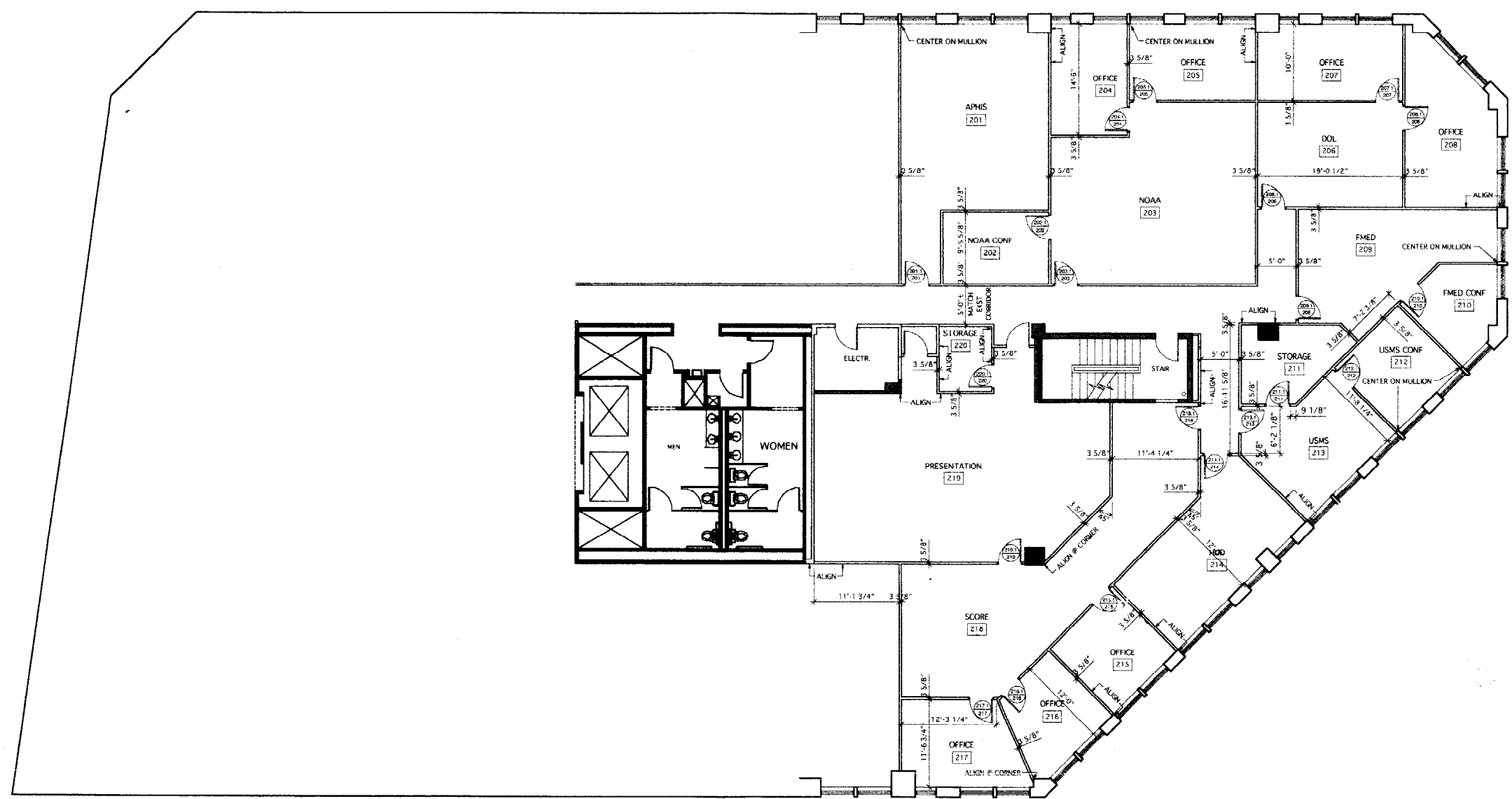


Project Title
**100 MIDDLE STREET - SECOND FLOOR
 PORTLAND, MAINE**

Issue/Revision	Revision
Project ID	2002011
CAD File Name	2002011 100 Middle
Drawn By	
Checked By	
Issue Date	Date
Plot Date	Plot Date
Reviewed by	
Designed by	bod
Submitted by	
Drawing Code	Power/Comm Plan
Sheet Title	

Power/Comm Plan-1

Drawing No.
E-101
 of 4



1 FLOOR PLAN
A-101 Scale: 1/8" = 1'-0"

Design Firm
 HKTA Architects, Inc.
 452 Congress Street, Suite 200
 Portland, Maine 04101
 Phone: 207-775-6700
 Fax: 207-774-4139
 Email: info@hkta.com
HKTA Architects

Consultant
 Consultant Addr 2



Project Title
100 MIDDLE STREET SECOND FLOOR
 PORTLAND, MAINE

Revision/Issue	Date	Description
1	1/31/03	Issue/Revision-HUD

Issue/Revision
 Project ID: 2002011
 CAD File Name: 2002011 100 Middle
 Drawn By:
 Checked By:
 Issue Date: 1/22/2003
 Plot Date: 1/31/03
 Reviewed by:
 Designed by: hod
 Submitted By:
 Drawing Code: Floor Plan-1
 Sheet Title:

Drawing No.
A-101
 of 4

FURNITURE LAYOUT
SCALE: 1/4" = 1'-0"

LEGEND
NEW PARTITION
PARTITION TO BE
DEMOLISHED/REMOVE
DUPLEX RECEPTACLE
OUTLET
DATA / VOICE

EXISTING
FLOOR PLAN

