

PERMIT ISSUED

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

Permit No: 01-0577	Issue Date: JUN 7 5 2001	CBL: 029 K001001
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Location of Construction: 85 Commercial St	Owner Name: Olympia Equity Investors Iv Llc	Owner Address: 500 Main St So. Portland	Phone: n/a
Business Name: n/a	Contractor Name: Benchmark	Contractor Address: 650 Main St So. Portland	Phone: 2078742963
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Building Miscellaneous	Zone: B-3

Past Use: Office Space: Vacant for 6 months	Proposed Use: Commercial; Office Space. Interior Fit-up: Per Plans <i>2nd floor</i>	Permit Fee: \$1,314.00	Cost of Work: \$215,000.00	CEO District: 1
Proposed Project Description: Interior Office Fit-Up: Per Plans - <i>2nd floor</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/m</i> Type: <i>3B</i> <i>30 PERMITS ISSUED 999 WITH REQUIREMENTS</i>	
		Signature: <i>[Signature]</i>	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: cjh	Date Applied For: 05/21/2001	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>new signage shall require a separate permit</i> Date: <i>5/31/01</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 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>only exterior work shall require separate review</i> Date: <i>5/31/01</i>
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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 provision of the code(s) applicable to such permit.

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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

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: 79-85 COMMERCIAL ST. PORTLAND

Total Square Footage of Proposed Structure 9500 Square Footage of Lot

Tax Assessor's Chart, Block & Lot Number
Chart# 29 Block# K Lot# 1

Owner: OLYMPIA EQUITY INVESTORS
C/O ERIN CO.
500 MAIN ST
BANGOR ME. 04401

Telephone#:

Lessee/Buyer's Name (If Applicable)

Owner's/Purchaser/Lessee Address:

Cost Of Work: \$ 215,000 Fee: \$ 1,314.⁰⁰

Current use: UNOCCUPIED

If the location is currently vacant, what was prior use: YES

Approximately how long has it been vacant: 6 MOS.

Proposed use: OFFICE SPACE

Project description: FIT UP

Contractor's Name, Address & Telephone: BENCHMARK
650 MAIN ST
S. PORTLAND 04106

Applicants Name, Address & Telephone:

Who should we contact when the permit is ready: BENCHMARK 874-2963
Telephone:

If you would like the permit mailed, what mailing address should we use:
YES, ABOVE

Rec'd By: GH

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PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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/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:

Dino O'Connell
Benchmark

Date:

5.21.01

BUILDING PERMIT REPORT

DATE: 25 MAY 2001 ADDRESS: 85 Commercial Street CBL: 029-K-001

REASON FOR PERMIT: Office Fit-up

BUILDING OWNER: Olympia Equity Investors

PERMIT APPLICANT: CONTRACTOR Benchmark

USE GROUP: M/O CONSTRUCTION TYPE: 3A CONSTRUCTION COST: \$215,000.00 PERMIT FEES: \$1,314.60

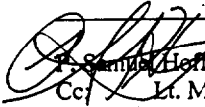
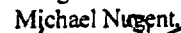
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *4, *21, *22, *23, *24, *28, *29, *30, *31, *33, *35, *32

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- X 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- X 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- X 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- X 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- X 29. All requirements must be met before a final Certificate of Occupancy is issued.
- X 30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- X 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements. *New signage shall require a separate permit and review*
- X 33. Borjng, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- X 34. Bridging shall comply with Section 2305.16.
- X 35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


 Marge Schmuckal, Building Inspector
 Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/100

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Swardlick Marketing Group

Office Fit Up

Second Floor - Mayhew - Thomas Block

79-85 Commercial Street
Portland, Maine

May 17, 2001

Architect

Winton Scott Architects
5 Milk Street
Portland, Maine 04101
207-774-4811

Mechanical Engineer

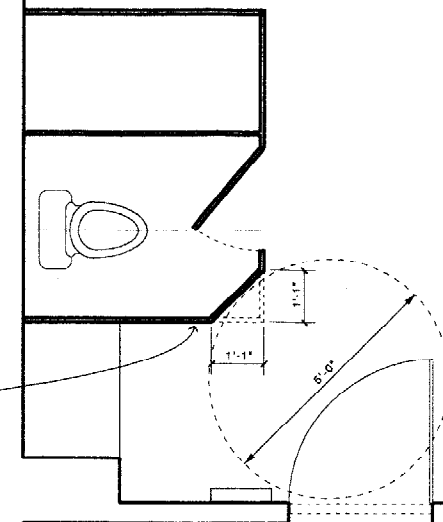
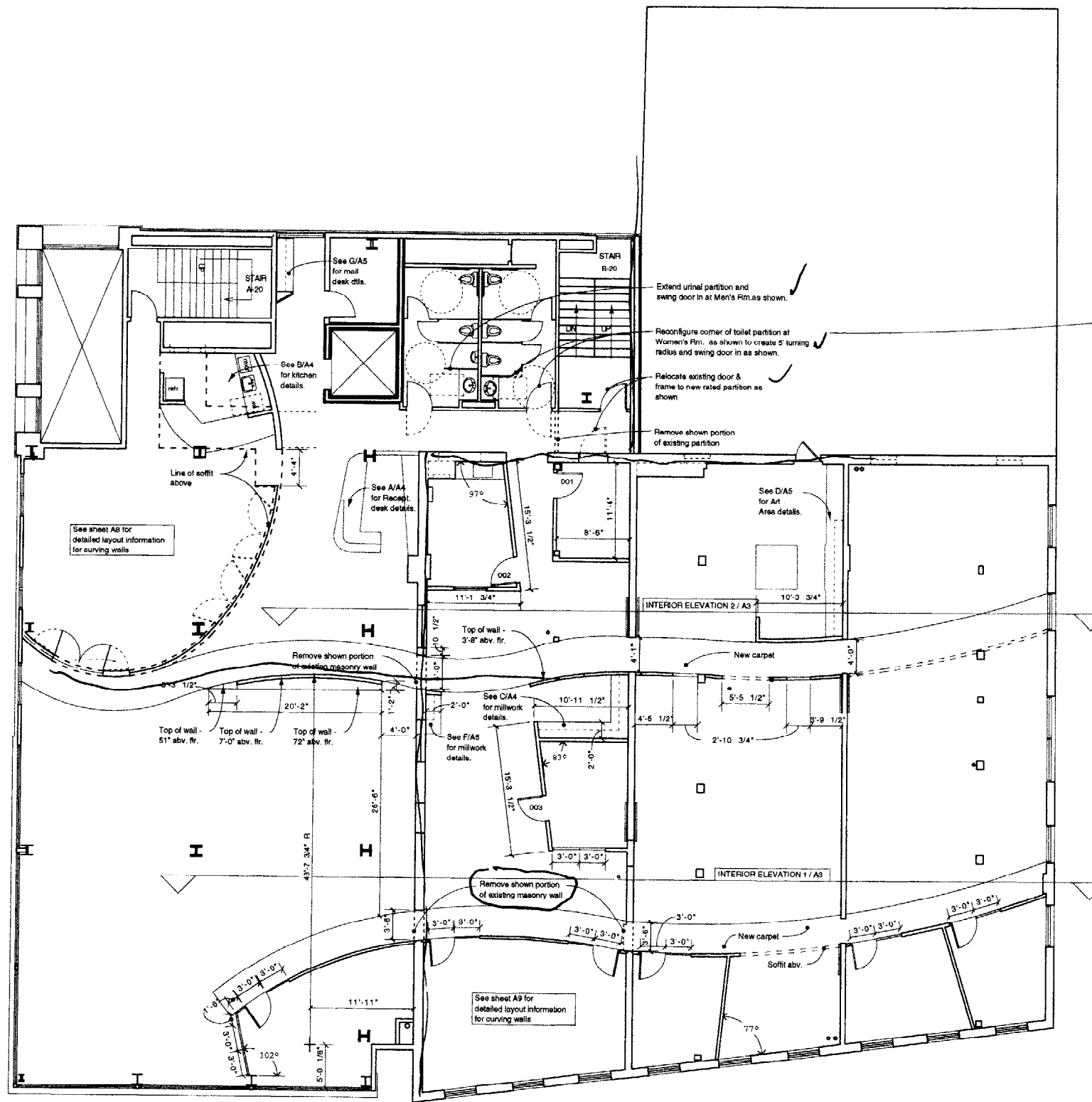
SMRT
144 Fore Street, P.O. Box 618
Portland, Maine 04104
207-846-1441

Electrical Engineer

Bartlett Design
942 Washington St.
Bath, Maine 04530
207-443-5447

DRAWING LIST

Sheet Name	Number
Floor Plan	A1
Layout Plan	A2
Interior Elevations	A3
Architectural Woodwork	A4
Architectural Woodwork	A5
Architectural Woodwork	A6
Architectural Woodwork	A7
Enlarged Plan at Conference Room	A8
Enlarged Plan at Curving Wall	A9
Lighting Plan	E1
Mechanical Plan	M1



Detail at Bathroom Partition Reconfiguration

1/2" = 1'-0"

GENERAL NOTES

1. All partitions / soffits to be constructed of 3 5/8" metal studs and 5/8" GWB unless noted otherwise.
2. Doors 001, 002, 003 to be 3'-0" x 7'-0" solid core flush birch door - painted
- 3.

*Second Floor
Revised Elevation*

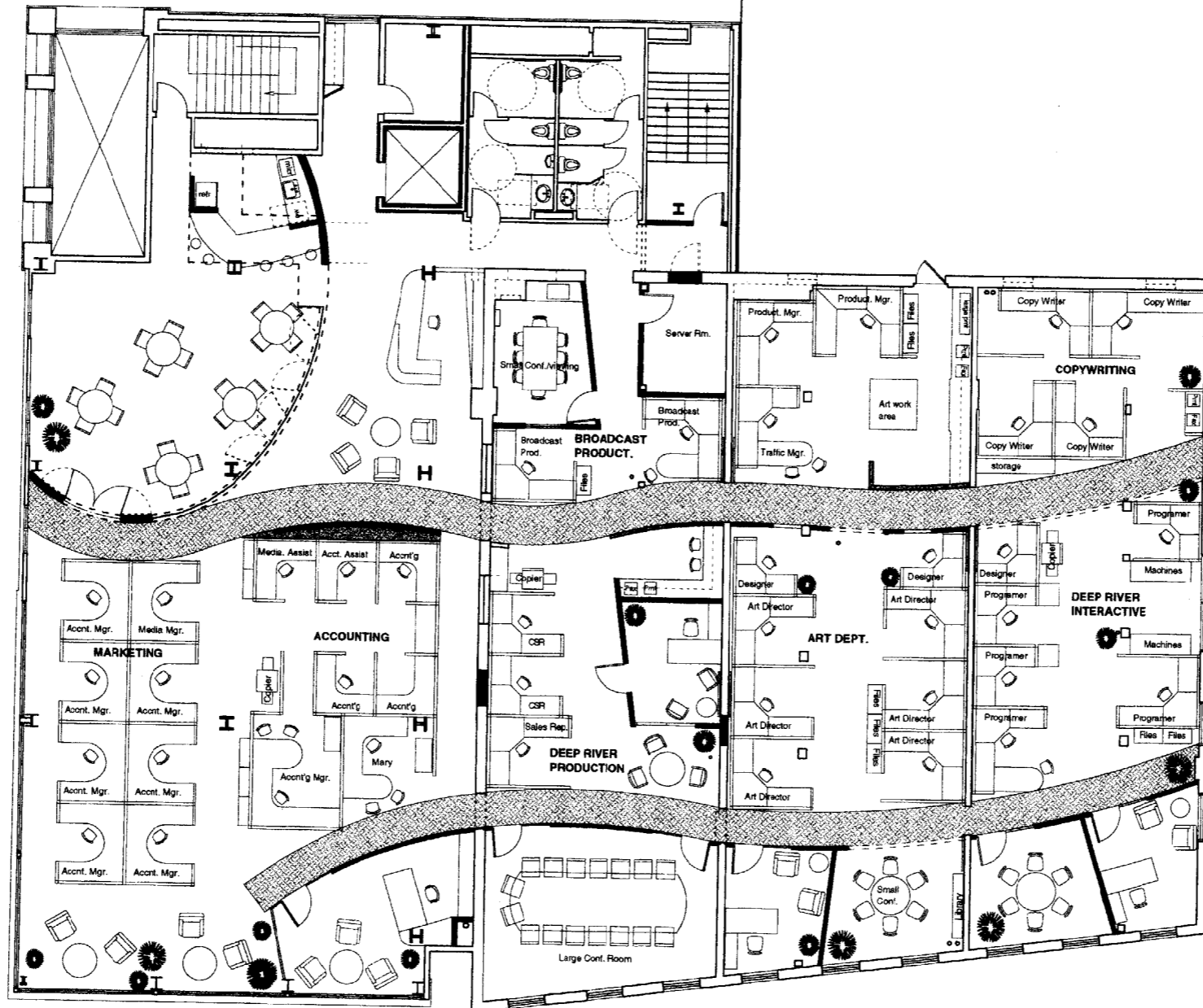
Swardlick
Marketing
Group



Architect:
Winton Scott Architects
Portland, ME

REVISED 5/17/01

Floor Plan
A1



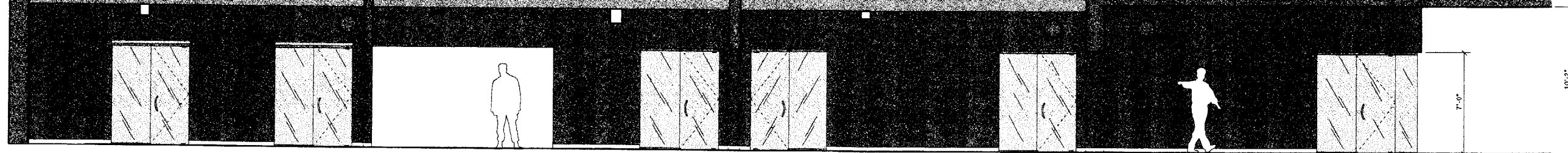
**Swardlick
Marketing
Group**



Architect
Winton Scott Architects
Portland, ME

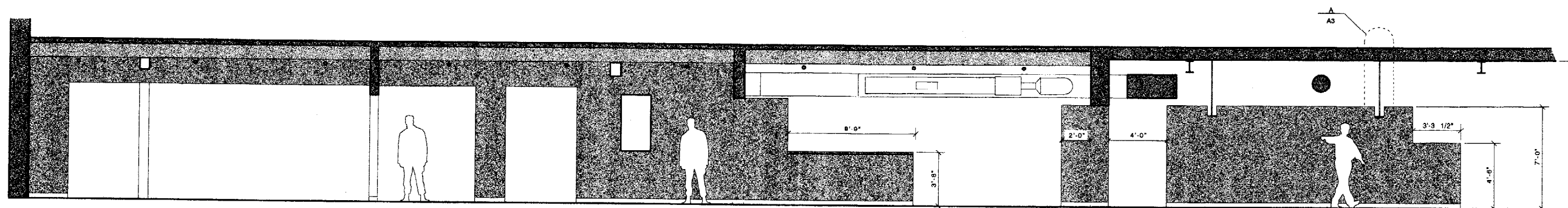
REVISED 5/17/01

Furniture Layout
Plan
A 2



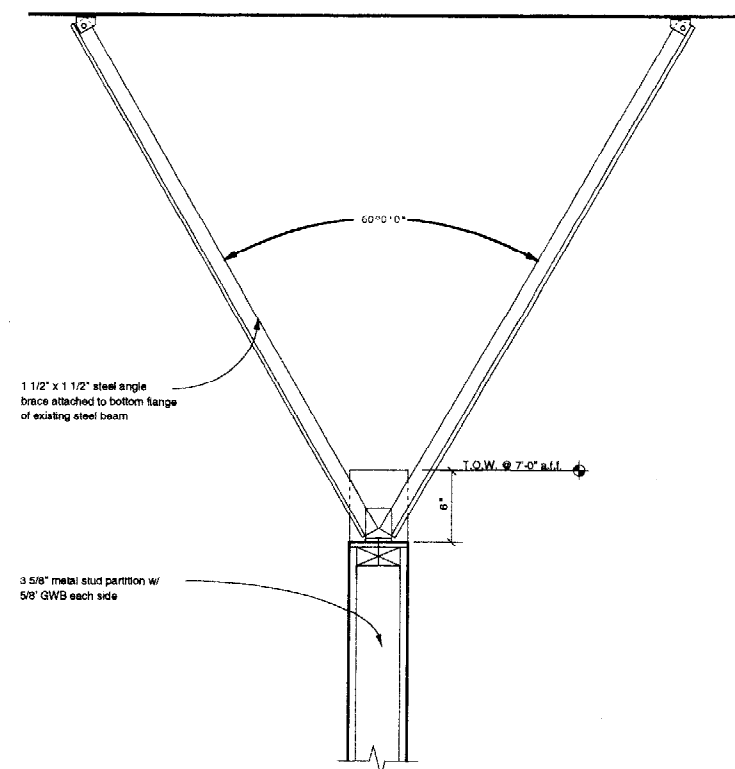
ELEVATION 1

1/4" = 1'-0"



ELEVATION 1

1/4" = 1'-0"



PARTITION BRACE DETAIL

1/2" = 1'-0"

Swardlick
Marketing
Group

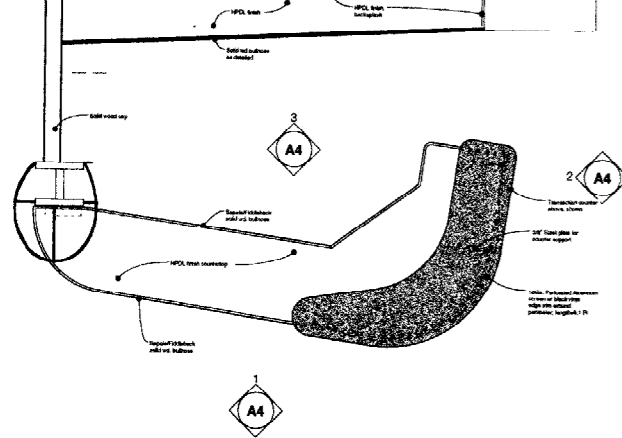


Architect
Winton Scott Architects
Portland, ME

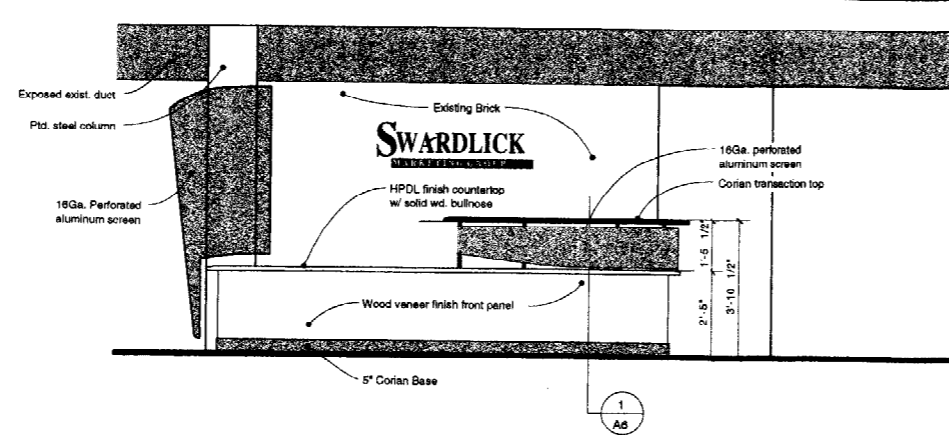
REVISED 5/17/01

Interior Elevations

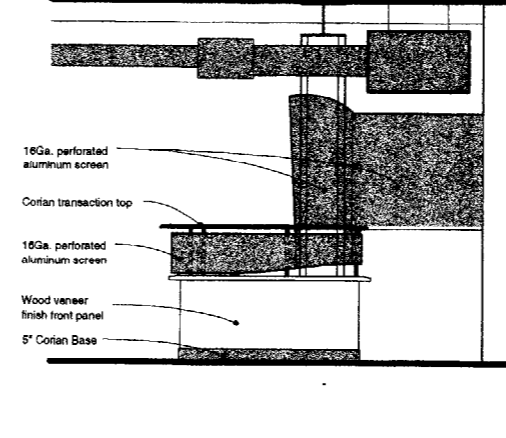
A 3



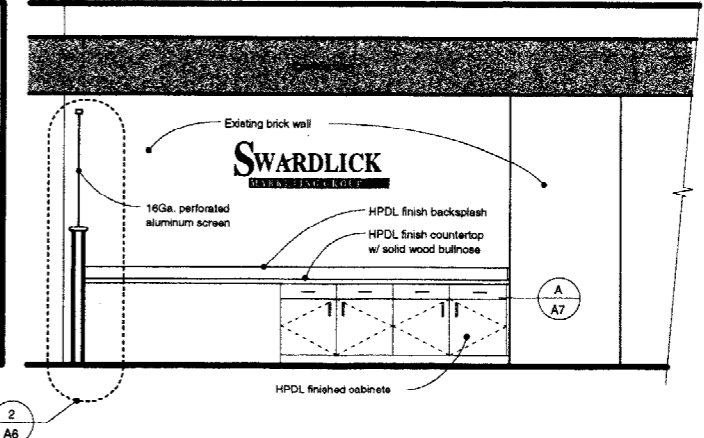
A Reception Desk
 A2 3/8" = 1'-0"
 see A6 for detailed plan



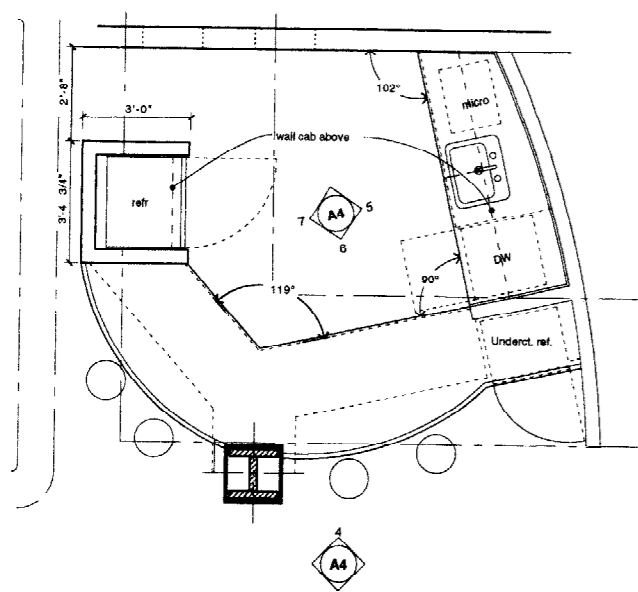
1 Reception Desk
 3/8" = 1'-0"



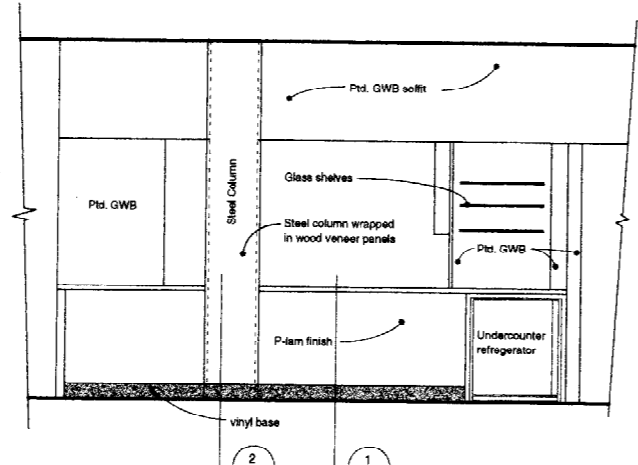
2 Reception Desk
 3/8" = 1'-0"



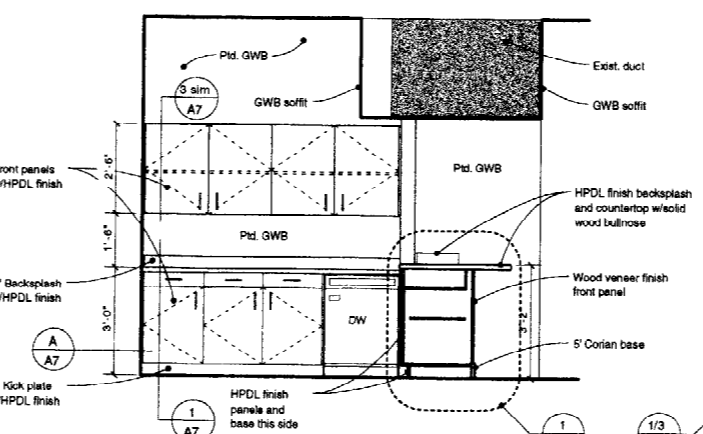
3 Reception Desk
 3/8" = 1'-0"



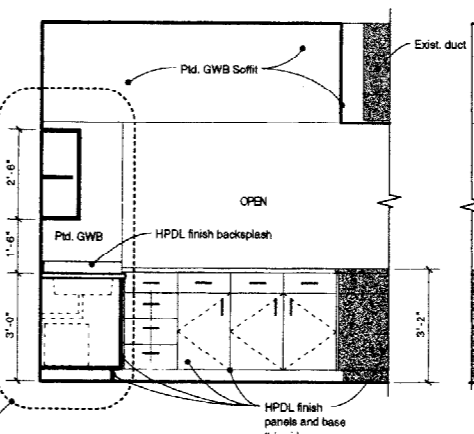
B Bar / Kitchen Plan
 A2 3/8" = 1'-0"
 see A7 for detailed plan



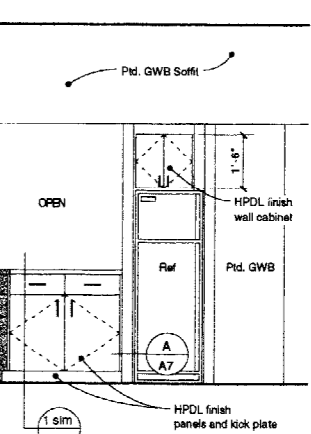
4 Bar Elevation
 3/8" = 1'-0"



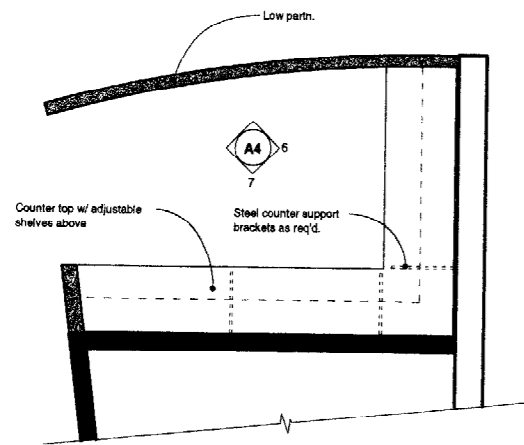
5 Kitchen Elevation
 3/8" = 1'-0"



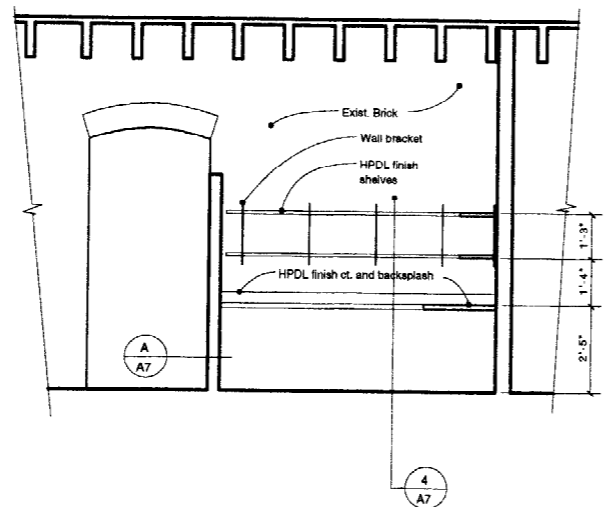
6 Kitchen Elevation
 3/8" = 1'-0"



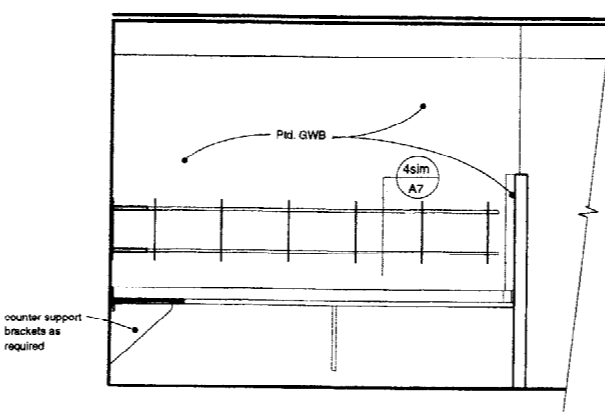
7 Kitchen Elevation
 3/8" = 1'-0"



C Production Work Area Plan
 A2 3/8" = 1'-0"

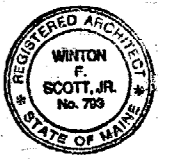


6 Production Work Area
 3/8" = 1'-0"



7 Production Work Area
 3/8" = 1'-0"

Swardlick Marketing Group



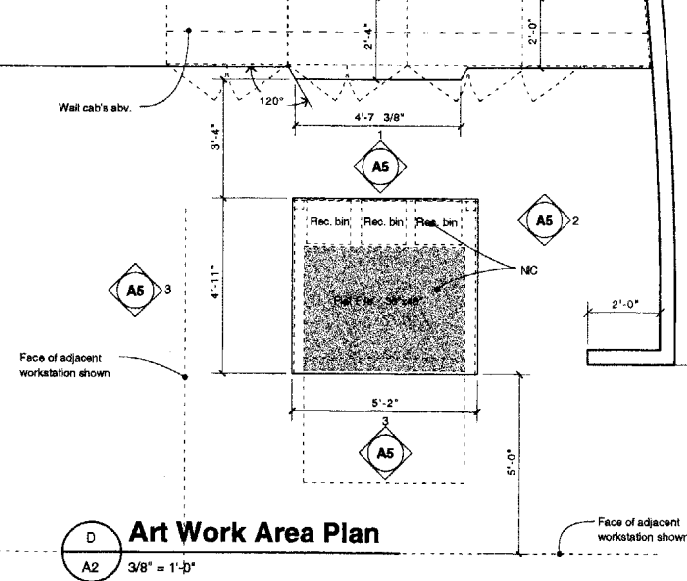
Architect
Winton Scott Architects
 Portland, ME

REVISED 5/17/01

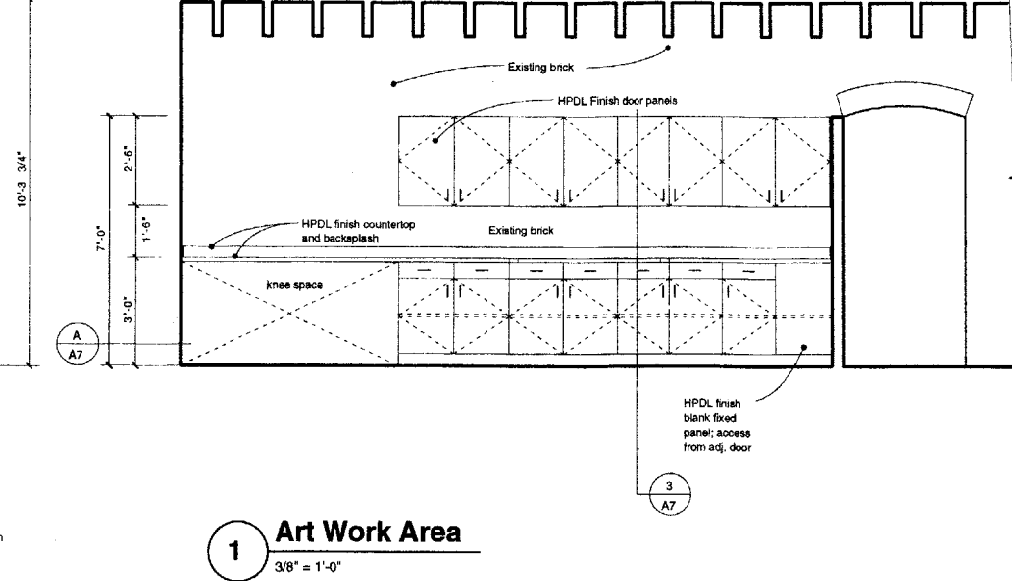
Architectural Woodwork Elevations

A 4

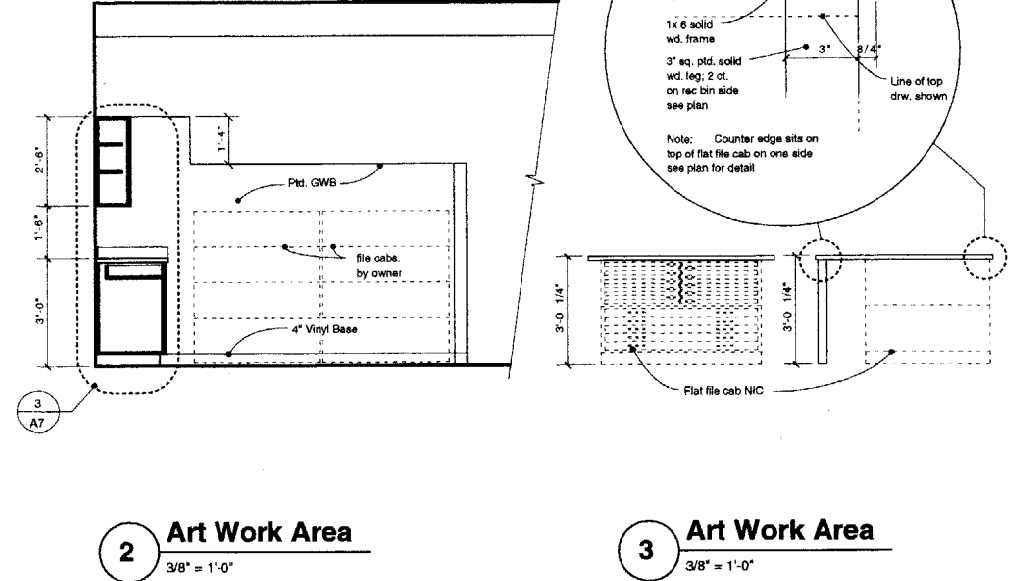
Scale: as shown | 5.10.01



D Art Work Area Plan
A2 3/8" = 1'-0"

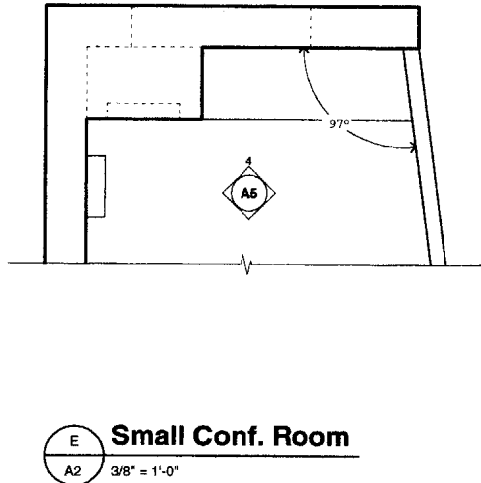


1 Art Work Area
3/8" = 1'-0"

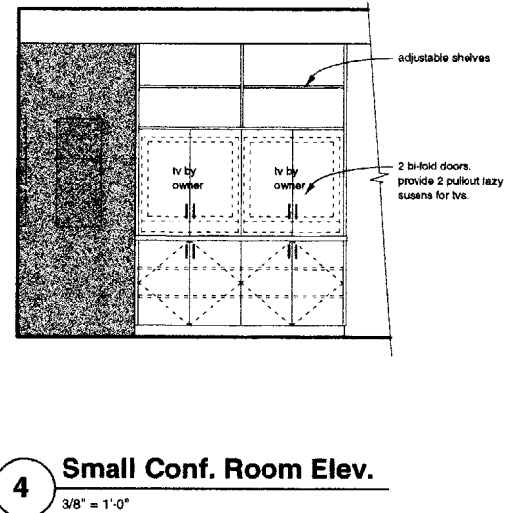


2 Art Work Area
3/8" = 1'-0"

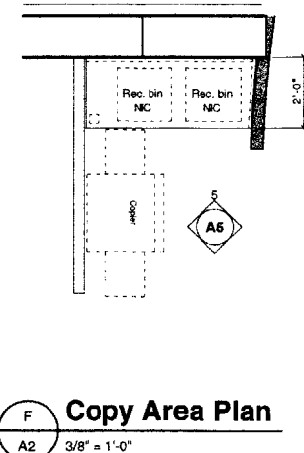
3 Art Work Area
3/8" = 1'-0"



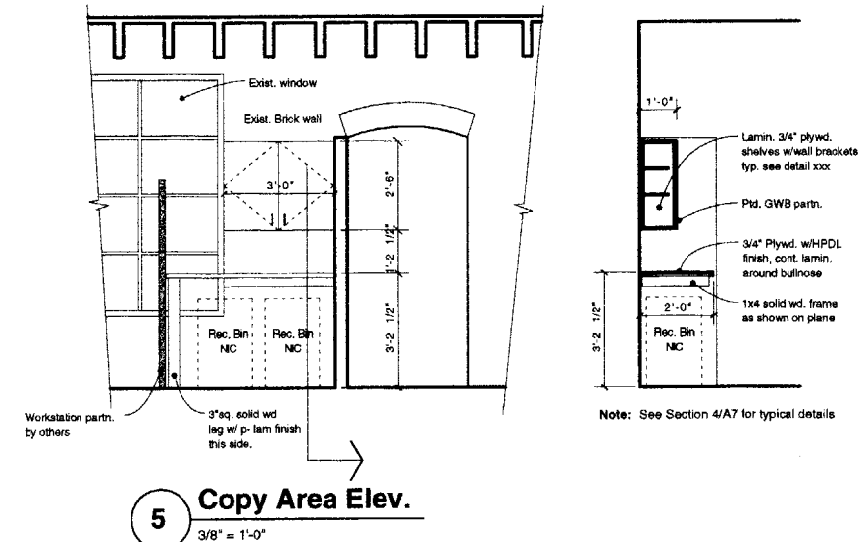
E Small Conf. Room
A2 3/8" = 1'-0"



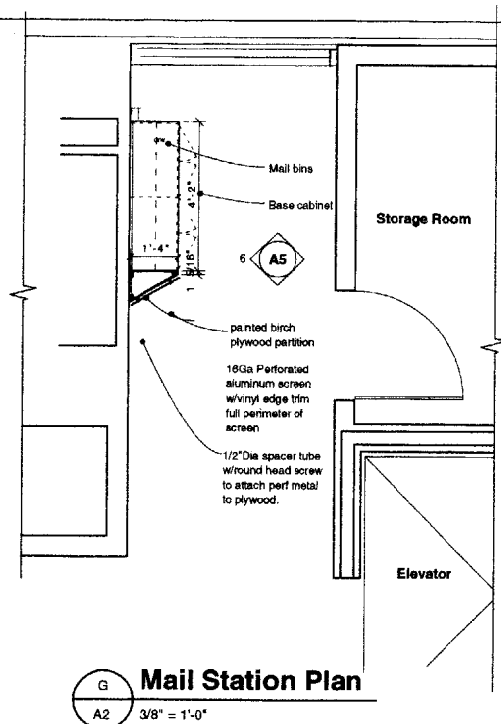
4 Small Conf. Room Elev.
3/8" = 1'-0"



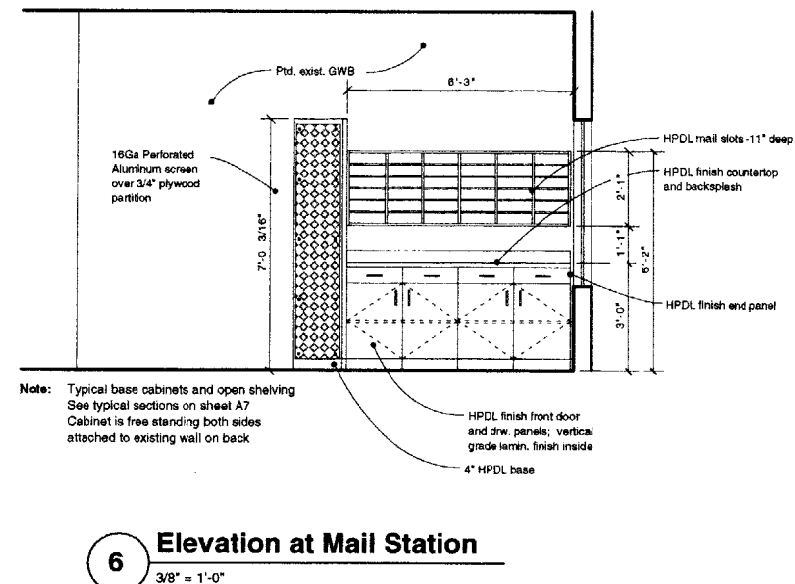
F Copy Area Plan
A2 3/8" = 1'-0"



5 Copy Area Elev.
3/8" = 1'-0"



G Mail Station Plan
A2 3/8" = 1'-0"



6 Elevation at Mail Station
3/8" = 1'-0"

Swardlick Marketing Group

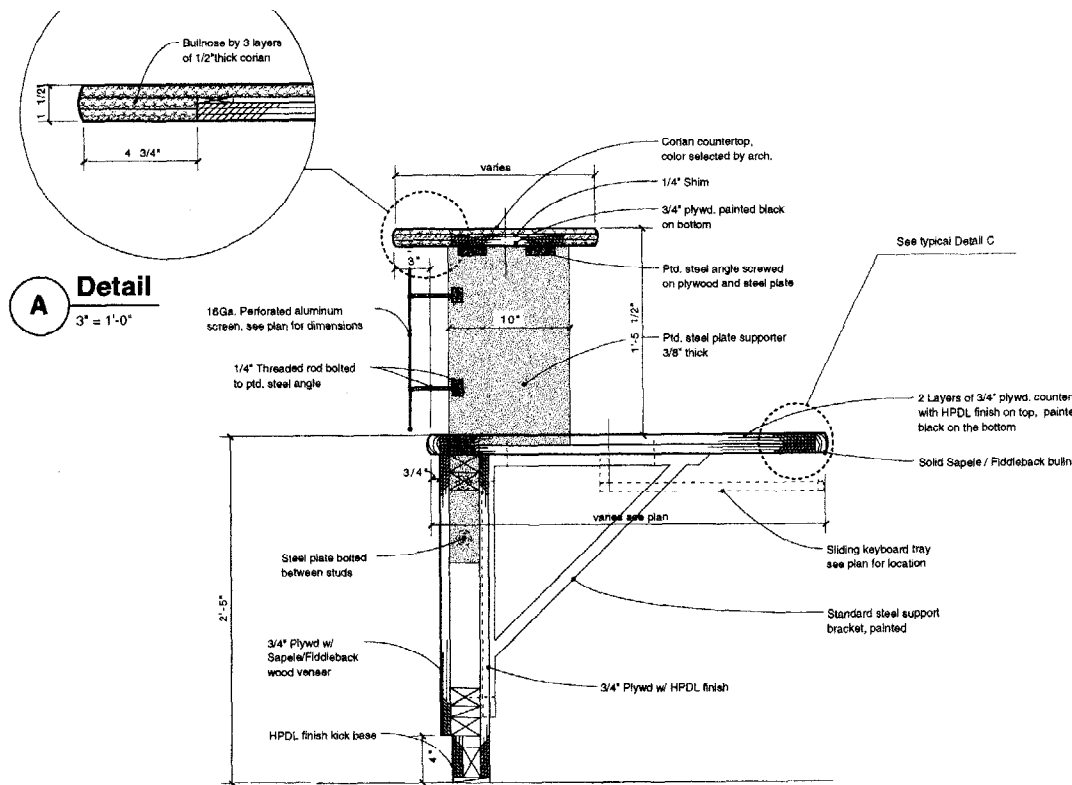


Architect
Winton Scott Architects
Portland, ME

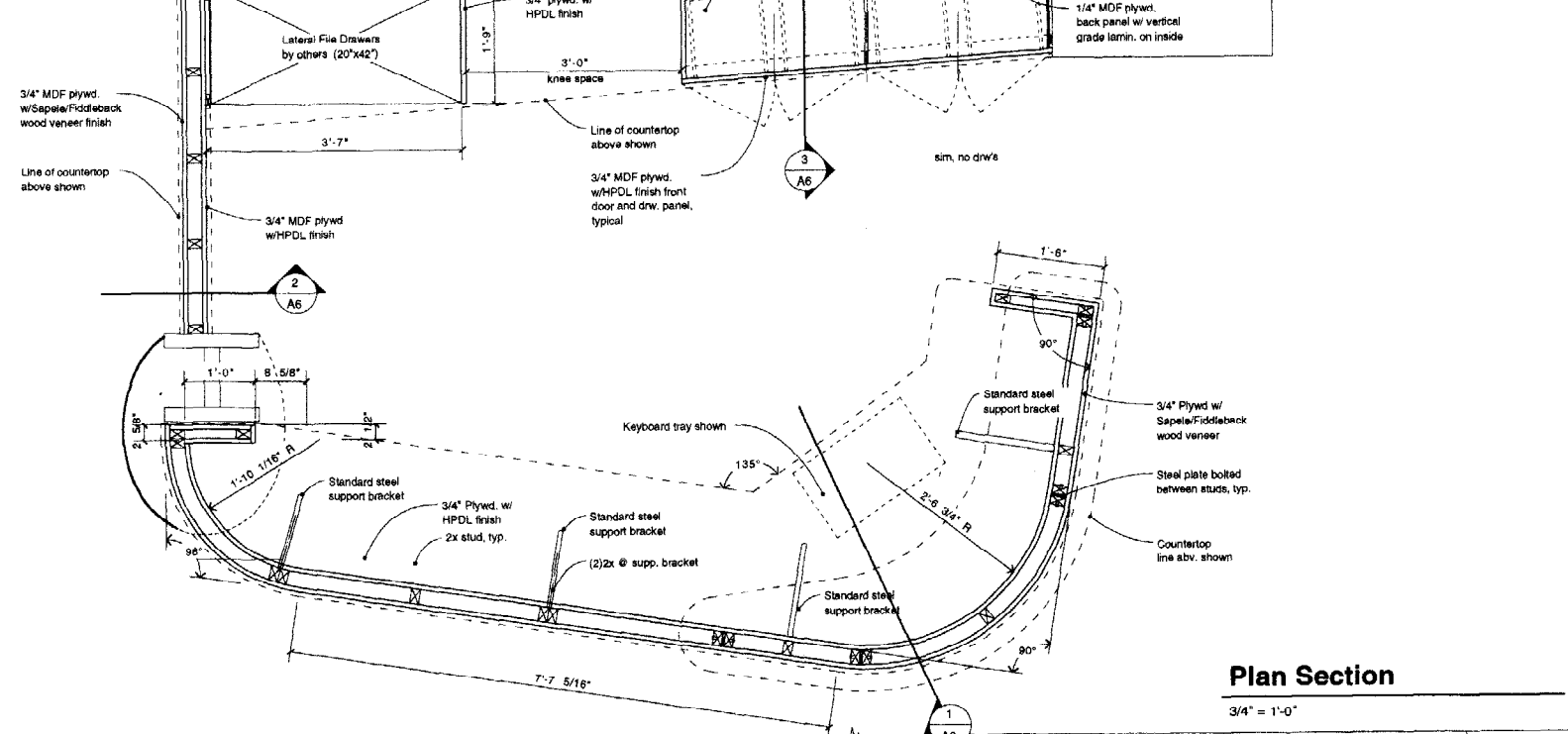
REVISED 5/17/01

Architectural
Woodwork Elevations

A5

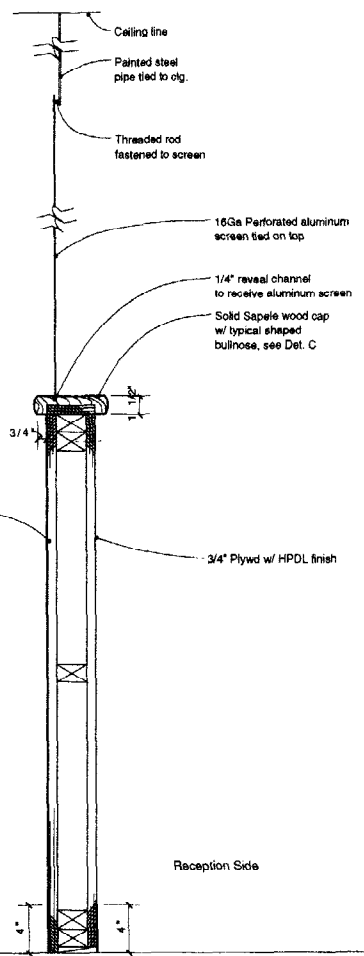


A Detail
3/4" = 1'-0"

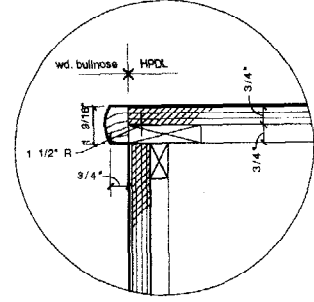


Plan Section
3/4" = 1'-0"

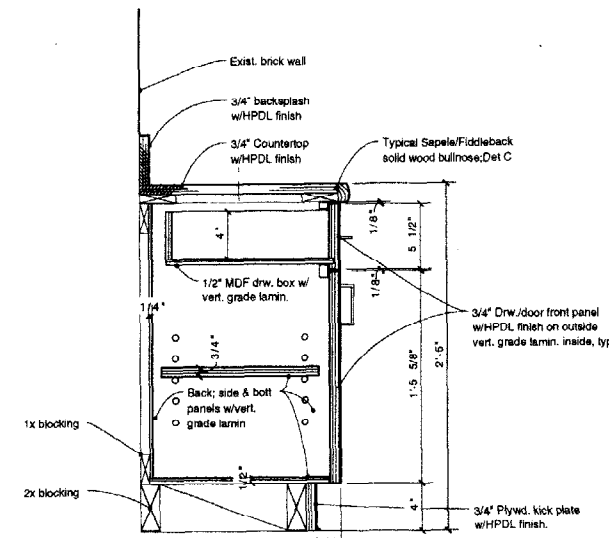
1 Reception Desk Section
1 1/2" = 1'-0"



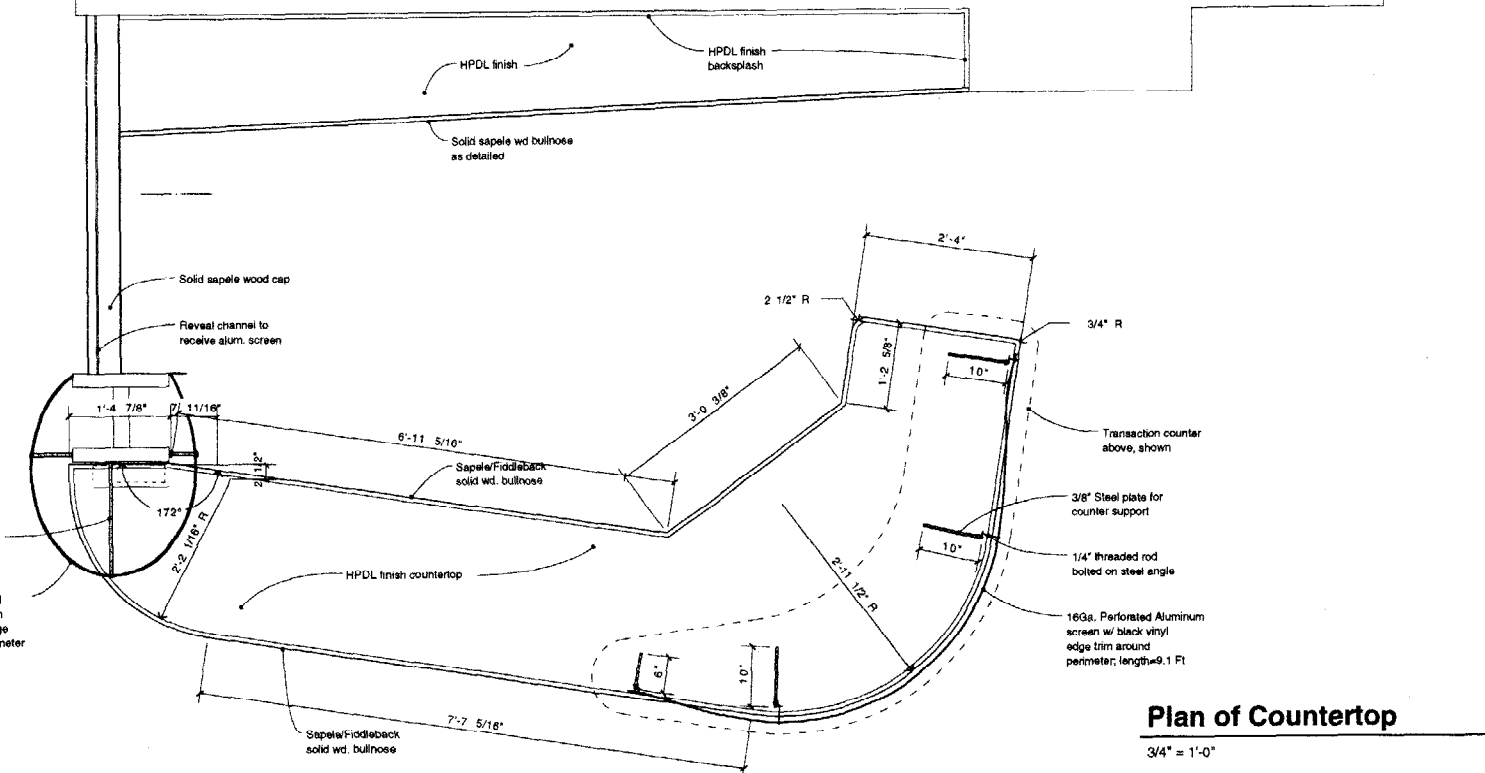
2 Section at halfwall



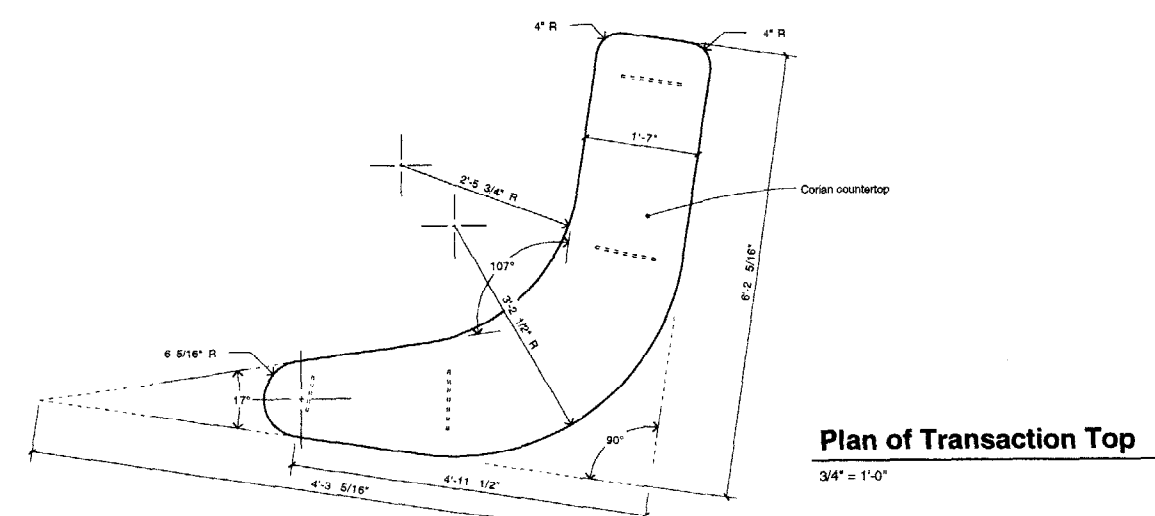
C Detail
3" = 1'-0"



3 Section at credenza
1 1/2" = 1'-0"

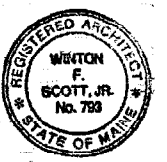


Plan of Countertop
3/4" = 1'-0"



Plan of Transaction Top
3/4" = 1'-0"

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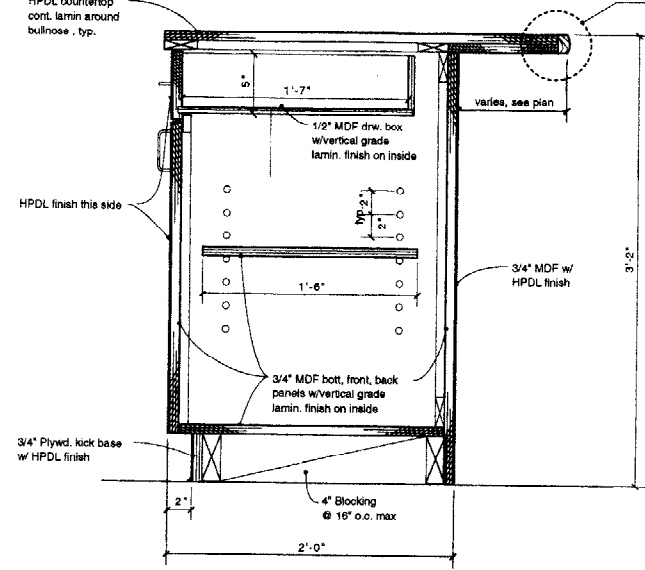


Architect
Winton Scott Architects
Portland, ME

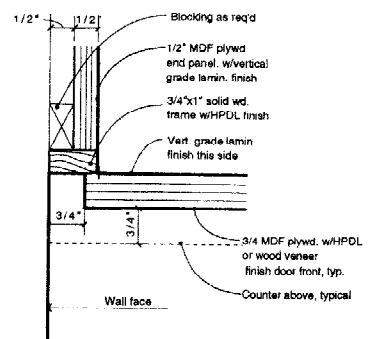
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Reception Area
Woodwork Details

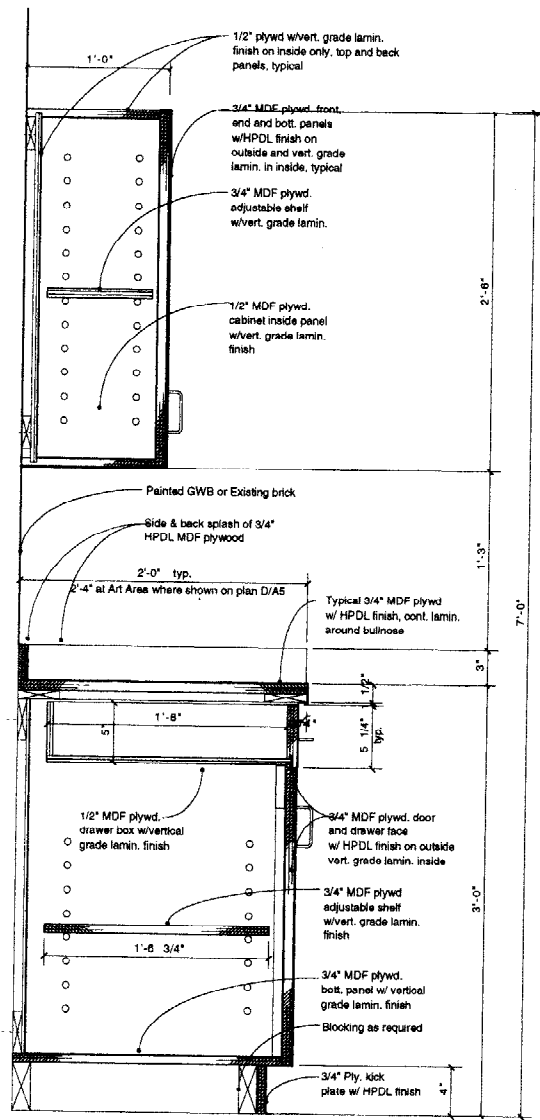
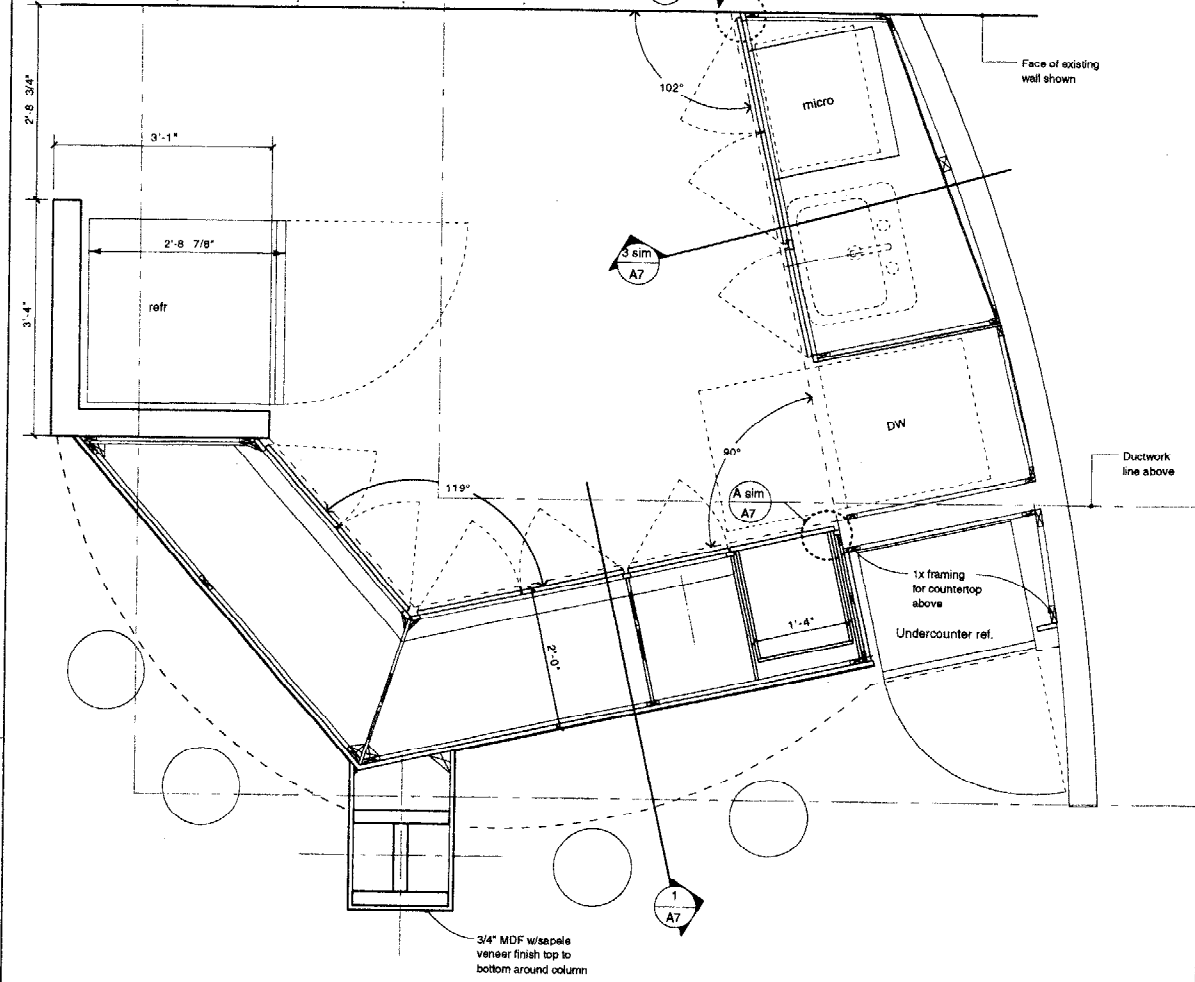
A 6



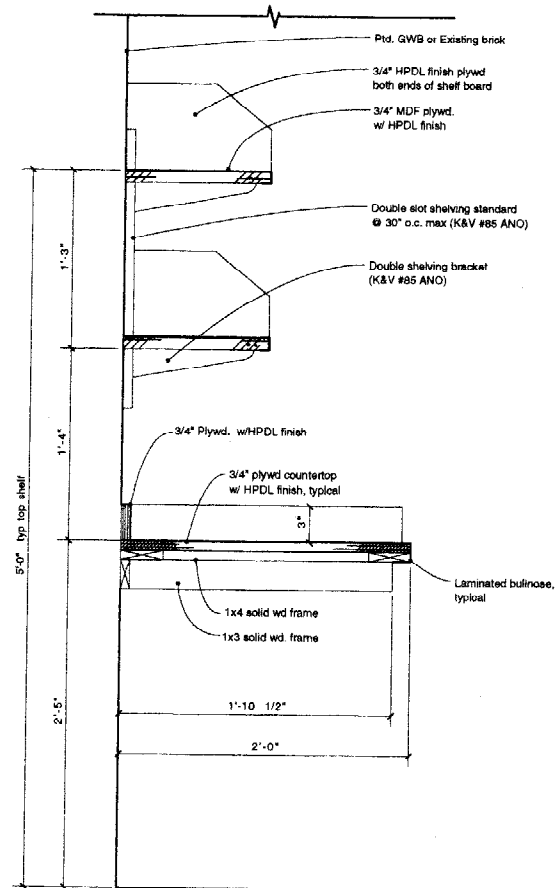
1 Section at Kitchen / Bar
 1 1/2" = 1'-0"



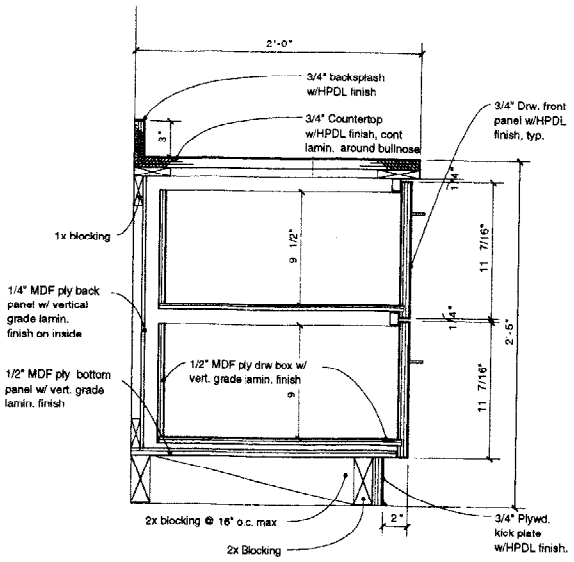
A Casework at Wall, typical
 6" = 1'-0"



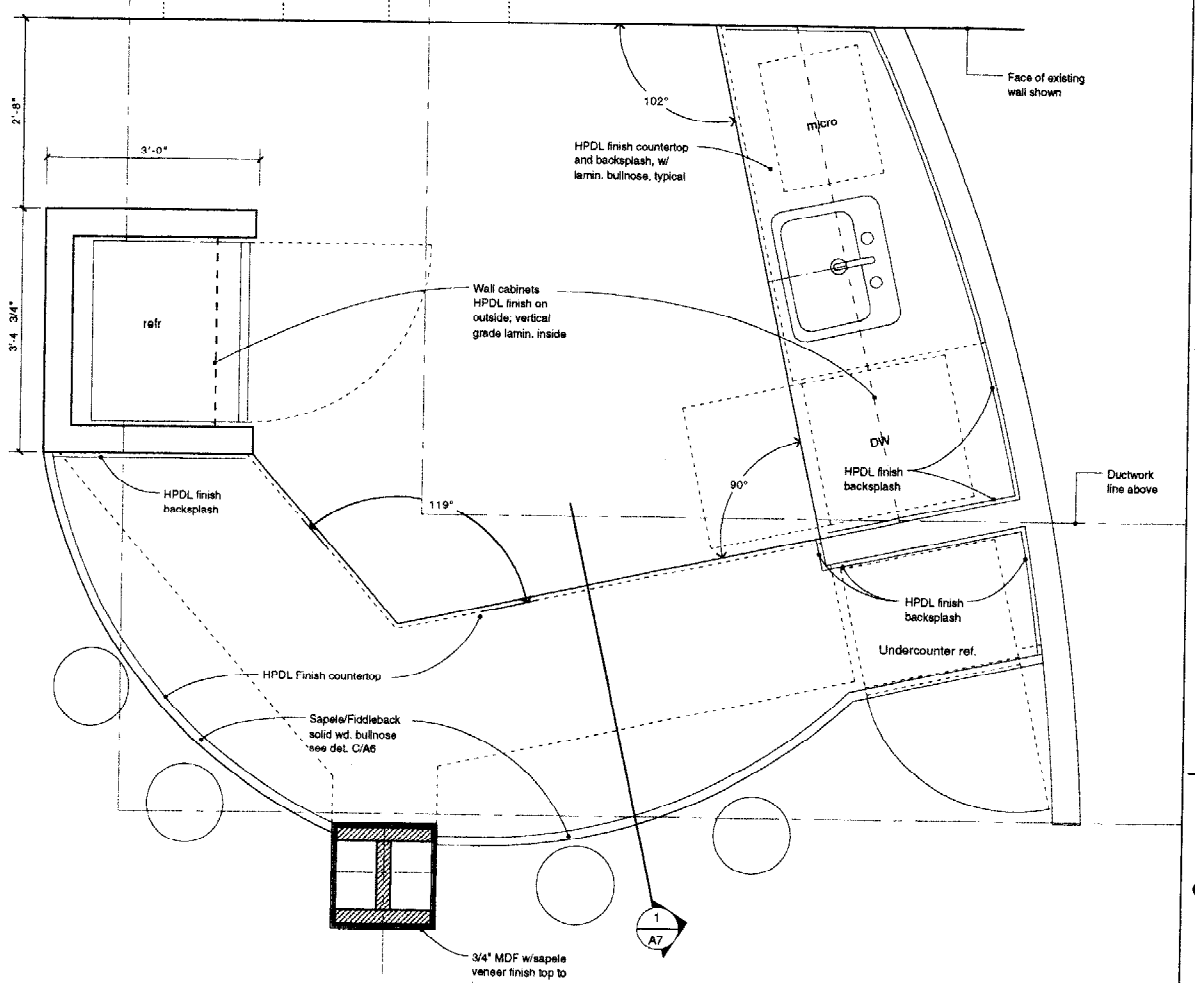
3 Wall / Base Cabinet Section
 1 1/2" = 1'-0"
 Typical Section at Art Area



4 Countertop with Shelving above
 1 1/2" = 1'-0"; typical



5 Section at File Drawer Cabinet
 1 1/2" = 1'-0"; typical



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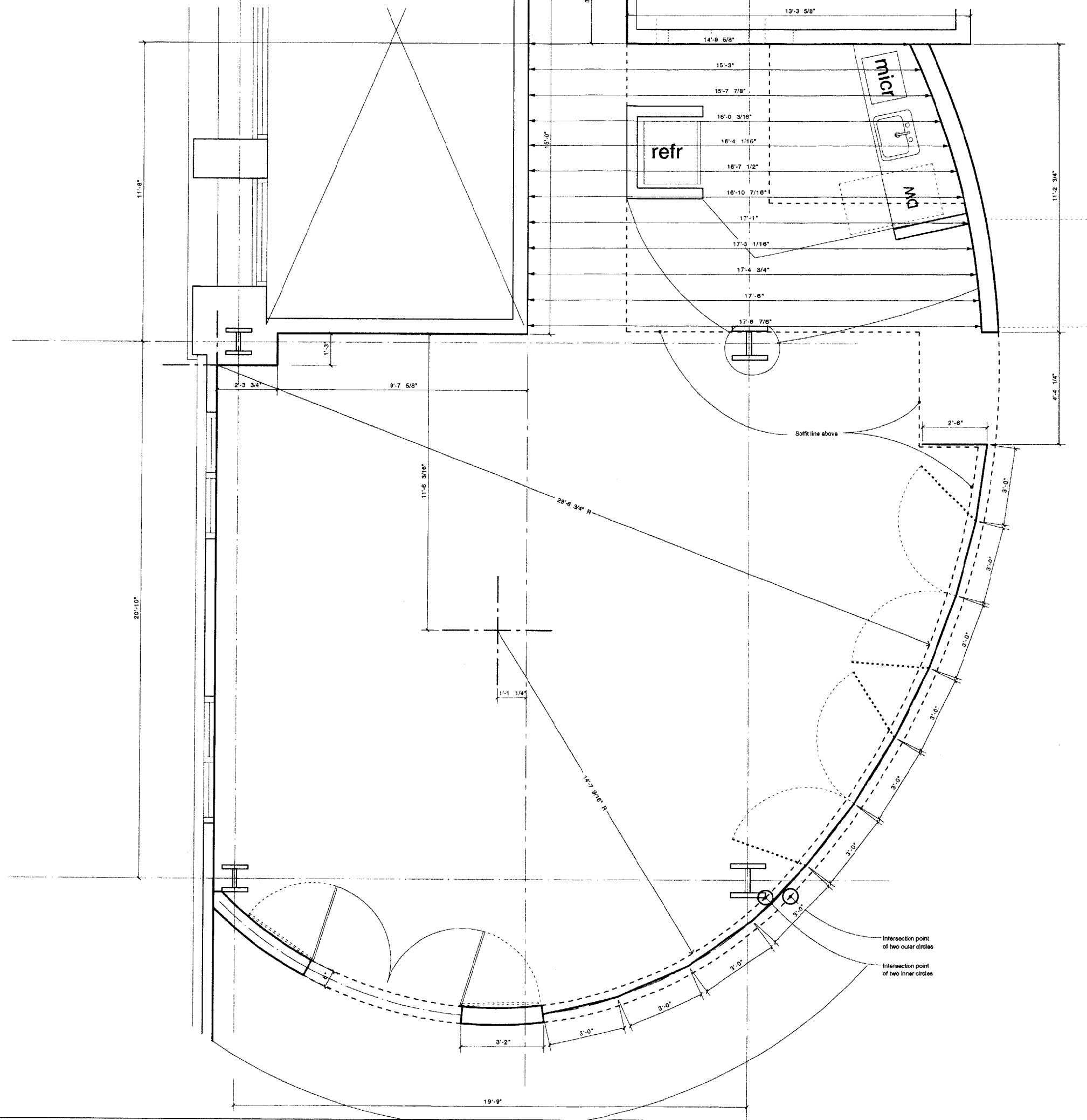


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Kitchen / Bar
 Typical Woodwork
 Details

A 7



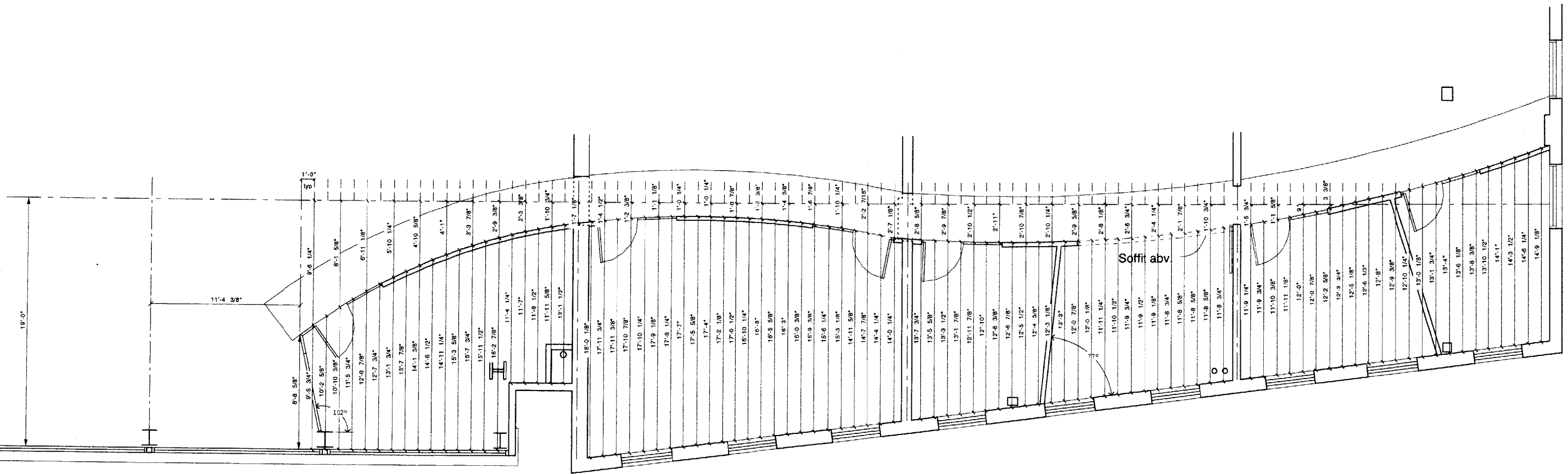
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**Enlarged Plan
at Conference Room**

A 8



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Enlarged Plan
at Curving Wall

A 9