

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 021369

This is to certify that Olympia Equity Investors Iv /Allied Construction Co

has permission to Revision to finishes in existing lobby

AT 85 Commercial St 029 K001001

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 laid or closed-in. **HEAVY NOTICE IS 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]
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: 02-1369	Issue Date:	CBL: 029 K001001
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Location of Construction: 85 Commercial St	Owner Name: Olympia Equity Investors Iv Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 207-874-9990
Business Name: n/a	Contractor Name: Allied/Cook Construction Corp.	Contractor Address: PO Box 1396 Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial / Office Building Lobby; Revision to finishes in existing lobby.	Permit Fee: \$359.00	Cost of Work: \$47,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	

Proposed Project Description: Revision to finishes in existing lobby	Signature: <i>UK MM</i>	Signature:
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: gg	Date Applied For: 12/12/2002	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 <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>12/16/02</i></p>	<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 <p>Date:</p>	<p>Historic Preservation</p> <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 <p><i>Any exterior work requires</i></p> <p>Date: <i>12/16/02</i></p>
	<i>A separate review</i>		

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 _____

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.

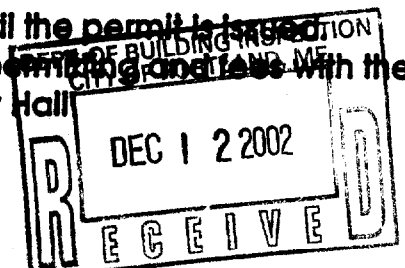
Location/Address of Construction: <u>79-85 COMMERCIAL STREET</u>		
Total Square Footage of Proposed Structure <u>6703 SF LOBBY RENOVATIONS</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>K</u> Lot# <u>001</u>	Owner: <u>OLYMPIA EQUITY INVESTORS</u>	Telephone: <u>874-9990</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>ALLIED/COOK CONSTRUCTION</u> <u>P.O. Box 1396</u> <u>PORTLAND ME 04104</u>	Cost Of Work: \$ <u>47,500</u> Fee: \$ <u>359.-</u>
Current use: <u>OFFICE BUILDING LOBBY</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>OFFICE BUILDING LOBBY</u>		
Project description: <u>REVISION TO FINISHES IN EXISTING LOBBY</u>		
Contractor's name, address & telephone: <u>(SAME AS APPLICANT ABOVE)</u>		
Who should we contact when the permit is ready: <u>PETER J PELLETIER</u>		
Mailing address:		
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>772-2888</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: 	Date: <u>12/12/02</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 laws with the Planning Department on the 4th floor of City Hall.



Delete Schedule Add Bnd Print Permit Print C of O Print Insp Taxes

Prmt Text193 4106 Constr Type New Num1

Permit Nbr 02-1369 Location of Construction 85 Commercial St Appl. Date
Status Hold Permit Type Alterations - Commercial Issue Date
CBL 029 K001001 Territory Nbr 1 Estimated Cost \$47,500.00 Date Closed

Comment Date Comment Add Deler Save

12/17/2002 Guards have an ornamental pattern that is a Ladder, architect notified

Name mjn Follow Up Date Completed

CreatedBy gg CreateDate 12/13/2002 ModBy mjn ModDate 12/17

ALLIED/COOK

CONSTRUCTION

Planners • Managers • Design/Builders
Building Excellence Since 1958

January 29, 2003

Mr. Mike Nugent
Building Inspections
City of Portland
389 Congress Street
Portland, ME 04101

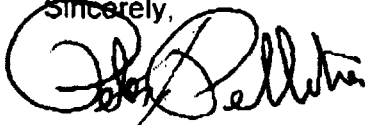
Re: 85 Commercial Street
Blake Building Lobby Renovations

Dear Mike:

Attached please find two (2) sketches showing a revised ramp guardrail detail for the above referenced project. This rail is to take the place of the rail detailed on SMRT's Drawing AE 201 submitted with the building application. The new rail systems uses 1/2" tempered glass panels in lieu of the original designed cable system.

We trust this revised rail system eliminates your concern. Please let me know if you have any additional questions.

Sincerely,



Peter J. Pelletier
Vice President Administration

cc: Jim Brady, Olympia Equity
Pete Pinkerton, SMRT

Jan 29 03 10:38a

LMC

LMC LIGHT IRON, INC.

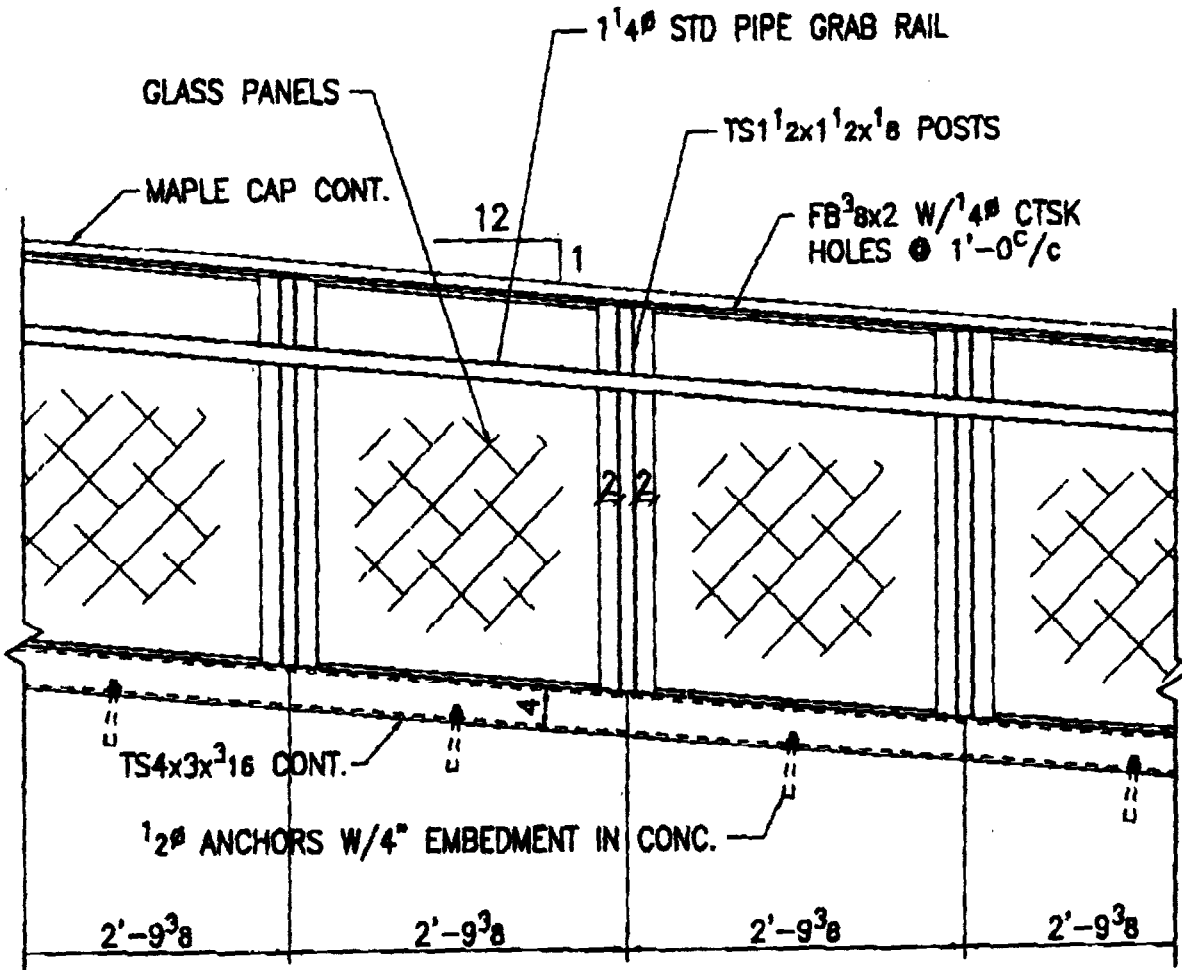
E. RANGE RD. - P.O. BOX 521
LIMERICK, MAINE 04048

TEL: (207) 793-9957

FAX: (207) 793-3918

JOB: RAMP RAIL ELEVATION SECTION - W.L. BLAKE BLDG

SHT. NO. SK-2 JOB NO. 2203



SECT. 1-1
ELEVATION

Jan 29 03 10:38 LMC

LMC LIGHT IRON, INC.

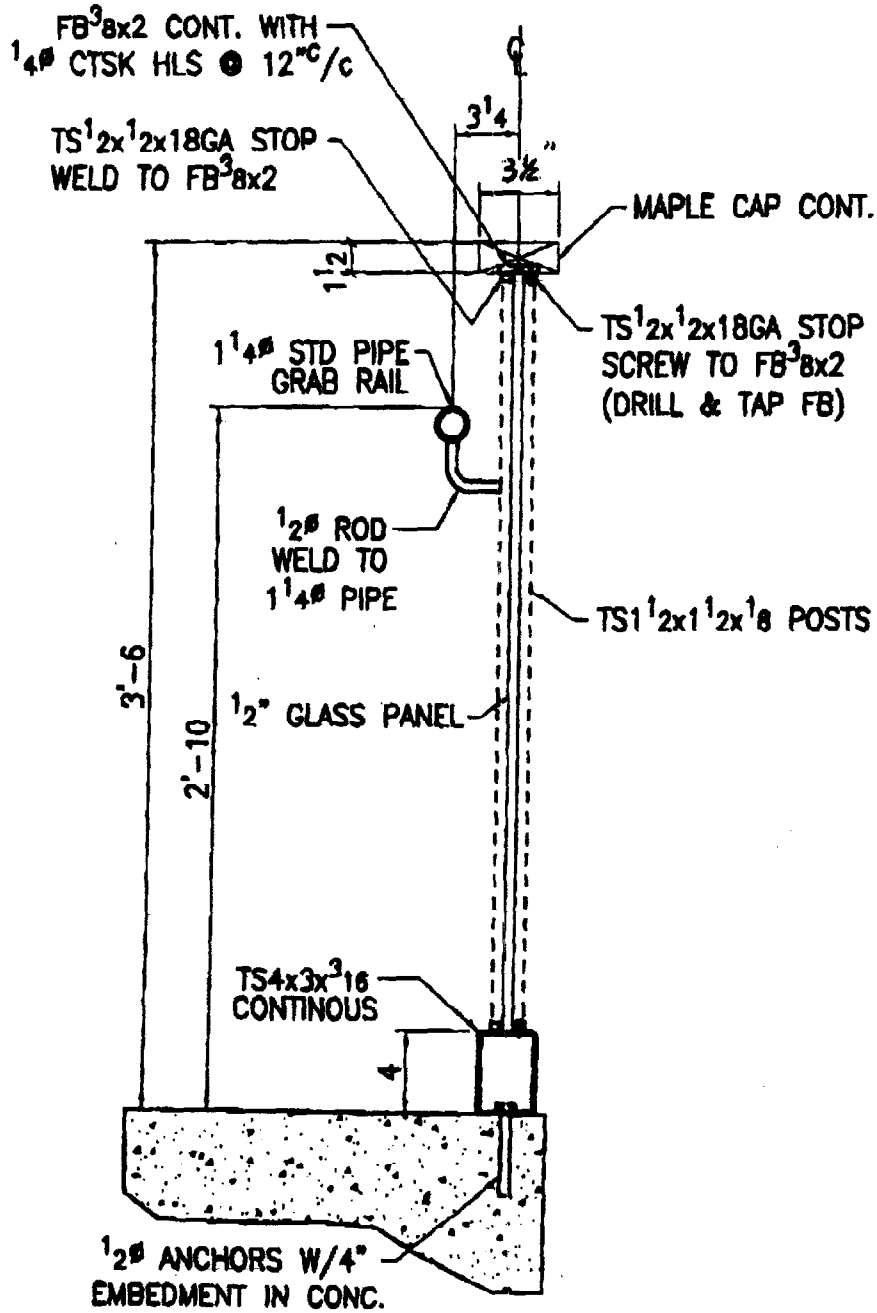
E. RANGE RD. - P.O. BOX 521
LIMERICK, MAINE 04048

TEL: (207) 793-9957

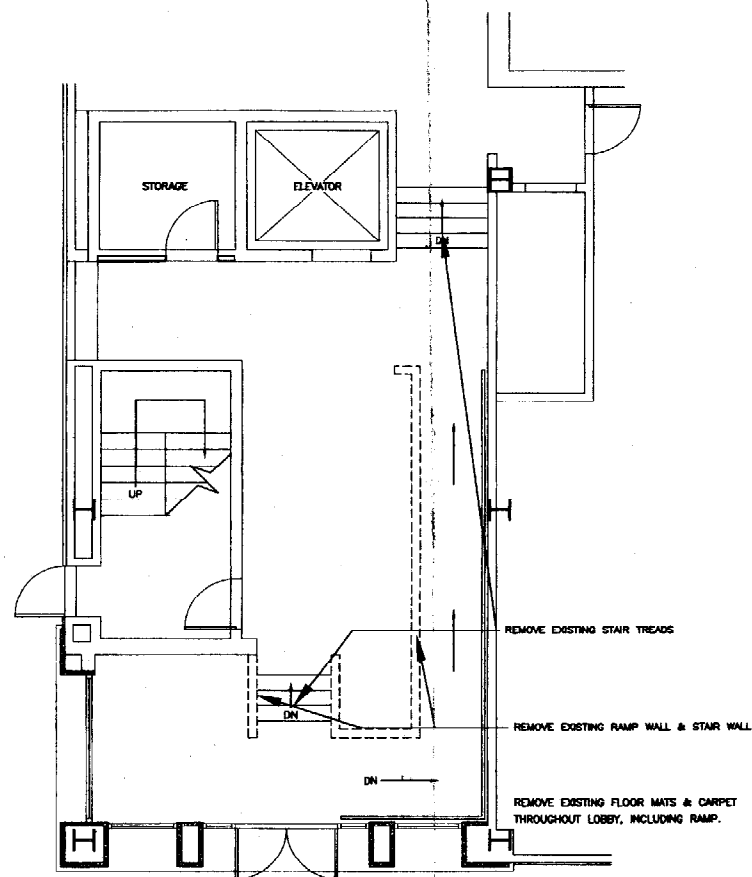
FAX: (207) 793-3919

JOB: RAMP RAIL CROSS SECTION - W.L. BLAKE BLDG

SHT. NO. SK-1 | JOB NO. 2203



DETAIL A



GENERAL NOTES:

1. ALL EXPOSED CONDUIT SERVING FIRE ALARM DEVICES TO BE CONCEALED IN WALLS OF SOFFITS
2. ALL EXPOSED SPRINKLER PIPING TO BE CONCEALED IN SOFFITS
3. REMOVE EXISTING FLUORESCENT LIGHTS
4. PROVIDE NEW S/S KICKPLATE AT DOOR @ INTERIOR DOOR OF FIRE STAIR.

MATERIALS:

FLOORING:
 SLATE: BY NEW ENGLAND TILE-VERMONT GREEN
 RADIAL RUBBER: JOHNSONITE BLACK
 CARPET: J7J COMMERCIAL-LIQUID 8223 NITROGEN
 WALK OFF MAT: BERBER MAT-BLUE/GRAY
 WOOD PANELING: BY NEW ENGLAND CLASSIC INTERIORS
 WOOD PANELING:
 CLASSIC: MODERN FROM NEW ENGLAND CLASSIC
 INTERIORS-NATURAL MAPLE
 BASE: NATURAL MAPLE
 PAINT 1: SCUFFMASTER CUSTOM# C2582118
 PAINT 2: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH
 BEN MOORE 2138-40 CAROLINA GULL
 PAINT 3: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH
 BEN MOORE 2133-40 DORR GRAY
 PAINT 4: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN
 MOORE 2174-30 SEDONA CLAY

FURNISHINGS:

GRANITE BENCH BY SWENSON'S GRANITE WORKS
 GRAY SANDED 48" X 14"D X 18"H

REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

SM RT	ARCHITECTURE ENGINEERING PLANNING
	<small>SMRT 144 Fore Street, P.O. Box 818 Portland, Maine 04104 tel. (207) 772-2846 fax. (207) 772-1070</small>

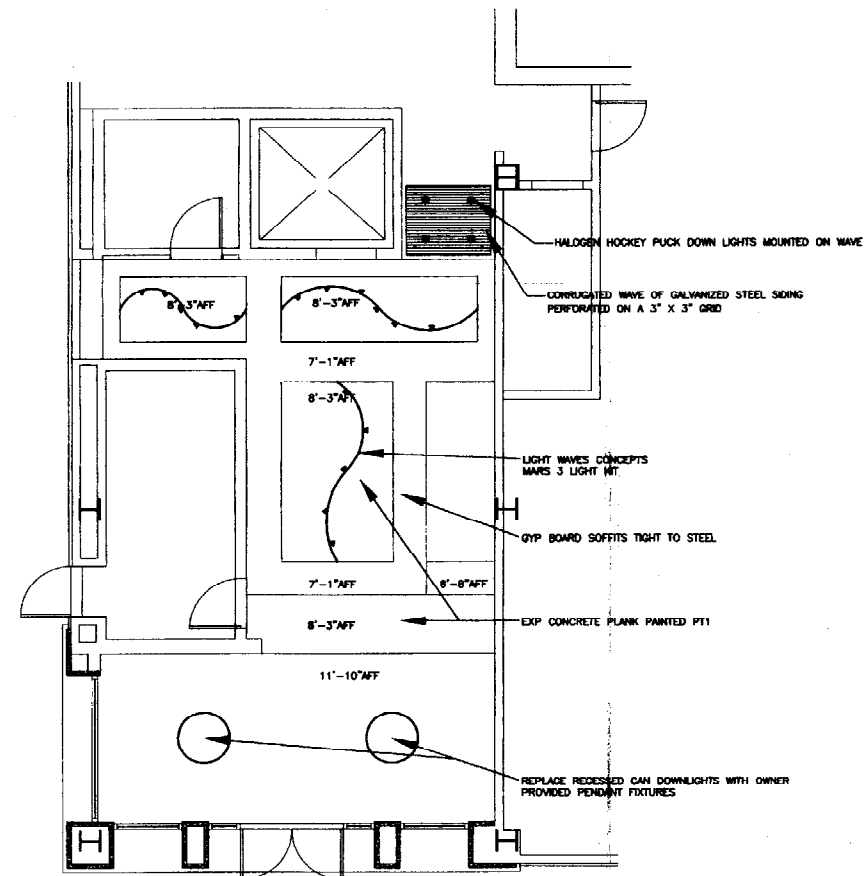
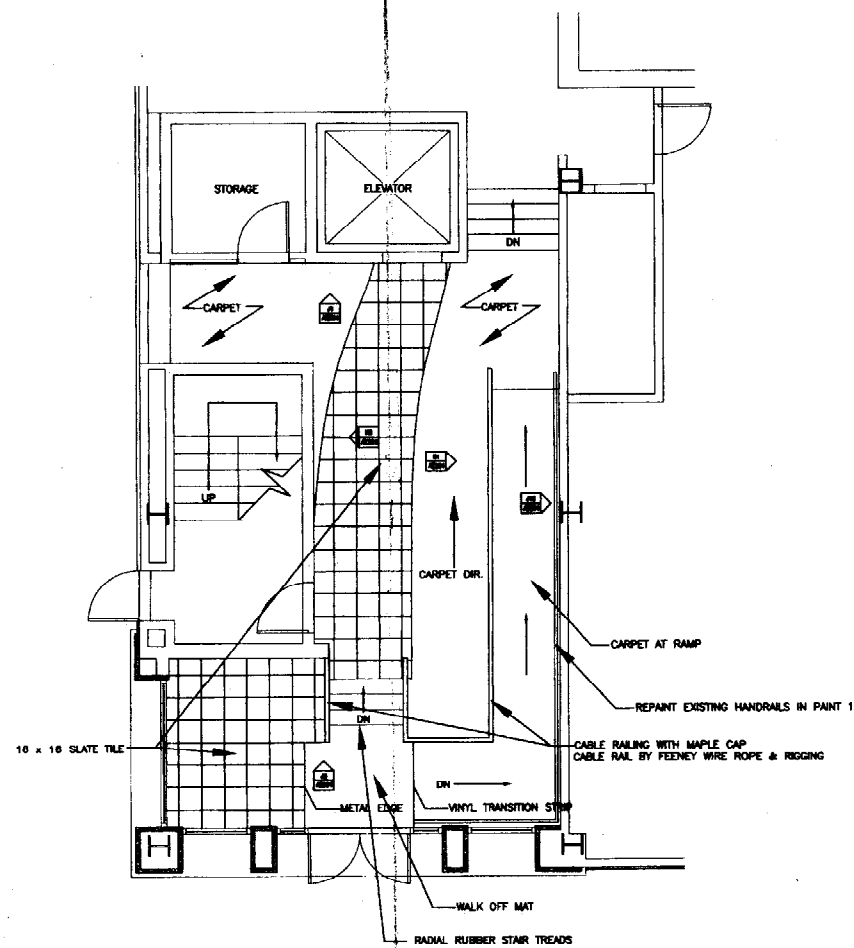
**BLAKE BUILDING
 LOBBY RENOVATION**
 COMMERCIAL STREET PORTLAND, MAINE

DEMOLITION PLAN

SHEET TITLE:		DATE: 01/11/02
SCALE: AS NOTED	PROJECT MANAGER: JLH	GRAPHIC SCALE:
JOB CAP/DRAWN: PJP	A/E OF RECORD: JLH	SHEET No. AD101
SMRT CAD FILE: AD101-01154	PROJECT No. 01184-00	

A1 DEMOLITION PLAN

1/4"=1'-0"



GENERAL NOTES:

1. ALL EXPOSED CONDUIT SERVING FIRE ALARM DEVICES TO BE CONCEALED IN WALLS OF SOFFITS
2. ALL EXPOSED SPRINKLER PIPING TO BE CONCEALED IN SOFFITS
3. REMOVE EXISTING FLUORESCENT LIGHTS
4. PROVIDE NEW S/S KICKPLATE AT DOOR @ INTERIOR DOOR OF FIRE STAIR.

MATERIALS:

FLOORING:
 SLATE: BY NEW ENGLAND TILE-VERMONT GREEN
 RADIAL RUBBER: JOHNSONITE BLACK
 CARPET: JJI COMMERCIAL-LIQUID 8223 NITROGEN
 WALK OFF MAT: BERBER MAT-BLUE/GRAY
 WOOD PANELING: BY NEW ENGLAND CLASSIC INTERIORS
 CLASSIC MODERN FROM NEW ENGLAND CLASSIC
 INTERIORS-NATURAL MAPLE
 BASE: NATURAL MAPLE
 PAINT 1: SCUFFMASTER CUSTOM C2682118
 PAINT 2: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN MOORE 2135-40 CAROLINA GULL
 PAINT 3: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN MOORE 2133-40 DOR GRAY
 PAINT 4: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN MOORE 2174-30 SEDONA CLAY

FURNISHINGS:

GRANITE BENCH BY SWENSON'S GRANITE WORKS
 GRAY SANDED 48" X 14" X 18"

REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

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SMRI ARCHITECTURE ENGINEERING PLANNING
 141 Fore Street, P.O. Box 618
 Portland, Maine 04101
 Tel: (207) 772-2646
 Fax: (207) 772-1070

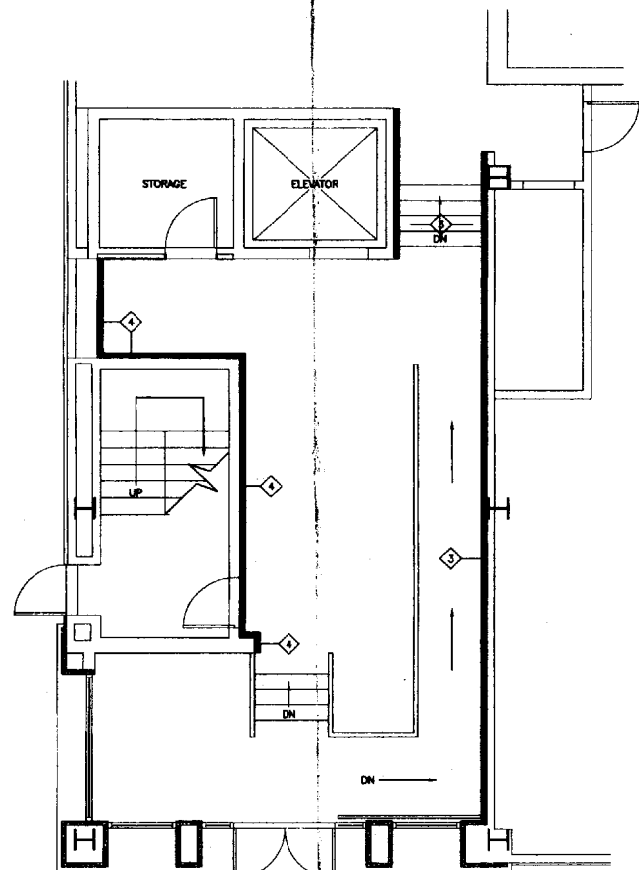
BLAKE BUILDING LOBBY RENOVATION
 PROJECT: COMMERCIAL STREET PORTLAND, MAINE

FLOOR PLAN & REFLECTED CEILING

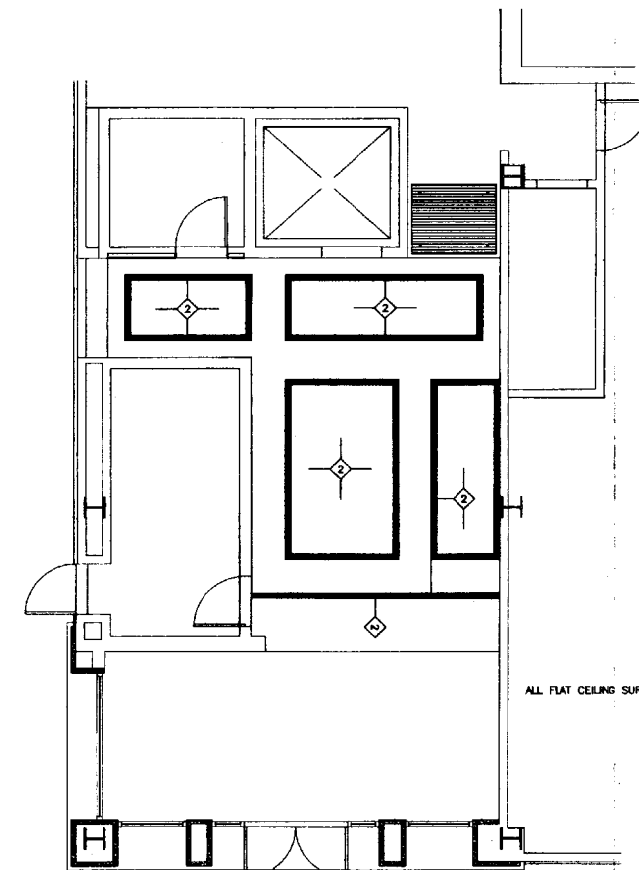
SHEET TITLE:	AS NOTED	DATE:	01/11/02
SCALE:	AS NOTED	GRAPHIC SCALE:	0" = 1'
PROJECT MANAGER:	JLH	JOB CAP/DRWING:	FJP
A/E OF RECORD:	JLH	SHEET No.:	AE101
SMART CAD FILE:	AE101-01154	PROJECT No.:	01154-00

A1 PARTIAL FLOOR PLAN
 1/4"=1'-0"

A1 REFLECTED CEILING PLAN
 1/4"=1'-0"



A1 PARTIAL PAINT PLAN
1/4"=1'-0"



A1 CEILING AND SOFFIT PAINT PLAN
1/4"=1'-0"

GENERAL NOTES:

1. ALL EXPOSED CONDUIT SERVING FIRE ALARM DEVICES TO BE CONCEALED IN WALLS OF SOFFITS
2. ALL EXPOSED SPRINKLER PIPING TO BE CONCEALED IN SOFFITS
3. REMOVE EXISTING FLUORESCENT LIGHTS
4. PROVIDE NEW 5/8" KICKPLATE AT DOOR @ INTERIOR DOOR OF FIRE STAIR.

MATERIALS:

FLOORING:
SLATE: BY NEW ENGLAND TILE-VERMONT GREEN
RADIAL RUBBER: JOHNSONITE BLACK
CARPET: J71 COMMERCIAL-LIQUID 8223 NITROGEN
WALK OFF MAT: BERBER MAT-BLUE/GRAY
WOOD PANELING: BY NEW ENGLAND CLASSIC INTERIORS
CLASSIC MODERN FROM NEW ENGLAND CLASSIC
INTERIORS-NATURAL MAPLE
BASE: NATURAL MAPLE
PAINT 1: SCUFFMASTER CUSTOM# G2521118
PAINT 2: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH
BEN MOORE 2130-40 CAROLINA GULL
PAINT 3: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH
BEN MOORE 2133-40 DIOR GRAY
PAINT 4: SCUFFMASTER TEXTURED PEARL CUSTOM TO MATCH
BEN MOORE 2174-30 SEDONA CLAY

FURNISHINGS:

GRANITE BENCH BY SHENSON'S GRANITE WORKS
GRAY SANDED 48" L X 14" D X 18" H

REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

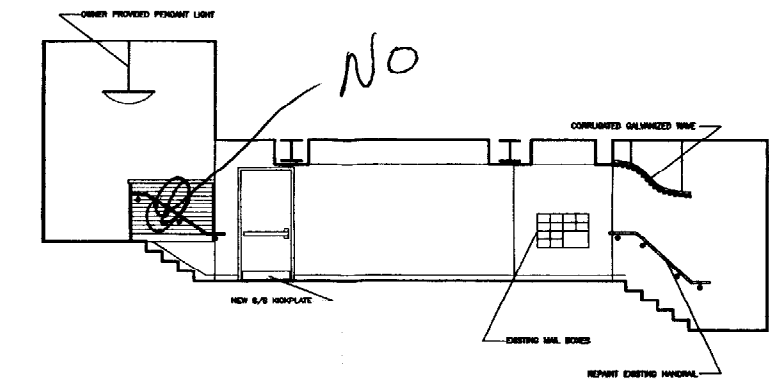
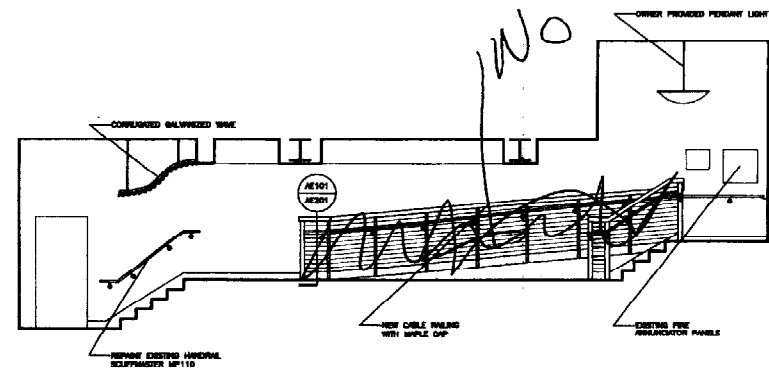
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SM RT ARCHITECTURE ENGINEERING PLANNING
SMRT
141 Fore Street P.O. Box 618
Portland, Maine 04104
tel. (207) 773-3846
fax. (207) 773-1870

BLAKE BUILDING LOBBY RENOVATION
PROJECT: COMMERCIAL STREET PORTLAND, MAINE

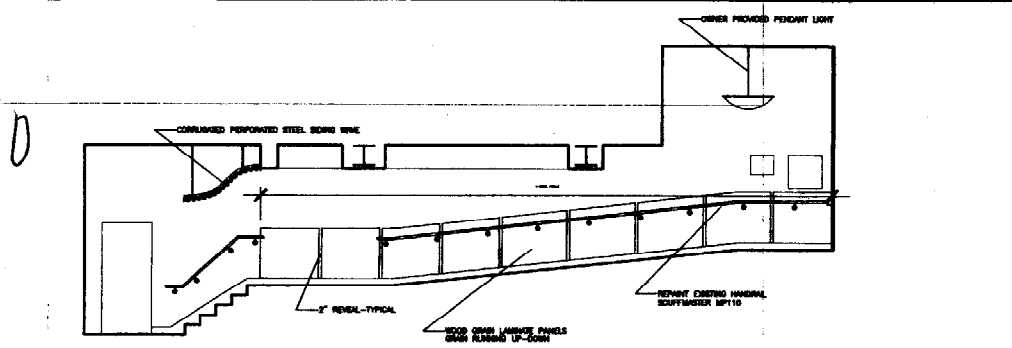
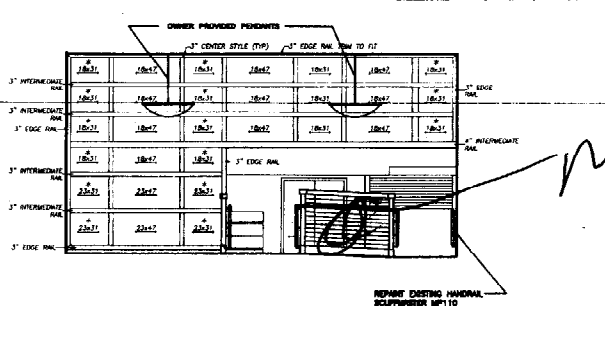
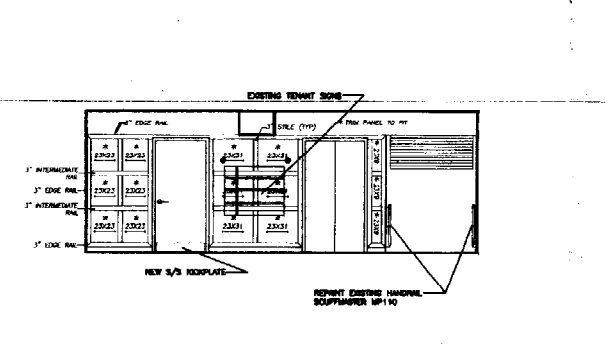
PAINT & FINISH PLAN

SHEET TITLE:		DATE: 01/11/02
SCALE: AS NOTED	GRAPHIC SCALE:	0' 12'
PROJECT MANAGER: J.J.H.	JOB CAP/DRAWN: R.J.P.	SHEET No. AF101
A/E OF RECORD: J.J.H.	SMRT CAD FILE: AF101-01154	PROJECT No. 01154-00



N1 SOUTH ELEVATION
1/4"=1'-0"

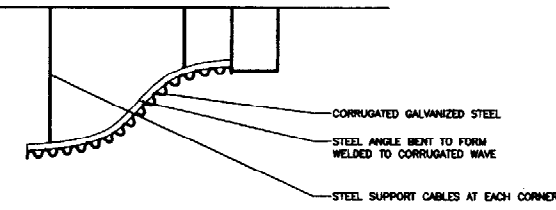
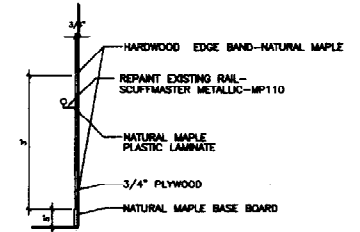
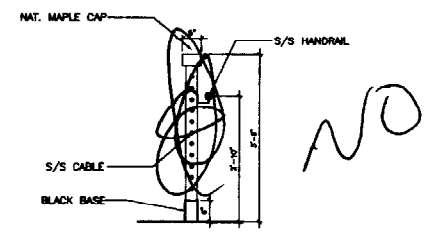
N8 NORTH ELEVATION
1/4"=1'-0"



J1 EAST ELEVATION-ELEVATOR WALL
1/4"=1'-0"

J6 EAST ELEVATION-UPPER LOBBY WALL
1/4"=1'-0"

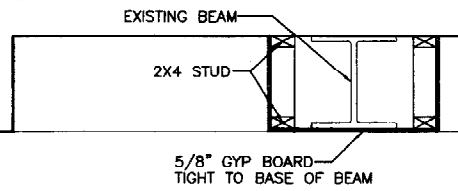
J10 EAST ELEVATION-UPPER LOBBY WALL
1/4"=1'-0"



E1 RAILING DETAIL
3/4"=1'-0"

E6 WALL PANEL DETAIL
3/4"=1'-0"

E10 GALVANIZED WAVE DETAIL
3/4"=1'-0"



A1 TYPICAL SOFFIT SECTION
1"=1'-0"

GENERAL NOTES:

- ALL EXPOSED CONDUIT SERVING FIRE ALARM DEVICES TO BE CONCEALED IN WALLS OF SOFFITS
- ALL EXPOSED SPRINKLER PIPING TO BE CONCEALED IN SOFFITS
- REMOVE EXISTING FLUORESCENT LIGHTS
- PROVIDE NEW S/S KICKPLATE AT DOOR @ INTERIOR DOOR OF FIRE STAIR.

MATERIALS:

FLOORING:
SLATE: BY NEW ENGLAND TILE-VERMONT GREEN
RADIAL RUBBER: JOHNSONITE BLACK
CARPET: J7J COMMERCIAL-LIQUID 8223 NITROGEN
WALK OFF MAT: BERBER MAT-BLUE/GRAY
WOOD PANELING: BY NEW ENGLAND CLASSIC INTERIORS
CLASSIC MODERN FROM NEW ENGLAND CLASSIC INTERIORS-NATURAL MAPLE
BASE: NATURAL MAPLE
PAINT 1: SUFFMASTER CUSTOM G2562118
PAINT 2: SUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN MOORE 2138-40 CAROLINA GULL
PAINT 3: SUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN MOORE 2133-40 DORR GRAY
PAINT 4: SUFFMASTER TEXTURED PEARL CUSTOM TO MATCH BEN MOORE 2174-30 SEDONA CLAY

FURNISHINGS:

GRANITE BENCH BY SWENSON'S GRANITE WORKS
GRAY SANDED 48" X 14"D X 16"H

REV.	DESCRIPTION	DATE

CURRENT ISSUE STATUS:

SMRT ARCHITECTURE ENGINEERING PLANNING
SMRT
144 Fore Street, P.O. Box 618
Portland, Maine 04104
tel. (207) 772-8846
fax. (207) 772-1070

BLAKE BUILDING LOBBY RENOVATION
PROJECT: COMMERCIAL STREET PORTLAND, MAINE

INTERIOR ELEVATIONS

SHEET TITLE: **AE201**

SCALE: AS NOTED DATE: 01/11/02
PROJECT MANAGER: JLH GRAPHIC SCALE: 0'
JOB CAP/DRAWN: RJP
A/E OF RECORD: JLH SHEET No.
SMRT CAD FILE: AE201-01154
PROJECT No: 01154-00

Handwritten signature/initials