

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030391

This is to certify that Olympia Equity Investors Iv / Bryce /Bryce _____
has permission to Adding New Walls & Partitions to form office spaces
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 work on permit must be completed before this building or part thereof is occupied or enclosed-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] 5/2/07
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: 03-0391	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:
Business Name:	Contractor Name: Bryce Construction Mgt.	Contractor Address: 1 India St Portland	Phone 2077751955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Vacant/Office Space	Proposed Use: Office Space	Permit Fee: \$212.00	Cost of Work: \$26,700.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: B3 5/3/02 Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		

Proposed Project Description:
Adding New Walls & Partitions to form 2 Office Spaces

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 04/18/2003	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/> Date: <i>ok 11/30/03</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 Date: _____
	Separate permits required for any new signage Any exterior work requires a separate permit		

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

CODE ANALYSIS

BLAKE BLOCK – 5TH FLOOR

BOCA 1999

BOCA Refer.

Business Occupancy

Area sprinkled per NFPA 13

Occupant Load

Tenant "A"=56

Tenant "B"=28

T1008.1.2

Number of exit access doors proposed

Tenant "A"=2

Tenant "B"=1

T1017.2

Allowable common path of travel (w/ sprinkler) = 100ft.

Common path proposed

Tenant "A"= 60 ft.

Tenant "B" = 80 ft.

T1017.2

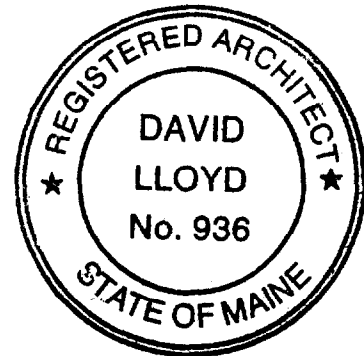
Dead End allowed = 50ft

Dead End Proposed = 20 ft

Corridor Rating = 0

1011.2

T1011.4



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Permit No: 03-0391	Date Applied For: 04/18/2003	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:
Business Name:	Contractor Name: Bryce Construction Mgt.	Contractor Address: 1 India St Portland	Phone (207) 775-1955
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Office Space	Proposed Project Description: Adding New Walls & Partitions to form 2 Office Spaces
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 04/28/2003	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 05/02/2003	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 04/29/2003	Note: 1) the fire alarm system shall be maintained to NFPA 72 standards 2) the sprinkler system shall be maintained to NFPA 13 standards	Ok to Issue: <input checked="" type="checkbox"/>

Comments:
04/30/2003-mjn: In looking at Table 1010.3 on page 115 of the 1999 BOCA code, it appears that there are three distinct qualifying thresholds 1) Occupant Load 2) Dead end travel 3) Maximum number of stories above grade
For the "B" use group, 2 stories is the maximum. The applicant proposes this on the fifth floor.
05/02/2003-mjn: Called BOCA and advised that the configuration is ok based on "common path of travel" and the proposed occupant load. Both paces must have access to both stairways.

03-0391

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.

85 Commercial

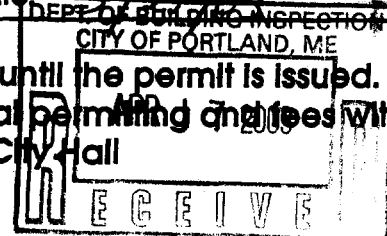
Location/Address of Construction: <u>107 Custom House Street</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>029</u> Block# <u>K</u> Lot# <u>001</u>	Owner: <u>Olympia Equity Investors Inc</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>RSN Television Properties on 4th Floor</u>	Applicant name, address & telephone: <u>Bryce Construction Mgt. 89 Auburn Street PO Box 9739 Portland, ME 04104-5039</u>	Cost Of Work: \$ <u>26,700.00</u> 99,000.00 Fee: \$ 212.00 <u>212.00</u>
Current use: <u>VACANT OFFICE SPACE</u>		
If the location is currently vacant, what was prior use: <u>OFFICE</u>		
Approximately how long has it been vacant: <u>? I think its still leased out - Sublease by New Tenant</u>		
Proposed use: <u>New Office space for Smith, Elliot, Smith & GARMEY</u>		
Project description: <u>Adding New Walls - office 2 walls will separate space into 2 spaces</u>		
Contractor's name, address & telephone: <u>BRYCE Construction Mgt. Services</u>		
Who should we contact when the permit is ready: <u>Brad D Bryce Sr</u>		
Mailing address: <u>89 Auburn Street # 386 PO. Box 9739 Portland, Maine 04104-5039</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: OFFICE 775-1955 x2 CELL 807-1648 x2 call		
Can Permit be done? <u>Not at it on Existing Policy with East office?</u>		

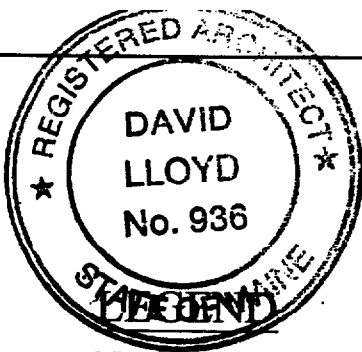
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Brad D Bryce Sr</u>	Date: <u>4/17/03</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

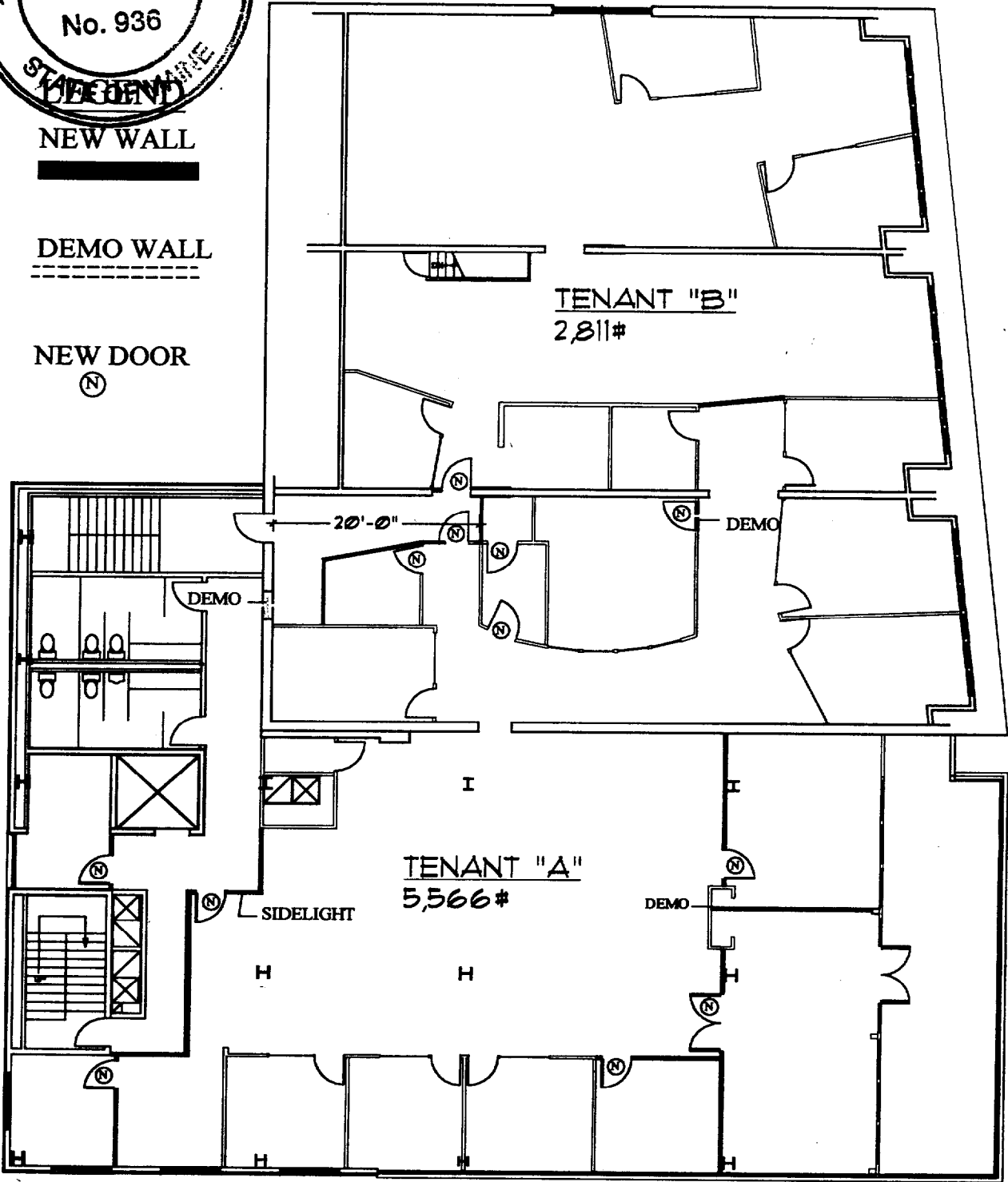




NEW WALL

DEMO WALL

NEW DOOR



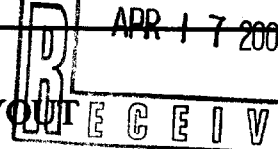
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 17 2003

SCALE: 1/16" = 1'-0"

PROJECT:
5TH FLOOR - BLAKE BUILDING

DRAWING:
TENANT LAYOUT



DATE: APR. 14, 2003