

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1038	Issue Date:	CBL: 038 B001001
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Location of Construction: 1 Portland Sq	Owner Name: Bcia New England Holdings Llc	Owner Address: One Boston Pl Suite 2100	Phone: 874-6000
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Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Grav	Phone: 2076536353
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
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Past Use: commercial office space	Proposed Use: commercial office space with tenant fit-up	Permit Fee: \$1,761.00	Cost of Work: \$185,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: 25 8/13/04 Signature: <i>[Signature]</i>	
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Proposed Project Description: commercial office space with tenant fit-up	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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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: jodinea	Date Applied For: 07/26/2004	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 Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 7/30/04	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: requires A Any exterior work Separate Review and Approval
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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

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule **your** inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- ECR Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Carled [Signature]
Signature of Applicant/Designee

8/12/04
Date

[Signature]
Signature of Inspections Official

8/12/04
Date

CBL 038 B001

Building Permit #:

04 1038

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number **038 B001001**
ISSUED
AUG 13 2004
CITY OF PORTLAND

This is to certify that Bcia New England Holdings / Reagan
has permission to commercial office space with ant fit-u
AT 038 B001001

provided that the person or persons or cooperation accepting this permit shall comply with all of the provisions of the Statutes of Me 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 closed-in. **48 HOUR 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] 8/13/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD (

City of Portland, Maine - Building or Use Permit

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Permit No: 04-1038	Date Applied For: 07/26/2004	CBL: 038 B001001
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Location of Construction: 1 Portland Sq	Owner Name: Bcia New England Holdings Llc	Owner Address: One Boston Pl Suite 2100	Phone: () 874-6000
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: (207) 653-6353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: commercial office space with tenant fit-up - 6th floor	Proposed Project Description: commercial office space with tenant fit-up - 6th floor
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 07/30/2004
Note:			OktoIssue: <input type="checkbox"/>
Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			OktoIssue: <input type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 08/02/2004
Note:			OktoIssue: <input type="checkbox"/>
1) the fire alarm system shall be maintained to NFPA 72 standards			
2) the sprinkler system shall be maintained to NFPA 13 standards			

All Purpose Building Permit Application

If you or the property owner Owns 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.

		V
Total Square Footage of Proposed Structure	Square Footage of Lot	
Chart# 38	&	Block# B
Lot# 1	207.574-6000	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Reason & Company 106 Merrill Blvd Gray ME 04039 657 635	cost Of Work: \$185,000. Fee: \$
Current use: <u>Office</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____ 26		
Proposed use: <u>Office</u>		
Project description: <u>Industrial offices</u>		
Contractor's name, address & telephone: <u>Reason & Company 106 Merrill Blvd Gray ME 04039 217-657-6353</u>		
Who should we contact when the permit is ready: <u>Bole Reason 329 3441</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>329 3441</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: Paul C Reason | Date: 7/24/04

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



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

38 B1

ACCESSIBILITY CERTIFICATE

Designer: Gregory D. [Signature]

Address of Project: 1 PRATT ST. SQUARE, 6th Floor

Nature of Project: RTM Management
interior office renovation
- no structural work -

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



Signature: [Signature]

Title: PRINCIPAL

Firm: CURELL'S ASSOCIATES

ASA T...

PORTLAND ME 04101

2021 01 11



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

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

FROM: GREGORY D. NINON

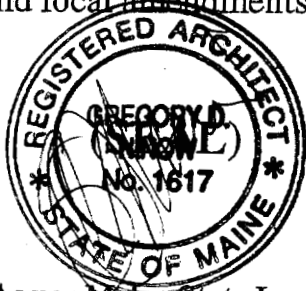
RE: Certificate of Design

DATE: May 22 '04

These plans and / or specifications covering construction work on:

BCA Management, 1 Portland, 6th Floor

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.



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.

Signature: [Handwritten Signature]

Title: Principal

Firm: CUDWELL IS ASSOCIATES

Address: 428 FOREST ST.
PORTLAND ME 04107



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04101

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

FROM DESIGNER: Gregory Ninow /
CUBELLIS ASSOCIATES

DATE: July 26, 04

Job Name: BOCA MANAGEMENT

Address of Construction: 1 PORTLAND SQ. 6th FLOOR

THE BOCA NATIONAL BUILDING CODE 11999 (FOURTEENTH EDITION)

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

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

Type of Construction II B - NO STRUCTURAL WORK

Structural Systems

DONE

Roof Snow Load

- _____ Ground Snow Load (Pg)
- _____ If Pg > 10 psf, Flat Roof snow load, Pf
- _____ If Pg > 10 psf, snow exposure factor, Ce
- _____ If Pg > 10 psf, roof thermal factor
- _____ If Pg > 10 psf, snow load importance factor, I
- _____ Sloped Roof Snowload Pr

AIA

Earthquake Loads

- _____ Peak velocity-related acceleration, Av
- _____ Peak acceleration, Aa
- _____ Seismic hazard exposure group
- _____ Seismic performance category
- _____ Soil profile type
- _____ Basic structural system/seismic-resisting system
- _____ Response modification factor, R, and deflection amplification factor, Cd,

_____ The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

- _____ Basic Wind Speed
- _____ Internal Pressure Coefficient
- _____ Wind Exposure Category
- _____ Wind Design Pressure
- _____ Wind Importance Factor

E:\001\0518\1001.dwg Jul 22 2004 - 3:11pm

ISSUE/REVISION DATE

1 07/14/04

LIST OF DRAWINGS

T001	TITLE SHEET
A006	DEMOLITION PLAN
A106	CONSTRUCTION PLAN
A406	REFLECTED CEILING PLAN
A906	FINISH PLAN
A926	FURNITURE/OUTLET PLAN

ISSUE HISTORY

1	07/1	ISSUE	IGN
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GENERAL NOTES

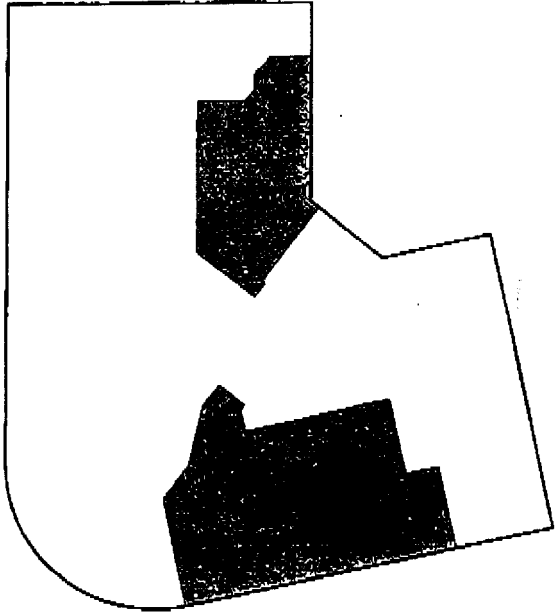
- GENERAL CONTRACTOR SHALL REVIEW ALL PERMITS, ORDINANCES, REGULATIONS AND ALL APPLICABLE STATE AND FEDERAL LAWS AND SHALL PROVIDE ALL NECESSARY PERMITS AND APPROVALS.
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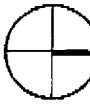
INTERIOR CONSTRUCTION:
BCIA

PROJECT DATA

- 1. SHEET NO. 02 OF 02
- 2. SHEET TITLE 02 OF 02
- 3. SHEET DATE 07/14/04
- 4. SHEET NUMBER 02 OF 02
- 5. SHEET SCALE 1/4" = 1'-0"

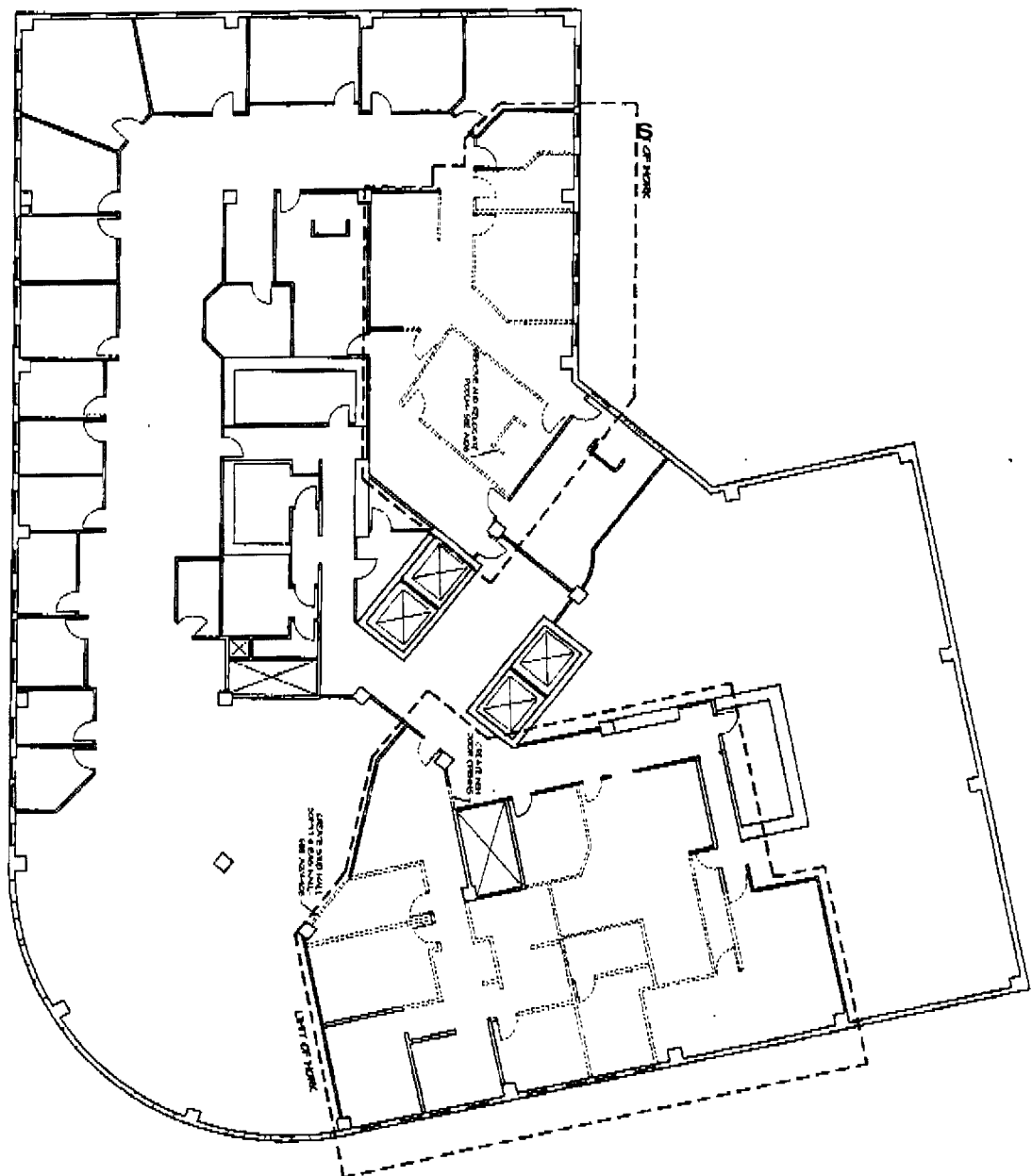
See 26



 <p>Cubellis Associates Inc. 1001 PORTLAND SQUARE, 5TH FLOOR PORTLAND, MAINE TEL: 603.233.1111 FAX: 603.233.1112 WWW.CUBELLIS.COM</p>	<p>TITLE SHEET</p>	<p>BCIA 1 PORTLAND SQUARE, 5TH FLOOR PORTLAND, MAINE</p>	<p>REVISIONS</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr><th>NO.</th><th>DATE</th><th>REVISION</th></tr> </thead> <tbody> <tr><td>1</td><td>07/14/04</td><td>ISSUE FOR PERMITS & CONSTRUCTION</td></tr> </tbody> </table>	NO.	DATE	REVISION	1	07/14/04	ISSUE FOR PERMITS & CONSTRUCTION
NO.	DATE	REVISION							
1	07/14/04	ISSUE FOR PERMITS & CONSTRUCTION							
									
<p>T001</p>									
<p>DATE: JULY 6, 2004</p>									

C:\BCH\03104\plan\01.dwg, July 22, 2004 - 3:12pm
 COPYRIGHT (C) BY CUBELLIS ASSOCIATES, INC. ALL RIGHTS RESERVED.
 THIS DRAWING IS THE PROPERTY OF CUBELLIS ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CUBELLIS ASSOCIATES, INC.

NOTE: ALL DASHED WALLS AND DOORS TO BE REMOVED.
 ALL VARIOUS ALL INTERIOR FINISHES TO BE REMOVED.



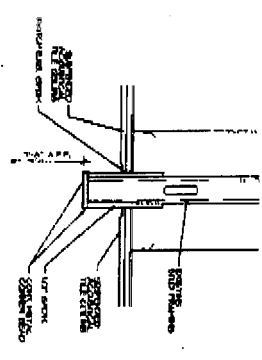
DEMOLITION PLAN

03664PT	A006	 Cubellis Associates Inc. 1000 Exchange Street Portland, ME 04101 Phone: 603.761.1111 Fax: 603.761.1112 Website: www.cubellis.com	DEMOLITION PLAN 7 PORTLAND SQUARE, 6TH FLOOR PORTLAND, MAINE	 NORTH ARROW	NO. DATE REVISION 1 7/22/04 REMOVE WALLS & DOORS
			JUL 8, 2004 JAM JT		SCALE AS NOTED

7/22/04 15:18:00 (REV. 07/22/04) - 1/1504

REFLECTED CEILING LEGEND

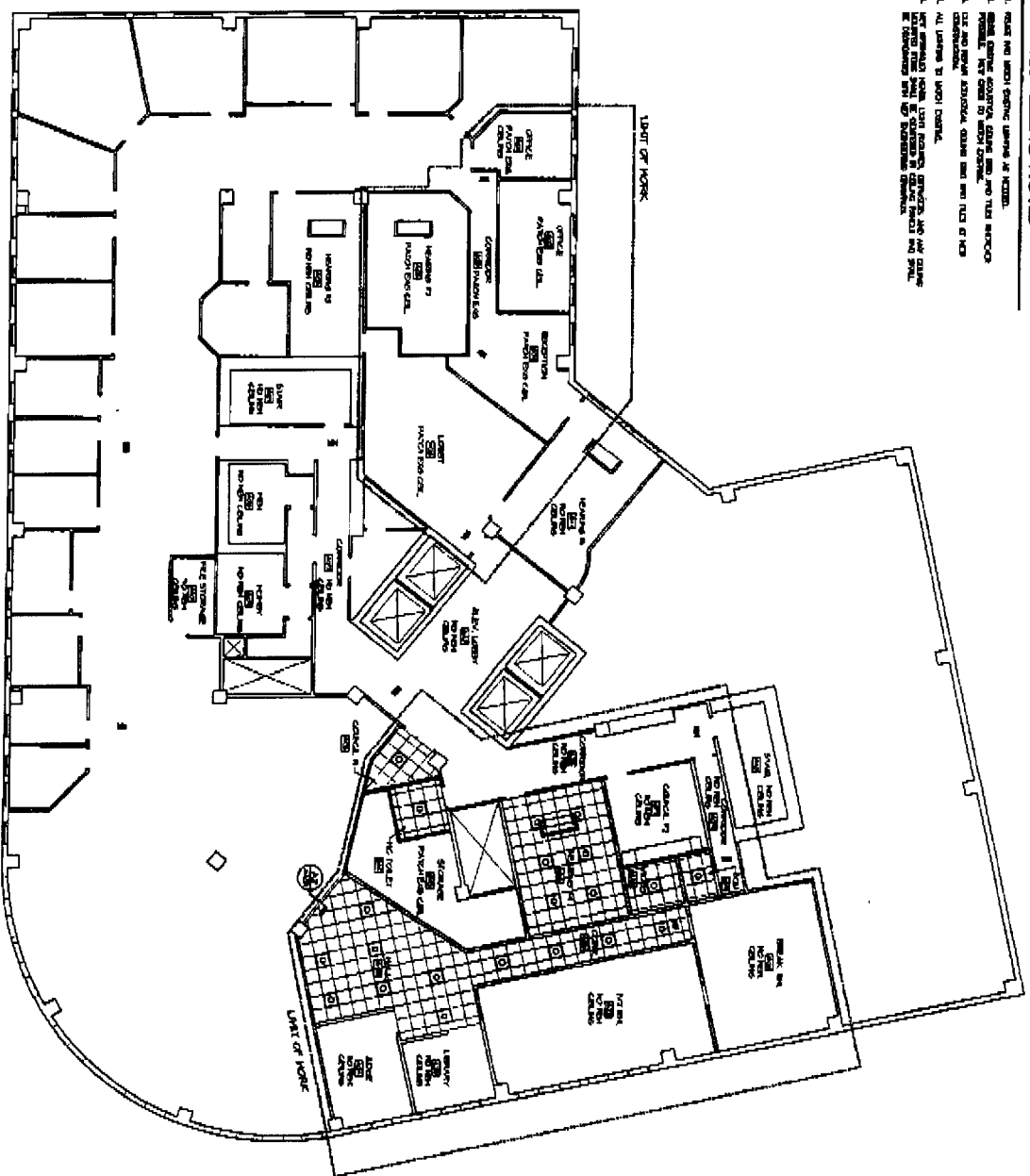
- 1. REFLECTED LIGHT fixture to which lighting
- 2. CEILING MOUNTED PER PLAN
- 3. TO AVOID THE ABOVE APPLIC FROM



(A) SCHEMATIC DETAIL

REFLECTED CEILING NOTES

1. REFER TO LIGHT FIXTURE LAYOUT AS NOTED.
2. SEE LIGHTING SCHEDULE, LIGHTING AND FLEX SERVICES.
3. USE THE LIGHTING SCHEDULE TO DETERMINE THE LIGHTING FIXTURE TYPE AND THE LIGHTING FIXTURE TYPE.
4. ALL LIGHTING IS TO BE INSTALLED AS NOTED.
5. SEE ELECTRICAL SCHEDULE FOR LIGHTING FIXTURES TO BE INSTALLED AS NOTED.



LIGHT FIXTURE SCHEDULE

NO.	DESCRIPTION	QUANTITY	DATE
1	REFLECTED LIGHT fixture		
2	CEILING MOUNTED PER PLAN		
3	TO AVOID THE ABOVE APPLIC FROM		

(B) REFLECTED CEILING PLAN

(A) LIGHT FIXTURE SCHEDULE

Cubellis Associates Inc.
 100 N. STATE ST., SUITE 200
 PORTLAND, ME 04101
 TEL: (603) 866-1111
 FAX: (603) 866-1112
 WWW.CUBELLIS.COM

REFLECTED CEILING PLAN

BCIA
 1 PORTLAND SQUARE, 6TH FLOOR
 PORTLAND, MAINE

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT NUMBER

CONSULTANT

A406

03/05/07

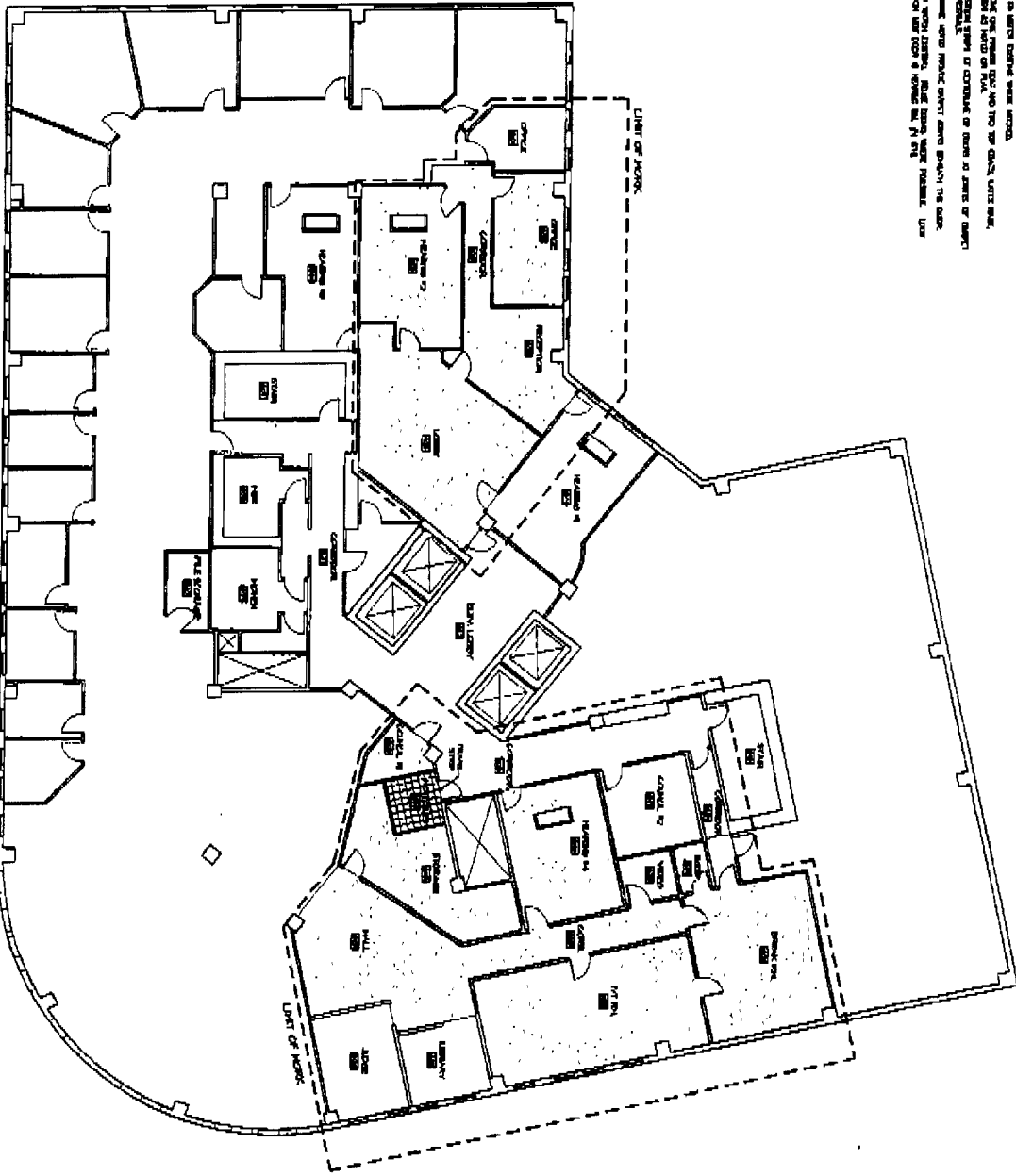
PROJECT: CUBELLIS PORTLAND, 2004 - 2004 - 2004
DRAWING: FINISH PLAN, 100%
DATE: JUL 22, 2004
BY: [Signature]

FINISHES LEGEND

- 1. POLISHED CONCRETE
- 2. POLISHED CONCRETE WITH POLYURETHANE FINISH
- 3. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER
- 4. POLISHED CONCRETE WITH POLYURETHANE FINISH AND POLYURETHANE SEALER AND POLYURETHANE SEALER
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FINISHES NOTES

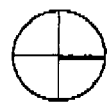
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A FINISH PLAN

A906

DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SCALE
MAY 6, 2004	JK	JK	JK	1/8" = 1'-0"



NO.	DATE	REVISION
1	07/22/04	ISSUE FOR BIDDING & CONTRACTING

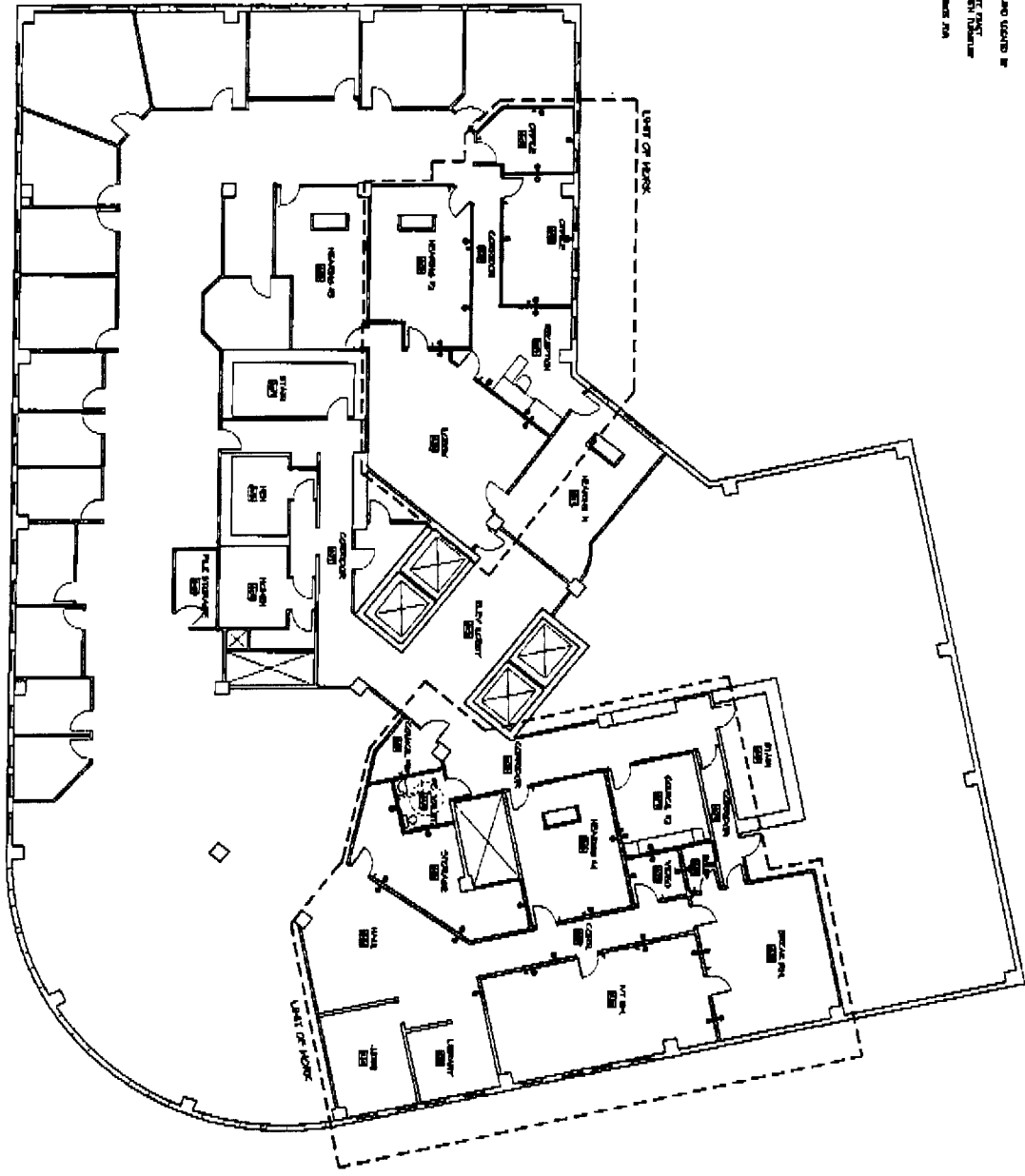
1. VIEWING: 1/16" = 1'-0" (AS SHOWN)
 2. CUBELLIS ASSOCIATES, INC. 1000 W. 10TH AVE., SUITE 100, PORTLAND, ME 04108
 3. ALL DIMENSIONS ARE IN FEET AND INCHES (FRACTIONS TO 1/8" ONLY)
 4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 5. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

OUTLET LEGEND

- 1. CONCRETE SURFACE CONSTRUCTION DETAIL
- 2. CONCRETE SURFACE CONSTRUCTION DETAIL
- 3. CONCRETE SURFACE CONSTRUCTION DETAIL
- 4. CONCRETE SURFACE CONSTRUCTION DETAIL
- 5. CONCRETE SURFACE CONSTRUCTION DETAIL
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- 18. CONCRETE SURFACE CONSTRUCTION DETAIL
- 19. CONCRETE SURFACE CONSTRUCTION DETAIL
- 20. CONCRETE SURFACE CONSTRUCTION DETAIL

FURNITURE AND OUTLET NOTES

- 1. FURNITURE AND OUTLET PLACEMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 2. FURNITURE AND OUTLET PLACEMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.
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- 19. FURNITURE AND OUTLET PLACEMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.
- 20. FURNITURE AND OUTLET PLACEMENT IS SUBJECT TO CHANGE WITHOUT NOTICE.



(A) FURNITURE AND OUTLET PLAN

A926	<p>Cubellis Associates, Inc. 1000 W. 10TH AVE., SUITE 100 PORTLAND, ME 04108 TEL: (603) 833-1111 FAX: (603) 833-1112 WWW.CUBELLIS.COM</p>	<p>DATE: 07/22/04</p> <p>BY: [Signature]</p> <p>CHKD BY: [Signature]</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PROJECT NAME: BCIA</p> <p>1 PORTLAND SQUARE, 6TH FLOOR</p> <p>PORTLAND, MAINE</p>	<p>NO. DATE REVISION</p> <table border="1"> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> <tr><td>11</td><td></td><td></td></tr> <tr><td>12</td><td></td><td></td></tr> <tr><td>13</td><td></td><td></td></tr> <tr><td>14</td><td></td><td></td></tr> <tr><td>15</td><td></td><td></td></tr> <tr><td>16</td><td></td><td></td></tr> <tr><td>17</td><td></td><td></td></tr> <tr><td>18</td><td></td><td></td></tr> <tr><td>19</td><td></td><td></td></tr> <tr><td>20</td><td></td><td></td></tr> </table>	1			2			3			4			5			6			7			8			9			10			11			12			13			14			15			16			17			18			19			20		
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