

EQUATORIAL C-100 WIND LOADING CALCULATIONS

341128

WIND (mph)	ELEVATION (Degrees)				
	20	30	40	50	60
60	10.960	14.910	14.790	14.640	14.475
70	15.405	15.285	15.135	14.925	14.685
80	15.670	15.720	15.510	15.240	14.940
90	16.410	16.215	15.945	15.600	15.225
100	16.995	16.755	16.425	16.005	15.540
110	17.695	17.370	16.965	16.455	16.275
120	18.375	18.030	17.550	16.950	16.275
130	19.155	18.750	18.195	17.490	16.600
140	19.995	19.330	18.885	18.060	17.130

DYNAMIC LOAD (lbs./Sq.²)

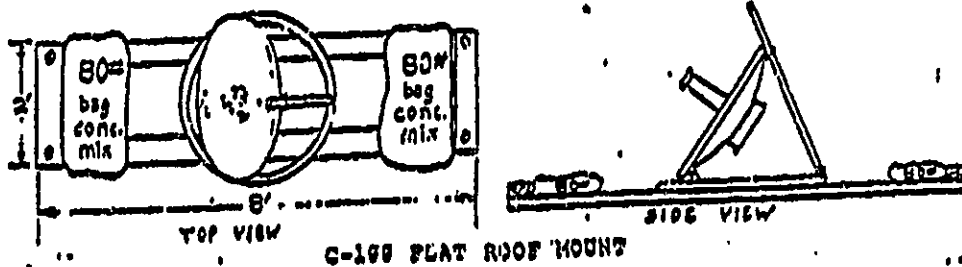
Dynamic Load is defined as the sum of the Static (Dead) Load and the Moment (Live) Load exerted on a roof.

All calculations are based on a Non-Penetrating Flat Roof Mount.

Building height was not taken into consideration, as the only effect it has on the calculations is increased wind speed. 140 mph winds are usually only realized at heights above 35 feet.

All figures have a 1.5 safety factor added.

In worst case, the needed resisting weight is 123 lbs. 160 lbs. (two 80lb. bags of concrete mix) is added as ballast weight to meet nationwide criteria.



Configuration Guide

C-100 Series Micro Earth Stations are available in a variety of models supporting different operating environments. The chart below shows equipment characteristics by model number.

Model Number	Antenna			I/O (Ports)		
	24"	30"	48"	Syno (1) (2)	Asyno/Syno (4)	Intelligent (3)
101	X			X		
102	X			X		
104	X	X		X		
105	X	X		X		
107			X	X		
108			X	X		
118				X		
116				X		
118				X		
122	X					X
125		X				X
128			X			X

EQUATORIAL C-100 WIND LOADING CALCULATIONS

22112-10

9. SELECT PERMANENT SITES FOR ANTENNA AND CONTROLLER

After you have selected a permanent site for the ANTENNA with an unobstructed path to the satellite, mount ANTENNA loosely, repeat STEPS 4, 5, 6, 7 & 8 above and then secure BASE RING to mounting surface.

■ Low heights are preferable as long as signal is not blocked by obstruction, however, mount ANTENNA sufficiently high to prevent obstruction of signal by cars, trucks, people, etc. The satellite is 22,000 miles away. Therefore, extreme ANTENNA mounting elevations offer no advantages and are actually subject to more wind and other storm damage.

■ Minimize cable length by positioning ANTENNA and CONTROLLER close to peripheral terminal locations.

■ Maximum RF CABLE distance from ANTENNA to CONTROLLER is 490ft.

■ Mount CNS equipment in wired EIA or TTL. Maximum cable length for EIA is 50 ft. Maximum for TTL is 10 ft.

■ Place CONTROLLER in area with adequate ventilation. Operating temperature 0 - 50 degrees C. (DO NOT operate unit on its side.)

■ At this point, call your earth station supplier for correct downline loading. After correct downline loading, Lamp 3 will light and a message may appear on your terminal. Verify that the terminal is receiving correct data.

■ When adjusting azimuth, elevation, or polarization parameters for wall or pole mountings, recheck all parameters because they are interdependent and may change.

CAUTION: DO NOT PLACE ANTENNA

a. where a natural snow drift or snow pack might cover ANTENNA.

b. under a drain or overhang where water might pour on ANTENNA.

c. in a location with potential vibration from machinery, motors, or other sources of vibration.

d. at heights susceptible to lightning.

10. SECURE ANTENNA

FLOOR MOUNTING

■ Secure ANTENNA to wood using clamp and lag bolts. Tool: Drill and Bite, Ratchet Driver and 3/8" Socket

WALL MOUNTING:

■ Secure to any vertical surface that does not slope more than 20 degrees, using clamps, bolts, etc.

■ Mount ANTENNA sufficiently high to prevent obstruction of signal by cars, trucks, people, etc.

■ Mounting surface should not vibrate or waiver.

POLE MOUNTING:

- Secure to any vertical surface (not less than 3 inches in diameter) Poles, square vertical beams, angle iron or metal pipes may be used.
- Mounting surface should not vibrate or waiver.
- It is recommended that two channel irons (uni-struts) be used with u-bolts or hose clamps to fasten the ANTENNA to the pole.

IMPORTANT: After securing ANTENNA to mounting surface,

- a. Drill a hole in the RING BASE and use nuts and bolts to permanently secure the RING BASE.
- b. Wrap all RF connectors subject to weather with Flexite TGL Wrapping Tape. See Fig. 11.
- c. Mark AZIMUTH, ELEVATION, and POLARIZATION settings, for future reference.

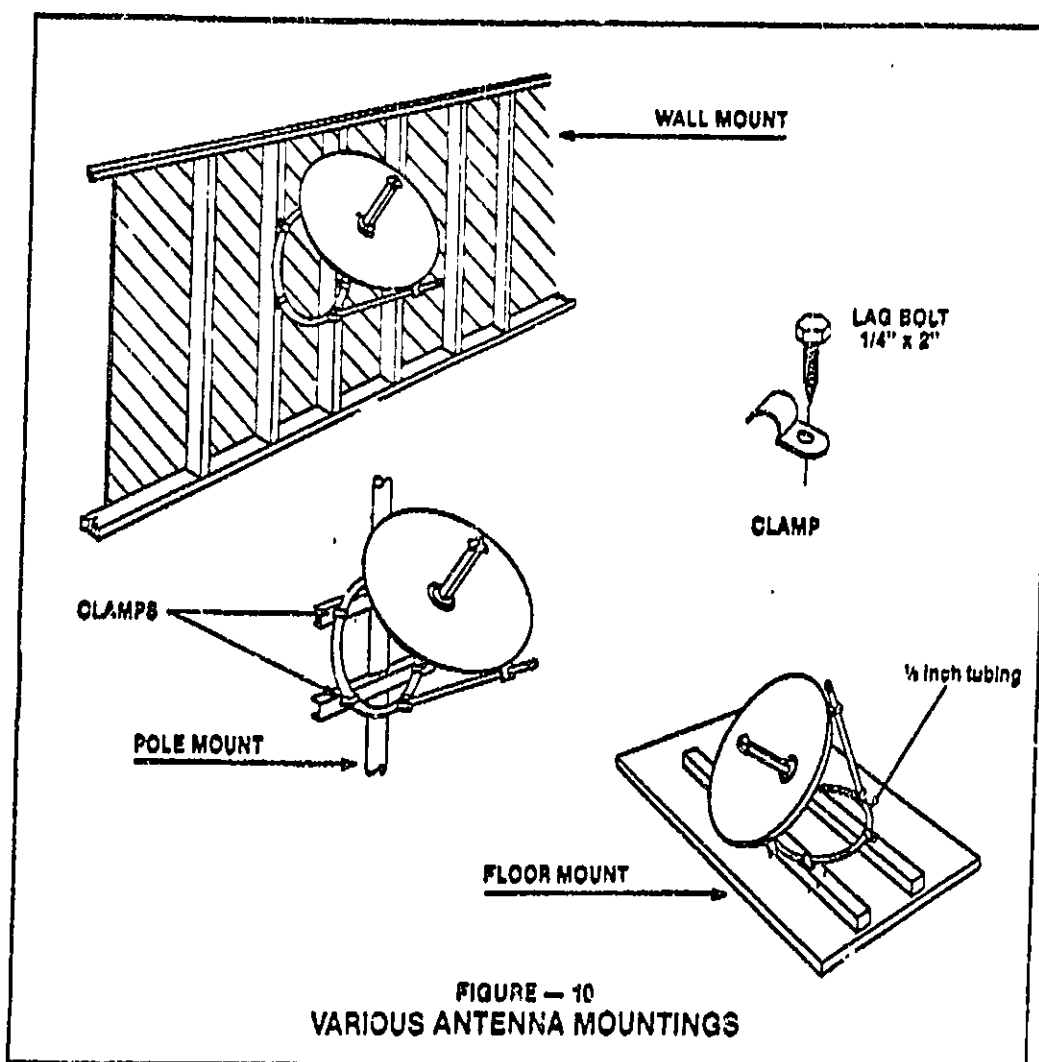


FIGURE — 10
VARIOUS ANTENNA MOUNTINGS

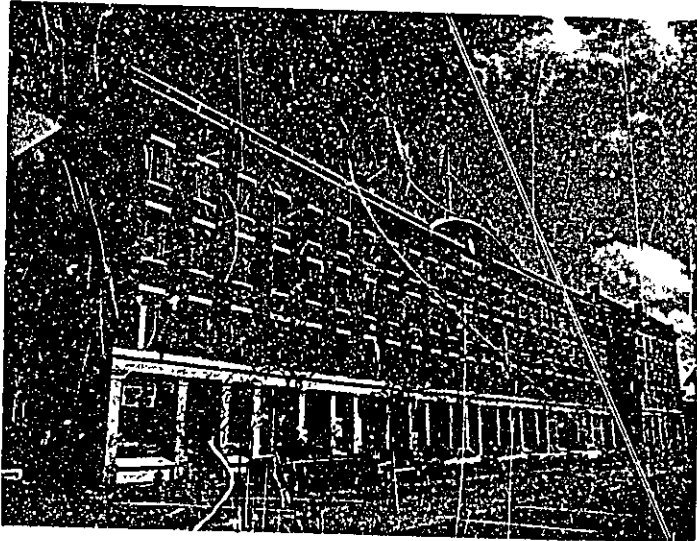
**THE BOULOS
COMPANY**

Two City Center
Portland, Maine 04101
(207) 772-1333
Fax: (207) 871-1288

Tony McDonald
772-1333
Contact For
Building

FOR LEASE

ATTRACTIVE OFFICE SUITES
ON PORTLAND'S WATERFRONT



THE THOMAS BLOCK

100 COMMERCIAL STREET

PORTLAND, MAINE

This Agency and Licensee represents the Seller's/Landlord's interests and, as such, has a fiduciary duty to disclose to the Seller/Landlord information, which is material to the sale/lease, acquired from the Buyer/Tenant or any other source

Information furnished is from sources deemed reliable, but no warranty is made as to the accuracy thereof. All information should be independently verified.

CAM/ls
Ver VIII

PROPERTY OVERVIEW

The Thomas Block is a perfect example of the success that can be achieved when modern design elements are employed with a healthy respect for the past. This historic building is well located on Portland's waterfront and received a thorough redevelopment, bringing this historic building to a premiere position as one of Portland's most attractive office and retail locations.

The original brick, granite and timber in the structure has been refined with tasteful use of fine finishes to complement the building's surroundings. Large windows provide ample, natural light and the suites on the waterside enjoy panoramic views of Portland's busy harbor. The street side suites offer interesting views of the City's charming Old Port area. Parking is available just steps away, as are many fine restaurants and shops.

The Landlord is offering these suites with all services included in the base rent with the exception of electricity for lights, plugs and HVAC. Various size suites are available and many can be combined for the larger user. The Landlord offers an extensive improvement package to finish space to the Tenant's requirements. The Thomas Block is an excellent choice for a wide variety of professional office users. In addition, the first floor level has space available for retailers interested in capitalizing on the busy Commercial Street waterfront area.

The following pages outline, in detail, what an outstanding opportunity the Thomas Block represents. You are encouraged to contact us for a thorough tour of the property and a discussion of how the Thomas Block can fulfill your space needs.

PROPERTY INFORMATION

Property Address: The Thomas Block
100 Commercial Street
Portland, Maine

Building Name: Phoenix Home Life Mutual Insurance Company

Building Description: Multi-tenanted, four story brick office building on Portland's waterfront.

Current Tenants of Building:

Hewins Travel Consultants;
Fidelity Union Life Insurance Company;
The Traveler's Companies;
Songo River Trading Company;
Swift River/Hafslund Co.;
Teas, Feely & Hingston Architects;
Accusource;
Atlantic American Insurance Company;
Coastal Software, Inc.;
Phoenix Home Mutual Life Insurance Co.;
Smith & Elliott, P.A., Attorneys;
R. Steven Thing, C.P.A.;
American International Health & Rehabilitation;
Royal Insurance Company;
Nursing/Dental Network;
VIA of New England;
Richard J. Stride;
Caribbean Villas & Resorts Management Co.;
Orcutt Simons, Inc. (Formerly Sasaki Assoc.);

Available Spaces: See attached summary of available suites.

Parking: Parking available in several lots and garages within steps of the building.

Tenant Fit-Up: The Landlord will provide improvements to the unfinished space to meet Tenant's requirements, in accordance with the "building standard" finish schedule which includes the following items:

- New carpeting
- Suspended ceiling
- Painted space
- Minor interior modifications

Spaces which have previously been renovated will be refurbished as required to bring them up to the "building standard" finish level.

BUSINESS TERMS

Lease Rates: Water Side Suites: \$13.00/sf gross plus electricity
City Side Suites: \$11.00/sf gross plus electricity
Retail Suites: \$13.00/sf gross plus electricity

Lease Term: Three (3) to Five (5) years preferred, other terms available.

Operating Expenses: Real Estate Taxes, common area maintenance and other operating expenses are included in base rent.

Electricity: Electricity for lights, plugs, heat and air conditioning will be billed directly to the Tenant by the power company as suites are separately metered.

THE THOMAS BLOCK
 100 COMMERCIAL STREET
 PORTLAND, MAINE

<u>SUITE #</u>	<u>SIZE(+/- SF)</u>	<u>AVAILABLE</u>
First Floor		
105	742	Immediate
110	1,883	Immediate
Second Floor - Offices		
207	232	Immediate
209	406	Immediate
210	2,762	Immediate
215	448	4/1/94
220	2,151	Immediate
Third Floor - Offices		
309	746	Immediate
311	937	Immediate
315	731	Immediate
320	1,048	Immediate
Fourth Floor - Offices		
405	862	Immediate
407	733	Immediate
411	935	Immediate
415	731	Immediate

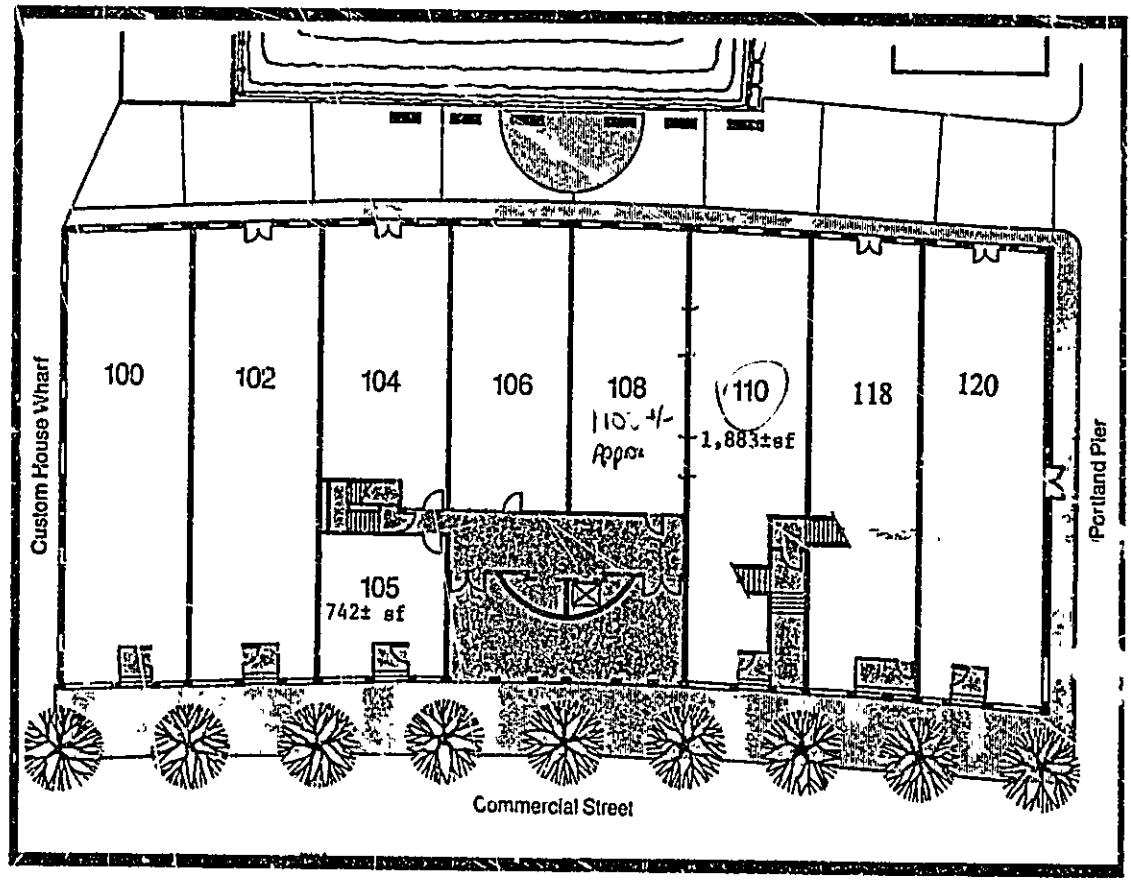
Many suites can be combined - refer to floor plans for possible combinations.

thomas cam

2750

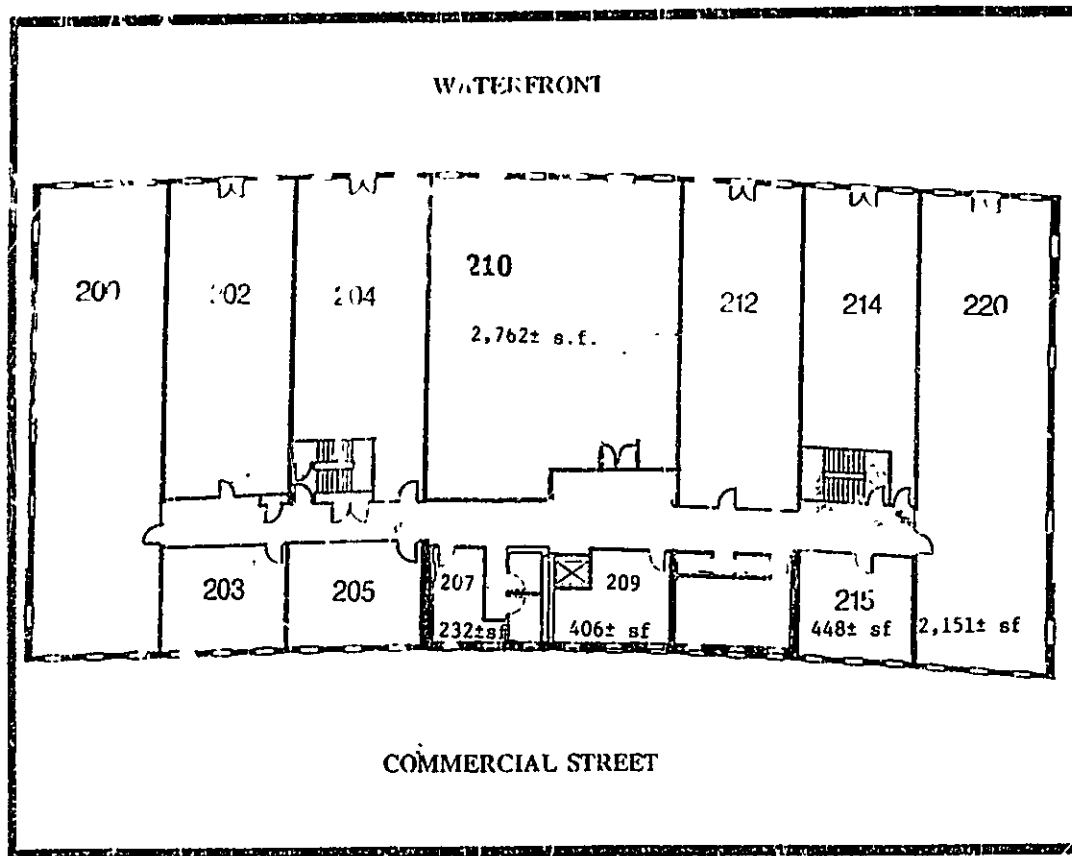
Close Room
Include Elect
program

100 COMMERCIAL STREET
ON THE WATERFRONT
PORTLAND, MAINE



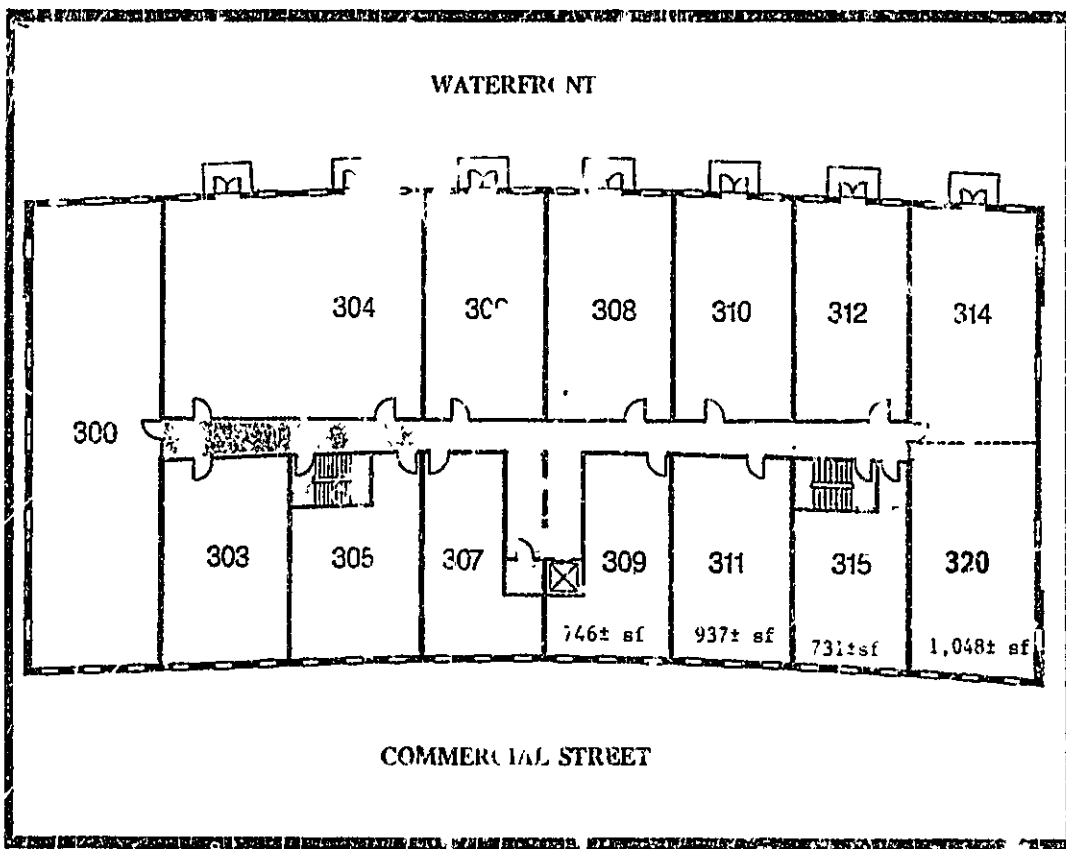
FIRST FLOOR - RETAIL LEVEL

100 COMMERCIAL STREET
ON THE WATERFRONT
PORTLAND, MAINE



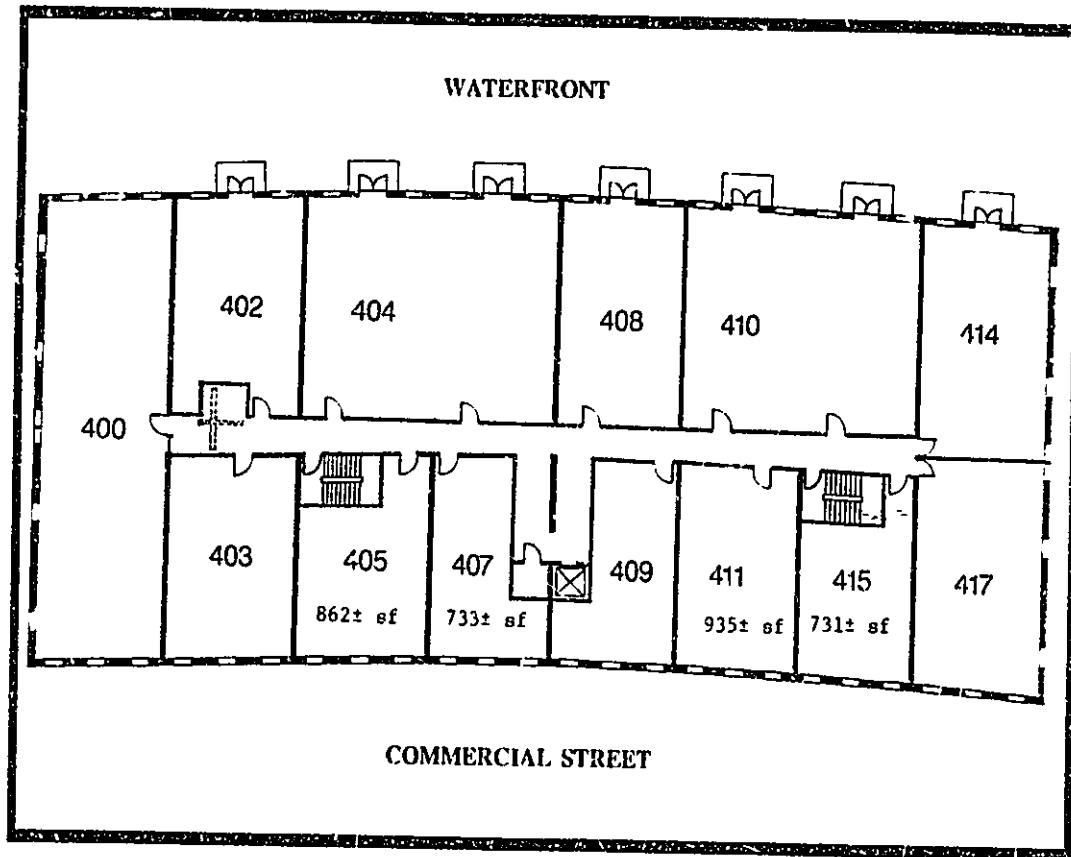
SECOND FLOOR

100 COMMERCIAL STREET
ON THE WATERFRONT
PORTLAND, MAINE



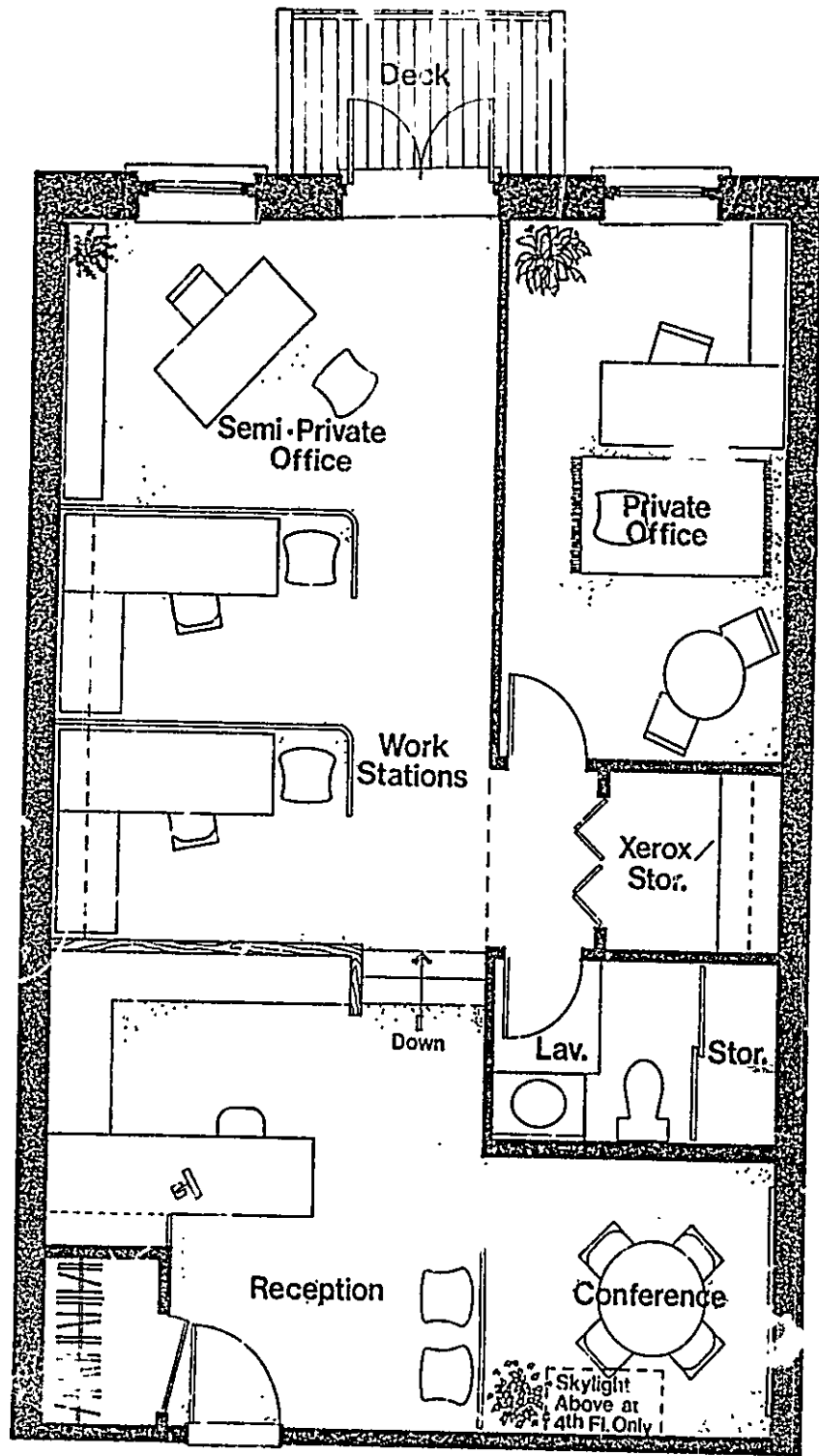
THIRD FLOOR

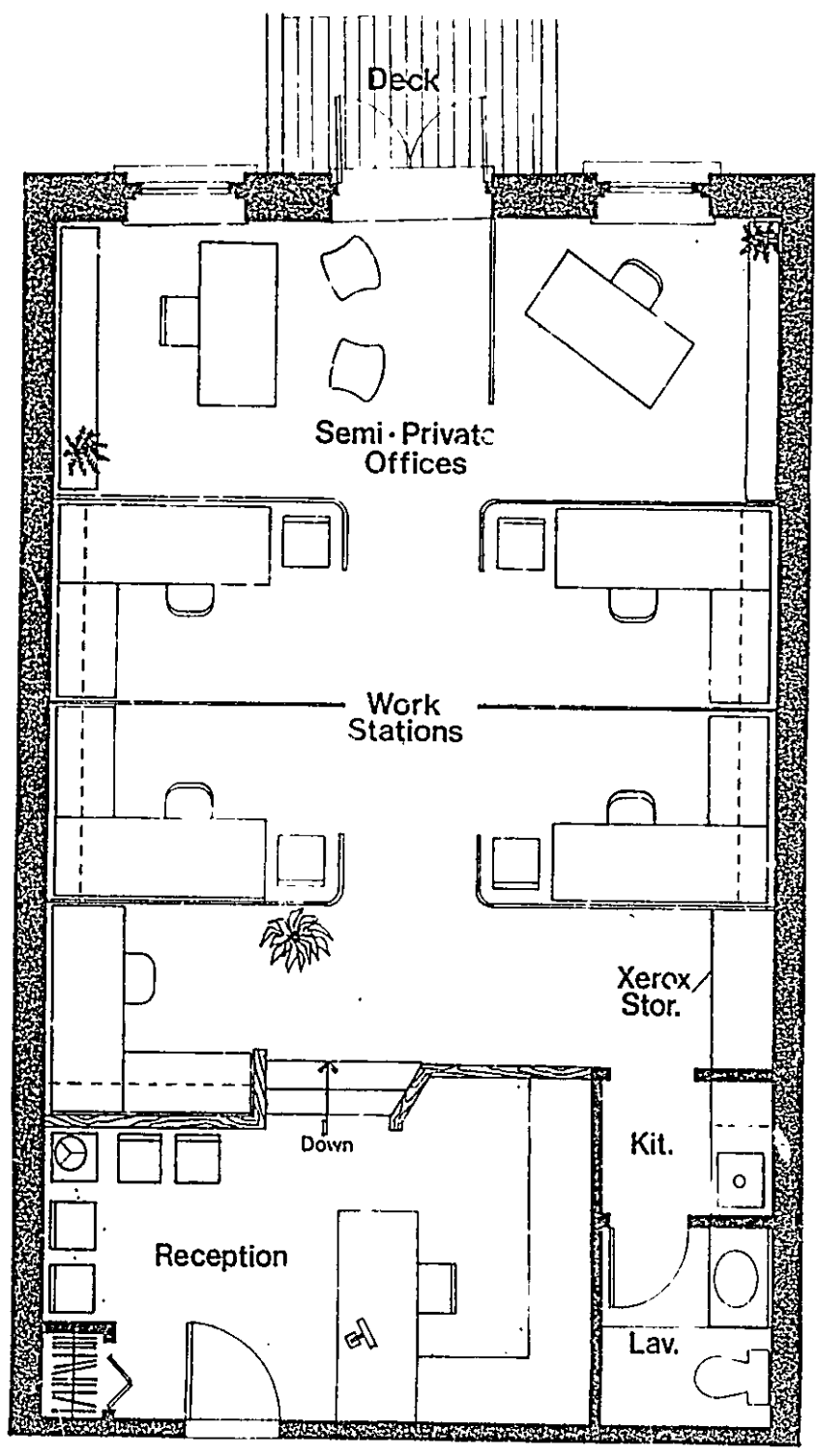
100 COMMERCIAL STREET
ON THE WATERFRONT
PORTLAND, MAINE

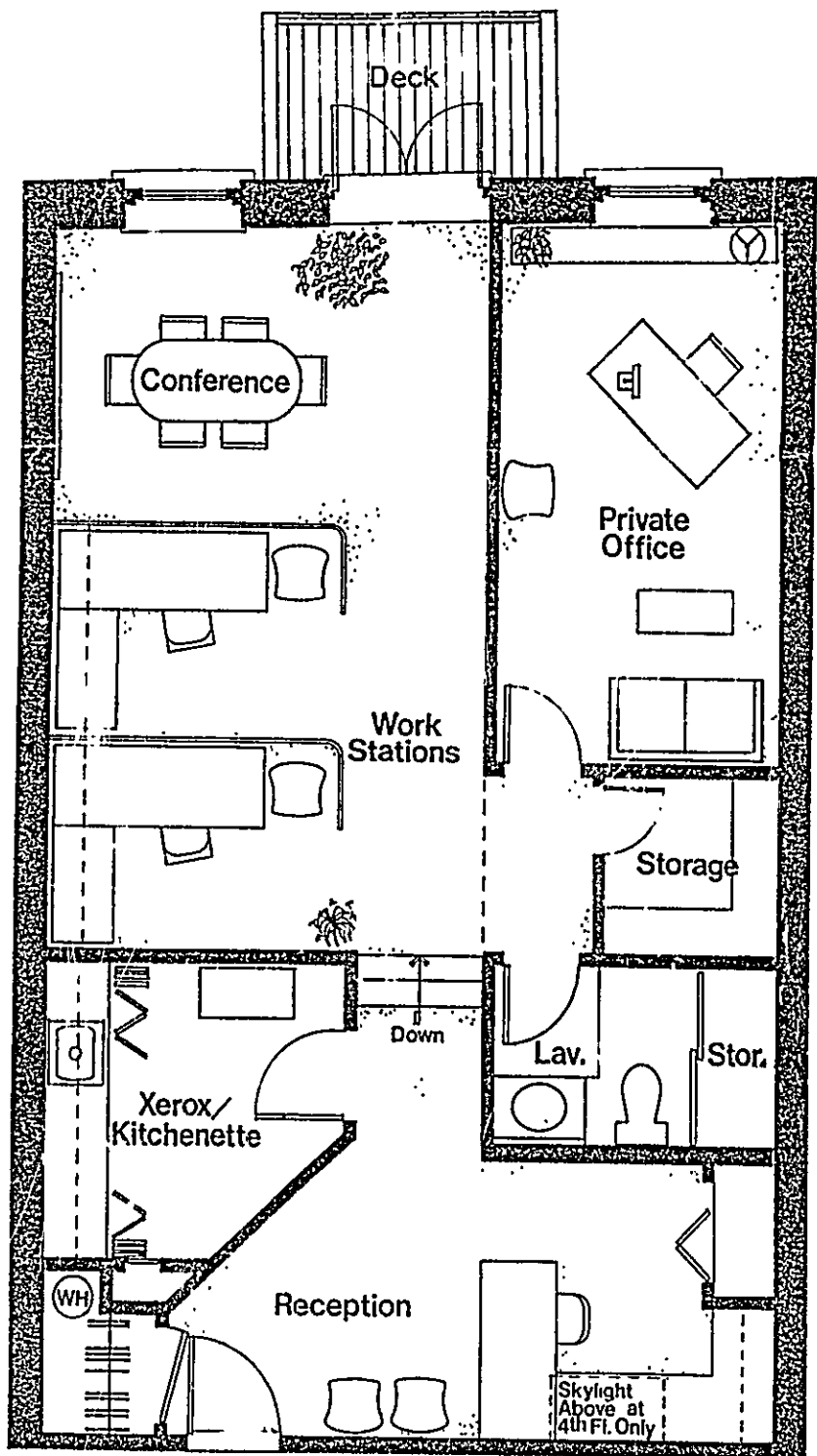


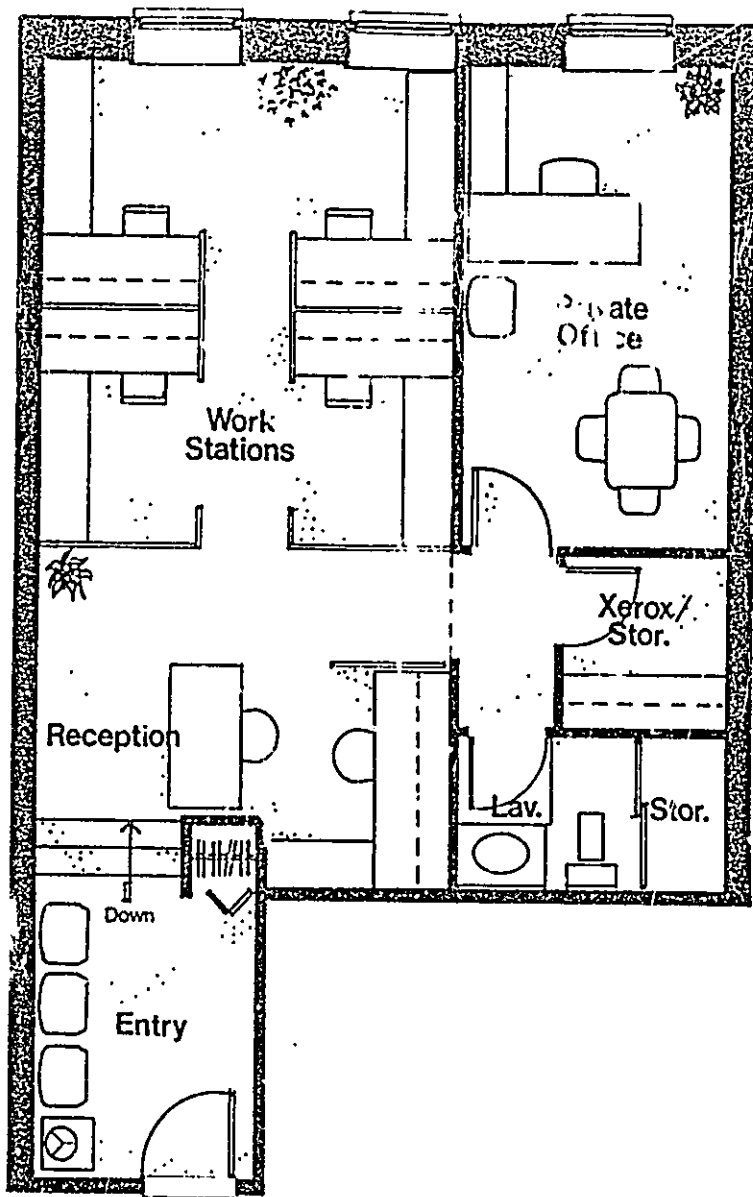
FOURTH FLOOR

POSSIBLE OFFICE LAYOUTS
CUSTOMIZED DESIGNS AVAILABLE









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

Location of Construction: 100 Commercial St. 4th floor S-405 ^{Area} Phoenix Co.		Phone	
Owner Address:	Leasee/Buyer's Name	Phone	Business Name:
MAIL PERMIT Benchmark General Cont.	Address: P.O. Box 1278 Portland ME 04104 222 St. John St. St. 132	Phone 874-2063	Permit No. 950122
Past Use: offices	Proposed Use: offices	COST OF WORK: \$ 15,000	PERMIT FEE: \$ 95.00
Proposed Project Description: offices interior renovations as per plans 2 sets submitted		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type 3A
Permit Taken By: Latini	Date Applied For: 2/6/95	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
2. Building permits do not include plumbing, septic or electrical work		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	
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"/> new <input type="checkbox"/>	

PERMIT ISSUED
Permit Issued:
FEB 15 1995
CITY OF PORTLAND

PERMIT ISSUED WITH LETTER

Pickup to handle debris

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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: *[Signature]* DATE: **2/6/95** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Plan & File Inventory Control Director

PHOTO DISTRICT **2**
[Signature]

COMMENTS

11/10/95 - Work complete - appears to be done per plans -
O.K. to occupy. *[Signature]*

Inspection Record

Type	Date
Foundation: <u>N/A</u>	
Framing: _____	
Plumbing: <u>OK</u>	
Final: <u>O.K.</u>	
Other: _____	

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

February 14, 1995

Benchmark General Const.
P.O. Box 1278
Portland, ME 04104

re: 100 Commercial St. (fourth floor)

Dear Sir:

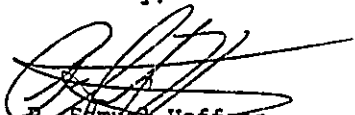
Your application to make interior renovations has been reviewed, and a permit is herewith issued subject to the following requirements: This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. No exterior work is to be done.
2. The fire alarm system shall be maintained to N.F.P.A. #72 standards.
3. Portable fire extinguishers shall be provided in accordance with N.F.P.A. #10.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. Gaylen McDougall, Fire Prevention

lec

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

Location of Construction: 100 Commercial St.		Owner: The Phoenix Co.		Phone:		Permit No: 941255	
Owner Address:		Lease/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Hight-Ryan Construction Co		Address: 10 Danforth St - Portland, ME 04101		Phone: 773-3625		Permit Status: PERMIT ISSUED	
Past Use: office space		Proposed Use: office space with interior renovations		COST OF WORK: \$ 39,000		P.L.R. FEE: \$ 215	
Proposed Project Description: Interior renovations - Suite #415		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A Type: Signature: [Signature]		Zone: CBL	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: [Signature]		Date: [Date]	
Permit Taken By: L Chase		Date Applied For: 11/16/94				Zoning Approval: <input checked="" type="checkbox"/> 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 <input type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

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.

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT: _____ ADDRESS: _____ DATE: 11/16/94 _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CITY OF PORTLAND

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Cases Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 11/16/94

CEO DISTRICT [Signature]

M. S. Merrill

COMMENTS

1/23/95 - Work complete - appears to be done per
plans. o.k. to occupy X

	Type	Inspection Record	Date
Foundation:	N/A		
Framing:			
Plumbing:	OK		
Final			
Other			

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

November 21, 1994

Wright-Ryan Construction Company
10 Danforth Street
Portland, ME 04101

RE: 100 Commercial Street, Portland, ME

Dear Sir or Madam:

Your application to make interior renovations (Suite #415) has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. The area of refuge shall comply with Section 5-2.12.3 of the Life Safety Code.
2. Portable fire extinguisher shall be provided in accordance with NFPA10.
3. The fire alarm system shall be maintained to NFPA72 standards.
4. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the city's building code (The BOCA National Building Code/1993).

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "Samuel P. Hoffses", written over a horizontal line.

S. P. Hoffses
Chief of Inspection Services

cc: Lt. Mcougall, Fire Prevention

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

Location of Construction 100 Commercial St (The Thomas Block)		Owner Phoenix Home Mutual		Phone		Permit No: 40813
Owner Address:		Leasee/Buyer's Name		Business Name		
Contractor Name: Dave Bisson		Address: P.O. Box 2201 1 City Center Portland, ME 04101 761-9468		Phone		Permit Issued: ISSUED AUG - 5 1994
Past Use: Office		Proposed Use: Office		Signature:		
Proposed Project Description: Make Interior Renovations (2nd fl) as per plans		COST OF WORK: \$ 13,500.		PERMIT FEE: \$ 90.00		Zone: QBL-IRLANDI 030-C-601
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group B Type: 379		
		Signature:		Signature:		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action		Approved with Conditions: <input type="checkbox"/>		Zoning Approval: Approved
		Approved <input type="checkbox"/>		Denied <input type="checkbox"/>		
Signature:		Date:		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Welland <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"/>		Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interrelation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Other

- This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT **Dave Bisson** ADDRESS _____ DATE **02 Aug 1994** PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE _____

White-Permit Desk Green-Assessor's Canary-D. W. Pink-Public File Ivory Card-Inspector

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: **8/2/94**
[Signature]

CEO DISTRICT **2**
Mrs. Munson

COMMENTS

9/12/99 - Work going well.
10/10/99 - Work complete - appears to be done per plan. *[Signature]*

	Type	Inspection Record	Date
Foundation:	N/A		N/A
Framing:			
Plumbing:	O.K.		
Final:			<i>[Signature]</i>
Other:			

COMMENTS

9/12/99 - Work going well.

10/10/99 - Work complete - appears to be done per plan. *[Signature]*

Inspection Record

Type	Date
Foundation: <u>N/A</u>	<u>N/A</u>
Framing: _____	_____
Plumbing: <u>D.K.</u>	_____
Final: _____	<u>OK</u>
Other: _____	_____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr
Director

CITY OF PORTLAND

August 3, 1994

Mr. Dave Bisson
One City Center
P.O. Box 15201
Portland, ME 04101

Re: 100 Commercial Street (The Thomas Block)

Dear Sir:

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirement(s): This permit doesn't preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

CONDITIONS OF APPROVAL

- 1) The fire alarm system shall be maintained to NFPA72 Standards;
- 2) Portable fire extinguishers shall be provided in accordance with NFPA10.

If you have any questions regarding these requirement(s), please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Building Inspections Services

cc: Lt. Gaylan MacDougall, Fire Prevention Bureau

Outline Specification

The Thomas Block
100 Commercial Street
Barrier-Free Toilet Rooms

REVISED

April 4, 1994 FOR BID PACKAGE

TJ² Architects
100 Commercial Street
Portland, ME 04101
207-775-6141

Brian Duffey

DIVISION 2 — SITE WORK

SECTION 02050 - DEMOLITION

A. PROJECT INCLUDES

1. Selective Demolition:

- a. Selective demolition of all existing interior partitions, systems, and other building components necessary to provide a clear open space from which to begin construction.
- b. Protection of portions of building adjacent to or affected by selective demolition.
- c. Removal of abandoned utilities and wiring systems.
- d. Notification to Owner of schedule of shut-off of utilities which serve other occupied spaces.

B. SCHEDULE

1. Items to be Salvaged for Delivery to Owner:

- a. Plumbing fixtures.
- b. Light fixtures and electric baseboard heaters.
- c. HVAC units (reuse where practical).

2. Utilities Requiring Interruption, Capping, or Removal:

- a. Electric.
- b. Plumbing
- c. HVAC

END OF SECTION

DIVISION 7 — THERMAL AND MOISTURE PROTECTION

SECTION 07200 - BUILDING INSULATION

A. PROJECT INCLUDES

1. Rigid plastic insulation board.
2. Sound attenuation batt insulation.

B. QUALITY ASSURANCE

1. Fire and Insurance Ratings: Provide insulation compliant with governing regulations or application indicated.

C. PRODUCTS

1. Extruded Polystyrene Board Insulation: Dow-Corning styrofoam or equal.
2. Sound Attenuation Batt Insulation: By Owens Corning.
3. Auxiliary Materials:
 - a. Adhesive for bonding insulation.
 - b. Mechanical anchors.
 - c. Sealing tape: duct tape or other approved material.

END OF SECTION

DIVISION 9 — FINISHES

SECTION 09250 - GYPSUM DRYWALL

A. PROJECT INCLUDES

1. Gypsum Drywall Systems:

- a. Interior walls, partitions, and ceilings for tape and joint compound finish. (Wood or steel free at contractor's option).
- b. Steel framing systems to receive gypsum board.
- c. Remodeling gypsum drywall systems at areas of new construction.

2. Gypsum Drywall Attachment:

- a. Gypsum board screw-attached to steel framing and furring.
- b. Gypsum board screw-attached to wood framing and furring.

B. QUALITY ASSURANCE

1. Performance: Fire, structural, and seismic performance meeting requirements of building code and local authorities.

C. PRODUCTS

1. Gypsum Board:

- a. Gypsum Wallboard ASTM C 36, regular and fire-rated types, 5/8 inch typical thickness. Extend all layers from floor to structure above, fill in around existing wood beams; tape and caulk.
- b. Joint Treatment. ASTM C 475 and ASTM C 840, 3-coat system.
- c. Installation Standard: ASTM C 840.

2. Trim Accessories:

- a. Material: Metal or plastic trim.
- b. Types: Cornerbead, edge trim, and control joints as required.
- c. Non-mud "J" mold will not be permitted.
- d. "Soft Forms" extruded aluminum outside corner #SO-9-300, mud type flanges.

3. Steel Framing for Walls and Partitions:

- a. Steel Studs and Runners: ASTM C 645, 22 gage steel studs, 3-5/8 inch typical depth. Extend all walls from floor to structure above.

- b. Furring Channels. ASTM C 645, 25 gage.
 - c. Auxiliary Framing Components: Furring brackets, resilient furring channels, Z-furring members, and non-corrosive fasteners.
 - d. Installation Standard: ASTM C 754.
4. Steel Framing for Suspended and Furred Ceilings:
- a. Furring Channels: ASTM C 645, 25 gauge standard channels, 16" O.C.
 - b. Accessories: Hangers and inserts.
 - c. Installation Standard: ASTM C 754.
5. Auxiliary Materials:
- a. Gypsum board screws, ASTM C 1002.
 - b. Fastening adhesive.
 - c. Concealed acoustical sealant.
 - d. Sound attenuation blankets to be installed in all office toilet partitions.

END OF SECTION

SECTION 09300 - TILE

A. PROJECT INCLUDES

- 1 Interior Tile
 - a. Wall tile over gypsum wallboard.
 - b. Floor tile over concrete slab.

B. QUALITY ASSURANCE

1. Tile Materials: ANSI 118 series standard specifications.
2. Tile Installation: ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation.

C. PRODUCTS

1. Unglazed Ceramic Mosaic Tile:
 - a. Type: Porcelain; factory-mounted tile sheets.
 - b. Size: 2 by 2 inches.
 - c. Thickness: 1/4 inch nominal.
 - d. Face: Plain face with cushion edges.
 - e. Preformed cove base and corners.
 - f. Colors: See drawings for pattern and colors.

Matte Glazed Wall Tile:

- a. Type: Interior type body, flat tile.
- b. Face: 4 inches by 4 inches, scored and unscored.
- c. Thickness: 5/16 inch nominal thickness.
- d. Face: Plain face with cushion edge.
- e. Colors: See drawings for pattern and colors.

3. Satin Glazed Ceramic Mosaic Tile:

- a. Type: Porcelain; smooth satin finish.
- b. Face: 2 inches by 2 inches.
- c. Thickness: 1/4 inch nominal.
- d. Face: Plain face with cushion edges.
- e. Preformed cove base, corners and caps.
- f. Colors: See drawing for pattern and colors.

4. Tile Accessories:

- a. Matching trim units.
- b. Marble thresholds, 1/2 inch height, cut around hollow metal frame profile.

5. Setting Materials:

- a. Latex Portland cement mortar, ANSI A118.4.

6. Grout:

- a. Latex Portland cement grout, ANSI A118.6.

D. SCHEDULE

1. Tile Schedule:

- a. Toilet Room Walls: Glazed ceramic mosaic tile over gypsum drywall with organic adhesive and latex Portland cement grout.
- b. Toilet Room Floors: Unglazed ceramic mosaic tile over concrete slab with latex Portland cement mortar and latex Portland cement grout.

END OF SECTION

SECTION 10800 - TOILET AND BATH ACCESSORIES

A. PROJECT INCLUDES

1. Toilet accessories.
2. Metal framed mirrors.

B. PRODUCTS:

1. Toilet Accessories: All numbers are Bobrick (substitutes are not acceptable).
 - a. Paper towel dispensers: B-4262.
 - b. Surface mounted soap dispenser: B-4112.
 - c. Surface mounted waste receptacle: B-277.
 - d. Recessed multi-roll toilet tissue dispenser: B-4338 (in Room 207-A).
 - e. Surface mounted multi-roll toilet tissue dispenser: B-288 (in Room 207-B, mount to underside of window shelf).
 - f. Surface mounted stainless steel framed mirror: B-2906, 1836.
 - g. Grab bars: Series B-550.
 - h. Coat hooks: "Hewi" #520-50-1 (two per door four total).

C. INSTALLATION:

All accessories should be installed in strict accordance with manufacturer's instructions and applicable codes and regulations.

END OF SECTION

DIVISION 15 — MECHANICAL SYSTEMS DESCRIPTIONS

A. PROJECT INCLUDES

1. Plumbing Systems and Specialties:

- a. Domestic water service and distribution.
- b. Sanitary waste and vents.
- c. 30 gal. hot water tank (in existing storage room on third floor).
- d. Fixtures and Fittings:
 - I. Wall hung toilets; American Standard #2512.010; White (with concealed carrier)
 - II. Wall hung lavatories; American Standard #0195.073; White (concealed pipe carrier).
 - III. Sloan flush valves (shorten supply line to avoid interference with grab bar).
 - IV. Lavatory faucet. Moen #8470, Chrome.
 - V. Plastic snap-on trap and water line protection cover for waste and supply lines: Truebro, Inc.; tel. (203) 875-2868; White).

2. HVAC Piping Systems:

Existing HVAC unit above ceiling in Suite 207 must be moved east approximately 4 feet; repipe and reduct as required.

3. Ventilation Systems:

New exhaust fans for toilets are to be ducted to existing riser across the corridor

- a. Fans.
- b. Ducts.
- c. Modifications to existing systems.
- d. Transfer grille (painted aluminum).

B. PRODUCTS

1. Systems, products, and standards are as follows:

At a minimum utilize components and mechanical units that are of a quality that is consistent to that used in the rest of the building. Submit shop drawings and manufacturer's data for approval within 10 days of the award of the contract.

END OF SECTION

DIVISION 16 — ELECTRICAL SYSTEMS

SECTION 16000 - ELECTRICAL SYSTEMS DESCRIPTIONS AND INTERIOR LIGHTING

A. PROJECT INCLUDES

1. Electrical Systems for the Following Applications:

- a. Power and distribution from house panel.
- b. Lighting and emergency lighting.
- c. Power connections for exhaust fans.
- d. Modifications to existing systems.
- e. New electric baseboard.
- f. New recessed electric ceiling heater.
- g. Occupancy sensors.

B. QUALITY ASSURANCE

1. Compliance: All state and local codes.

C. PRODUCTS

1. Light Fixtures:

- a. Type "A" = match existing recessed in Corridor 200.
- b. Type "B" = "Columbia" 8 foot two-lamp fluorescent strip.
- c. Type "C" = "Columbia" 2 lamp staggered fluorescent strip; Model #CL230 (3 feet).
- d. Type "D" = "Columbia" 2 lamp staggered fluorescent strip; Model #CL260 (4 feet).

2. Duplex Outlets: "Leviton" Decora series, smooth plastic face plate, white or gray.

3. Electric Heaters: "Market" or equal with tamper-resistant wall mounted thermostat; Model #TW146.

4. Occupancy Sensors: "Watt stopper" #WPIR passive infrared sensor with A-120E power pack (one sensor in each toilet room). The sensor is to be ceiling mounted in the corner of the room. It is to control the fluorescent light strip and exhaust fan. The power pack can be mounted over the accessible ceiling of Suite 207 or in the electrical closet.

Note: All lights, electric heaters and exhaust fans are to be connected to the Thomas Block house panel.

END OF SECTION

Permit # 940538 City of Portland BUILDING PERMIT APPLICATION Fee 215 Zone _____ Map # _____ Lot # _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Phoenix Home Life Phone # _____
 Address: 1 American Row Hartford Conn 06115
 LOCATION OF CONSTRUCTION 100 Commercial St.
 Conf. ***Benchmark Sub. _____
 Address P.O. Box 1278 Portland 04104-01278 874-2963
 Est. Construction Cost: 39,000 Proposed Use: Office space
 Past Use: office space
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: _____
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion interior renovations only as per plans

For Official Use Only	
Date <u>June 3, 1994</u>	Subdivision: <u>JUN - 9 1994</u>
Inside Fire Limits _____	Name _____
BlDG Code _____	Lot _____
Time Limit _____	Ownership: _____ Public _____ Private _____
Estimated Cost <u>39,000</u>	

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other: _____ (Explain) _____

Foundation: pick up truck to be used for debris
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other: _____

Ceiling: _____
 1. Ceiling Joists Size: _____ Not in District nor Landmark
 2. Ceiling Strapping Size _____ Spacing _____ Does not require review.
 3. Type Ceilings: _____ Requires Review
 4. Insulation Type _____
 5. Ceiling Height: _____

Floor: _____
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 15" O.C.
 5. Bridging Type: _____ Size: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Roof: _____
 1. Truss or Rafter Size _____ Span _____ Approved _____
 2. Sheathing Type _____ Size _____ Approved with conditions _____
 3. Roof Covering Type _____ Date _____
 Chimneys: _____
 Type: _____ Number of Fire Places _____
 Heating: _____
 Type of Heat: _____

Exterior Walls: _____
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____
 5. Bracing: Yes _____ No _____ Span(s) _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____
 10. Masonry Materials _____ Weather Exposure _____

Electrical: _____
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____
 Plumbing: _____
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories Use Category B TYPE 3-A
 5. No. of Other Fixtures _____

Interior Walls: _____
 1. Studding Size _____ Spacing _____
 2. Header Sizes _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

Swimming Pools: _____
 1. Type: _____
 2. Pool Size: _____ x _____ Square Footage _____
 3. Must conform to National Electrical Code and State Law.

Permit Received By Latina
PERMIT ISSUED WITH LETTER
 Signature of Applicant [Signature]
 Signature of Inspector Peter Hendrich
 Date 6/3/94

White - Tax Assessor

CONTINUED TO REVERSE SIDE
 Ivory Tag - CEO

[Signature] Ma. Leary

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr
Director

CITY OF PORTLAND

June 8, 1994

RE: 100 Commercial St.

Benchmark
P.O. Box 1278
Portland, ME 04104

Dear Sir:

Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable state and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Building & Fire Code Requirements

1. An area of refuge shall be provided.
2. The fire alarm system shall be maintained to N.F.P.A. #72 standards.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023 & 1024 of the city's building code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. Gaylen McDougal, Fire Prevention Bureau

BENCHMARK
 General Contractors • Design/Build
 P.O. Box 1278
 Portland, ME 04104-1278

LETTER OF TRANSMITTAL

TO PERMITS & INSPECTIONS
CITY OF PORTLAND
PORTLAND, ME.

DATE <u>JUNE 3, 1994</u>	JOB NO.
ATTENTION <u>SAH HOFSES</u>	
RE	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>	<u>5/5/94</u>		<u>THOMAS BLOCK OFFICE RENOVATIONS</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19____ PRINTS RETURNED AFTER LOAN TO US

REMARKS

COPY TO _____

SIGNED: Attila Kunderich

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

Location of Construction: 100 Commercial St - Suite 200		Owner: Pacific Partners 10	Phone:	Permit No: 340887
Owner Address:	Leasee/Buyer's Name:	Phone:	Business Name:	
Contractor Name: Hunt-Ryan Co	Address: 100 Commercial St	Phone:		Permit Issued: PERMIT ISSUED AUG 23 1994
Proposed Use: office space	Proposed Use:	PERMIT FEE: \$	INSPECTION: Use Group B Type: 3 93 Doc 5	Zone: CB1 - PORTLAND
Proposed Project Description: make interior renovations		Signature:	Signature: <i>[Signature]</i>	Zoning Approval: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: <i>[Signature]</i> Date:	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"/> minor

- This permit application doesn't 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.

**PERMIT ISSUED
WITH LETTER**

L 0-450
3/2/94

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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Date: 8/16/94
[Signature]
CEO DISTRICT
[Signature]
MISS MANSO!

COMMENTS

Sept 10, 1994 - Work mostly complete - appears to be done per plans - O.K. to occupy. X

	Type	Inspection Record	Date
Foundation:			
Framing			
Plumbing	OK		
Final			
Other			

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 23, 1994

RE: 100 Commercial St., Suite 220

Wright-Ryan Co.
10 Danforth St.
Portland, ME 04101

Dear sir:


Your application to make interior renovations has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. No exterior work is to be done.
2. The buildings fire protection and alarm system shall extend into new proposed areas.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024 of the city's building code. (The BOCA Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


S. P. Hoffses
Chief of Inspection Services

/el

cc: LT. G. McDorgal, Fire Prevention Bureau

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

Location of Construction 100 Commercial St. Suite 406 4th fl		Owner Phoenix	Phone	Permit No: 941293
Owner Address	Lease/Buyer's Name VHA New England (VHA)	Phone 761-2905	Business Name same	Permit Issued:
Contractor Name Benchmark	Address P. O. Box 1278 Portland, ME 04104-1278		Phone 874-2963	PERMIT ISSUED DEC - 9 1994 Zone: CBL: CITY OF PORTLAND Zoning Approval:
Past Use: office	Proposed Use office with int. reno.	COST OF WORK: \$ 60.00 7900.00	PERMIT FEE: \$ 60.00	
Proposed Project Description: to make interior renovations only as per 2 plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group B Type 2A	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 <input checked="" type="checkbox"/> major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By LAYINI		Signature	Date	
Date Applied 12/1/94		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		

1. This permit application doesn't 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.

Debris with pickup

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit.

12/2/94

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-inspector

CEO DISTRICT **2**
MS MUMSON

- Joining Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: **12/6/94**
[Signature]

COMMENTS

2/2/95 - Work complete. - appears to be done per plans - checked
Fire ratings - O.K.

X

Inspection Record

	Type	Date
Foundation:	N/A	N/A
Framing:		
Plumbing:	O.K.	O.K.
Final:		
Other:		

Inspection Services
Samuel P. Hoffes
Chief



Planning and Urban Development
Joseph E. Gray Jr
Director

CITY OF PORTLAND

December 9, 1994

RE 100 Commercial St.- Suite 406-4th floor

Benchmark
P. O. Box 1278
Portland, Maine 04104-1278

Dear Sir:

Your application to make interior renovations as per plan has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

1. Portable fire extinguishers shall be provided in accordance with NFPA 10.
2. The fire alarm system shall be maintained to NFPA 72 standards.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

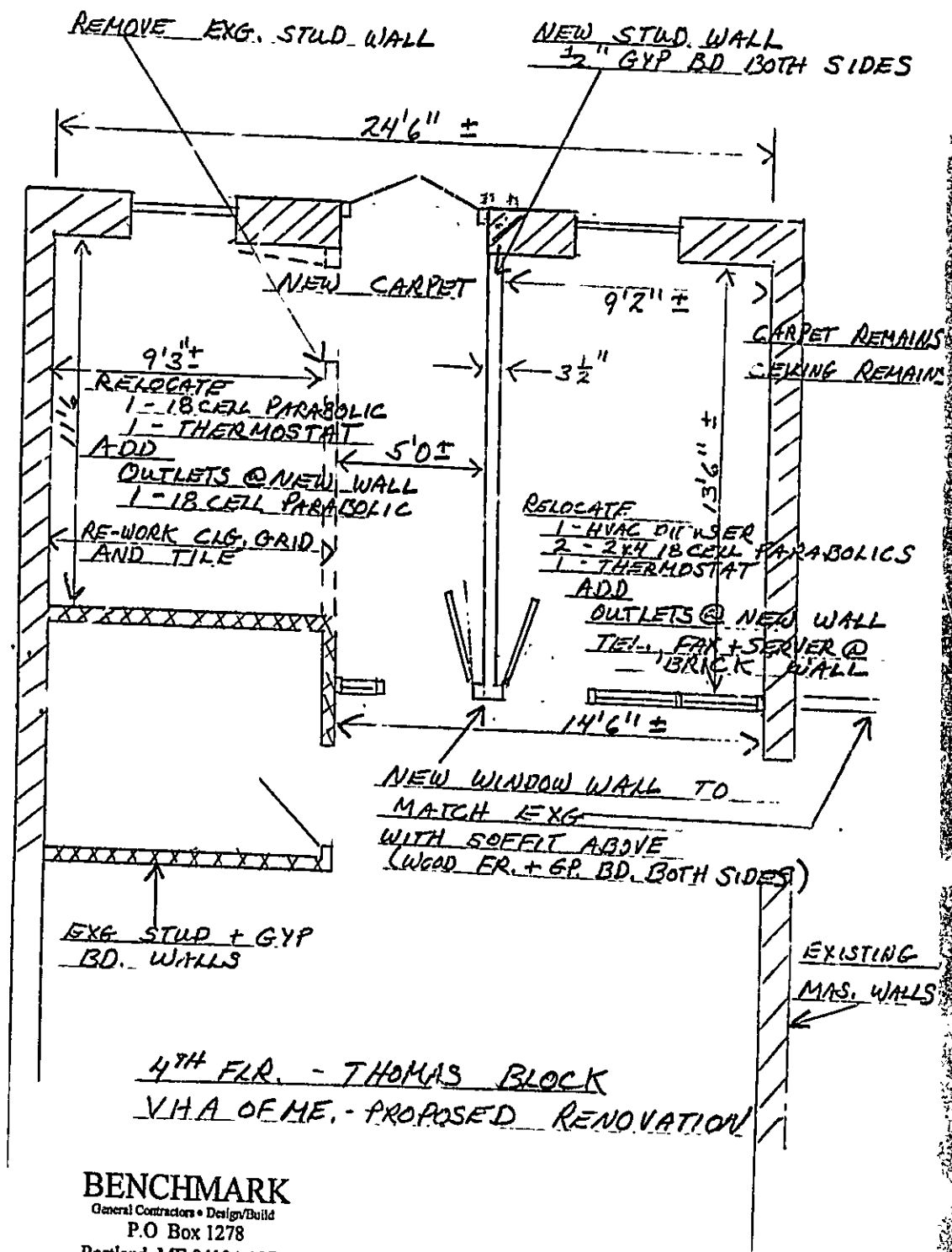
Sincerely,

A handwritten signature in dark ink, appearing to read "Samuel Hoffes", written over a horizontal line.

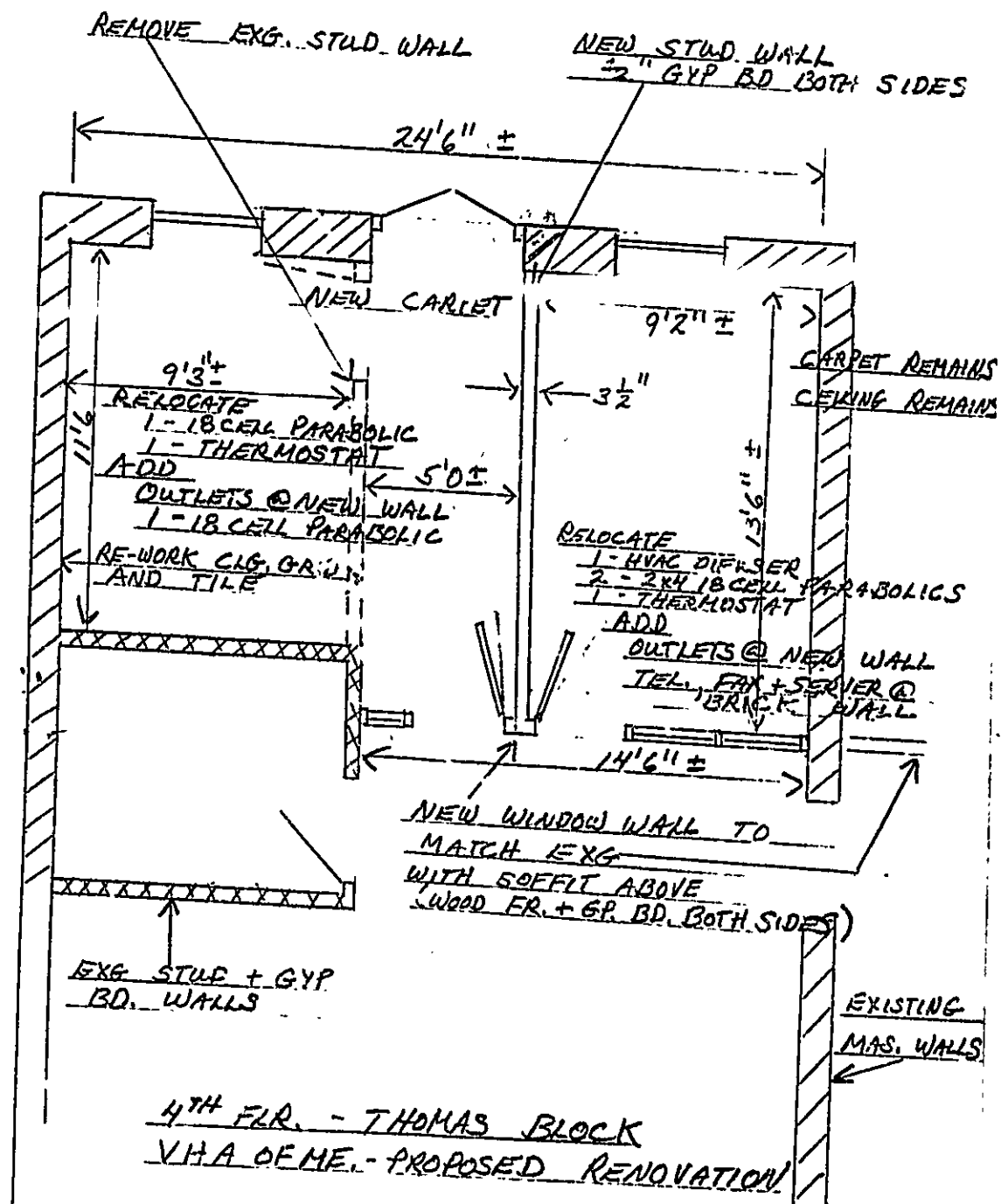
P. Samuel Hoffes
Chief of Inspection Services

/el

cc: LT. Gaylen McDougal, Fire Prevention Officer



BENCHMARK
 General Contractors • Design/Build
 P.O. Box 1278
 Portland, ME 04104-1278



BENCHMARK
General Contractors • Design/Build
P.O. Box 1278
Portland, ME 04104-1278

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Benchmark
650 Main Street
So. Portland, ME 04106

August 14, 1996

RE: 100 Commercial Street

Dear Jamie Cook,

Your application to make interior renovations to suite 315 at the above location has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. No external work including window work is allowable without a separate permit and approval.
2. The area of refuge shall comply with section 5-2 12 of the NFPA 101 Life Safety Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

Marge Schmuckal
Asst. Chief of Codes Enforcement

cc to: Lt. MacDougall, Fire Prevention
P. Samuel Hoffses, Chief of Codes Enforcement

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, T: (77) 874-8703, FAX: 374-87

Location of Construction: 100 Commercial St		Owner: Thonix	Phone:	Permit No: 9608
Owner Address:	Leasee/Buyer's Name: Professional Software Solutions	Phone:	Business Name:	PERMIT ISSUED Permit Issued: AUG 14 1996 CITY OF PORTLAND
Contractor Name: Benchmark	Address: 650 Main St So. Portland, ME 04105	Phone: 874-2963		
Use: Office	Proposed Use: Same	COST OF WORK: \$ 17,000.00	PERMIT FEE: \$ 105.00	Zoning: CBL: 030-C-00 Zoning Approval: OK Special Zone or Review: <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"/> minor
Proposed Project Description: Make Interior Renovations - Suite 315		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: [Signature]	Signature: _____	
Permit Taken By: Mary Grusik		Date Applied For: 12 August 1996		

- This permit application doesn't 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.

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 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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT: **[Signature]** **Jamie Cook** ADDRESS: _____ DATE: **12 August 1996** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Action: **NO EXEMPTION**
 Approved
 Approved with Condition
 Denied
 Date: **8/17/96**

CEO DISTRICT **2**

COMMENTS

9/18/96 CJO. A Lowe
X

	Type	Inspection Record	Date
Foundation:	_____	_____	_____
Framing:	_____	_____	_____
Plumbing:	_____	_____	_____
Final:	_____	_____	_____
Other:	_____	_____	_____

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

Location of Construction: 100 Commercial / St		Owner Phoenix Mutual	Phone	Permit No. 960878
Owner Address:	Leasee/Buyer's Name Thomas College Suite 403	Phone	Business Name	
Contractor Name: Benchmark	Address: 650 Main St So. Side, ME 04106		Phone 874-2963	
Past Use: Office	Proposed Use College Classroom	COST OF WORK: \$ 14,800.00	PERMIT FEE: \$ 95.00	
Proposed Project Description: Change Use/Make Interior Renovations Suite 403		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type	
		Signature <i>H-y</i>	Signature	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)		
		Action	<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
Permit Taken By: Mary Gresik		Date Applied For: 03 September 1996		

PERMIT ISSUED
 Permit Issued:
SEP - 5 1996
CITY OF PORTLAND

Zone: **CBL: 030-C-001**
 Zoning Approval: *PTC/P*
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied
 Date: *12/19/96*

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 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 provisions of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT *Jamie Cook* ADDRESS: DATE **03 September 1996** PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE
 White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-inspector

CEO DISTRICT **2**
A.R.

COMMENTS

9/15/96 Work in progress. A. Aune

	Type	Inspection Record	Date
Foundatio.:		_____	_____
Framing:		not called	_____
Plumbing:		OK	9/15/96
Final:		OK A. Aune	_____
Other:		_____	_____

BUILDING PERMIT REPORT

DATE: 9/4/95 ADDRESS: 100 Commercial St 403

REASON FOR PERMIT: renovation

BUILDING OWNER: Pharmacy

CONTRACTOR: Benevento

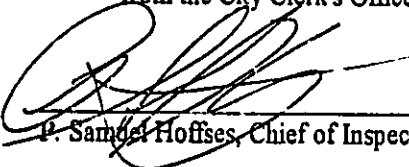
PERMIT APPLICANT: James Cook ~~ISSUED:~~ *14*15*17

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. Guardrail & 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
6. Headroom in habitable space is a minimum of 7'6".
7. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue

windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm) The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. feet

10. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
 11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
 12. The boiler shall be protected by enclosing with one (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 13. 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 19, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 1. In the immediate vicinity of bedrooms
 2. In all bedrooms
 3. In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
14. 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.
 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
 16. The Sprinkler System shall be maintained to NFPA #13 Standard.
 17. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
 18. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
 19. 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".
 20. 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 of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office


P. Samuel Hoffses, Chief of Inspection Services