

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 060479

Please Read Application And Notes, If Any, Attached

This is to certify that BUCKSTAR LLC /Payton M... Corp

has permission to Offices/ Tenant fit-up 5th fl

AT 178 MIDDLE ST

L 032 I001001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of this State 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.

PERMIT ISSUED
APR 27 2006
CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4 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. Craig Cross 4-26-06

Health Dept. _____

Appeal Board _____

Other _____
DepartmentName

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0479	Issue Date:	CBL: 032 I001001
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Location of Construction: 178 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST	PERMIT ISSUED APR 27 2006 CITY OF PORTLAND
Business Name:	Contractor Name: Payton Maine Corp.	Contractor Address: 75 Market Street Portland	
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial/ offices	Proposed Use: Commercial/ Offices/ Tenant fit-up 5th floor	Permit Fee: \$687.00	Cost of Work: \$74,000.00	PEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>		INSPECTION: Use Group: B Type: B <i>4/26/06</i>		

Proposed Project Description: Offices/ Tenant fit-up 5th floor	Signature: <i>Greg Cross</i>	Signature: <i>[Handwritten Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Handwritten Signature]</i> Date: <i>4/14/06</i>		

Permit Taken By: Idobson	Date Applied For: 04/05/2006	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"/> <i>OK with conditions</i> Date: <i>4/14/06</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 checked="" type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work requires A</i> <i>Separate Review & Approval</i>
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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

City of Portland, Maine - Building or Use Permit

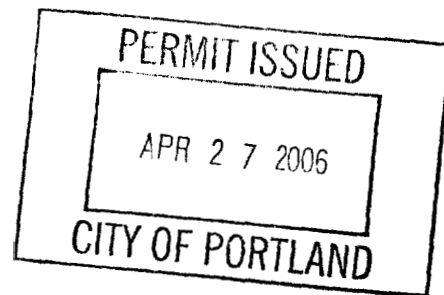
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0479	Date Applied For: 04/05/2006	CRI: 032 1001001
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Location of Construction: 178 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST	Phone:
Business Name:	Contractor Name: Payton Maine Corp.	Contractor Address: 75 Market Street Portland	Phone: (207) 772-7222
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	
Proposed Use: Commercial/ Offices/ Tenant fit-up 5th floor		Proposed Project Description: Offices/ Tenant fit-up 5th floor	

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 04/26/2006
Note: **Ok to Issue:**

- 1) Fire alarm system shall comply with NFPA 72
- 2) All building construction shall comply with NFPA 101
- 3) Sprinkler system shall comply with NFPA 13



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0479	Issue Date:	CBL: 032 I001001
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Location of Construction: 178 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED APR 27 2006 CITY OF PORTLAND </div>
Business Name:	Contractor Name: Payton Maine Corp.	Contractor Address: 75 Market Street Portland	
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Phone: 777727222 Zoning: B3

Past Use: Commercial/ offices	Proposed Use: Commercial/ Offices/ Tenant fit-up 5th floor	Permit Fee: \$687.00	Cost of Work: \$74,000.00	CEO District: 1
Proposed Project Description: Offices/ Tenant fit-up 5th floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: B Type: B3 4/26/06	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
		Action <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: <i>[Signature]</i>	Date: 4/14/06	

Permit Taken By: Idobson	Date Applied For: 04/05/2006	Zoning Approval
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	<i>Separate Review & Approval</i>		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

APR 5 2006

RECEIVED

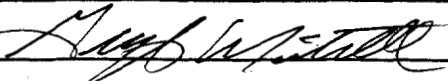
All Purpose Building Permit Application

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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 1001 001	Owner: BUCKSTAR LLC 100 SILVER ST PORTLAND, ME 04101		Telephone:
Lessee/Buyer's Name (If Applicable) PRUDENTIAL INSURANCE COMPANY	Applicant name, address & telephone: 286.8500 PAYTON MAINE CORP. 56 INDUSTRIAL PARK RD. SACO, ME 04072	Cost Of Work: \$ 74,000.00 Fee: \$ 687.00	
Current use: OFFICE SPACE			
If the location is currently vacant, what was prior use: _____			
Approximately how long has it been vacant: _____			
Proposed use: OFFICE SPACE			
Project description:			
Contractor's name, address & telephone: PAYTON MAINE CORP.			
Who should we contact when the permit is ready: 286.8500 - JEFF MITCHELL			
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: 286.8500			

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 

Date: 4-5-06

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



4/6/06

Attention: Mike Nugent, Inspection Services Manager

City of Portland Maine
389 Congress St.
Portland, ME 04101

Mike,

Please find attached Permit Application and Drawings for interior fit-up of the 5th floor at 178 Middle St. for Prudential Financial.

Project consists of removal of existing flooring, ceiling, and limited partition demo. We then will build one new break room and apply new finishes to the space. Sprinkler system will be reconfigured by a licensed sprinkler contractor.

Please call with any questions (286.8500) or email gmitchell@payton-construction.com.

Sincerely,

A handwritten signature in black ink, appearing to read 'Geoff Mitchell', is written over the printed name.

Geoff Mitchell

Project Manager

CC: File 401



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: T. Scott Teas, TFH Architects

RE: Certificate of Design

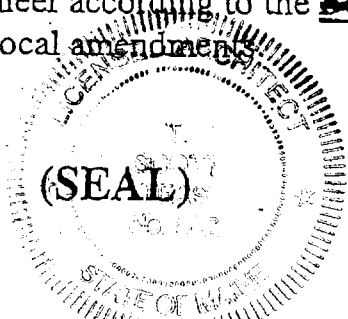
DATE: April 28, 2006

These plans and / or specifications covering construction work on:

178 Middle Street, Portland, ME 04101

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

¹ IBC 2003



Signature: _____

Title: President

Firm: TFH Architects

Address: 100 Commercial Street

Portland, ME 04101

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.



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

ACCESSIBILITY CERTIFICATE

Designer: T. Scott Teas

Address of Project: 178 Middle Street, portland, ME 04101

Nature of Project: Renovation of +/- 3,500 SF office space.

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: 

Title: President

Firm: TFH Architects

Address: 100 Commercial Street

Portland, ME 04101

Phone: 207-775-6141



**BUCKSTAR LLC
100 SILVER STREET
PORTLAND, ME 04101**

April 4, 2006

Mr. David Dinsfriend
Prudential Insurance Company
Corporate Real Estate/Lease Administration
213 Washington Street - Lobby NH-02-01-03
Newark, NJ 07102

Re: 178-182 Middle Street, Portland, ME

Dear Mr. Dinsfriend:

I am writing today on behalf of Buckstar LLC.

It is our understanding that Prudential, as tenant to Buckstar, intends to proceed once with construction of improvements on the 5th floor of our building at 178 Middle Street in accordance with a lease amendment for that space. We further understand that Prudential intends on having the work performed by Payton Maine Corporation of Scarborough, Maine.

We are writing this letter for the benefit of the City of Portland to acknowledge the above planned work in our building.

Thank you.

Sincerely,


Michael D. Brescia

Post-It® Fax Note 7671		Date 4.5.06	# of pages 1
To Geoffrey Mitchell		From David Dinsfriend	
Co./Dept. Payton		Co. Pru	
Phone #		Phone # 973-367-7155	
Fax # 207-286-2895		Fax #	

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.

- | | | |
|-------------------------------------|---------------------------------------|--|
| <input type="checkbox"/> | Footing/Building Location Inspection: | Prior to pouring concrete |
| <input type="checkbox"/> | Re-Bar Schedule Inspection: | Prior to pouring concrete |
| <input type="checkbox"/> | Foundation Inspection: | Prior to placing ANY backfill |
| <input checked="" type="checkbox"/> | Framing/Rough Plumbing/Electrical: | Prior to any insulating or drywalling |
| <input checked="" type="checkbox"/> | 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.

W/B **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Edy...

Signature of Applicant/Designee

Donna Martin Admin

Signature of Inspections Official

4/27/06

Date

4 27 06

Date

CBL: 32 I 001

Building Permit #: 060479