

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 050897
JUL 14 2005
CITY OF PORTLAND

This is to certify that One City Center Associates Inc. TBS Inc. Thompson

has permission to Renovate 2400 sq ft of space in a Dunkin' Donuts mail store.

AT 1 City Ctr 032 L002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 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. Jay Kelley P.F.D. 7-8-05

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 7/13/05
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: 05-0897	Issue Date: JUL 1 2005	PERMIT ISSUED 032 L00200	
Owner Address: One City Center	Phone:		
Contractor Address: P.O. Box 355 Gardiner	Phone: 207-825-1100	CITY OF PORTLAND	
Permit Type: Change of Use - Commercial	Zone: B-3		
Permit Fee: \$1,878.00	Cost of Work: \$198,000.00	CEO District: I	
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A2 Type: B 7/13/05 Signature: [Signature]		
Signature: JLK p.f.d. 7-8-05			
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature: _____ Date: _____			

Location of Construction: 1 City Ctr	Owner Name: One City Center Associates Llc
Business Name:	Contractor Name: TBS Inc./ Bruce Thompson
Lessee/Buyer's Name	Phone:
Past Use: Commercial	Proposed Use: Commercial/ Renovate 2400 sq ft of space for a Dunkin Donuts retail store
Proposed Project Description: Renovate 2400 sq ft of space for a Dunkin Donuts retail store	

Permit Taken By: ldobson	Date Applied For: 07/01/2005	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not 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.. 	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 checked="" type="checkbox"/> - Date: 7/7/05	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: 7/7/05	Historic Preservation <input checked="" 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: [Signature]
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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



Commercial Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: ONE CITY CENTER, SUITE 1-102, PORTLAND, ME		
Total Square Footage of Proposed Structure 2400 SQ. FT. RENOVATION		Square Footage of Lot 1.124 ACRES OF LAND
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 32 L 2	Owner: ONE CITY CENTER ASSOCIATES, LLC	Telephone: 207.871.1080 (DIRIGO MANAGEMENT)
Lessee/Buyer's Name (If Applicable) OLD PORT REALTY, LLC & OLD PORT FOODSERVICE GROUP II, LLC	Applicant name, address & telephone: DANNY BOUZIANIS 476 ALFRED BIDDEFORD, ME 04005 177.229.8600	cost Of Work: \$ 198,000 Fee: \$
DUNKIN DONUTS RETAIL STORE		
Project description: RENOVATE 2400 SQ. FT. NEXT TO FOOD COURT AT ONE CITY CENTER INTO A DUNKIN DONUTS RETAIL STORE.		
Contractor's name, address & telephone: TBS INC., PO BOX 355 GARDNER, ME 04345 c/o BRUCE THOMPSON		
Who should we contact when the permit is ready: 207.582.5100		
Mailing address: DANNY BOUZIANIS 207.229.8600 476 ALFRED RD., BIDDEFORD, ME 04005		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Department of Building Inspection, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

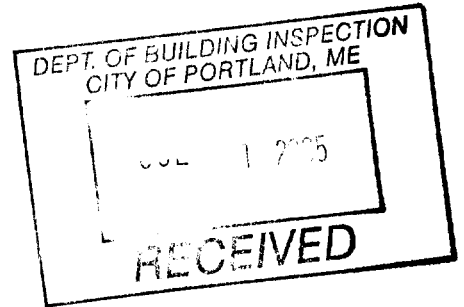
Signature of applicant:	Date: 6/29/05
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



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



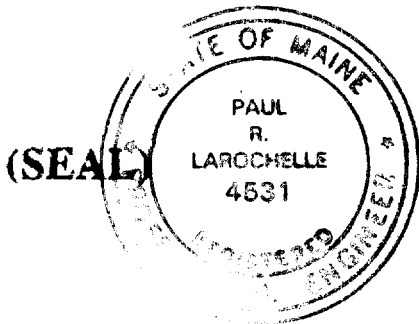
ACCESSIBILITY CERTIFICATE

Designer: LAROCHELLE ENGINEERING SERVICES

Address of Project: ONE CITY CENTER

Nature of Project: RENOVATION OF EXISTING
FIRST FLOOR SPACE INTO
COMMERCIAL 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: Paul R. Rochelle

Title: OWNER

Firm: LAROCHELLE ENGINEERING SERVICES

Address: 169 DAVIS AVE

AUBURN, ME 04210

Phone: 207-885-0855 (207-240-5482) ^{cell}



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: LAROCHELLE ENGINEERING SERVICES

RE: Certificate of Design

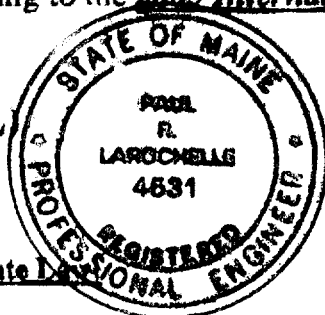
DATE: 06/29/05

These plans and / or specifications covering construction work on:

ONE CITY CENTER renovation of first floor space
into Dunkin Donuts

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.

(SEAL)



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: Paul R. Larochelle

Title: OWNER

Firm: LAROCHELLE ENGINEERING SERVICES

Address: 169 DAVIS AVE
AUBURN, ME 04210

FROM DESIGNER: Paul R LaRoche, P.E.
 DATE: 06/29/05
 Job Name: ONE CITY CENTER - DUNKIN DONUTS SPACE ONLY
 Address of Construction: CORNER OF TEMPLE + TREE STREETS

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) A2
 Type of Construction II B

Will the Structure have a Fire suppression system in accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? N/A if yes, separated or non separated (see Section 302.3) _____
 Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members (105.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>N/A</u>	<u>N/A</u>
_____	_____
_____	_____
_____	_____

N/A Live load reduction (1603.1.1, 1607.9, 1607.10)
N/A Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.1.3, 1608)
N/A Ground snow load, P_g (1608.2)
N/A If $P_g > 10$ per flat-roof snow load, P_f (1608.3)
N/A If $P_g > 10$ per, snow exposure factor, C_e (Table 1608.3.1)
N/A If $P_g > 10$ per, snow load importance factor, I_s (Table 1604.8)
N/A Roof thermal factor, C_r (Table 1608.3.2)
N/A Sloped roof snowload, P_s (1608.4)
N/A Seismic design category (1616.3)
N/A Basic seismic-force-resisting system (Table 1617.2.2)
N/A Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.2.2)
N/A Analysis procedure (1616.6, 1617.5)
N/A Design base shear (1617.4, 1617.8.1)

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
N/A Basic wind speed (1609.3)
N/A Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
N/A Wind exposure category (1609.4)
N/A Internal pressure coefficient (ASCE 7)
N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)
N/A Main force wind pressures (1609.1.1, 1609.6.2.1)

Flood loads (1603.1.5, 1612)

N/A Flood hazard area (1612.3)
N/A Elevation of structure

Earthquake design data (1603.1.5, 1614 - 1620)

N/A Design option utilized (1614.1)
N/A Seismic use group ("Category") (Table 1604.5, 1619.2)
N/A Spectral response coefficients, S_{ps} & S_{pi} (1618.1)
N/A Site class (1615.1.5)

Other loads

N/A Concentrated loads (1607.4)
N/A Partition loads (1607.5)
N/A Impact loads (1607.8)
N/A Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 2
Parcel ID	032 L002001
Location	1 CITY CTR
Land Use	OFFICE & BUSINESS SERVICE
Owner Address	ONE CITY CENTER ASSOCIATES LLC ONE CITY CENTER PORTLAND ME 04101
Book/Page	19188/209
Legal	32-L-2 TEMPLE ST 14-32 FEDERAL ST 214-232 48981 SF

Current Valuation Information

Land	Building	Total
\$1,749,200	\$18,622,170	\$20,371,370

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$1,781,800	\$28,954,500	\$30,736,300	\$25,553,835

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	105895	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.124	248246		OFFICE BUILDGIN - HIGH-RISE	ONE CITY CENTER

Exterior/Interior Information

Section	Levels	Size	use	A/C
1	01/01	18500	RETAIL STORE	CENTRAL
1	01/01	9200	COVERED MALL	CENTRAL
1	02/02	8000	BANK/SAVINGS INSTITUTION	CENTRAL
1	02/02	14754	RETAIL STORE	CENTRAL
1	02/02	8000	COVERED MALL	CENTRAL
1	03/03	15300	RETAIL STORE	CENTRAL
1	03/03	15102	OFFICE BUILDING	CENTRAL
1	04/04	20995	OFFICE BUILDING	CENTRAL
	Height	Walls	Heating	A/C
	13	GLASS/MASNRY	HOT AIR	CENTRAL
	13	GLASS/MASNRY	HOT AIR	CENTRAL
	14	GLASS/MASNRY	HOT AIR	CENTRAL
	14	GLASS/MASNRY	HOT AIR	CENTRAL
	14	GLASS/MASNRY	HOT AIR	CENTRAL
	13	GLASS/MASNRY	HOT AIR	CENTRAL
	13	GLASS/MASNRY	HOT AIR	CENTRAL
	11	GLASS/MASNRY	HOT AIR	CENTRAL

Building Other Features

Line	Structure Type	Identical Units
1	ELEVATOR - ELEC. PASSENGER	4
1	ELEVATOR - ELEC. PASSENGER	1
1	ELEVATOR - HYD. PASSENGER	1
1	ESCALATOR - STAIR WIDTH 32"	2
3	ESCALATOR - STAIR WIDTH 48"	2
1	OPEN AREA - HIGH RISE OFFICE	1

1 SPRINKLER - WET

1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Sales Information

Date	Type	Price	Book/Page
04/01/2003	LAND + BLDING		19188-209

Picture and Sketch

<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 2 of 2
Parcel ID 032 L002001
Location 1 CITY CTR
Land Use OFFICE & BUSINESS SERVICE

Owner Address ONE CITY CENTER ASSOCIATES LLC
 ONE CITY CENTER
 PORTLAND ME 04101

Book/Page 19188/209
Legal 32-L-2
 TEMPLE ST 14-32
 FEDERAL ST 214-232
 48981 SF

Current Valuation Information

Land	Building	Total
\$1,749,200	\$18,622,170	\$20,371,370

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$1,781,800	\$28,954,500	\$30,736,300	\$25,553,835

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1986	1	138351	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.124	248246		OFFICE BULDGIN - HIGH-RISE	1 CITY CENTER

Exterior/Interior Information

Section	Levels	Size	use
1	01/01	4000	SUPPORT AREA
1	05/05	17579	OFFICE BUILDING
1	06/06	15341	OFFICE BUILDING
1	07/13	13677	OFFICE BUILDING
1	P1/P1	5692	SUPPORT AREA

Height	Walls	Heating	A/C
13	GLASS/MASNRY	NONE	NONE
11	GLASS/MASNRY	HOT AIR	CENTRAL
11	GLASS/MASNRY	HOT AIR	CENTRAL
11	GLASS/MASNRY	HOT AIR	CENTRAL
18	CONC. BLOCK	NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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Sales Information

Date

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Either BOF
or EOF is
True, or the
current
record has
been
deleted; the
operation
requested by
the
application
requires a
current
record.

/searchdetailcom.asp,
line 330

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0897	Date Applied For: 07/01/2005	CBL: 032 L002001
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Location of Construction: 1 City Ctr	Owner Name: One City Center Associates Llc	Owner Address: One City Center	Phone:
Business Name:	Contractor Name: TBS Inc./ Bruce Thompson	Contractor Address: P.O. Box 355 Gardiner	Phone (207) 582-5100
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Commercial/ Renovate 2400 sq ft of space for a Dunkin Donuts retail store

Renovate 2400 sq ft of space for a Dunkin Donuts retail store

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/07/2005
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) No drive-thru service is being shown or being approved with this permit.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/13/2005
Note: **Ok to Issue:**

- 1) Stamped plans for HVAC, plumbing and electrical must be submitted and approved prior to those installations

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 07/08/2005
Note: **Ok to Issue:**

- 1) Maintain area with current fire alarm system
- 2) Install hood system if applicable.
- 3) Maintain area with current sprinkler system

Comments:

7/11/2005-mjn: need Plumbing, Electrical and Mech plans...emailed applicant