

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

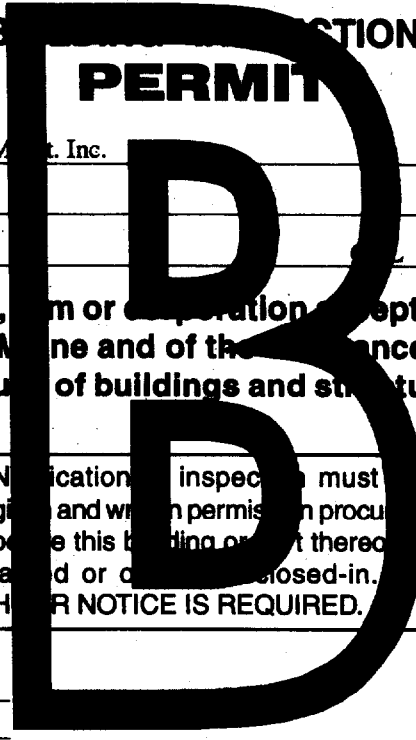
CONSTRUCTION PERMIT

Permit Number: 031531

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Slm Properties Inc/Project M...t. Inc.
has permission to Office Fit-Up 2nd & 5 Flr
AT 241 Commercial St 038 F004001

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 when permission is procured before this building or part thereof is laid or closed-in. **HEAR 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. W.M.G.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Al J. ...
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 03-1531	Issue Date:	CBL: 038 F004001
-----------------------	-------------	---------------------

Location of Construction: 241 Commercial St	Owner Name: Slm Properties Inc	Owner Address: 241 Commercial St	Phone:
Business Name: NA	Contractor Name: Project Mgmt. Inc.	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone: NA	Permit Type: Additions - Commercial	Zone: B3

Past Use: Storage	Proposed Use: Office Fit-Up 2nd & 5 Flr	Permit Fee: \$1,551.00	Cost of Work: \$170,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B	

Proposed Project Description: Office Fit-Up 2nd & 5 Flr	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 12/22/2003	Zoning Approval
-----------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/23/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any exterior work requires A separate review</i>
	<i>Separate permits are required for any new signage</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1531	Date Applied For: 12/22/2003	CBL: 038 F004001
------------------------------	--	----------------------------

Location of Construction: 241 Commercial St	Owner Name: Slm Properties Inc	Owner Address: 241 Commercial St	Phone:
Business Name: NA	Contractor Name: Project Mgmt. Inc.	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone: NA	Permit Type: Additions - Commercial	

Proposed Use: Office Fit-Up 2nd & 5 Flr	Proposed Project Description: Office Fit-Up 2nd & 5 Flr
---	---

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 12/23/2003
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 01/12/2004
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 12/24/2003
Note: **Ok to Issue:**

- 1) the fire alarm system and sprinkler system shall be tested to the appropriate standard and results shall submitted to the Portland Fire Department
- 2) fire extinguishers shall be installed in accordance with NFPA 10 standards
- 3) the fire alarm system shall be maintained to NFPA 72 standards
- 4) the sprinkler system shall be maintained to NFPA 13 standards

Comments:

1/6/2004-mjn: Need info on glazing on 5th floor, architect notified

*NOTE: ALL GLASS TO BE TEMPERED OR LAMINATED,
ENTIRE STOREFRONT GLASS WALLS, INCLUDING
POORS.

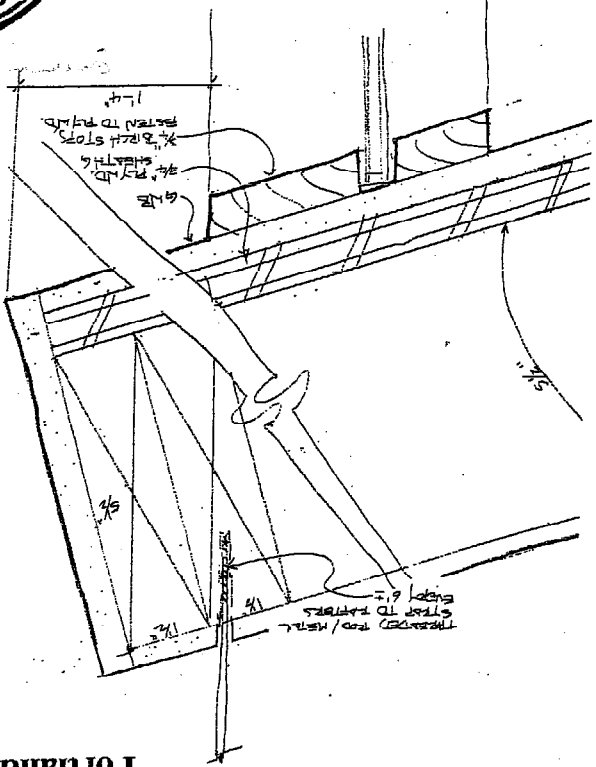
Project:

Moore/Harte Offices
2 Union Street, Fifth Floor
Portland, ME

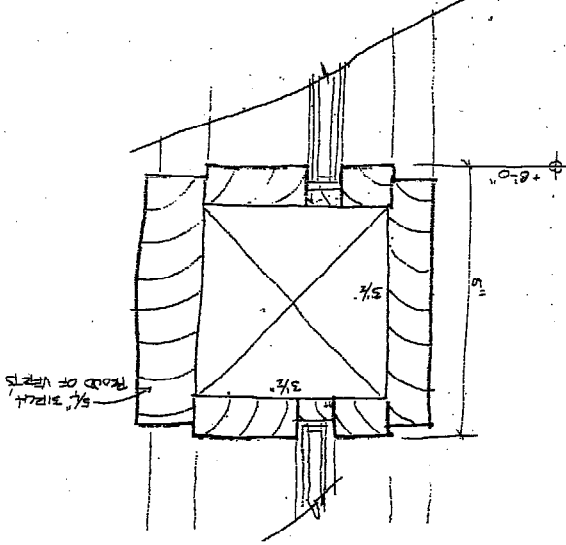
SK 1
1/6/04



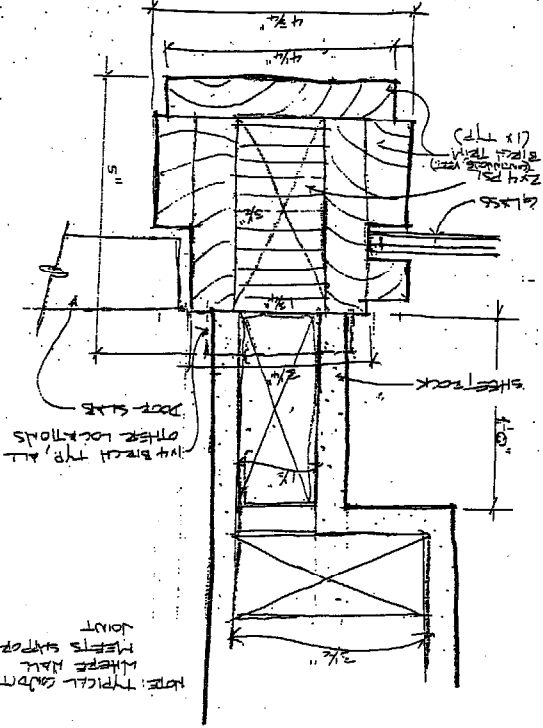
(201) Section A - Support @ Storefront Glass



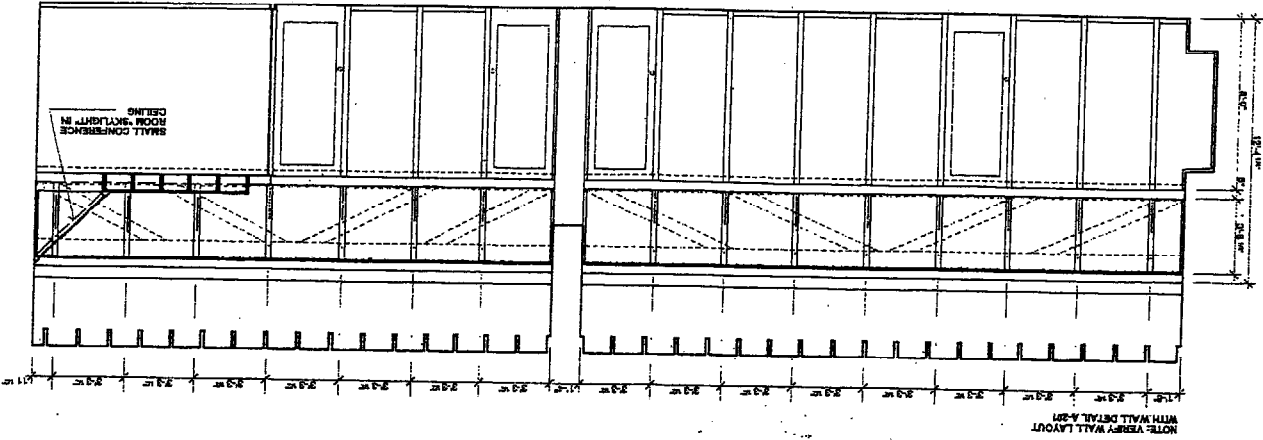
(202) Horizontal Support @ Storefront Glass



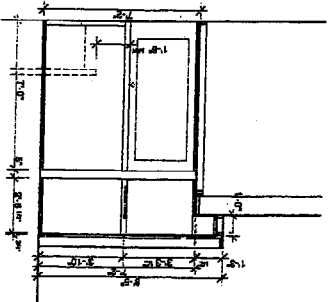
(203) Section C - Support @ Storefront Glass



ELEVATION - GLASS WALL AT OFFICES



ELEVATION - ENTRY GLASS WALL



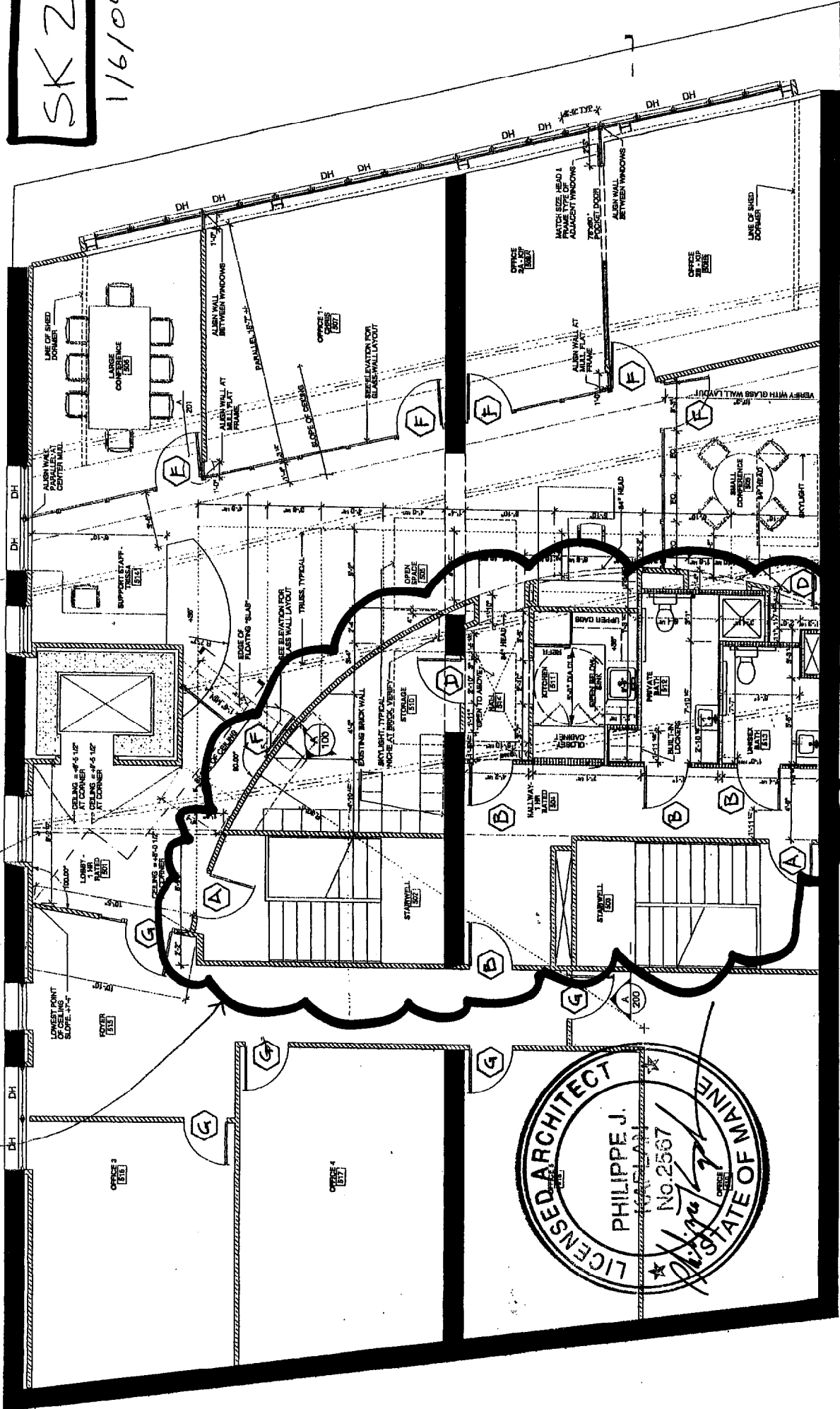
Project:
 Moore/Harte Offices
 2 Union Street, Fifth Floor
 Portland, ME

SK 2

1/6/04

***NOTE:** ALL LOFT AREAS ABOVE AREAS SHOWN BELOW ARE NOT TO BE CONSIDERED OCCUPIABLE SPACES. ACCESS IS NOT TO BE PROVIDED.

WHITTEN ARCHITECTS
 37 SILVER STREET
 P.O. BOX 404
 PORTLAND, MAINE 04112



FLOOR PLAN
 1/4" = 1'-0"

NOTES:
 1. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 2. ALL PREREQUIRED CORRIDORS AND OPENINGS DISTANCES AND CLEARANCES TO BE AS PER LOCAL AND NATIONAL LIFE SAFETY CODES.
 3. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 4. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 5. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 6. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 7. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 8. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 9. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.
 10. ALL DIMENSIONS FOR ACCESSIBLE AREAS AS PER MANUFACTURER'S INSTRUCTIONS.

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 404

Portland, Maine 04101-4613

207-775-7442

FAX 207-761-0922

e-mail chagge1@maine.rr.com

January 7, 2004

Mike Nugent
Building Inspections
City of Portland
Portland, Maine 04101

RE: Renovations at Two Union St. (241-243 Commercial St.)
Building Permits #030083 and #031009

Dear Mike:

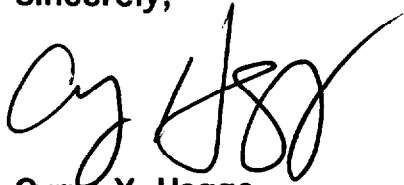
Base upon your request for additional information concerning the proposed tenant fit up for the above mentioned renovations, I am including two additional drawings.

SK1: Details of the window wall

SK2: Note on the plan that the deck areas above the bathrooms and the storage areas will not be occupied space.

If you have need of additional information, don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge



**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: PHIL KAPLAN

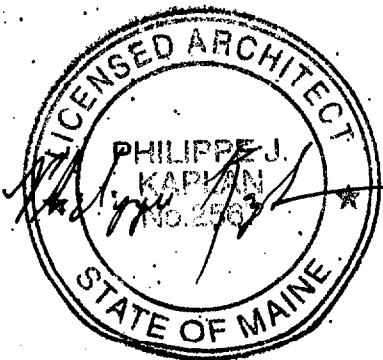
Address of Project 2 UNION ST., FIFTH FLOOR

Nature of Project RENOVATION - OFFICES

Date 12/12/03

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.

(SEAL)



Signature Philippe Kaplan

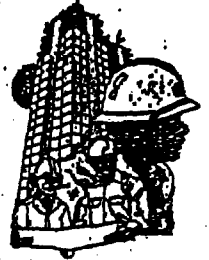
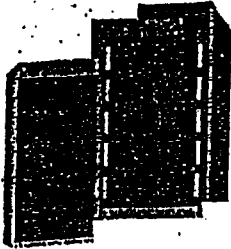
Title ARCHITECT

Firm WRITTEN ARCHITECTS

Address 37 SILVER ST.

PORTLAND, ME 04101

Telephone 774-0111



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

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

FROM: PHIL KAPLAN, WHITTEN ARCHITECTS

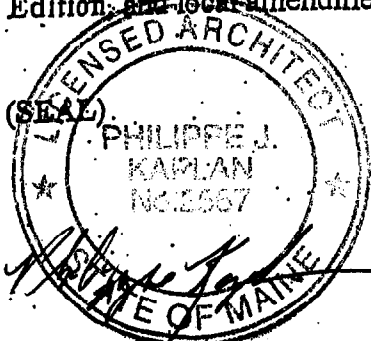
RE: Certificate of Design

DATE: 12/22/03

These plans and/or specifications covering construction work on:

2 UNION ST., FIFTH FLOOR

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Philippe Kaplan

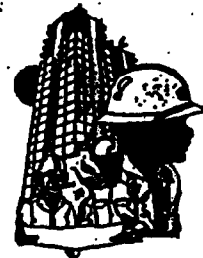
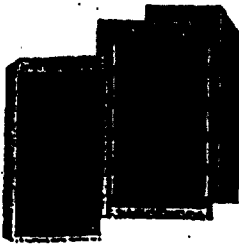
Title ARCHITECT

Firm WHITTEN ARCHITECTS

Address 37 SILVER ST, PORTLAND 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



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

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

FROM: LELAND HULST

RE: Certificate of Design

DATE: 2-3-03

These plans and/or specifications covering construction work on:

TWO UNION STREET (291 COMMERCIAL ST.)

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.

(SEAL)

Signature [Handwritten Signature]

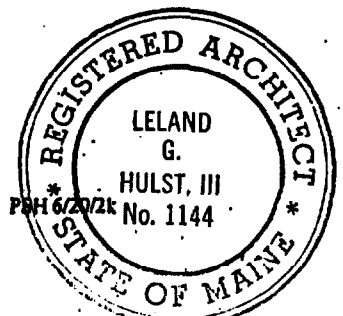
Title PRINCIPAL

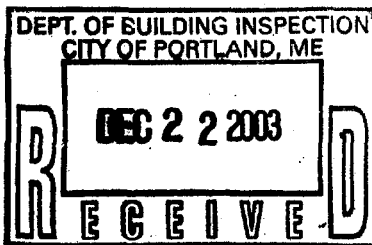
Firm LELAND HULST ARCHITECTURAL SERVICES

Address 278 SPRING ST. PORTLAND ME 04102

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.





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.

Location/Address of Construction: <u>241 COMMERCIAL ST / 2 UNION ST</u>		
Total Square Footage of ^{EXISTING} Proposed Structure <u>25,000 +/-</u>	Square Footage of Lot <u>5000 +/-</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>F004</u> Lot# <u>001</u>	Owner: <u>SLM Properties, INC</u> <u>241 COMMERCIAL ST</u> <u>PORTLAND ME 04101</u>	Telephone: <u>775-7442</u>
Lessee/Buyer's Name (If Applicable) <u>TWO UNION ST LLC</u> <u>225 COMMERCIAL ST</u> <u>PORTLAND, ME 04101</u>	Applicant name, address & telephone: <u>Project Mgmt, INC.</u> <u>225 COMMERCIAL ST</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>170,000</u> Fee: \$
Current use: <u>WAREHOUSE</u>		
If the location is currently vacant, what was prior use: <u>storage</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>2nd half of Phase II for remainder</u>		
Project description: <u>office set up on the 2nd + 5th floors.</u>		
Contractor's name, address & telephone: <u>Project Mgmt. INC</u> <u>225 COMMERCIAL ST 04101</u>		
Who should we contact when the permit is ready: <u>Cyrus Haggel</u>		
Mailing address: _____		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775-7442</u>		

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

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

Signature of applicant: [Signature] Date: 12-18-03

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

PROJECT MANAGEMENT, INC.

225 Commercial Street, Suite 404
Portland, Maine 04101-4613
207-775-7442
FAX 207-761-0922
e-mail chagge1@maine.rr.com

December 18, 2003

Mike Nugent
Building Inspections
City of Portland
Portland, Maine 04101

RE: Renovations at Two Union St. (241-243 Commercial St.)
Building Permits #030083 and #031009

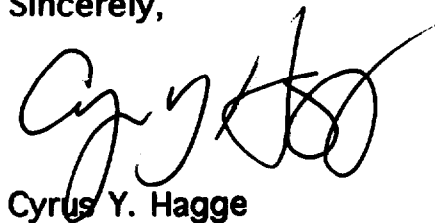
Dear Mike:

On February 14 the city issued the Phase 1 building permit #030083 for the core renovations to Two Union Street. Permit #31009 was issued for Phase 2 the tenant fit-up of the third and fourth floors on September 9, 2003. This permit request is for the remaining office fit up on the 2nd and 5th floors. Please find Architectural Drawings by Leland Hulst AIA, Architectural Drawings by Whitten Architects, AIA and a copy of the February and September building permits.

The scope of work for the 2nd and 5th floors will include interior non-bearing wall, drywall, carpet, acoustical ceilings, doors and interior trim. The estimated cost of this work is \$170,000.

If you have need of additional information, don't hesitate to contact me.

Sincerely,



Cyrus Y. Hagge



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: PATRICK JORDAN, P.E.
SHELLEY ENGINEERING INC.

DATE: 2/2/03
Job Name: 2 LINCOLN STREET RENOVATIONS
Address of Construction: 2 LINCOLN ST, PORTLAND ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA '99 Use Group Classification(s) _____
Type of Construction _____ Bldg. Height _____ Bldg. Sq. Footage _____
Seismic Zone PERFORMANCE CAT: C Exposure Group: I
Roof Snow Load Per Sq. Ft. 42 PSF Dead Load Per Sq. Ft. 20 PSF
Basic Wind Speed (mph) 90 MPH Effective Velocity Pressure Per Sq. Ft. 20.7 PSF
Floor Live Load Per Sq. Ft. 80 PSF 100 C CORRIDORS

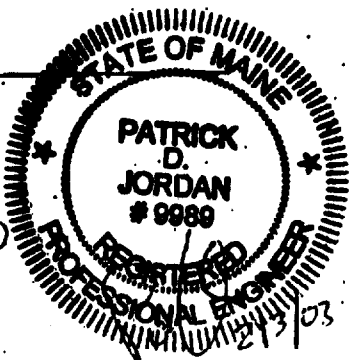
Structure has full sprinkler system? Yes X No _____ Alarm System? Yes X No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No _____

If mixed use, what subsection of 313 is being considered _____

List Occupant loading for each room or space, designed into this Project.

(Designers Stamp & Signature)



PSR 6/07/2K

DOOR SCHEDULE 241 COMMERCIAL STREET

Door Type	Door Width	Door Height	Material	Frame Material	Fire Lable	Remarks
A Flush Solid Core	3'-0"	6'-8"	SC Wood	Steel	90 Min.	Paint
B Flush Solid Core	3'-0"	6'-8"	SC Wood	Steel	45 Min	Paint
C 15 Light French Style	3'-0"	6'-8"	SC Wood	Wood		Paint
D Flush Hollow Core	3'-0"	6'-8"	HC Wood	Wood		Paint
E Flush Hollow Core Bi-fold	5'-0"	6'-8"	HC Wood	Wood		Paint
F One-Light Tempered Glass	3'-0"	8'-0"	Wood	Wood		Clear Finish
G One-Light Tempered Glass	3'-0"	7'-0"	Wood	Wood		Clear Finish
