

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 081582

This is to certify that ONE CITY CENTER ASSOCIATES LLC Management

has permission to Commercial - Office - 5th Floor Interior renovations new ten Morgan Stanley

AT 1 CITY CTR 5th floor CB 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 lathed or otherwise altered-in. 24 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. *Chris Lewis*

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Deanne Banks 1/16/09
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:	Issue Date:	CBL:
08-1582		032 L002001

Location of Construction: 1 CITY CTR 5th floor	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name: Morgan Stanley	Contractor Name: Dirigo Management Company	Contractor Address: One City Center Portland	Phone: 2078711080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office 5th Floor	Proposed Use: Commercial - Office - 5th Floor interior renovations for new tenant, Morgan Stanley	Permit Fee: \$2,420.00	Cost of Work: \$240,000.00	CEO District: 1
Proposed Project Description: Commercial - Office - 5th Floor interior renovations for new tenant, Morgan Stanley		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: B Type: 2B IBC-2003	
		Signature: <i>Greg Cross</i> Signature: <i>MB 1/16/09</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: 12/31/2008	Zoning Approval		
<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 type="checkbox"/> <i>OK w/ condition</i> Date: 1/2/09 <i>ABN</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 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 <i>ABN</i> Date:

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:	Date Applied For:	CBL:
08-1582	12/31/2008	032 L002001

Location of Construction: 1 CITY CTR 5th floor	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name: Morgan Stanley	Contractor Name: Dirigo Management Company	Contractor Address: One City Center Portland	Phone (207) 871-1080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - 5th Floor interior renovations for new tenant, Morgan Stanley	Proposed Project Description: Commercial - Office - 5th Floor interior renovations for new tenant, Morgan Stanley
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/02/2009**Note:****Ok to Issue:** ☒

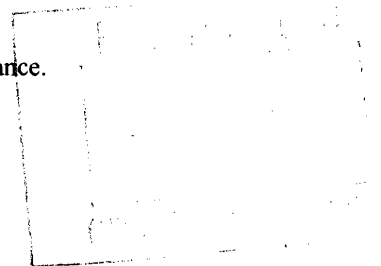
- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 01/16/2009**Note:****Ok to Issue:** ☒

- 1) Smoke and/or fire dampers shall be installed per IMC 2003 607.5
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/07/2009**Note:****Ok to Issue:** ☒

- 1) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 4) Non-combustible construction of this structure requires all construction to be Non-combustible.
- 5) All means of egress to remain accessible at all times
- 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 7) A single source supplier should be used for all through penetrations.
- 8) Any cutting or welding operations require a separate permit from the Fire dept.
- 9) Application requires State Fire Marshal approval.



Location of Construction: 1 CITY CTR 5th floor	Owner Name: ONE CITY CENTER ASSOCIATE	Owner Address: ONE CITY CENTER	Phone:
Business Name: Morgan Stanley	Contractor Name: Dirigo Management Company	Contractor Address: One City Center Portland	Phone (207) 871-1080
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	



General 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>One City Center, Portland, ME 5th Floor</u>			
Total Square Footage of Proposed Structure/Area <u>8,500 SF</u>		Square Footage of Lot <u>43,000 SF</u>	Number of Stories <u>14</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>L</u> Lot# <u>2</u>	Applicant *must be owner, Lessee or Buyer* Name <u>One City Center Assoc. LLC</u> Address <u>One City Center</u> City, State & Zip <u>Portland, ME 04101</u>		Telephone: <u>207-871-1080</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME</u> Address City, State & Zip		Cost Of Work: \$ <u>240,000</u> C of O Fee: \$ Total Fee: \$ <u>2420</u>
Current legal use (i.e. single family) <u>office</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>office</u> Is property part of a subdivision? <u>N/A</u> If yes, please name Project description: <u>Space alterations for a new tenant, Morgan Stanley. 5th Floor</u>			
Contractor's name: <u>DIRIGO Mgmt Co.</u> Address: <u>One City Center</u> City, State & Zip <u>Portland, ME 04101</u> Telephone: <u>871-1080</u> Who should we contact when the permit is ready: <u>Jim O'Donnell</u> Telephone: <u>871-1080</u> Mailing address: <u>c/o DIRIGO One City Center, Portland, ME 04101</u>			

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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 Sole 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: Jim O'Donnell Date: 12/31/08

This is not a permit; you may not commence ANY work until the permit is issued.
Agent, One City Center Assoc., LLC



Certificate of Design Application

From Designer:

IA, Interior Architects

Date:

Dec. 31, 2008

Job Name:

Morgan Stanley Space Alterations

Address of Construction:

One City Center, Portland, ME 04101

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B (Business) Existing

Type of Construction Renovation to existing shell

Is there a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC? yes Supervisory alarm system? yes

Is the Structure mixed use? no If yes, separated or non separated or non separated (section 302.3) _____

Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use

Loads Shown

see drawings

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1809.3)

Building category and wind importance Factor, I_w (table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, S_D & S_{D1} (1615.1)

Site class (1615.1.5)

N/A

Live load reduction

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.7.3, 1608)

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load P_f

If $P_g > 10$ psf, snow exposure factor, C_e

If $P_g > 10$ psf, snow load importance factor, I_s

Roof thermal factor, C_t (1608.4)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Basic seismic force resisting system (1617.6.2)

Response modification coefficient, R , and

deflection amplification factor, C_d (1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

Elevation of structure

Other loads

N/A Concentrated loads (1607.4)

Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: IA - INTERIOR ARCHITECTS
Address of Project: One City Center, Portland Me
Nature of Project: tenant Buildout

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: [Signature] 12-30-08

Title: MANAGING PRINCIPAL

Firm: IA-Interior Architects

Address: 160 State Street
Boston, MA 02109

Phone: 617.371.0800

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

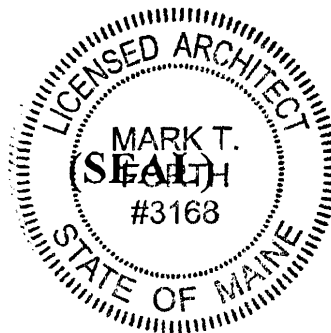
Date: DEC 30, 2008

From: IA- INTERIOR ARCHITECTS

These plans and / or specifications covering construction work on:

Morgan Stanley, One City Center Portland
ME, 5th Floor, Tenant Buildout

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



Signature: [Signature]

Title: MANAGING PRINCIPAL

Firm: IA Interior Architects

Address: 160 State Street
Boston, MA 02109

Phone: 617.371.0800

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Morgan Stanley

PORTLAND, ME 04101

PORTLAND, ME RELOCATION

32L2 00 1582

Morgan Stanley

ONE CITY CENTER
5TH FLOOR
PORTLAND, ME 04101

ISSUED

NO.	DATE	TO WHOM ISSUED
	12-22-08	FOR CONSTRUCTION

DATA

(5th FLOOR) RENOVATION TO EXISTING SHELL
S) - EXISTING CLASSIFICATION

CLASSIFICATION

BUILDING IS FULLY SPRINKLERED

- 7,170 USF (PROJECT TENANT) / 100 SF= ITS (NOTE ACTUAL OCCUPANCY = 25)

D, (2) PROVIDED

ENTS < 50 AND TRAVEL DISTANCE < 75'-0".
R FULLY SPRINKLERED SPACE)

(UPC 2000)

BUILDING DEPARTMENT NOTES

- THIS APPLICATION TO COMPLY WITH, AND HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING GOVERNING AUTHORITIES:
 - LATEST EDITION OF INTERNATIONAL BUILDING CODE (2000)
 - SUPPLEMENTS WOOD
 - REGULATIONS OF LOCAL AUTHORITIES HAVING JURISDICTION
 - THE AMERICAN WITH DISABILITIES ACT
 - LATEST EDITION OF THE NATIONAL ELECTRICAL CODE
 - OSHA REGULATIONS
 - BUILDING OWNERS REQUIREMENTS
 - INTERNATIONAL FIRE CODE
- THE FLOOR UNDERGOING RENOVATION IS MULTI-TENANT FLOOR.
- EXECUTE ALL WORK IN ACCORDANCE WITH LOCAL AND FEDERAL CODES, MANUFACTURERS RECOMMENDATIONS, TRADE AND REFERENCE STANDARDS, INCLUDING, BUT NOT LIMITED TO THE SEISMIC CODES, NFPA, ASMC UMC, AMERICAN DISABILITIES ACT LATEST EDITIONS.
- ALL FLOORS ARE MECHANICALLY VENTILATED.
- THE SPACE AROUND DUCTS, PIPES, ELECTRICAL CONDUITS, CABLE TRAYS, AND ALL OTHER ELECTRICAL/MECHANICAL WORK PENETRATING RATED WALLS OR BETWEEN FLOORS SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR AN APPROVED EQUAL MATERIAL AND BE CLOSED OFF BY CLOSE FITTING ESCUTCHEONS ON BOTH SIDES OF THE PENETRATION.
- ALL INTERIOR FINISHES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE AND THE INTERNATIONAL FIRE CODE FOR FLAMMABILITY SMOKE DEVELOPED RATINGS AND TOXICITY.
- ALL CONSTRUCTION TO BE NON-COMBUSTIBLE.
- FIRESTOPPING SHALL BE REQUIRED AS PER INTERNATIONAL BUILDING CODE (2000)
- ALL EXIT SIGNS SHALL COMPLY WITH INTERNATIONAL BUILDING CODE (2000)
- ALL EXISTING CONDITIONS INDICATED ARE AS FOUND IN THE FIELD SURVEY OF THE PREMISES BY THE ARCHITECT. EXISTING CONDITIONS NOT IN COMPLIANCE WITH RECORDED RECORDS ARE THE RESPONSIBILITY OF THE BUILDING OWNER.
- ALL CONCEALED WOOD AND WOOD BLOCKING SHALL BE FIRE RETARDANT.
- THE CONTRACTOR SHALL PROTECT THE PUBLIC AND TENANTS FROM ALL WORK IN PROGRESS.
- THE CONTRACTOR SHALL REPLACE ALL MISSING FIREPROOFING. THE CONTRACTOR SHALL REPLACE ALL FIREPROOFING AFFECTED BY NEW CONSTRUCTION WITH FIREPROOFING TO MATCH BASE BUILDING STANDARDS OR APPROVED EQUAL OR AS REQUIRED.
- ALL DOORS TO BE 36" WIDE, 34" CLEAR MIN. (U.O.N.)
- THE BUILDING OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
- AN AMENDED OR NEW CERTIFICATE OF OCCUPANCY IS NOT REQUIRED. THE USE AND OCCUPANCY AND EGRESS OF ARE EXISTING WITH NO CHANGE.
- NO CHANGE IN CONSTRUCTION CLASSIFICATION, LIVE LOAD, OR USER GROUP CLASSIFICATION IS PROPOSED.
- ALL WOOD TO BE FIRE RETARDANT, AS PER C27-328.
- ALL FLOOR AND WALL FINISHES TO COMPLY WITH THE MIN. REQUIREMENTS FOR INTERIOR FINISH CLASS, FLAMESPREAD RATINGS AND SMOKE DENSITY, AS PER SEC. C27-348 THRU C27-351 & TABLE 5-4.
- ATTACHMENTS OF FINISHES TO BE AS PER SEC. C27-348(F).
- ALL ACOUSTICAL AND THERMAL INSULATION TO COMPLY WITH C27-335.1

DRAWING INDEX

ARCHITECTURAL

- AN-0.0 COVER SHEET
- AN-1.0 GENERAL NOTES
- AN-2.0 GENERAL CONSTRUCTION NOTES
- AN-3.0 PROJECT GUIDELINES
- AN-4.0 SPECIFICATIONS
- AN-5.0 SPECIFICATIONS
- AN-6.0 SPECIFICATIONS
- AN-7.0 ADAAG STANDARDS AND MOUNTING HEIGHTS
- AD-1.0 DEMOLITION PLAN
- A-1.0 PARTITION PLAN
- A-2.0 POWER AND SIGNAL PLAN
- A-3.0 REFLECTED CEILING PLAN
- A-4.0 FINISH PLAN
- A-5.0 FURNITURE PLAN (FOR REFERENCE ONLY)
- A-7.0 ELEVATIONS & DETAILS
- A-8.0 MILLWORK DETAILS
- A-8.1 DETAILS
- A-8.2 DETAILS

ENGINEERING

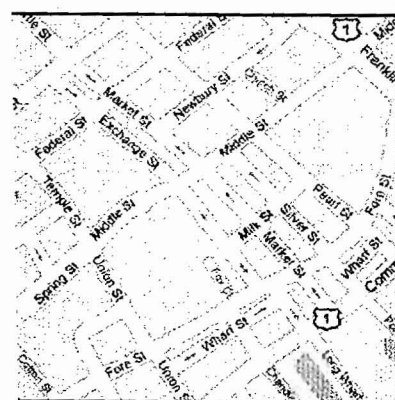
- E0.1 ELECTRICAL LEGEND AND ABBREVIATIONS
- E0.2 ELECTRICAL SPECIFICATIONS
- E0.3 ELECTRICAL SPECIFICATIONS
- E1.1 ELECTRICAL POWER PLAN
- E1.2 ELECTRICAL LIGHTING PLAN
- E1.3 FIRE ALARM SYSTEM PLAN
- E1.4 ELECTRICAL PANEL AND FIXTURE SCHEDULES
- E1.5 ELECTRICAL DETAILS
- FP0.1 FIRE PROTECTION LEGEND
- FP1.1 FIRE PROTECTION PLAN
- P0.1 PLUMBING LEGEND
- P1.1 PLUMBING PLAN
- M0.1 MECHANICAL LEGEND
- M0.2 MECHANICAL SPECIFICATIONS
- M0.3 MECHANICAL SPECIFICATIONS
- M1.1 MECHANICAL HVAC PLAN
- M01.1 MECHANICAL DEMOLITION HVAC PLAN

AV CONSULTANT 'FOR REFERENCE ONLY'

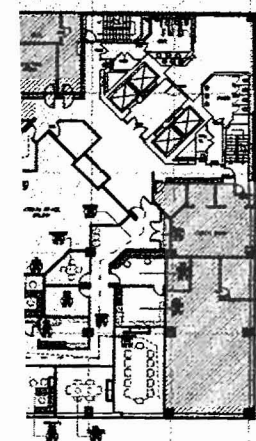
- AV-001 TITLE PAGE- CONTENTS, ABBREVIATIONS, NOTES, SYMBOLS & RESPONSIBILITIES CHECKLIST
- AV-100 DISPLAY ELEVATION & CREDENZA LOCATIONS
- AV-200 AV DETAILS - EQUIPMENT DETAILS & WIRING DIAGRAMS
- AV-201 AV DETAILS - DISPLAY MOUNTING DIAGRAM
- AV-300 FLOW DIAGRAM AND CONDUIT & CABLE RISER DIAGRAMS
- AV-201 AV DETAILS - DISPLAY MOUNTING DIAGRAM-SYSTEM 9-28" OUTLETS ONLY

NOTES

12/22/08 CONSTRUCTION SET



DOOR 5



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NO.	DATE	DESCRIPTION
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REVISIONS

PROJECT **Morgan Stanley**
PORTLAND, ME

DRAWING

COVER SHEET

DRAWN BY:	DATE:
JL	12/22/08
CHECKED BY:	SCALE:
JL	2" = 1'-0"
APPROVED BY:	JOB NO.:
MF	108575.01
PLAN NORTH	SHEET NO.:



AN-0.0

04/07/09 Closed

AKO



CITY OF PORTLAND, MAINE

Department of Building Inspections

December 20 2007

Received from _____

Location of Work

One City Center

Cost of Construction

\$ 2,750

Permit Fee

\$ _____

Building (IL) ☒

Plumbing (IS) ☐

Electrical (I2) ☐

Site Plan (U2) ☐

Other _____

CBL:

32 L 002

Check #:

Total Collected \$

500

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PK - Permit Copy