



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 MARGINAL WAY CBL 034A B001001

Issued to Atlantic Bayside Trust Llc /WRIGHT RYAN CONSTRUCTION Date of Issue 12/22/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0525 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Floor 5

APPROVED OCCUPANCY

Winexnet
Commercial Office Space
Use Group B
Type 2A

Limiting Conditions:

NONE

This certificate supersedes
certificate issued

Approved:

(Date) Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 MARGINAL WAY CBL 034A B001001

Issued to Atlantic Bayside Trust Llc /Pizzagalli Date of Issue 12/22/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-0969 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Base Building

APPROVED OCCUPANCY

4 Level Parking Garage.
6 Level Medical Building.
Use Group B/M/S2
IBC 2003

Limiting Conditions:
NONE

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 MARGINAL WAY CBL 034A B001001

Issued to Atlantic Bayside Trust Llc /WRIGHT RYAN CONSTRUCTION Date of Issue 12/22/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0441, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Floors 5 & 6

APPROVED OCCUPANCY

Commercial Office Space
Use Group B
Type 2A
IBC 2003

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

(Date) Inspector

Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 MARGINAL WAY CBL 034A B001001

Issued to Atlantic Bayside Trust Llc /Wright Ryan Construction, Inc Date of Issue 12/22/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0210 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Floors 7, 8, 9 & 10

APPROVED OCCUPANCY

Medical Office Space
Use Group B
Type 2A
IBC 2003

Limiting Conditions:
NONE

This certificate supersedes
certificate issued

Approved:

[Signature]
.....
(Date) Inspector

[Signature]
.....
Inspector of Buildings

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CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 84 MARGINAL WAY CBL 034A B001001

Issued to Atlantic Bayside Trust Llc /P M Construction Co. Date of Issue 12/22/2008

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 08-0996 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1st floor

APPROVED OCCUPANCY

Pharmacy
Use Group M/B
Type 3B
IBC 2003

Limiting Conditions:

NONE

This certificate supersedes certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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From: "Ballard, Jared" <JBallard@pizzagalli.com>
To: "mc@portlandmaine.gov" <mc@portlandmaine.gov>
Date: 12/8/2008 3:59:54 PM
Subject: 84 Marginal Way - Final C of O

Mike,

I'm following up with our conversations of last week regarding the C of O for 84 Marginal Way. The three outstanding items we discussed are noted below.

Item 1-Standpipe Pressure Reducing Valves - The valves will be on hand by 12/22 and ready for installation. Marc from Sprinkler Systems is working with Cpt. Cass currently to explore testing options. Testing creates excessive water in the parking garage which may freeze, so they will be discussing options (possibly spring installation.)

Item 2-Main Lobby Exterior Rail - We will be procuring and installing the rail shown in the attached sketch at the center of the main lobby stairs only. In accordance with discussions between Judy Johnson and Cpt. Cass this will be acceptable.

Item 3-Offsite Improvement and Traffic Signal Work - Have you received the memo from Phil Dipierro for the site acceptance? It is my understanding that Ed Marsh has addressed all of the outstanding issues in regards to this work, but need confirmation from the city that this is the case.

I'm assuming that both Items 1 and 2 can be conditions of the final C of O based on the fact that they were both just recently resolved. Please confirm.

Please call if you wish to discuss any of these items.

Thanks.

Jared Ballard
Project Engineer

84 Marginal Way
P: (207) 874-2323 X-118
F: (207) 874-2727
E: jballard@pizzagalli.com

CC: Ed Marsh <EMarsh@capservicing.com>, "Keating, Patrick" <pkeating@pizzagalli.com>, "LaPointe, Michael" <mlapointe@pizzagalli.com>

Ninth floor: 107psi
Eighth floor: 112psi
Seventh floor: 117psi
Sixth floor: 122psi
Fifth floor: 127psi
Fourth Floor: 132psi
Third Floor: 137psi
Second floor: 142psi
First floor: 147psi

It should be noted that any flow below 750gpm will increase pressures at the hose outlets and could approach 175psi at the lowest floor elevations. All materials, installation, and testing meets NFPA-14 criteria.

If there are any further questions, please do not hesitate to call.

J Marc Kannegieser
Sprinkler Systems, Inc.

CC: "LaPointe, Michael" <mlapointe@pizzagalli.com>, "Rowell, Mason" <mrowell@pizzagalli.com>, "Keating, Patrick" <pkeating@pizzagalli.com>

From: "Ballard, Jared" <JBallard@pizzagalli.com>
To: "mc@portlandmaine.gov" <mc@portlandmaine.gov>
Date: 12/1/2008 11:30:05 AM
Subject: FW: 84 Marginal Way; Standpipe

Mike,

As discussed please see attached Cpt. Cass' email with the proposed solution.

Once you speak with the Captain tomorrow, could you confirm via email that pending the installation of these restricting devices, and the exterior rails we're OK for the permanent CO?

Thanks.

Jared

-----Original Message-----

From: Gregory Cass [mailto:GEC@portlandmaine.gov]
Sent: Monday, December 01, 2008 11:15 AM
To: Marc@sprinklersystemsinc.com
Cc: Ballard, Jared; LaPointe, Michael; Fred LaMontagne; Clayton@sprinklersystemsinc.com; John@sprinklersystemsinc.com; mlahey@sprinklersystemsinc.com
Subject: Re: 84 Marginal Way; Standpipe

Marc,

I apologize for being so tardy in this reply, however I believe we have come up with a solution to the issue.

The issue as I see it is the system has been hydraulically designed to NFPA 14 standards. However with this design we can expect pressures of over 160 psi at the lower floor levels until the 750 g.p.m. is met. Our firefighting operational guides call for our use of 2 1/2" hose with a 1 1/8" smoothbore nozzle. This set-up calls for 65 psi at each hose outlet. I believe the adjustable pressure restricting device "attached" will meet our needs. To supply the required g.p.m. while providing a pressure that will not injure our personnel.

Please review this product and offer any feedback in regards to installation, maintenance, warranty or serviceability etal. Item 2 1/2" male NST
Dixon # AVAPR250F
Powhatan # 18-153-00003

While I am not requiring this brand or model this product type appears to meet our operational needs. Your attention to this matter is greatly appreciated.

Captain Greg Cass
Portland Fire Dept.
Fire Prevention Officer

>>> "Marc Kannegieser" <Marc@sprinklersystemsinc.com> 11/14/2008 4:45:10 PM >>>
Greg,

The standpipe testing was successful and it was a good idea to actually have your fire fighters there in person to witness the flows and the residual pressures with hoses. As per your request, please find the following residual standpipe pressures when the demand approaches 750 gpm as per NFPA-14(two standpipe risers flowing). These pressures were recorded/interpolated during the testing:

Top floor: 102psi

From: "Judy L. Johnson" <jljohnson@harriman.com>
To: "Gregory Cass" <GEC@portlandmaine.gov>, <buildinginspections@portlandmaine.gov>, <jmb@portlandmaine.gov>
Date: 12/4/2008 12:19:47 PM
Subject: FW: 84 Marginal Main Entry Handrail

Hello Captain Cass -

Please send to Mike Collins

As you suggested in our last conversation we will consider adding a handrail at the entry of 84 Marginal Way even though they are not required by code since it is not a means of egress.

Bob Metcalf and I have looked at the entry at 84 Marginal Way - and felt that the best option for a possible handrail location is in the center of the doors (please see attached sketch). We consider this most similar to a monumental stair which requires handrails within 30" of the natural path of travel.

Please review and let me know if this is acceptable to you.

Thank You

Judy L. Johnson, AIA, LEED AP

Associate Principal

Architectural Studio

H A R R I M A N

Architects + Engineers
123 Middle Street

Portland, Maine 04101
207.775.0053 tel
207.775.0460 fax

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From: Betsy Melrose [mailto:BMelrose@mitchellassociates.biz]
Sent: Thursday, December 04, 2008 11:24 AM
To: Judy L. Johnson
Cc: Bob Metcalf
Subject: 84 Marginal Main Entry Handrail

Hi Judy-

Here is a detail and plan showing a location for a proposed handrail.

Please let me know if you need anything else.

Thanks.

Betsy Melrose

Mitchell & Associates

70 Center Street

Portland, Maine 04101

Phone: 207.774.4427

Fax: 207.874.2460

www.mitchellassociates.biz

CC: "Ballard, Jared" <JBallard@pizzagalli.com>, "Bob Metcalf"
<rmetcalf@mitchellassociates.biz>

