

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080087

Please Read Application And Notes, If Any, Attached

This is to certify that RREEF AMERICA REIT II DRP Z4 / Landry Construction Corp /

has permission to Renovation of portion of 5th floor for office use

AT 2 PORTLAND SQ Suite 501

038 B002001

PERMIT ISSUED

FEB 13 2008

provided that the person or persons who accept 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.

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 procured before this building or part thereof is started or otherwise closed-in. 24 HOUR NOTICE 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

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jeanne Burke 2/13/08
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: 08-0087	Issue Date:	CBL: 038 B002001
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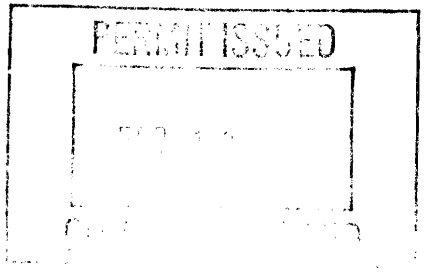
Location of Construction: 2 PORTLAND SQ Suite 501	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone 2078382792
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Offices	Proposed Use: Commercial Offices - Renovation of portion of 5th floor for office use <i>RBC Dein Rauscher</i>	Permit Fee: \$5,095.00	Cost of Work: \$500,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>B</i> <i>IBC-2003</i>	

Proposed Project Description: Renovation of portion of 5th floor for office use	Signature: <i>Greg C...</i>	Signature: <i>MB 2/13/08</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: 01/29/2008	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>1/29/08</i> <i>MB</i>	Date: _____	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: 08-0087	Date Applied For: 01/29/2008	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ Suite 501	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone (207) 838-2792
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Offices - Renovation of portion of 5th floor for office use - RBC Dain Rauscher	Proposed Project Description: Renovation of portion of 5th floor for office use
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/29/2008

Note: **Ok to Issue:**

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 02/13/2008

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/31/2008

Note: **Ok to Issue:**

- 1) A single source supplier should be used for all through penetrations.
- 2) All life safety systems shall remain operable while the building is occupied.
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) All construction shall comply with NFPA 101
- 5) Application requires State Fire Marshal approval.
- 6) All means of egress shall remain unobstructed at all times.

Comments:

2/5/2008-ldobson: PDF was blank contacted Landry Construction will send new PDF asap



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: Suite 501, 2 Portland Square, Portland, ME 04101		
Total Square Footage of Proposed Structure/Area 8,739 sf Renovation	Square Footage of Lot 39,520 sf	
Tax Assessor's Chart, Block & Lot Chart# 38 Block# B Lot# 2	Applicant *must be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
Lessee/DBA (If Applicable) RBC DAIN RAUSCHER ONE PORTLAND SQUARE PORTLAND, ME 04101	Owner (if different from Applicant) Name RREEF AMERICA, REIT III, CORP 2-4 Address ONE PORTLAND SQUARE City, State & Zip PORTLAND, ME 04101	Cost Of \$500,000 Work: \$4,940 C of O Fee: \$75 Total Fee: \$5,015
Current legal use (i.e. single family) <u>Offices</u>		
If vacant, what was the previous use? <u>OFFICES</u>		
Proposed Specific use: <u>Offices - RBC Dain Rauscher</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Renovation of portion of 5th floor for office use.</u>		
JAN 29 2008		
Contractor's name: <u>Landry Construction</u>		
Address: <u>P.O. Box 1039</u>		
City, State & Zip <u>Lewiston ME 04243-1039</u>		Telephone: <u>207-782-1909</u>
Who should we contact when the permit is ready: <u>Landry Construction</u>		Telephone: <u>207-782-1909</u>
Mailing address: <u>See above</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 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: [Signature] Date: 1/29/08

This is not a permit; you may not commence ANY work until the permit is issued.



Real Estate Investment Managers

DB Real Estate



A Member of the Deutsche Bank Group

One Portland Square
Portland, Maine 04101

Tel 207 874 6000
Fax 207 871 7010

www.rreef.com

January 29, 2008

Lannie Dobson
City of Portland
Planning and Development Department
389 Congress Street
Portland, ME 04101

Re: Two Portland Square, Suite 501 Renovation

Dear Ms. Dobson,

I believe our local architect, Mike Charek, has spoken with you regarding the renovation at Two Portland Square, Fifth floor. Our new Lessee, RBC Dain Rauscher will be renovating approximately 8,700 square feet. RREEF America REIT III is the owner of Two Portland Square. The enclosed application is submitted on our behalf.

I have attached a CD with PDF's of all the Architects plans. If you have any questions regarding this matter please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michael McDonald', with a long horizontal flourish extending to the right.

Michael McDonald



Certificate of Design Application

From Designer: WALSH BISHOP ASSOCIATES - DEAN A. OLSEN
 Date: 01/23/2008
 Job Name: RBC DAIN RAUSCHER
 Address of Construction: TWO PORTLAND SQUARE, SUITE 501, 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 - OFFICE
 Type of Construction TYPE 2B - FULLY SPRINKLERED
 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? NO If yes, separated or non separated or non separated (section 302.3) N/A
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

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
EXISTING BUILDING	TO MATCH EXISTING
<u>N/A</u>	
<u>N/A</u>	
<u>N/A</u>	
<u>N/A</u>	

Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)
N/A Basic wind speed (1809.3)
N/A Building category and wind importance Factor, 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 (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)
N/A Seismic use group ("Category")
N/A Spectral response coefficients, S_D s & S_{D1} (1615.1)
N/A Site class (1615.1.5)

N/A Live load reduction
N/A Roof live loads (1603.1.2, 1607.11)
N/A Roof snow loads (1603.7.3, 1608)
N/A Ground snow load, P_g (1608.2)
N/A If $P_g > 10$ psf, flat-roof snow load P_f
N/A If $P_g > 10$ psf, snow exposure factor, C_e
N/A If $P_g > 10$ psf, snow load importance factor, I_s
N/A Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
N/A Seismic design category (1616.3)
N/A Basic seismic force resisting system (1617.6.2)
N/A Response modification coefficient, R_f and
 deflection amplification factor, C_d (1617.6.2)
N/A Analysis procedure (1616.6, 1617.5)
N/A Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

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

Other loads

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



Certificate of Design

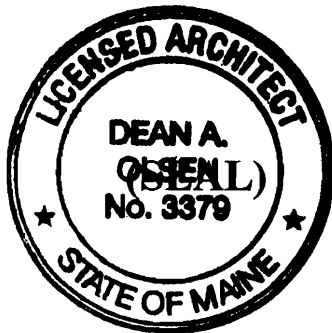
Date: JANUARY 23RD 2008

From: WALSH BISHOP ASSOCIATES INC.

These plans and / or specifications covering construction work on:

RBC DAIN RAUSCHER - TWO PORTLAND SQUARE, SUITE 501, PORTLAND, ME
TENANT IMPROVEMENTS TO EXISTING INTERIOR OFFICE SPACE.

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: [Handwritten Signature]

Title: MANAGING PRINCIPAL

Firm: WALSH BISHOP ASSOCIATES, INC.

Address: 900 2ND AVE SOUTH, SUITE 300
MINNEAPOLIS, MN 55402

Phone: 612-338-8799

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



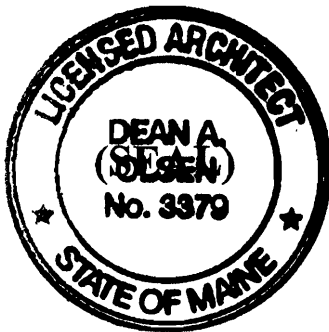
Accessibility Building Code Certificate


Designer: WALSH BISHOP ASSOCIATES INC- DEAN A OLSEN

Address of Project: TWO PORTLAND SQUARE, SUITE 501, PORTLAND, ME

Nature of Project: TENANT IMPROVEMENTS TO AN EXISTING
INTERIOR 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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: MANAGING PRINCIPAL

Firm: WALSH BISHOP ASSOCIATES, INC.

Address: 900 2ND AVE SOUTH, SUITE 300
MINNEAPOLIS, MN 55402

Phone: 612-338-8799

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** (ONLY)

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.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED *paid for*

[Signature]
Signature of Applicant/Designee

02-15-08
Date

[Signature]
Signature of Inspections Official

2.15.08
Date

CBL: 3832

Building Permit #: 080087