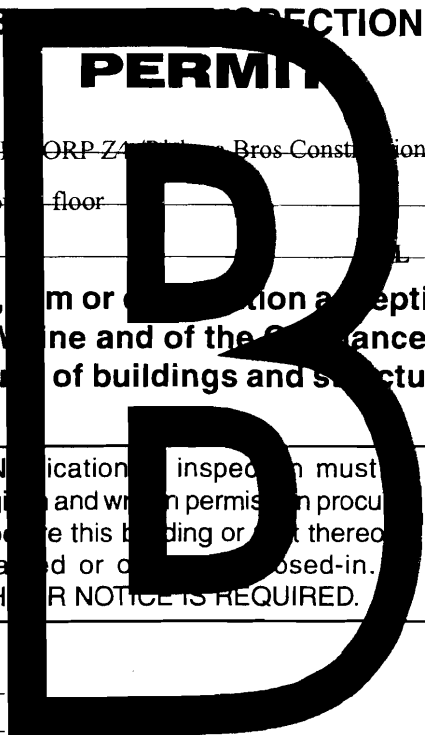


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

Permit Number: 081120
PERMIT ISSUED
SEP 18 2008
CITY OF PORTLAND

This is to certify that RREEF AMERICA REIT INC ORP Z4 Bros Construction
has permission to Interior renovation to the 1st floor
AT 2 PORTLAND SQ L 038 B00200

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 laid or occupied. **48 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. Craig Edwards
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Cheryl A. [Signature] 9/17/08
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: 08-1120	Issue Date: 9/17/08	CBL: 038 B002001
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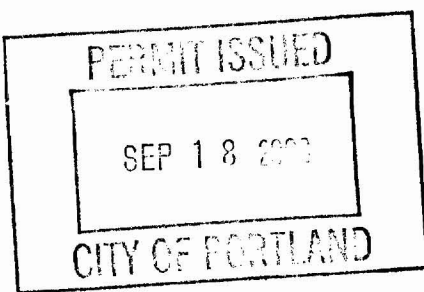
Location of Construction: 2 PORTLAND SQ	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone 2078835528
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Interior renovation to the fourth floor	Permit Fee: \$610.00	Cost of Work: \$58,480.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: B Type: IB <i>IEBC 2003 IGC -2003</i>	

Proposed Project Description: Interior renovation to the fourth floor	Signature: <i>Cecilia Cruz</i>	Signature: <i>9/17/08 CWA</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
<input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:		

Permit Taken By: Idobson	Date Applied For: 09/05/2008
-----------------------------	---------------------------------

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 <input type="checkbox"/> Sh <input type="checkbox"/>	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Not Require Review <input type="checkbox"/> s Review <input type="checkbox"/> approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
Maj <input type="checkbox"/> Minor <input type="checkbox"/> Date: <i>9/10/08</i>		Date: <i>9</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

Building _____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

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.

Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1120	Date Applied For: 09/05/2008	CBL: 038 B002001
-----------------------	---------------------------------	---------------------

Location of Construction: 2 PORTLAND SQ	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone (207) 883-5528
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - Interior renovation to the fourth floor	Proposed Project Description: Interior renovation to the fourth floor
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/08/2008**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:** Chris Hanson **Approval Date:** 09/17/2008**Note:** **Ok to Issue:**

- 1) 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.
- 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:** 09/12/2008**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) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 3) Non- combustable construction of this structure requires all construction to be Non-combustable.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 5) A single source supplier should be used for all through penetrations.
- 6) All construction shall comply with NFPA 101



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>Two Portland Square</u>			
Total Square Footage of Proposed Structure/Area <u>1,462 S.F.</u>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer * Name <u>RREEF America</u> Address <u>one Portland Square</u> City, State & Zip <u>Portland, Me. 04101</u>		Telephone: <u>207-874-6000</u>
<u>038</u> <u>G</u> <u>001001</u>	Owner (if different from Applicant) Name <u>Prudential Insurance</u> Address <u>213 Washington St</u> <u>1st Floor</u> City, State & Zip <u>Newark, NJ 07102</u>		Cost Of Work: \$ <u>58,480.00</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>604.80</u>
Lessee/DBA (If Applicable) <u>Prudential</u>			
Current legal use (i.e. single family) <u>Business</u> If vacant, what was the previous use? <u>Business</u> Proposed Specific use: <u>Business</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>The project consists of interior renovation work to the fourth floor @ Two Portland Square</u>			
Contractor's name: <u>Risbara</u> Address: <u>Po box 485 179 U.S. Route one</u> City, State & Zip <u>Scarborough me 04074</u> Telephone: <u>883-5528</u> Who should we contact when the permit is ready: <u>BILL Risbara</u> Telephone: _____ Mailing address: <u>Same as 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: Sept 3 08

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



Certificate of Design Application

From Designer:

Gawron Torgren Architects

Date:

Job Name:

Prudential - Two Portland Square fourth floor

Address of Construction:

Two Portland Square Portland Me. 04101

2003 International Building Code

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

Building Code & Year IBC 2003 NFPA 2006 Use Group Classification (s) Existing business occupancy, New business occupancy

Type of Construction Type II O, D, O Existing

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) _____

Supervisory alarm System? yes Geotechnical/Soils report required? (See Section 1802.2) N/A

Existing structure - No structural work
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
<u>n/a</u>	

Wind loads (1603.1.4, 1609)

<u>n/a</u>	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)

<u>n/a</u>	Design option utilized (1614.1)
	Seismic use group ("Category")
	Spectral response coefficients, S_D & S_{D1} (1615.1)
<u>7</u>	Site class (1615.1.5)

<u>n/a</u>	Live load reduction
	Roof <i>live</i> 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)

<u>n/a</u>	Flood Hazard area (1612.3)
<u>n/a</u>	Elevation of structure

Other loads

<u>n/a</u>	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: Gawron Torgeon Architects

Address of Project: Two Portland Square fourth floor
Portland, me. 04101

Nature of Project: Interior renovation

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 Units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Stan Gawron

Title: President

Firm: Gawron Torgeon Architects

Address: 29 Black Point rd.
Scarborough, me 04074

Phone: 883-6307

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

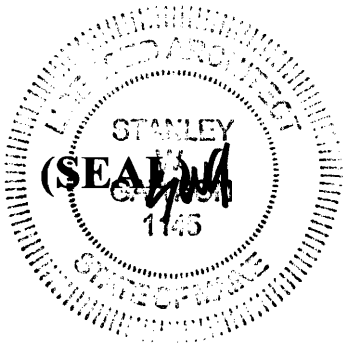
Date: _____

From: Gawron Turgeon Architects

These plans and / or specifications covering construction work on:

Two Portland Square, fourth floor

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: Stan G. Turgeon

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point rd.

Scarborough, me. 04074

Phone: 883-6307

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



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details *n/a*
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable) *n/a*
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003 *n/a*
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- No exterior changes*
- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
 - The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
 - Location and dimensions of parking areas and driveways, street spaces and building frontage
 - Finish floor or sill elevation (based on mean sea level datum)
 - Location and size of both existing utilities in the street and the proposed utilities serving the building
 - Existing and proposed grade contours
 - Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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



Transmittal

To: City of Portland
Building Inspections Department
389 Congress Street
Portland, Maine 04101

From: Deirdre Pio

cc: file

Date: 09/05/08

Re: Prudential - 110807

Gawron Turgeon Architects is sending you:

- | | | | |
|------------------------------------|---|--|---|
| <input type="checkbox"/> Prints | <input type="checkbox"/> Copy of Letter | <input type="checkbox"/> Photography | <input type="checkbox"/> Presentation |
| <input type="checkbox"/> Layouts | <input type="checkbox"/> Specifications | <input type="checkbox"/> Samples | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Estimates | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Shop Drawings | <input checked="" type="checkbox"/> Other |

Copies	Date	Description
1	09/05/08	Construction plans
1	09/05/08	Disc w/PDF copies of full sets of plans
1	09/05/08	Application check
1	09/05/08	Complete application

- | | | |
|--|--|--|
| <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Returned after loaned to us | <input type="checkbox"/> As requested |
| <input type="checkbox"/> Approved & noted | <input type="checkbox"/> Construction approval | <input checked="" type="checkbox"/> For approval |
| <input type="checkbox"/> Return _____ corrected prints | <input type="checkbox"/> For review & comment | <input type="checkbox"/> For bids due |
| <input type="checkbox"/> Submit _____ copies for _____ | <input type="checkbox"/> For your use | |
| <input type="checkbox"/> Resubmit _____ copies for _____ | | |

Remarks:

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.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

9/18/08

Date

Signature of Inspections Official

Date