

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1147	Issue Date:	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: RSE Construction	Contractor Address: 120 Targett Road New Gloucester	Phone: 2079263881
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial "Walters Restaurant"	Proposed Use: Commercial "Walters Restaurant" - Install a 5' x 7' Hanging Sign	Permit Fee: \$90.00	Cost of Work: \$90.00	CEO District: 1
Proposed Project Description: "Walters Restaurant" - Install a 5' x 7' Hanging Sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: Sign IBC-2003 Signature: JMB 11/5/09	
		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: Ldobson	Date Applied For: 10/15/2009	Zoning Approval		
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<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"/> Date: 10/23/09	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 Date:
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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.

PERMIT ISSUED

NOV 5 2009

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

City of Portland

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 091147

This is to certify that RREEE AMERICA REIT III CORP Z4 /RSE Construction
has permission to "Walters Restaurant" - Install a 5' x 7' Hanging Sign
AT 2 PORTLAND SQ CBL 038-B002001

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 closed-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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Stewart Burke 11/5/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

NOV 5 2009

City of Portland

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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: RSE Construction	Contractor Address: 120 Targett Road New Gloucester	Phone (207) 926-3881
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial "Walters Restaurant" - Install a 5' x 7' Hanging Sign	Proposed Project Description: "Walters Restaurant" - Install a 5' x 7' Hanging Sign
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 10/23/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 11/05/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code. 2) Encroachments into public ways must be a minimum of 8' above grade per section 3202 of IBC 2003.					

Comments: 10/30/2009-jmb: Spoke to Mark C. Of PCA to confirm that the height off grade shall be a min. Of 8', the application called out 7'-6", and to submit fastening details. He will email. 11/5/2009-jmb: Mark C. Sent an email with details
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PERMIT ISSUED

City of Portland

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.

 X 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

Signature of Inspections Official

Date

Date

PERMIT ISSUED

NOV 5 2009

City of Portland



Signage/Awning 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>2 Portland Square (suite 100) Union St. Ptd. ME</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>B</u> Lot# <u>2</u>	Owner: <u>RREEF America REIT II</u> <u>One Portland Square</u> <u>Portland ME 04101</u>	Telephone: <u>207-871-9258</u>
Lessee/Buyer's Name (If Applicable) <u>Walter's Cafe Inc.</u> <u>dba Walter's</u> <u>Ptd. ME</u>	Contractor name, address & telephone: <u>RSE Construction</u> <u>120 Targett Road</u> <u>New Gloucester, ME 04260</u> <u>207-926-3881</u>	Total s.f. of signage x \$2.00 <u>30 s.f.</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>90.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>90.00</u>
Who should we contact when the permit is ready: <u>Mr. Shane Estes</u> phone: <u>650-6348</u>		
Tenant/allocated building space frontage (feet): Length: <u>60' x 2'</u> Height: <u>15'-6"</u> Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>MULTI</u>		
Current Specific use: <u>Walter's Restaurant</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: <u>7'-6" TO BOTTOM</u> Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>(attached to bldg) 5' x 7' (354)</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

RECEIVED

OCT 15 2009

(NO CURRENT INSPECTIONS)
Dept. of Building Inspections
City of Portland, Maine

min 8' JMB
207 x 60 = 90

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the automatic denial of your permit.

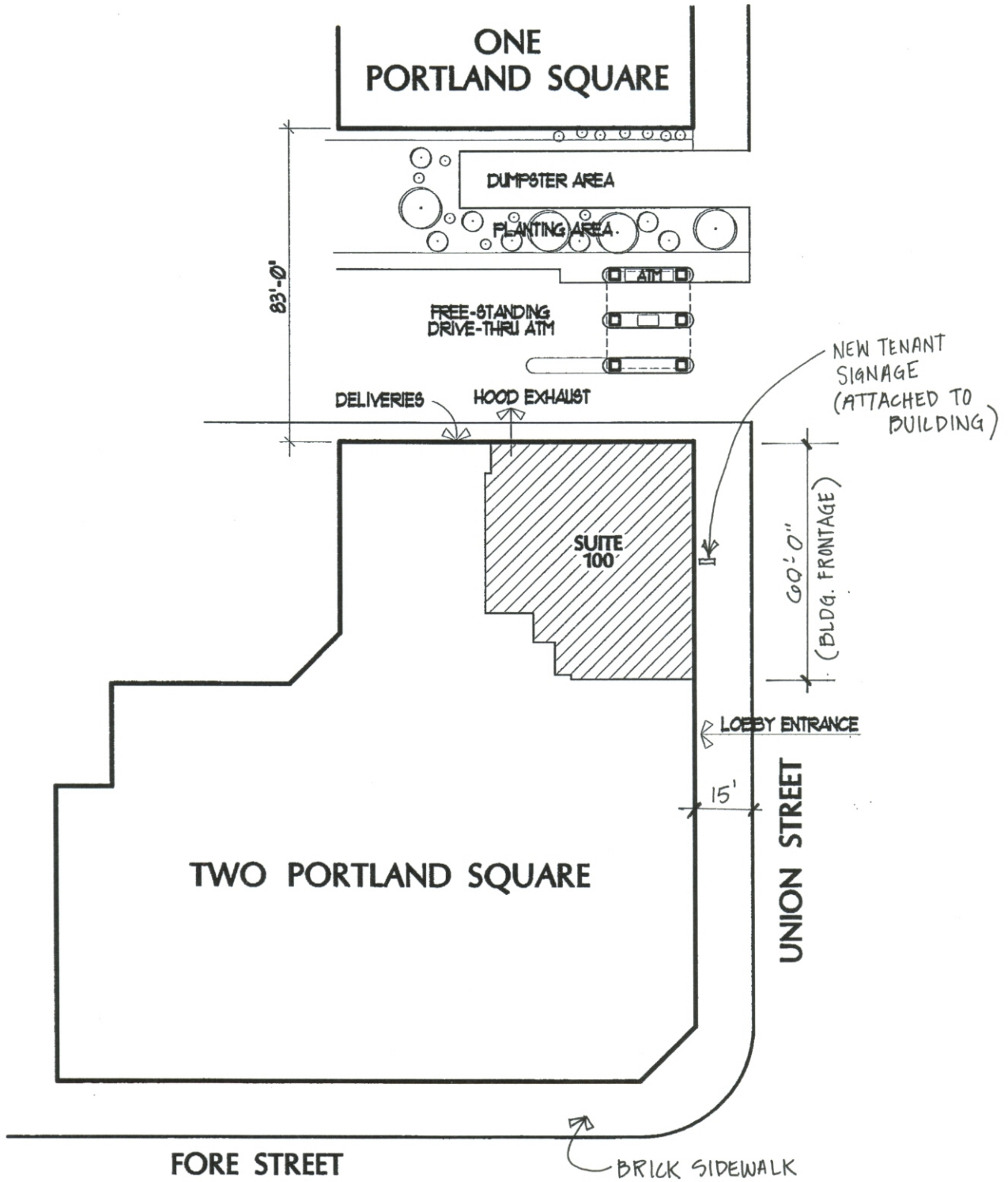
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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.

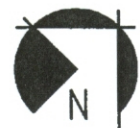
Signature of applicant: [Signature] Date: 10/15/09

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

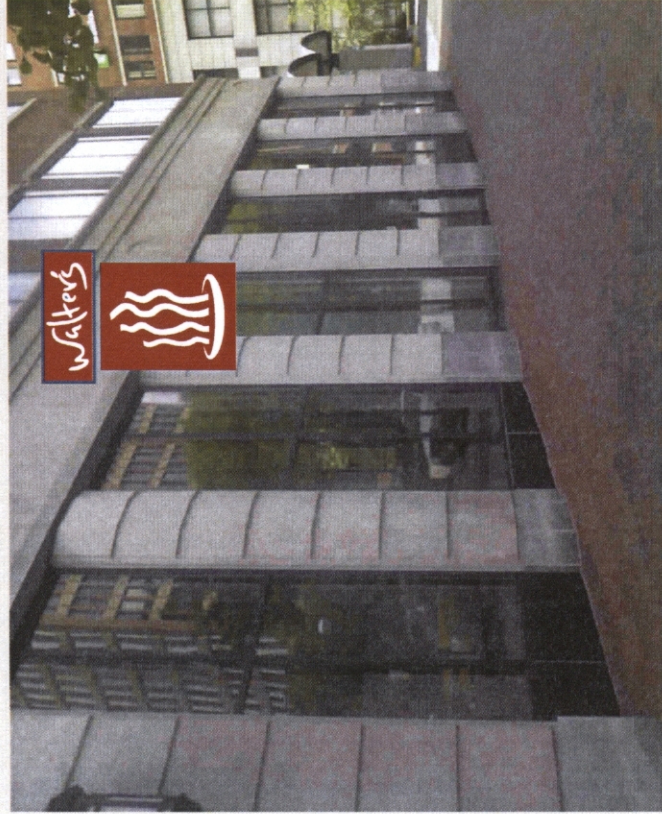
Tenant Location Plan



SCALE: 1"=40'-0"



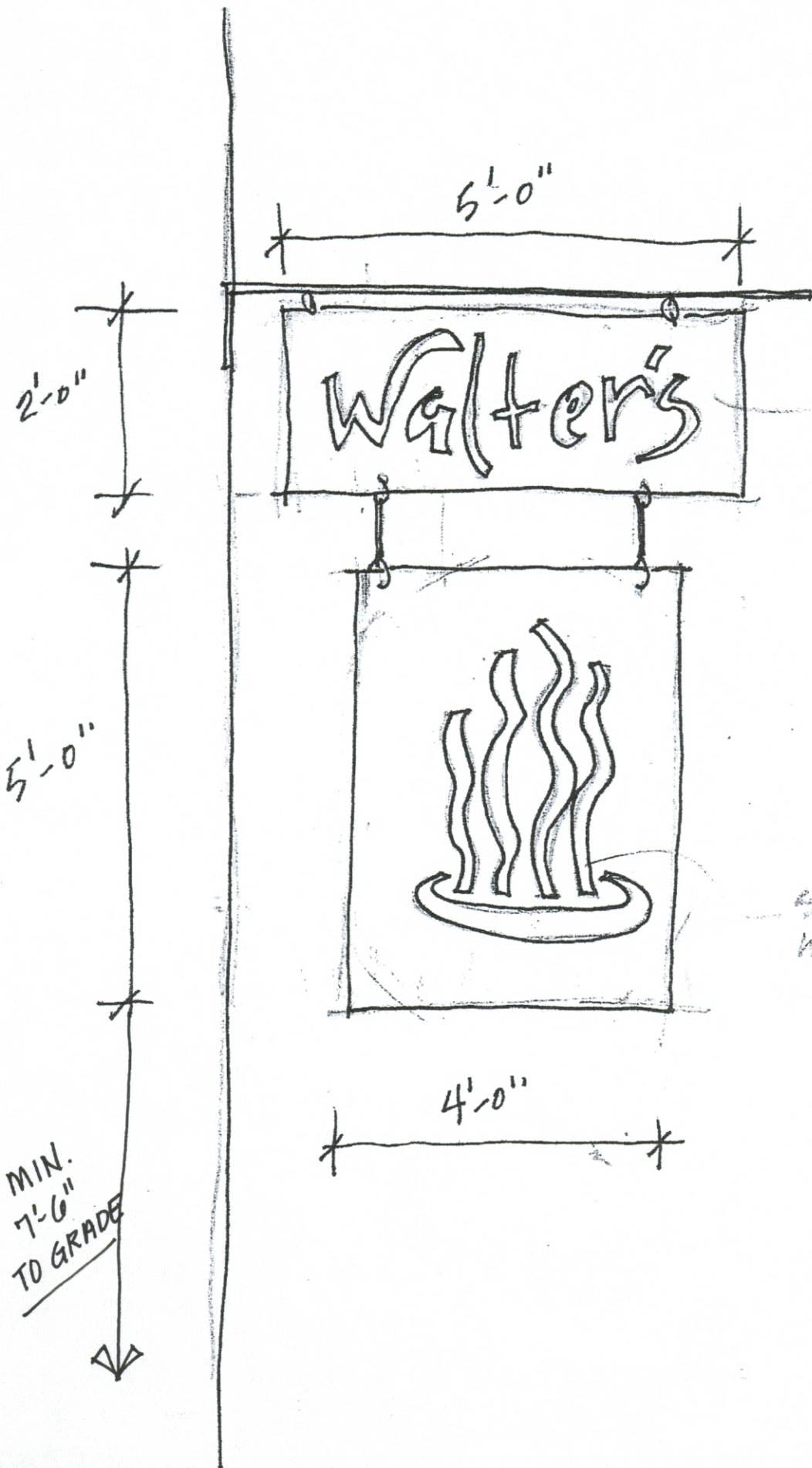
• Southpaw Sign Studio
177 Gray Rd.
Falmouth, Maine 04105
207-878-0678



rust finish



alum finish



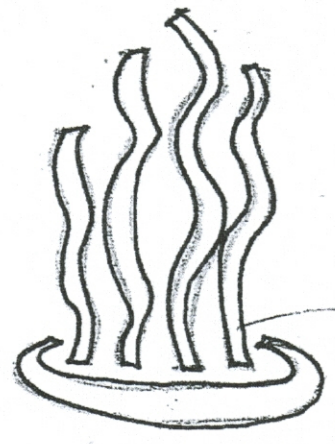
5'-0"

2'-0"

Walters

SOLID STEEL
W/CUT OUT &
BACK LIT -
2-SIDED ?

5'-0"



SOLID STEEL
W/CUT OUT
LOGO

4'-0"

MIN.
7'-6"
TO GRADE





RREEF Alternative Investments

One Portland Square
Portland, ME 04101
T 207.874.6000
F 207.871.7010
www.rreef.com

October 14, 2009

Jeff Buerhaus
Walter's Café Inc.
Two Portland Square, Suite 100
Portland, Maine 04101

RE: Signage, Walters Café Inc., Two Portland Square, Portland, Maine

Dear Jeff,

To follow up on our conversation, the signage proposed by Walters's Café Inc. to be located at Two Portland Square is acceptable to the Landlord.

Sincerely,

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

Michael J. McDonald
Senior Property Manager

PRODUCER **603.224.2562** FAX **603.224.8012**
The Rowley Agency, Inc.
139 Loudon Road
P.O. Box 511
Concord, NH 03302-0511

INSURED **Walters Cafe, Inc. dba Walters**
15 Exchange Street
Portland, ME 04101

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	Fireman's Fund Insurance	
INSURER B:	Maine Employers Mutual Ins Co	0008
INSURER C:		
INSURER D:		
INSURER E:		

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR <input checked="" type="checkbox"/> CG0001 GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	S30MZX80882376	11/01/2008	11/01/2009	EACH OCCURRENCE	\$ 1,000,000
		DAMAGE TO RENTED PREMISES (Ea occurrence)				\$ 100,000	
						MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMP/OP AGG	\$ 2,000,000
A		AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	S30MZX80882376	11/01/2008	11/01/2009	COMBINED SINGLE LIMIT (Ea accident)	\$ 1,000,000
		BODILY INJURY (Per person)				\$	
		BODILY INJURY (Per accident)				\$	
		PROPERTY DAMAGE (Per accident)				\$	
		GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT	\$
		OTHER THAN AUTO ONLY: EA ACC AGG				\$	
A		EXCESS / UMBRELLA LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$	XAU00078798253	11/01/2008	11/01/2009	EACH OCCURRENCE	\$ 1,000,000
		AGGREGATE				\$ 1,000,000	
B		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below	1810075735	11/01/2008	11/01/2009	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER	
		E.L. EACH ACCIDENT				\$ 500,000	
		E.L. DISEASE - EA EMPLOYEE				\$ 500,000	
A		OTHER Liquor Liability	S30MZX80882376	11/01/2008	11/01/2009	\$ 1,000,000 per occurrence	
		\$ 2,000,000 ann aggregate					

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
attesting to liability coverage for sign. City of Portland is included as an additional insured when required by written contract.

CERTIFICATE HOLDER

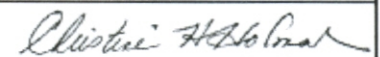
CANCELLATION

City of Portland
Portland, ME 04101

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL **30** DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Christine Holman/CHH



IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

From: "Mark Chaloupecky" <mark@portcityarch.com>
To: <jmb@portlandmaine.gov>
Date: 11/5/2009 11:03:23 AM
Subject: Walter's sign permit - 2 Portland Square, Portland, Maine

Jeanie -

Attached is a mounting detail from AI at the Rusted Puffin Metalworks. This mounting plate is attaching to the precast concrete band shown in the pictures (in the original submission). If you need anything else, please do not hesitate to ask. AI's office number is on the attached pdf, but his cell is 650-7336.

Mark Chaloupecky, LEED AP
Port City Architecture
65 Newbury Street
Portland, Maine
207.761.9000

RUSTED PUFFIN METAL WORKS

361 Cassidy Point
Portland, ME 04102
207-347-6281

WALTERS SIGN MOUNTING PLATE

