

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 100876

PERMIT ISSUED

This is to certify that RREEF AMERICA REIT III CO 24/TBD

has permission to Interior renovations to the entire floor

AT 2 PORTLAND SQ 3rd floor

CB 038 B002001

AUG 19 2010

provided that the person or persons, firm or corporation accounting 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 HOURS 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. CRP. R. Santucci

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0876	Issue Date:	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ 3rd floor	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial Office "TD Bank"	Proposed Use: Commercial Office "Prudential" - Interior renovations to the entire 3rd floor	Permit Fee: \$9,100.00	Cost of Work: \$907,280.00	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>2B</i> <i>IBC 2003</i>	

Proposed Project Description:
Interior renovations to the entire 3rd floor

Signature: *(Signature)*

Signature: *(Signature)*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 07/23/2010
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Zoning Approval

- 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/conditions</i> Date: 7/30/10 <i>ARM</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>ARM</i> Date: _____
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PERMIT ISSUED

AUG 19 2010

City of Portland

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: 10-0876	Date Applied For: 07/23/2010	CBL: 038 B002001
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Location of Construction: 2 PORTLAND SQ 3rd floor	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Office "Prudential" - Interior renovations to the entire 3rd floor	Proposed Project Description: Interior renovations to the entire 3rd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/30/2010
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:** Tammy Munson **Approval Date:** 08/19/2010
Note: **Ok to Issue:** ✓

- 1) All penetrations between units common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) 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 Keith Gautreau **Approval Date:** 08/06/2010
Note: **Ok to Issue:** ✓

- 1) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model .
- 2) Fire Alarm system shall be maintained.
If system is to be off line over 4 hours a fire watch shall be in place.
Dispatch notification required 874-8576.
- 3) 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.
- 4) Fire extinguishers required. Installation per NFPA 10
- 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 6) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 7) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 8) All construction shall comply with NFPA 1 and 101.
- 9) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.

Location of Construction: 2 PORTLAND SQ 3rd floor	Owner Name: RREEF AMERICA REIT III CORP	Owner Address: PO BOX 4900 DEPT 207	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

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

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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, 2 portland st. Portland me</u>		
Total Square Footage of Proposed Structure/Area <u>168,000 S.F.</u>		Square Footage of Lot <u>22,682 S.F.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>038 G 001001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Boulos Property (mgmt.)</u> Address <u>One Portland square</u> City, State & Zip <u>Portland, me. 04101</u>	Telephone: <u>1-207-874-6000</u>
<u>Prudential</u> (If Applicable)	<u>Owner</u> (if different from Applicant) Name <u>Prudential Insurance</u> Address <u>213 washington st. 1st Floor</u> City, State & Zip <u>Newark, NJ 07102</u>	Cost Of Work: \$ <u>907,280.00</u> C of O Fee: \$ <u>n/a</u> Total Fee: \$ <u>9,092.80</u>
Current legal use (i.e. single family) <u>Business</u> / <u>TD Bank</u>	If vacant, what was the previous use? <u>Business</u>	
Proposed Specific use: <u>Business</u> / <u>Prudential</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 entire third floor @ Two Portland square.</u>		
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Anne Duggan</u>		Telephone: <u>482-4271</u>
Mailing address: <u>Two Portland square - 4th floor 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 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: <u>[Signature]</u>	Date: <u>7.22.10</u> PERMIT ISSUED
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This is not a permit; you may not commence ANY work until the permit is issued

JUL 23 2010

City of Portland



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 *Existing Suppression System*
 - 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. *existing building - existing elev.*

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: 07/22/10

Re: Prudential - Two Portland Square

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 checked="" 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	7-22-10	24x36 set of stamped construction drawings
1	7-22-10	Disk w/PDF copies of full construction set
1	7-22-10	Disk of full specifications
1	7-22-10	Complete application w/payment
1	7-22-10	11x17 set of construction drawings

- | | | |
|--|--|--|
| <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:

If you have any questions please contact me at 883-6307. Thanks, Deirdre



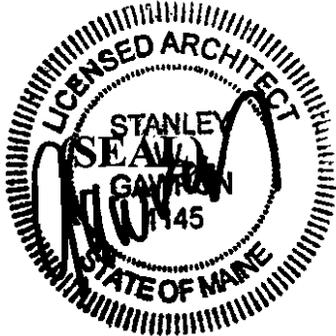
Accessibility Building Code Certificate

Designer: Gawron Turgeon Architects

Address of Project: Two Portland Square 2 Portland St.
Portland, Me. Third floor

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 4 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 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



Certificate of Design

Date:

7-12-10

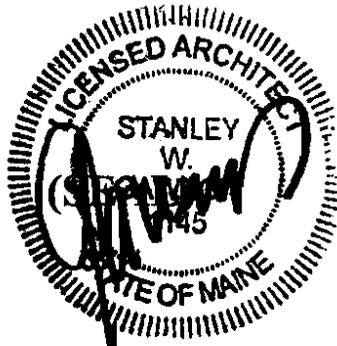
From:

Gawron Turgeon Architects

These plans and / or specifications covering construction work on:

Two Portland Square third 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 Gawron

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



Certificate of Design Application

From Designer: Gawron Turgeon Architects

Date: 7-12-10

Job Name: Prudential

Address of Construction: Two Portland Square 2 Portland St. Portland, Me.
Third floor

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) Existing business, new business
NEPA 2006 High rise bldg.
Type of Construction Type II, O, O, 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 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>	<u>n/a</u>
↓	↓
↓	↓
↓	↓
↓	↓

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, b (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 & S_1 (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, 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)
Partition loads (1607.5)
Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



CITY OF PORTLAND, OREGON

Department of Building Inspection

Original Receipt

7.22. 2010

Received from

Cawson Tur

Location of Work

2 Portland St

Cost of Construction \$

Building Fee:

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

Total:

7092

Building (U1)

Plumbing (15)

Electrical (12)

Site Plan (U2)

Other

CBL:

38-61

Check #:

14823

Total Collected \$

7092

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

Y.M.

WHITE - Applicant's Copy

YELLOW - Building Department

PINK - Permit Holder



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

8-23 2010

Received from

Rob Deushu

Location of Work

2 Portland Sq.

Cost of Construction \$ _____

Building Fee _____

Permit Fee \$ _____

Site Fee _____

Certificate of Occupancy Fee _____

Total:

7,200

Building (1) _____

Plumbing (15) _____

Electrical (12) _____

Site Plan (12) _____

Case #

10876

City

39-2-2

7/10

Check #:

cash

Total Collected \$

7000

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

[Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy