

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that RREEF AMERICA

Located At 2 PORTLAND SQ

Job ID: 2012-09-4913-ALTCOMM

CBL: 038- B-002-001

has permission to Add kitchen, 2 closets, in 1 office wall

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

A handwritten signature in black ink, appearing to be "J. A. ...", written over a horizontal line.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4913-ALTCOMM

Located At: 2 PORTLAND SQ

CBL: 038- B-002-001

Conditions of Approval:

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Kitchen shall be limited to warming and reheating unless a commercial kitchen hood exhaust system and hood suppression system is installed. Both systems require additional permits.
3. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
4. 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. This review does not include approval of fire alarm system design or installation.
5. 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.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
7. 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.
8. Fire extinguishers are required per NFPA 1.
9. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
10. Any cutting and welding done will require a Hot Work Permit from Fire Department.

10-18-12 GF EIEC. - PASS
PLMBG - PASS
FMS. PASS

10-30-12 GF
GF/BKL/JM

NEED FOLLOW UP WATER
PNL CUR OFF - NO RACK GND
SPRINKLER ESCUTION MISSING - NO STRK ON ALARM
NO OCCUPANCY OR LOC UNTIL NORRIS STICKERS
ALARM PNL. - VER. W/ JM

ALARM PNL NEEDS
STICKER:
VERIFY W/ JM
EMAIL JM 12-11-12
- STICKER OK 12-11-12
CLOSED
GF



General Building Permit Application

Entered 9/7/12

(12)

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.

2012-09-4913-Altcomm

Location/Address of Construction: <u>Two Portland Square 2nd flr</u>		
Total Square Footage of Proposed Structure/Area <u>Lincoln Financial</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>038</u> Block# <u>B002</u> Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>RREEK. Amersbach</u> Address <u>One Portland Square</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>257-879-6100</u>
Lessee/DBA (If Applicable) RECEIVED SEP 07 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name <u>PO Box 4900 - Dept 207</u> Address <u>Suttons Lake, AZ</u> City, State & Zip <u>85261</u>	Cost of Work: \$ <u>32,200.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>350</u>
Current legal use (i.e. single family) <u>Office</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Office</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Add kitchen 2 closet. and 1 office</u> <u>Paint & carpet. Plumbing & cabinets.</u>		
Contractor's name: <u>Ryan & Gypinski</u>		
Address: <u>106 Main St</u>		
City, State & Zip: <u>Oray, ME 04039</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Earle Ryan cell 207 324 3444</u>		
Mailing address: <u>Call Cell 329-3441</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: Earle Ryan Date: 9/7/12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 7230

Tender Amount: 350.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 9/7/2012

Receipt Number: 47986

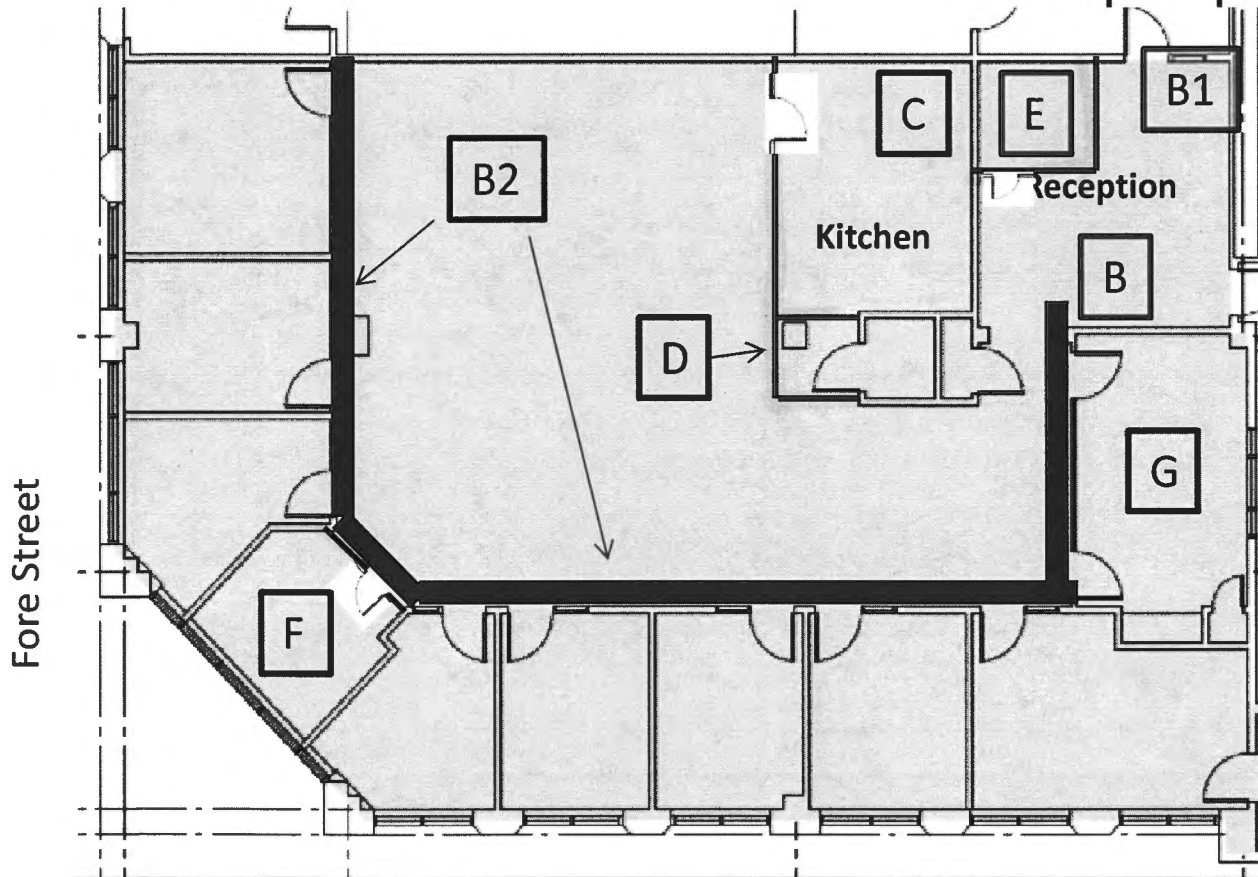
Receipt Details:

Referance ID:	7938	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	350.00	Charge Amount:	350.00
Job ID: Job ID: 2012-09-4913-ALTCOMM - Add kitchen, 2 closets, in 1 office wall			
Additional Comments: 2 Portland Sq.			

Thank You for your Payment!

Two Portland Square -2nd Floor Lincoln Financial

NO Scale



A Install new rug in hall/entry—to be completed with upgrade of adjacent carpet in 2013.

B Install hardwood floor, wood trim

B1 Install door-activated bell

B2 Install wood path: 3 ft wide to match reception area, w/wood trim

C **Create kitchen:** to accommodate table for 6-8. Add wall, door w/upper glass panel, supply and install white laminate cabinets (upper & lower), laminate counter top, sink & VCT floor. See below

D Build storage closet

E Build storage closet

F **Create Office:** Add wall & door w/ side light to match existing

G **Treat glass for privacy:** apply coating

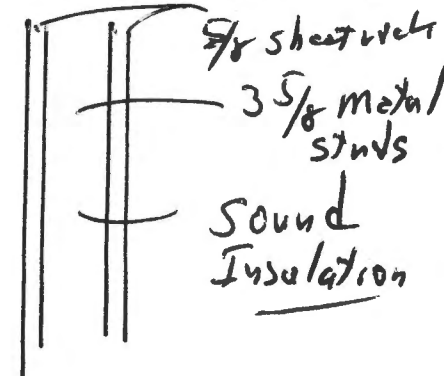
Union
Street

Paint: for all walls & trim
SW 6001 Grayish in eggshell

VCT for kitchen:
Mannington TBD
Base: Johnsonite

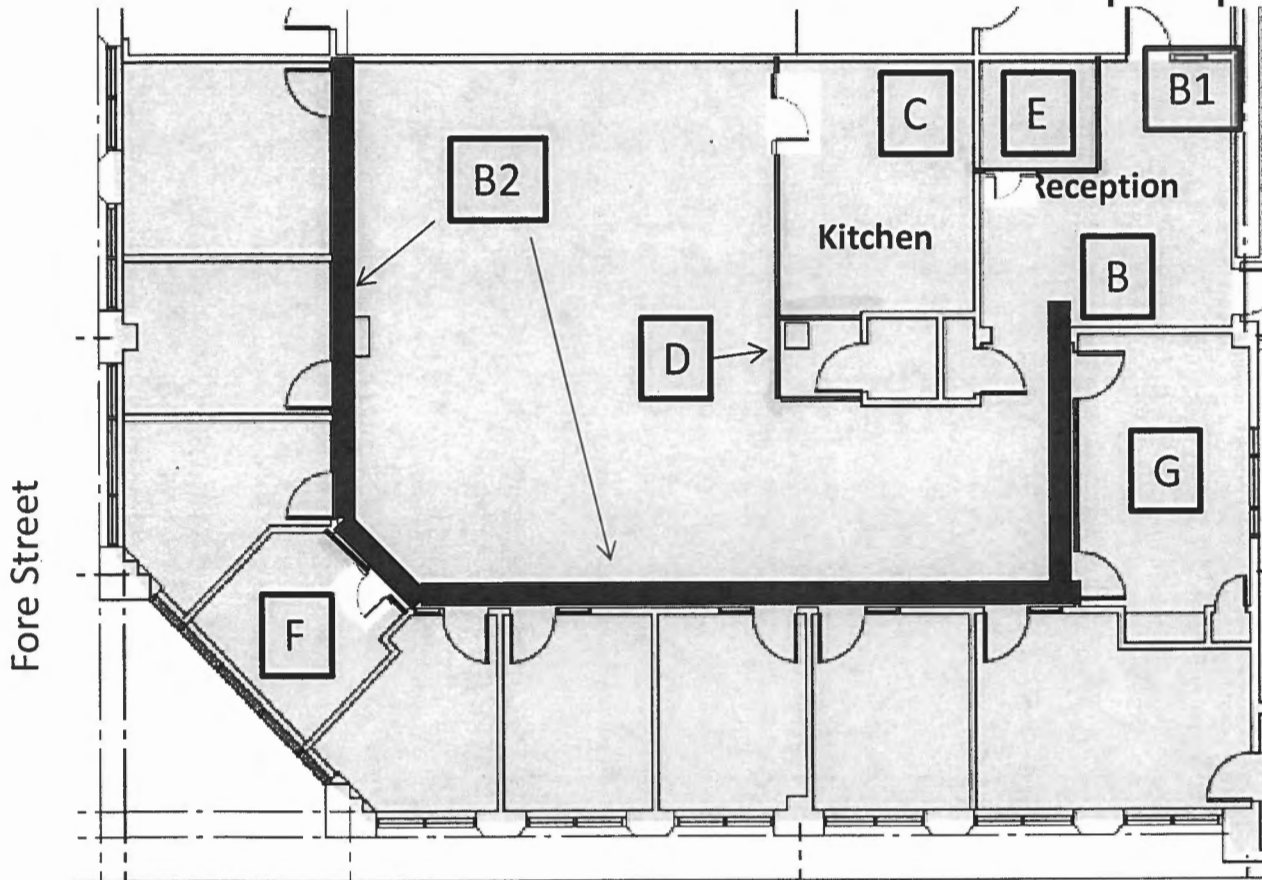
Hardwood for Reception & Path
TBD:

Carpet: Offices & Center Area
Building Standard
Color: Atmosfera 11760
Style: Saco 700G3
Base: Johnsonite RWDC 63
Burnt Umber B



Two Portland Square -2nd Floor Lincoln Financial

NO Scale



A Install new rug in hall/entry—to be completed with upgrade of adjacent carpet in 2013.

B Install hardwood floor, wood trim

B1 Install door-activated bell

B2 Install wood path: 3 ft wide to match reception area, w/wood trim

C Create kitchen: to accommodate table for 6-8. Add wall, door w/upper glass panel, supply and install white laminate cabinets (upper & lower), laminate counter top, sink & VCT floor. See below

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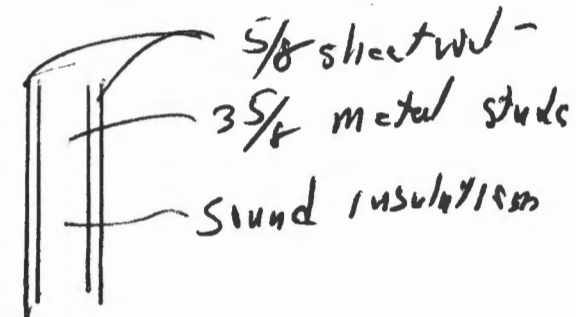
Union Street

Paint: for all walls & trim
SW 6001 Grayish in eggshell

VCT for kitchen:
Mannington TBD
Base: Johnsonite

Hardwood for Reception & Path
TBD:

Carpet: Offices & Center Area
Building Standard
Color: Atmosfera 11760
Style: Saco 700G3
Base: Johnsonite RWDC 63
Burnt Umber B





CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

9/7

20 12

Received from Earl Pagan

Location of Work 2 Portland Sq 2nd Floor
~~RESC (Resident)~~ Lincoln Financial

Cost of Construction \$ 33,000 Building Fee: 350-

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 350-


Building (IL) _____ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: 7230 Total Collected \$ 350-

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

Taken by: 

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



PO Box 2551
2257 West Broadway
South Portland, ME 04106

1.800.370.3473
fax 207.879.0540

www.norrisinc.com

August 29, 2012

CB Richard Ellis
Mike McDonald
One Portland Square Owner
BB #G2-3116-783
P.O. Box 7549
Hicksville, NY 11802

RECEIVED
OCT 30 2012
Dept. of Building Inspections
City of Portland Maine

Subject: Two Portland Square

Dear Mike,

As requested, I am writing to confirm the fire alarm system replacement for the above mentioned subject, was inspected and tested and at the time of inspection the system was found to be operational and to the best of our knowledge, met or exceeded all of the requirements as established by the plans and specifications for the project and all applicable local codes including NFPA 72.

It was a pleasure working with you on this project. Should you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. W. Driesen'.

Douglas W. Driesen
Service Manager

10-30-2012

Reagan and Company

2 portland square



Marianne Russell – Store Manager
 832 Congress St
 Portland, ME 04102
 (207) 774 -9851 phone
 (207) 774 -9855 fax
 Marianne.russell@portlandglass.com

RECEIVED
 OCT 30 2012
 Dept. of Building Inspections
 City of Portland, Maine

This is a Proposal:

We propose to furnish and install the following materials in accordance with the outline below:

This letter is to certify that the glass that was purchased by Reagan and Company is laminated safety glass and will meet safety glazing code requirements.

For the above we are pleased to quote the following:

- *Price good for 30 days from above date.
- *Please sign and return one copy, at that time material will be ordered
- *Term Net 30 for account holders, COD upon completion of work for others

Accepted: _____
 Printed: _____
 Date: _____
 Title: _____

By Portland Glass Co.
