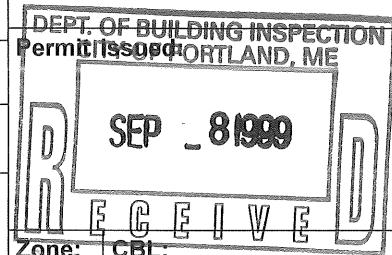


Location of Construction: 550 Forest Ave Portland ME		Owner: SSA Realty LLC		Phone: 775-4297		Permit No: 990954			
Owner Address: 1 City Center Portland		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name: ***RGB Construction Inc ***		Address: ** P.O. Box 3672 Portland 04104 ****		Phone:		DEPT. OF BUILDING INSPECTION Permit Issued PORTLAND, ME			
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 757,000.00		PERMIT FEE: \$ 4,572.00			
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 2B BOCA 95			
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>			
Proposed Project Description: loading docks Demo work to be done on rear of building see pictures also 9978 sf. office addition single story				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zoning Approval: <i>[Signature]</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: k		Date Applied For: Aug. 24 1999 K							



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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <i>9/7/99</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT

[Signature]

2

- 20/Sept/99 Placing North & East Foundation walls.
- 8/Oct/99 Foundation ~~is~~ completed - ~~✓~~
- 12/Oct/99 Check plbg. underground last placement of concrete on Foundation ~~✓~~
- 29 Oct, Steel erected.
- 5 Nov. Sheathing going on - ~~✓~~
- 16 Nov. Placing interior walls - ~~✓~~
- 29 Nov. PLBG - interior/plbg. Chasing - ~~12~~ ~~✓~~
- 8 Dec. Chasing in - Exterior brick and EIFS installed - or being installed
- 15 Dec. Inspected project with LT, McDougall work going well. ~~✓~~
- 11 Jan 2000 - Inspected Project with LT. McDougall work 95% completed - Roof work, ELP, and outside work being done - ~~✓~~
- 26 Jan. 2000 - Inspected project for Final Inspection with LT, McDougall all requirements met - Temp. COFO to be issued - Temp. because of site plan requirements.

Inspection Record	
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Location of Construction: 550 Forest Ave Portland ME		Owner: SSA Realty LLC		Phone: 775-4297	
Owner Address: 1 City center Portand		Lessee/Buyer's Name:		Phone:	
Contractor Name: ***RGB Construction Inc ***		Address: ** P.O. Box 3672 Portland 04104 ***		BusinessName:	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 757,000.00 PERMIT FEE: \$ 4,572.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: 2B Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>	
Proposed Project Description: loading docks Demo work to be done on rear of building see pictures also 9978 sf. office addition single story		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zoning Approval: <i>[Signature]</i> 9/7/99 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/>	
Permit Taken By: k		Date Applied For: Aug. 24 1999 K			

Permit No: 990954

PERMIT ISSUED

Permit Issued: SEP - 8 1999

CITY OF PORTLAND

Zone: B-2 CBL: 126-A-007

Signature: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: <i>9/7/99</i>	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector		PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT *Sam*

Received with Approved site plan 9/7/99



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 550 Forest Ave.

CBL# 126-A-007

Issued to SSA Realty, LLC

Date of Issue May 22, 2001

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990954, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

9978 Sq. Ft. Bldg.
As Per Permit # 990954

APPROVED OCCUPANCY

Use Group B
Type of Const. 2 B
Boca National Code 1996

Limiting Conditions:

Full] Certificate; Per D.R.C.

This certificate supersedes
certificate issued

Approved:

(Date)

[Signature]
Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 550 Forest Ave. CBL# 126-A-007

Issued to

Date of Issue January 26, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990954, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

9978 sq. ft. bldg.
As per permit 990954

APPROVED OCCUPANCY

Use Group B
Type of Const. 2 B
Boca National Code 1996

Limiting Conditions:

~~Full CO, per D.R.C. 1/28/00~~
Full CO, per D.R.C.

This certificate supersedes
certificate issued

Approved:

01/28/00 [Signature]

(Date) Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

10/12/00 01/28/00

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 550 FOREST AVE. PORTLAND, ME.		
Total Square Footage of Proposed Structure 9978 SF.	Square Footage of Lot SEE SITE PLAN	
Tax Assessor's Chart, Block & Lot Number Chart# 126 Block# A Lot# 007	Owner: SSA REALTY LLC +6111	Telephone#: 775-4297
Owner's Address: 1 CITY CENTER PORTLAND, ME. 04101	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$757,000.00 Fee \$4,572.00
Proposed Project Description:(Please be as specific as possible) 9978 SF. OFFICE ADDITION - SINGLE STORY (Loading dock) Demo work to be done on rear of building		
Contractor's Name, Address & Telephone RGB CONSTRUCTION, INC. P.O. BOX 3672 PORTLAND, ME. 04104 773-5590		Rec'd By K
Current Use: OFFICE	Proposed Use: OFFICE	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

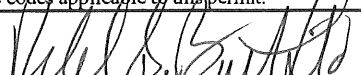
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

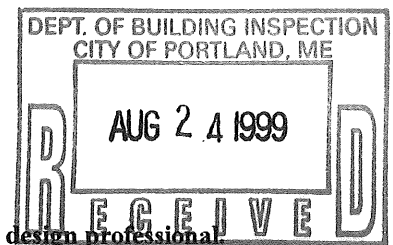
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: 	Date: 8.24.99
---	----------------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 27 Aug. 99 ADDRESS: 550 Forest Ave. CBL: 126-A-007
REASON FOR PERMIT: To Demo. Loading docks - i-Construct a 9978 S.F. addition
BUILDING OWNER: SSA Realty LLC
PERMIT APPLICANT: Contractor RGB Construction Inc.
USE GROUP B CONSTRUCTION TYPE 2B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

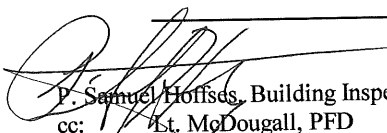
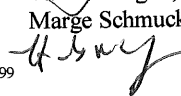
This permit is being issued with the understanding that the following conditions are met: *1, *2, *11, *12, *13, *14, *23, *25
*27, *29, *30, *33
Approved with the following conditions:

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- X 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- X 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- X 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
 A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

20. The Fire Alarm System shall maintained to NFPA #72 Standard.
21. The Sprinkler System shall maintained to NFPA #13 Standard.
- *23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- *25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. Electrical shall have its own room - NEC 99
- *36. All ramps shall meet the requirements of Section 1016.0 of the B.C.,
- *37. This proposed project shall have the State Fire Marshal's approval before work begins.
- *38.


 P. Samuel Hoffses, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

 PSH 7/24/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

BOCA®
NATIONAL BUILDING CODE/1996
PLAN REVIEW RECORD

Valuation: \$757,000. Plan Review # _____

Fee: \$4,572.00 Date: 27 AUG. 99

JURISDICTION City of Portland, Me.
(City, County, Township, etc.)

BUILDING LOCATION 550 Forest Ave. Guy Labrecq
(Street address)

BUILDING DESCRIPTION 9978 SQ. FT. Addition

REVIEWED BY S. Hoffes

Numerals indicated in parenthesis are applicable code sections of the 1996 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	All site plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	This proposed project shall have State Fire Marshal's approval	
3.	Special Inspection shall be done in accordance with Section 1705.0	1705.0
4.	Application plans show dead-end Travel Problem.	1011.2
5.	Number of exits. Called Architect on these.	1017.0
6.	Size of doors	1017.3
7.	MAXIMUM THICKNESS OF EIFS IS 4"	2603.3.2



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

yes Complete construction documents (107.5, 107.6, 107.7) yes Signed/sealed construction documents (107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

✓ Single Use Group N.A. Specific occupancy areas (302.1.1)
N.A. Mixed Use Groups N.A. Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

of Allowable tabular area (Table 503) 100%
% Reduction for height (Table 506.4) - 0%
% Increase for open perimeter (506.2) + ~~25~~ %
% Increase for automatic sprinklers (506.3) + 0%
Total percentage factor = ~~175~~ %
Conversion factor $\frac{175}{100\%} = 1.75$
(Total percentage factor/100%)

Open perimeter (506.2)	<u>216</u>	<u>91</u>	<u>216</u>	<u>91</u>
	<i>North</i>	<i>East</i>	<i>South</i>	<i>West</i>
Open perim.	<u>614</u> ft.		Perimeter <u>614</u> ft.	
% Open perimeter =	$\frac{(614/614) \times 100}{(\text{Open perim./perim.}) \times 100\%}$			
% Tab. area increase = (506.2)	$\frac{2 \times (100 - 25\%) - 75}{2 \times (\% \text{ Open perim.} - 25\%)}$			

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 19656 ft.² Actual building height ²⁵17 feet ²1 stories
Adjusted floor area* 11232 ft.² Allowable building height 40' feet 3 stories

*Adjusted floor area = actual floor area / conversion factor =

Permitted types of construction 5A Type of construction assumed for review (602.3) 2B

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
<u>NA</u>		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \underline{\quad} + \underline{\quad} + \underline{\quad} + \underline{\quad} = \underline{\quad} \leq 1.00$$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

<u>B</u>	Use group classification (507.1)	<u>NA</u>	School buildings (507.1.1)
<u>2-28'</u>	Building height (story, feet) (507.1)	<u>NA</u>	High-hazard use groups (507.1.2)
<u>2B</u>	Type of construction (507.1)	<u>0'</u>	Exterior walls (507.2)
<u>NA</u>	Automatic sprinkler system (507.1, 904.11)		

MEZZANINES

<u>NA</u>	Area limitation (505.2)	<u>1</u>	Openness (505.4)
<u>1</u>	Egress (505.3)		

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

<u>NA</u>	Tenant separations (402.4)
_____	Egress (402.5)
_____	Mall width (402.6)
_____	Structural elements (402.7)
_____	Roof coverings (402.8)
_____	A-1, A-2 occupancy (402.9)
_____	Automatic sprinkler system (402.10)
_____	Standpipes (402.11)
_____	Fire department access (402.12)
_____	Kiosk requirements (402.14)

NA Parking structures (402.15)

HIGH-RISE BUILDINGS

<u>NA</u>	Automatic sprinkler system (403.2)
_____	Alternative sprinkler modifications (403.3)
_____	Automatic fire detection (403.4)
_____	Voice/alarm signaling systems (403.5)
_____	Fire department communication (403.6)
_____	Fire command station (403.7)
_____	Elevators (403.8)
_____	Standby systems (403.9)
_____	Stairway doors (403.10)

ATRIUMS

<u>NA</u>	Automatic sprinkler system (404.2)
	Occupancy (404.3)
	Smoke control (404.4)
	Enclosure (404.5)
	Fire alarm system (404.6)
	Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

<u>NA</u>	Underground structures (405.0)
	Open parking structures (406.0)

<u>NA</u>	Private garages (407.0)
	Public garages (408.0)
	Use Group I-2 (409.0)
	Use Group I-3 (410.0)
	Stages and platforms (412.0)
	Special amusement buildings (413.0)
	HPM facilities (416.0)
	Hazardous materials (307.8, 417.0)
	Use Groups H-1, H-2, H-3 and H-4 (418.0)
	Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in NC indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

<u>NC-NA</u>	Exterior walls
<u>1 NA</u>	Interior elements
<u>1 NA</u>	Roof

CONSTRUCTION DOCUMENTS (703.0)

<u>V</u>	Fire tests (704.0)
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EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	<u>50'</u>	<u>50'</u>	<u>50'</u>	<u>50'</u>
Loadbearing	<input checked="" type="checkbox"/> <u>0</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>0</u>	<input type="checkbox"/>
Nonloadbearing	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>0</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/> <u>0</u>

OK Exterior opening protectives (705.3, 706.0)

NA Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

<input type="checkbox"/> <u>NA</u>	Exit enclosures (709.0, 710.0, 1014.11)
<input type="checkbox"/> <u>NA</u>	Other shafts (709.0, 710.0)
<input type="checkbox"/> <u>NA</u>	Mixed use and fire area separations (313.1.2)
<input type="checkbox"/> <u>NA</u>	Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

<input type="checkbox"/> <u>NA</u>	Exit access corridors (711.0, 1011.4)
<input type="checkbox"/> <u>NA</u>	Tenant separations (711.0)
<input type="checkbox"/> <u>NA</u>	Dwelling unit separations (711.0)
<input type="checkbox"/> <u>NA</u>	Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

<input type="checkbox"/> <u>NA</u>	Fire and party walls (707.0 and Table 707.1)
<input type="checkbox"/> <u>NA</u>	Smoke barriers (712.0)
<input type="checkbox"/> <u>NA</u>	Nonloadbearing partitions (Table 602)
<input type="checkbox"/> <u>NA</u>	Interior loadbearing walls, columns, girders, trusses (716.0)
<input type="checkbox"/> <u>OK on Plans</u>	Supporting construction (716.0)
<input type="checkbox"/> <u>NA</u>	Floor construction (713.0, 1006.3.1)
<input type="checkbox"/> <u>OK on Plans</u>	Roof construction (713.0, 715.0)
<u>NA</u>	Penetrations (714.0)
<u>NA</u>	Opening protectives (717.0, 719.0, 720.0)
<u>NA</u>	Fire dampers (718.0)
<u>NA</u>	Fireblocking/draftstopping (721.0)
<u>NA</u>	Thermal and sound-insulating materials (723.0)

INTERIOR FINISHES (Chapter 8)

NA

Smoke development (803.3.2)

OK

Floor finish (805.0, 806.0)

DK

Flame spread (803.4)

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

<u>NA</u>	Assembly (A-1, A-3, A-4) (904.2)
	Assembly (A-2) (904.3)
	Educational (E) (904.4)
	High-hazard (H) (904.5)
	Institutional (I) (904.6)
	Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)
	Residential (R-1) (904.8)
	Residential (R-2) (904.9)
	Windowless story (904.10)
	Specific occupancy areas (302.1.1, 904.11)
	Covered mall buildings (402.10)
	High-rise buildings (403.2)
	Atriums (404.2)
	Underground structures (405.3)
	Public garages (408.3.1)
	Sound stages (411.7)
	Stages and enclosed platforms (412.6)
	Special amusement buildings (413.4)
	HPM facilities (416.4)
	Paint spray booths and storage rooms (419.3)
	Unlimited area buildings (507.1)
	Exit lobbies (1020.3)
	Drying rooms (2806.4)
	Waste- and linen-chutes/termination rooms (2807.6)
	Refuse vaults (2808.4)

FIRE SPRINKLER SYSTEMS

<u>NA</u>	NFPA 13 system (906.2.1)
	NFPA 13R system (906.2.2)
	NFPA 13D system (906.2.3)
	Design (906.3)
	Actuation (906.4)
	Sprinkler alarms (906.5)
	Sprinkler riser (906.7)

LIMITED AREA SPRINKLER SYSTEMS

<u>NA</u>	Where permitted (907.2)
	Design (907.3)
	Actuation (907.4)
	Standpipe connection (907.6)
	Domestic supply (907.6.1)
	Cross connection (907.6.2)
	Shutoff valve (907.6.3)

OTHER SUPPRESSION SYSTEMS

<u>NA</u>	Water-spray fixed systems (908.0)
	Carbon dioxide extinguishing systems (909.0)
	Dry-chemical extinguishing systems (910.0)
	Foam-extinguishing systems (911.0)
	Halogenated extinguishing systems (912.0)
	Clean agent fire extinguishing systems (913.0)
	Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

<u>NA</u>	Building height (915.2.1)
	Building area (915.2.2)
	Malls (915.2.3)
	Stages (915.2.4)
	Approved system (915.3, 915.3.1)
	Piping design (915.4)
	Water supply (915.5)
	Control valves (915.6)
	Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

<u>NA</u>	Required (916.1)
	Connections (916.2)

YARD HYDRANTS

<u>NA</u>	Fire hydrants (917.1)
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FIRE ALARM SYSTEMS

<u>NA</u>	Approval (918.3)
	Assembly (A-4), Educational (E) (918.4.1)
<u>NA</u>	Business (B) (918.4.2)
	High-hazard (H) (918.4.3)
	Institutional (I) (918.4.4)
	Residential (R-1) (918.4.5)
	Residential (R-2) (918.4.6)
	Location/details (918.5)
	Power supply/wiring (918.6, 918.7)
	Alarm-notification appliances (918.8)
	Voice alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

<u>NA</u>	Approval (919.3)
	Institutional (I) (919.4.1, 919.4.2, 919.4.3)
	Residential (R-1) (919.4.4)
	Sprinklered buildings exception (919.5)
	Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

<u>NA</u>	Residential (R-1) (920.3.1)
	Residential (R-2, R-3) (920.3.2)
	Institutional (I-1) (920.3.3)
	Interconnection (920.4)
	Battery backup (920.5)

FIRE EXTINGUISHERS

<u>NA</u>	Approval (921.1)
	Required (921.2)

SMOKE CONTROL SYSTEMS

<u>NA</u>	Passive system (922.2.1)
	Mechanical system (922.2.2)
	Smoke removal (922.3)
	Activation (922.4)
	Standby power (922.5)

SMOKE AND HEAT VENTS

<u>NA</u>	Size and spacing (923.2)
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SUPERVISION

<u>NA</u>	Fire suppression systems (924.1)
	Fire alarm systems (924.2)

MEANS OF EGRESS (continued)

<u>NA</u>	General limitations (1005.0)	<u>✓</u>	Ramps (1016.0)
<u>NA</u>	Air movement in egress elements (1005.7)	<u>2 req</u>	Means of egress doorways (1017.0)
	Types and location of egress (1006.0)		Number of doorways (1017.2)
<u>✓</u>	Exit access travel distance (1006.5 and Table 1006.5)	<u>32" min</u>	Size of doors (1017.3)
<u>yes</u>	Accessible means of egress (1007.0)		Door hardware (1017.4)
<u>NA</u>	Emergency escape (1010.4)	<u>NA</u>	Revolving doors (1018.0)
<u>NA</u> <u>1011.2</u> <u>1011.3</u> <u>44"</u>	Exit access passageways and corridors (1011.0)	<u>NA</u>	Horizontal exits (1019.0)
	Aisles and accessways (1012.0)	<u>✓</u>	Level of exit discharge passageway (1020.0)
<u>NA</u>	Grandstands (1013.0)	<u>✓</u>	Guards (1021.0)
<u>NA</u>	Interior stairways (1014.1 - 1014.11)	<u>✓</u>	Handrails (1022.0)
<u>NA</u>	Exterior stairways (1014.1 - 1014.10, 1014.12)	<u>✓</u>	Exit signs and lights (1023.0)
<u>NA</u>	Smokeproof enclosures (1015.0)	<u>NA</u>	Means of egress lighting (1024.0)
			Access to roof (1027.0)

ACCESSIBILITY (Chapter 11) STATE APPROVAL

<u>✓</u>	Required (1103.0)		Accessible entrances (1106.0)
	Accessible route (1104.0)		Special use groups (1107.0)
	Parking facilities (1105.0)		Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

<u>NA</u>	Room dimensions (1204.0)	<u>NA</u>	Air-borne noise (STC) (1214.2)
<u>NA</u>	Roof spaces (1210.1, 1211.2)	<u>NA</u>	Structure-borne sound (IIC) (1214.3)
<u>NA</u>	Crawl spaces (1210.2, 1211.1)	<u>NA</u>	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<u>✓</u>	Performance requirements (1403.0)	<u>EIFS</u>	Combustible material restrictions (1406.0)
<u>EIFS</u> <u>4" max</u>	Wall sidings and veneers (1404.0, 1405.0)	<u>EIFS</u>	

ROOFS AND ROOF STRUCTURES (Chapter 15)

<u>OK</u>	Performance requirements (1505.0)	<u>NA</u>	Low-slope roof coverings (1507.5)
<u>✓</u>	Fire classification (1506.0)	<u>✓</u>	Flashing (1508.0)
<u>NA</u>	Steep-slope roof coverings (1507.4)	<u>NA</u>	Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
<u>All Structural's done by</u>	<u>P.E. Paul Becker #6554</u>

Live load reduction (1603.2, 1606.7)

Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

<u>OK</u>	Ground snow load, P_g (1608.3)
<u>''</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)
<u>''</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)
<u>''</u>	Sloped roof snowload, P_s (1608.5)
<u>''</u>	If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Wind loads (1603.5, 1609.0)

<u>''</u>	Basic wind speed (1609.3)
<u>''</u>	Wind exposure category (1609.4)
<u>''</u>	Wind importance factor, I (Table 1609.5)
<u>''</u>	Wind design pressure, P (1609.7)

Earthquake loads (1603.6, 1610.0)

<u>''</u>	Peak velocity-related acceleration, A_v (1610.1.3)
<u>''</u>	Peak acceleration, A_a (1610.1.3)
<u>''</u>	Seismic hazard exposure group (1610.1.5)
<u>''</u>	Seismic performance category (1610.1.7)
<u>''</u>	Soil-profile type (Table 1610.3.1)
<u>''</u>	Basic structural system and seismic-resisting system (Table 1610.3.3)
<u>''</u>	Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)
<u>''</u>	Analysis procedure (1610.4, 1610.5)

Other loads

<u>''</u>	Attic load (1606.2.2, 1606.2.3)
<u>''</u>	Partition loads (1606.2.4)
<u>''</u>	Concentrated loads (1606.3)
<u>''</u>	Impact loads (1606.6)
<u>''</u>	Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS

<u>''</u>	Submitted for all structural members (107.7)
<u>''</u>	Signed/sealed (107.7, 114.1)
<u>''</u>	Deflection limits considered (1604.5)

STRUCTURAL DESIGN CALCULATIONS (continued)

<u> </u>	Unbalanced snow loads considered (1608.6)	<u> </u>	Internal pressure effects considered (1609.7, 1609.8)
<u> </u>	Drift snow loads considered (1608.7)	<u> </u>	Components and cladding effects considered (1609.8)
<u> </u>	Sliding snow loads considered (1608.8)	<u> </u>	Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

<u> </u>	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. <u> </u>	<u> </u>	Masonry construction (1705.5)
<u> </u>	Owner's special inspection program specified (1705.0)	<u> </u>	Wood construction (1705.6)
<u> </u>	Prefabricated items (1705.2)	<u> </u>	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
<u> </u>	Steel construction (1705.3)	<u> </u>	Fireresistive materials (1705.12)
<u> </u>	Concrete construction (1705.4)	<u> </u>	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

<u> </u>	Soil type (1611.0, 1802.1, 1804.1)	<u> </u>	Foundations (1814.0 - 1824.0)
<u> </u>	Bearing value (1611.0, 1802.1, 1804.1)	<u> </u>	Foundation walls (1611.0, 1812.0)
<u> </u>	Soil report (1802.1, 1804.1)	<u> </u>	Waterproofing/dampproofing (1813.0)
<u> </u>	Prepared fill (1804.1.1)	<u> </u>	Retaining walls (1611.0, 1825.0)
<u> </u>	Footings (1806.0 - 1811.0)		

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

<u> </u>	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<u> </u>	Minimum concrete strength (Table 1907.1.2[1])
<u> </u>	Minimum slab requirements (1905.1)	<u> </u>	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

MASONRY (Chapter 21)

<u> </u>	Engineered masonry design/construction standard specified (2101.1.1)	<u> </u>	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
<u> </u>	Empirical masonry design (2101.1.2)	<u> </u>	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
<u> </u>	Construction materials (2104.0)	<u> </u>	Glass block (2118.0)
<u> </u>	Mortar type (2104.7)	<u> </u>	

See design spec.
 by P.E. Paul Becker #6554 STEEL (Chapter 22)

<u>✓</u>	Structural steel design/construction standard specified (2203.1, 2203.2)	<u>✓</u>	Formed steel design/construction standard specified (2206.1)
<u>✓</u>	Shop drawing preparation specified (2203.4)	<u>✓</u>	Formed steel member identification (2206.6)
<u>✓</u>	Open-web steel joist design/construction standard specified (2205.1)		

WOOD (Chapter 23)

<u>NA</u>	Installation inspections (2301.2)	<u>NA</u>	Seismic bracing (2305.8)
<u>✓</u>	Design/construction standard specified (2303.1)	<u>✓</u>	Foundation anchorage (2305.17)
<u>✓</u>	Grade mark specified (2303.1.1)	<u>✓</u>	Wood structural panels (2307.0)
		<u>✓</u>	Particleboard (2308.0)
		<u>✓</u>	Fiberboard (2309.0)
		<u>✓</u>	Fire-retardant-treated wood (2310.0)
		<u>✓</u>	Decay and termite protection (2311.0)
		<u>✓</u>	Joist hangers (2312.0)
		<u>✓</u>	Prefabricated components (2313.1, 2313.3.1, 2313.3.2)
		<u>✓</u>	Metal-plate-connected trusses (2313.3.1, 2313.3.2)

HEAVY TIMBER CONSTRUCTION

<u>NA</u>	Minimum dimensions (605.1, 2304.0)
<u>✓</u>	Design/construction standard specified (2304.1)

WOOD FRAME CONSTRUCTION

<u>NA</u>	Fastening and construction details (2305.0, Table 2305.2)
<u>✓</u>	Wind bracing design required (2305.7)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

<u>NA</u>	Skylights (2404.0)	<u>SR</u>	Safety glazing (2405.0, 2406.0, 2407.0)
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GYPSUM BOARD AND PLASTER (Chapter 25)

<u>✓</u>	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	<u>NA</u>	Plaster (2504.0, 2505.0, 2506.0)
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PLASTIC (Chapter 26)

<u>NA</u>	Approved materials (2601.2)		FOAM PLASTIC (2603.0)
<u>✓</u>	Identification (2601.4)	<u>NA</u>	Labeling (2603.2)
<u>✓</u>	Interior trim (2603.7)	<u>✓</u>	Surface-burning characteristics (2603.3)
<u>✓</u>	Alternative approval (2603.8)	<u>✓</u>	Thermal barrier (2603.4)
		<u>✓</u>	Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)	<u>NA</u>	Unprotected openings (2606.0)
<u>NA</u> Diffusing systems (2604.5)	<u>NA</u>	Roof panels (2607.0)
<u>NA</u> Wall panels (2605.0)	<u>NA</u>	Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

<u>NA</u> Waste- and linen-handling systems (2807.0)	<u>NA</u>	Refuse vaults (2808.0)
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ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

<u>STATE</u> Construction standard specified (3001.2)	<u>NA</u>	Venting (3007.3 - 3007.6)
<u>NA</u> Elevator emergency operation (3006.2)	<u>NA</u>	Opening protectives (3008.2)
<u>NA</u> Hoistway enclosure (3007.1)	<u>NA</u>	Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

<u>NA</u> Membrane structures (3103.0)	PEDESTRIAN WALKWAYS (3106.0)
<u>NA</u> Flood-resistant construction (3107.0)	<u>NA</u> Construction and use (3106.1 - 3106.3)
<u>NA</u> Towers (3108.0)	<u>NA</u> Separation (3106.4)
	<u>NA</u> Local approval (3106.5)
	<u>NA</u> Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

<u>NA</u> General requirements (3402.0)	<u>NA</u> Additions/alterations (3403.0, 3404.0)
<u>NA</u> Structural loads (1614.0, 3402.5)	<u>NA</u> Change of occupancy (1110.3, 3405.0)
<u>NA</u> Accessibility (1110.0, 3402.7)	<u>NA</u> Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fireresistance rating of vertical opening enclosures _____	
Type of HVAC system _____	_____ serving number of floors _____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
 Fire alarm system: Yes _____ No _____, type _____
 Smoke control: Yes _____ No _____, type _____
 Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
 Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
 Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7	Table 3408.8	Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	- _____ (MFS)	= _____	_____	_____
ME-MME ≥ 0	_____ (ME)	- _____ (MME)	= _____	_____	_____
GS-MGS ≥ 0	_____ (GS)	- _____ (MGS)	= _____	_____	_____

FS = Fire Safety
 ME = Means of Egress
 GS = General Safety

MFS = Mandatory Fire Safety
 MME = Mandatory Means of Egress
 MGS = Mandatory General Safety



CURTIS WALTER STEWART
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Portland ME 04101-2325

Benedict B. Walter, Vice President

Phone: 207.774.4441
Fax: 207.774.4016
E-mail: BWalter@CWSarch.com

September 1, 1999

Sam Hoffses
Building Inspector - City of Portland
389 Congress Street
Portland, ME 04101

Re: Sanborn Building Addition
550 Forest Avenue
Portland, Maine

Enclosures:
SK04

Mr. Hoffses,

The intent of this letter is to address the conversations you expressed with regards to the Sanborn Office Building addition at 550 Forest Avenue.

Item No. 1: The number of required Means of Egress:

- Per table 1008.1.2 for a Business Use, Occupant load is 1:100.
- Total occupant load: $9978/100 = 99.8$ rounded to 100 people which would in fact be the greater of items 1008.1.1 thru 1008.1.3.
- Per table 1010.2 for an occupant load of 100 – (2) Means of Egress are required.
- Per 1006.5 – Length of Travel, we are allowed 200' w/o a sprinkler system. Our worst case is 157'.
- Per 1011.2.1 – Common path of Travel, we are allowed 75' w/o a sprinkler system. Our worse case is 70'.

Item No. 2: Dead end travel distance:

- Per 1011.2, maximum distance 20'-0": Exceptions are not applicable.
- Solution is as described by the attached SK04. There is an existing door opening into the existing Stair Tower we had anticipated filling in. This opening would allow for a door to be installed. The door would need to be a 45 minute fire rated door assembly.

Item No. 3: Required Egress Width:

- **Per table 1009.2 for a Use Group "B" w/o sprinkler**
Stairways: .3 x 100 = 30" (All of our Stairways are external to the building and are better than 36" in width.)
Doors, Ramps, Corridors: .2 x 100 = 20" (All doors are 36". All ramps are better than 36" clear. The tightest area we have around the Toilet area has a clear width of 4'-5".)

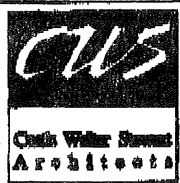
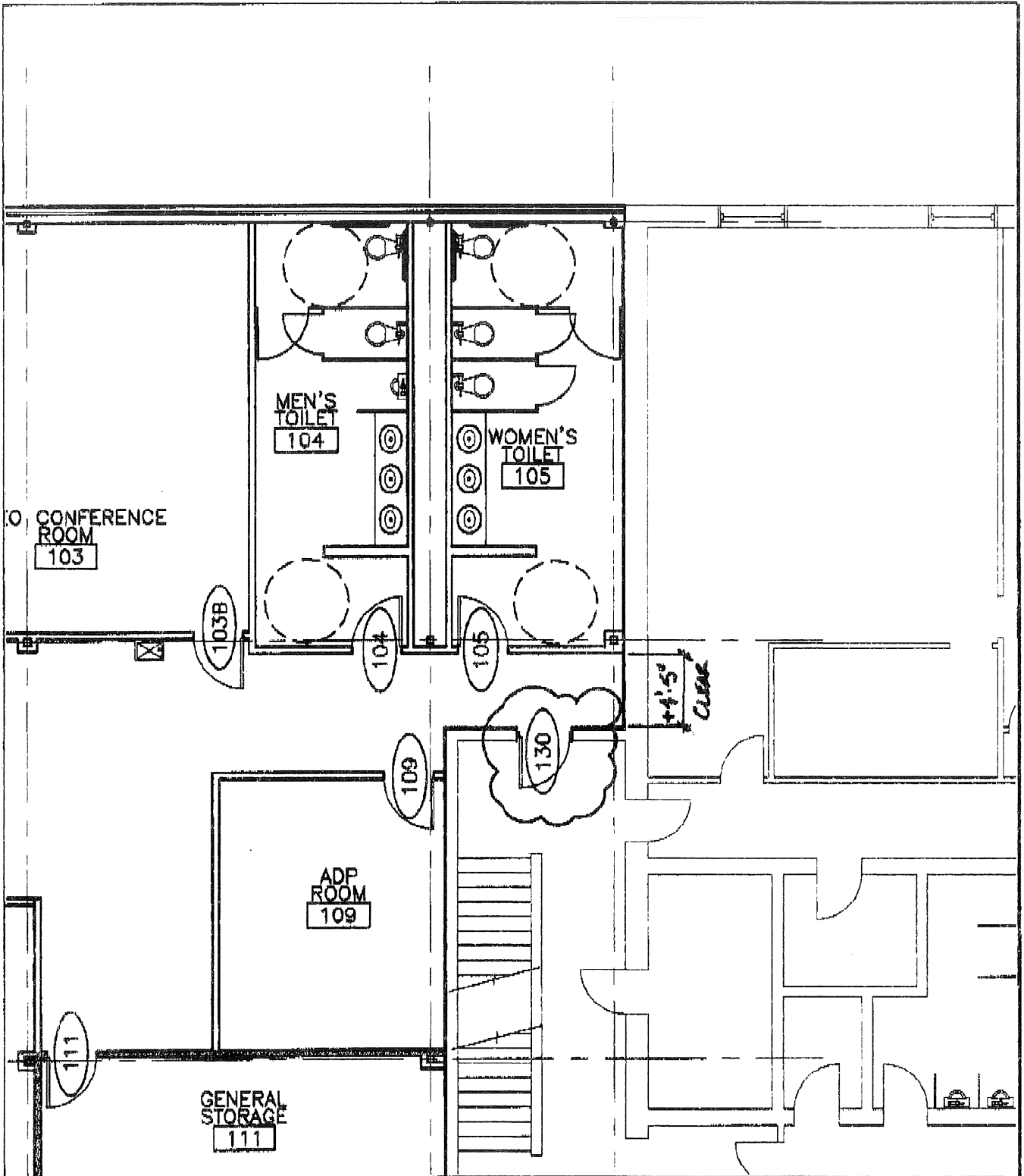
If you should have any questions or concerns feel free to give me a call at the above number.

Sincerely,



CURTIS WALTER STEWART ARCHITECTS
Guy T. Labrecque, Jr.

CC: Tim O'Neil, Dick Butterfield, File



174 Cumberland Avenue
 Portland, ME 04101
 Phone: (207) 774-4441
 Fax: (207) 774-4016

 PO Box 8996
 Lancaster, NH 03024
 Phone: (603) 524-3000
 Fax: (603) 521-0700

Owner:
 SSA REALTY LLC
 One City Center
 Portland ME 04101

Project:
 SANBORN OFFICE
 BUILDING ADDITION

 590 FOREST AVENUE
 Portland ME

 Project No: 98450.dta

Drawing Title:
 ADD. DOOR
 @ EXISTING STAIR

 Scale: 1/8" = 1'-0"
 Date: 9/1/99
 Revised:

Drawing Number:
SK04

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT



Permit N° 10240

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:

SSA Realty, LLC
One City Center
Portland, ME 04101

434 Cumberland Ave,
Portland, ME

Sanborn Office Building Add
OCCUPANCY CLASSIFICATION:
Business

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on March 1, ~~19~~ 2000

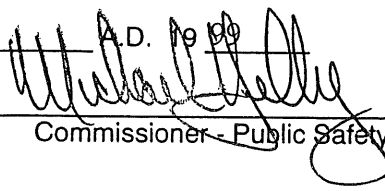
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 2nd day of September A.D. 1999

FEE \$ 200/200

NOT SPRINKLED



Commissioner - Public Safety





Individual Member



Individual Membership
Specialist
Industrial and
Office Real Estate



CONTRACT FOR THE SALE OF REAL ESTATE

Date: 10/21/98

One Canal Plaza, Portland, ME 04101
(207) 772-1333

RECEIVED OF: Monks O'Neil Development, LLC and/or Assigns whose mailing address is One City Center, 4th Floor, Portland, Maine 04101, hereinafter called the Purchaser(s), the sum of Twenty Thousand Dollars (\$20,000.00) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at 550 Forest Avenue being all the property owned by the Seller(s) at the above address, and described at said County's Registry of Deeds Book , Page and further described as: An approximate .51 acre land parcel improved with a 26,271 +/- s.f. masonry office building and a contiguous .73 +/- acre parking lot being all the property in the name of G.J.J. Realty located at 550 Forest Avenue and 25 Ashmont Street as referenced by the City of Portland's Assessor's Office as Map 125, J, 14 and Map 126, A, 7 upon the terms and conditions indicated below:

TMO
MGM
\$ 750,000

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable):
2. PURCHASE PRICE: The TOTAL purchase price being Seven Hundred Thirty-five Thousand Dollars (\$735,000.00) to be paid as follows: Twenty Thousand (\$20,000.00) Dollars as earnest deposit with this offer and the remainder in cash or certified funds at transfer of title.
3. EARNEST MONEY/ACCEPTANCE: The Boulos Company shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until Friday, October 23, 1998 at 5:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before January 31, 1999. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. If the Purchaser(s) does not withdraw the earnest money and declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/~~occupancy~~ of premises shall be given to Purchaser(s) immediately at closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller(s) agrees to transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the property and all security deposits held by Seller(s) pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
 - a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
 - b. Fuel
 - c. Rents and security deposits
 Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.
10. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

FIFTY

Seen and agreed to: MGM
Seller(s)

TMO
Purchaser(s)

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days	g. Lead Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days
b. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within n/a days	h. Pests	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days
c. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within n/a days	i. ADA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within n/a days
d. Radon Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days	j. Wetlands	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within n/a days
e. Radon Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days	k. Environmental Scan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 45 days
f. Asbestos Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within 30 days	l. Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within n/a days

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), Purchaser(s) may declare the Contract null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

11. FINANCING: This contract is subject to an approved commercial mortgage of 80 % of the purchase price, at prevailing rates and terms.
 - a. If Seller, or Sellers agent, is not notified to the contrary in writing within 45 days of the effective date of this contract, then this financing condition shall be deemed to have been waived by Purchaser(s).
 - b. The Purchaser(s) is under a good-faith obligation to seek and accept financing on the above-described terms. The Purchaser(s) acknowledges that a breach of this good-faith obligation to seek and accept financing on the above-described terms will be a breach of this Contract.
12. AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Selling Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s) and that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s).
13. DEFAULT: If the Purchaser(s) fails to consummate this transaction, Seller(s) shall ~~have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies.~~ Should Seller(s) elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent will not return the earnest money to Purchaser(s) or turn over the deposit to the Seller(s) without written releases from both parties.
14. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
15. PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
16. HEIRS/ASSIGNS: This Contract is assignable Yes No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimilie copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimilied signatures are binding.
18. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract.
19. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: The Seller(s) shall provide the Purchaser(s) with copies of all leases and income & expense information regarding the subject property within five (5) days of the effective date of this contract. Purchaser(s) shall have twenty-five (25) days from such delivery to review leases and income & expense information regarding the property. If the result of the review is unsatisfactory to the Purchaser(s), Purchaser(s) may declare the Contract null and void by notifying the Seller(s) in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s).
20. Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #1).
21. ADDENDA: This Contract has addenda containing additional terms and conditions: YES NO

Seen and agreed to: M. G. J.
Seller(s)

T. M. J.
Purchaser(s)

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

MONKS O'NEIL DEVELOPMENT LLC

Timothy O'Neil
Purchaser
Timothy O'Neil, Managing Partner
Name/Title

10/22/98
Date
04-3381905
Soc. Sec. # or Tax I.D. #

Purchaser

Name/Title

Date

Soc. Sec. # or Tax I.D. #

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of: 10% of sale price. The obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Broker and the Seller(s), provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, The Boulos Company shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed this _____ day of _____, 19____. Effective date of Contract: October 26, 1998

The Listing Licensee is Alec DiNapoli of The Boulos Company (Company).
The Selling Licensee is Debra R. Napolitano of The Boulos Company (Company).

Michael G. Martini
Seller
Michael G. Martini President
Name/Title

10/23/98
Date
007-64-0612
Soc. Sec. # or Tax I.D. #

Seller

Name/Title

Date

Soc. Sec. # or Tax I.D. #

Offer reviewed and refused on _____, 19____, Seller

SIXTH CONTRACT AMENDMENT
550 FOREST AVENUE, PORTLAND, ME

between

GJJ REALTY TRUST, Seller

and

MONKS O'NEIL DEVELOPMENT, LLC., Buyer

Originally Dated: October 26, 1998

Once executed by all parties below, it is agreed that the above referenced Contract shall be extended and Amended as follows:

- 1. In accordance with the fifth contract amendment, buyer elects to exercise the first of three 30-day extensions. Accordingly, Buyer will provide Seller a Ten Thousand Dollar (\$10,000) non-refundable deposit. Said deposit will be released to Seller from Escrow deposit currently being held by The Boulos Company. Closing date for this agreement shall be extended from May 31, 1999 to June 30, 1999.

2. The purchase price shall be reduced from ~~\$~~ 750,000 to ~~\$~~ 730,000 (seven hundred thirty thousand dollars)

SEEN AND AGREED TO:

GJJ REALTY TRUST, Seller

By: *Donald G. Marini* 5/28/99
 Its: *Francis H* Date

MONKS O'NEIL DEVELOPMENT, LLC., Buyer

By: *Tyler* 5/28/99
 Its: *manager* Date

TW



Monks O'Neil Development
Tim O'Neil
775 4297

Date: 8/25/99

To: Building Inspections

Attn: Building Permit in Hold Box
for 550 Forest Ave

From: 874 - 8716

Subject:

Pages: 3 (including cover)

Copy of lead to SSA Realty for 550 Forest Ave

**TRUSTEE'S DEED
MAINE STATUTORY SHORT FORM**

KNOW ALL MEN BY THESE PRESENTS, that I, M. Gino Mancini, as Trustee of GJJ Realty Trust, a Realty Trust, established under Maine law pursuant to a Declaration of Trust dated September 25, 1992, by the power conferred by law, and every other power, for consideration paid, grant to SSA Realty LLC, a Maine limited liability company, of Portland, Cumberland, State of Maine, with a mailing address of ONE CITY CENTER,
PORTLAND, ME 04101, the real property in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly corner of Forest Avenue and Ashmont Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the intersection of the westerly sideline of Forest Avenue and the northerly sideline of Ashmont Street;

Thence S 56°37'00" W along the northerly side of said Ashmont Street 212.75 feet;

Thence N 79°23'00" W along the northerly side of Ashmont Street 237.93 feet to land now or formerly of ASHCO, Inc.;

Thence N 07°47'00" E along said ASHCO, Inc. land 181.22 feet to land now or formerly of Ralph L. Allen et al;

Thence S 79°23'00" E along said Allen land 173.87 feet to land of Transport Leasing Corp.;

Thence S 18°37'00" E along said Transport Leasing Corp. land 80.72 feet;

Thence N 56°37'00" E along said Transport Leasing Corp. land 160.10 feet to Forest Avenue;

Thence S 33°23'00" E along said Forest Avenue 102.87 feet to the point of beginning, containing 57,440 square feet;

All bearings are magnetic in the year 1919.

Being the same premises conveyed from ME Saturn Properties to grantor herein by deed dated September 29, 1992, recorded in the Cumberland County Registry of Deeds, Book 10308, Page 238.

IN WITNESS WHEREOF, M. Gino Mancini, Trustee of GJJ Realty Trust, has hereunto set his hand and seal, this 29th day of July, 1999.

WITNESS:

[Handwritten Signature]

GJJ REALTY TRUST

By: [Handwritten Signature]
M. Gino Mancini, Its Trustee

July 29, 1999

STATE OF MAINE
Cumberland, ss.

Personally appeared the above-named M. Gino Mancini, Trustee of GJJ Realty Trust, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said realty Trust.

Before me,

[Handwritten Signature]
~~Notary Public~~
Print Name: [Handwritten Name]
My commission expires: _____

Must Have Photo!

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 550 FOREST AVE

Owner: SSA REALTY LLC

Structure Type: MASONRY

Contractor: RGB CONSTRUCTION, INC.

UTILITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>DUANNE BROWN 8.20.99</u>
NYNEX	7250 878-7000 Jo Ann	<u>797-1818 ERIN MURPHY 8.23.99</u>
Northern Utilities	797-8002 X6241	<u>PHIL JOHNSON 8.20.99</u>
Portland Water District	761-8310	<u>FRANK MACKIE 8.20.99</u>
Public Cable Co.	775-3431 X257	<u>CHIP DEALE 8.23.99</u>
Dig Safe***	1-888-344-7233	<u>#19993501468 #19993409250 8.20.99</u>

*** (After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X ⁹⁸²² 8467	<u>CAROL MERRITT 8.20.99</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>NO RESPONSE 8.20.99 8.24.99 8.23.99</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>JEFF TARLING 8.20.99</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>CAROL MERRITT 8.20.99</u>
Building Inspections(^{Tom} insp required)	874-8300 X ⁸⁷⁰⁹ 8703	<u>Don Kaurarung 8.23.99</u>
Historic Preservation	874-8300 X ⁸⁷²² 8726	<u>N/A PER Tom R. 8.23.99</u>
Fire Dispatcher	874-8300 X ⁸⁵⁷⁶ 8676	<u>LT. MCDONOUGH 8.20.99</u>

Written Notice to Adjoining Owners

ASBESTOS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>JIM RODRIGUE 8.23.99</u>
		<u>JOHN BOUCHY 8.20.99</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:

Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: _____

DATE: _____



Commercial Real Estate

Fleet Bank

Mail Stop: ME PM P05L
P.O. Box 1280
Two Portland Square
Portland, ME 04104-5006
207-874-5370
Fax 207-874-5355

June 13, 1999

Mr. Joe Gray
City of Portland
Portland, Maine

RE: Sanborn Building

Dear Mr. Gray:

Fleet Bank has been asked to write a letter of support concerning the financial capability of Monks O'Neil Development LLC in conjunction with its proposal to construct a 9,997 square foot addition to the Sanborn Building, located at 550 Forest Avenue, Portland, Maine.

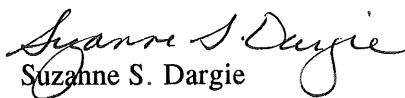
During the course of the past five years, Fleet Bank has financed projects of comparable size developed by Monks O'Neil Development LLC. In 1993, Fleet Bank financed the acquisition and renovation of a 65,000 square foot office building in Brunswick, Maine, which is leased to Maine Yankee Atomic Power Company. In 1996, Fleet Bank provided construction and permanent financing for a 21,000 square foot built-to-suit for the Department of Immigration and Naturalization Service in South Portland, Maine.

In addition to the aforementioned projects, Fleet Bank has financed various other projects in which both Bob Monks and Tim O'Neil have been principals. Both are considered to be very strong and highly valued customers of the bank, and are developers we desire to expand our relationship with. Tim and Bob have a combined forty years of experience in all levels of real estate development ranging from construction supervision through property management. We have a high degree of confidence in their ability to successfully complete the proposed project as it has been described.

I am generally familiar with the proposal which Monks O'Neil is submitting to the City, and assuming the details of the project meet with the usual underwriting due diligence and full credit approval procedures of Fleet Bank of Maine, it is the type of project which Fleet would be very interested in financing once approved. However, this is not a commitment to lend, merely an expression of interest that so long as the fundamental elements of the project meet with the usual underwriting criteria established by Fleet, this would be a project the bank would entertain financing for Monks O'Neil Development LLC.

Please feel free to give me a call if you have any further questions concerning Fleet's interest in financing this project.

Sincerely,


Suzanne S. Dargie
Vice President



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Duane Kline, Finance Department

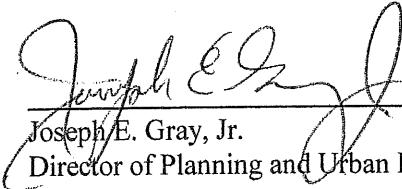
FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development

DATE: October 27, 2000

SUBJECT: Release of Performance Guarantee
Monk's O'Neil Development LLC, 550 Forest Avenue

Please release the letter of credit for Monk's O'Neil Development LLC, 550 Forest Avenue for the remaining \$26,000. We have received a defect guarantee for this project in the amount of \$9,672.60.

Approved:



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Sarah Hopkins, Development Review Program Manager
✓ Code Enforcement
Development Review Coordinator
Tony Lombardo, Project Engineer



120 Exchange Street
Portland, Maine 04101
Tel: 207-879-4307
Fax: 207-761-9692

October 24, 2000

SITE PLANS/SUBDIVISIONS
DEFECT BOND
IRREVOCABLE LETTER OF CREDIT
LETTER OF CREDIT #233

Joseph E. Gray, Jr., Director
Planning and Urban Development
City of Portland
Portland, ME 04101

RE: SSA Realty LLC, 550 Forest Avenue, Portland, ME

Coastal Bank hereby issues its Irrevocable Letter of Credit for the account of Monks O'Neil Development LLC, One City Center, Portland, Maine 04101 as developer, hereinafter referred to as "The Developer", in favor of the City of Portland in the aggregate amount of \$9,672.60. The City of Portland may draw on the Letter of Credit by presentation of a sight draft in the event that the Developer, at the Developer's expense, fails to correct defects in the workmanship and durability of all materials used in the construction of the public improvements as set forth in the Schedule of Costs of Public Improvements dated **July 28, 1999** for the SSA Realty LLC, 550 Forest Avenue Project.

Drafts drawn upon this credit must be for this particular development and to correct any defect(s) as outlined above which was not corrected by the Developer on or before **May 15, 2001**. Drafts must be accompanied by a written statement that the Developer has failed to correct such defect(s) and shall be accompanied by itemized statements showing cost of work to be completed.

The City of Portland may draw on this Letter of Credit for a period not to exceed ninety (90) days after the expiration of this one year commitment, provided that SSA Realty LLC or Coastal Bank will give the City's Director of Planning and Urban Development written notice, by certified mail, of the expiration of this Letter of Credit at least ninety (90) days prior thereto, otherwise drafts drawn on Coastal Bank may be submitted by the City of Portland no later than ninety (90) days following written notice whenever given thereafter.

We engage with you that drafts drawn under and in compliance with the terms of this credit will be duly honored. However, other than the payment of monies as authorized hereunder, Coastal Bank shall not guarantee the performance of the Developer to the City of Portland. *This letter replaces our Irrevocable Letter of Credit #222.*

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Blackwood, Jr.", written over a horizontal line.

Robert S. Blackwood, Jr.
Senior Vice President
Coastal Bank

SEEN AND AGREED TO:

By: SSA Realty LLC
[Signature]
mgr

Date: 10/24/00

Approved pursuant to Sections 14-501 and 14-525 of the Portland City Code:

By: *[Signature]*
Director of Planning and Urban Development

Date: 10/24/2000

By: _____
Director of Finance

Date: _____

By: *[Signature]*
Corporation Counsel

Date: 10.24.00

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

<u>SSA Realty LLC</u>	<u>6/14/99</u>
Applicant <u>One City Center, Portland, ME 04101</u>	Application Date <u>550 Forest Avenue -</u> <u>Sanborn Building</u>
Applicant's Mailing Address <u>CWS Architects, 434 Cumberland Ave, Portland, ME</u>	Project Name/Description <u>550 Forest Avenue</u>
Consultant/Agent	Address Of Proposed Site
Applicant/Agent Daytime telephone and FAX	Assessor's Reference, Chart#, Block, Lot# <u>126-A-007</u>
Proposed Development (Check all that apply) <input type="checkbox"/> New Building <input checked="" type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input type="checkbox"/> Retail	
<input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
<u>9,978 s.f. addition</u>	<u>1.32</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site
	<u>B2</u>
	Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: 	Date: <u>6/13/99</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

**WRITTEN STATEMENT
SITE REVIEW PRE-APPLICATION**

**Submitted by: SSA Realty LLC, One City Center, Portland, ME 04101
June 14, 1999**

SSA Realty LLC is making application for site plan approval for the re-development of the Sanborn Building located at the corner of Forest Avenue and Ashmont Street in Portland. The re-development will include reconstruction of a 9,978 square foot single-story addition to the existing building. The site, consisting of 1.32 acres, is fully developed as building and parking. The use of the existing building and new addition will be office. The total floor area of the existing and new building is as follows:

- ◆ First Floor – 17,884 square feet
- ◆ Second Floor – 7,906 square feet
- ◆ Building total – 25,790 square feet

The property is encumbered by a CMP/NET easement and no additional easements are contemplated.

The property will generate office-related solid waste. We intend to contract with the commercial solid waste company and will temporarily store solid waste in a dumpster located at the rear of the property.

The existing surface drainage of the site and stormwater management is as follows:

The existing site is characterized by an approximately 100% impervious surface. This consists of an (8000 SF building with the remaining area being paved parking. The site typically slopes toward Ashmont Street with the stormwater runoff being collected by two catch basins in Ashmont Street. These two catch basins are tied into a separated storm drain system.

The proposed 11,550 SF building expansion will extend from the existing building into the existing parking lot. The associated improvements to the lot; landscaped islands and lawn areas will decrease the actual impervious area and reduce the stormwater runoff from the site. The stormwater will continue to sheet flow across the parking lot to the street where it will be intercepted by the Ashmont Street storm drain system. The existing parking area to remain will be cracked sealed, seal coated and re-stripped, therefore not changing the stormwater characteristics of the parking lot.

With the reduction in impervious area and the construction of the building, comes an improvement in the water quality leaving the site. The building will replace a portion of the existing parking area that contributed sands, salts, oils and other pollutants to the storm drain system. The landscaped and lawn areas will also filter pollutants from the stormwater prior to exiting the site.

It is anticipated that construction will begin in July with completion schedule for the end of 1999.

Public water and sewer currently serve the property.

The scale of this development does not require any additional state or federal regulatory approvals. However, the state Fire Marshall's office will need to review the plans.

With this application please find a copy of a letter from Fleet Bank expressing its willingness to consider financing this project if approved.

Included with our application is a copy of the purchase and sale agreement.

The property has been fully developed and therefore there are no unusual natural areas, wildlife and fishery habitats or archeological sites located on or near the project site.



CITY OF PORTLAND

November 4, 1999

Tim O'Neil
SSA Realty LLC
One City Center
Portland, ME 04101

RE: 550 Forest Avenue

Dear Mr. O'Neil:

This letter is to confirm the revision to the approved site plan of the Sanborn Building project located at 550 Forest Avenue. The approved revision includes installation of 4 lightpoles, 2 bollard-mounted lights, and 2 wall packs. The lighting was approved based on a submitted photometric plan.

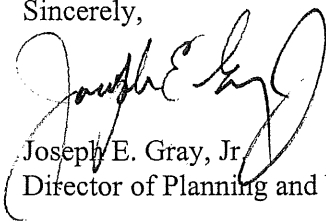
The following condition has been placed on the approval of the proposed revision:

- *That "house-side shields" be mounted on the north property line light fixtures to minimize light spillover onto adjacent properties.*

The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8720.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
— P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department

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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990077

I. D. Number

SSA Realty LLC

licant

1 City Center, Portland, ME 04101

Applicant's Mailing Address

CWS Architects

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

6/15/99

Application Date

Forest Ave 550 Sanborn Bldg

Project Name/Description

550 Forest Ave

Address of Proposed Site

126-A-007

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

9978 sq. ft.

1.32

B2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date: **6/15/99**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *WMM*

- Approved** **Approved w/Conditions**
see attached **Denied**

Approval Date **6/21/99** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. mc Dougall** **6/21/99**
signature date

Performance Guarantee **Required*** **Not Required**

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issued | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990077

I. D. Number

Applicant Realty LLC

6/15/99

Applicant's Mailing Address 1 City Center, Portland, ME 04101

Application Date

Applicant's Mailing Address CWS Architects

Forest Ave 550 Sanborn Bldg

Consultant/Agent

550 Forest Ave

Address of Proposed Site

126-A-007

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

9978 sq. ft. 1.32 B2
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 6/15/99

DRC Approval Status:

Reviewer sarah

- Approved Approved w/Conditions see attache Denied

Approval Date 8/14/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance jim Wendel 9/7/99
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/7/99</u> date	<u>\$96,000.00</u> amount	<u>9/1/00</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19990077

I. D. Number

Realty LLC

Applicant

1 City Center, Portland, ME 04101

Applicant's Mailing Address

CWS Architects

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

6/15/99

Application Date

Forest Ave 550 Sanborn Bldg

Project Name/Description

550 Forest Ave

Address of Proposed Site

126-A-007

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

9978 sq. ft.

1.32

B2

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 6/15/99

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved

Approved w/Conditions
see attached

Denied

Approval Date 9/7/99

Approval Expiration _____

Extension to _____

Additional Sheets
Attached

Condition Compliance _____
signature _____ date _____

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>9/7/99</u> date	<u>\$96,000.00</u> amount	<u>9/1/00</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19990077

I. D. Number

A Realty LLC
Applicant
1 City Center, Portland, ME 04101
Applicant's Mailing Address
CWS Architects
Consultant/Agent
Applicant or Agent Daytime Telephone, Fax

6/15/99
Application Date
Forest Ave 550 Sanborn Bldg
Project Name/Description

550 Forest Ave
Address of Proposed Site
126-A-007
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

need grading easement for midas property

Planning Conditions of Approval

Need final grading easement from Midas property.

Inspections Conditions of Approval

Fire Conditions of Approval

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "sam hoffses" <sph@ci.portland.me.us>
Date: Mon, Jan 31, 2000 8:08 AM
Subject: Sanborn Building

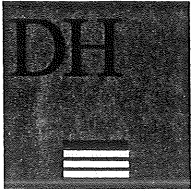
Sam,
DeLuca Hoffman Associates has reviewed site conditions at the Sanborn building off Forest Avenue for compliance with the Site plan conditions of approval. The following items were identified:

1. Several areas of paving including the sidewalks and pavement patch in the street are in poor condition. They will most likely need repaving in the spring.
2. Final landscaping is not complete due to the time of year. This too will need to be completed in the spring.

Based on these observations it is our recommendation that a Temporary Certificate of Occupancy be issued until June 30, 2000 pending no other Codes issues.

Steve Bushey

CC: "Kandi Talbot" <KCOTE@ci.portland.me.us>, "mike nu..."



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: December 28, 2000

RE: Certificate of Occupancy – 550 Forest Avenue (Sanborn Building)

On December 28, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy could be issued**, assuming neither Code Enforcement nor Public Works has any outstanding issues.