

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 465 Congress St		Owner: October Corporation		Phone:	Permit No: 960686
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: Allied Construction		Address:		Phone:	
Past Use: Bank	Proposed Use: Same	COST OF WORK: \$ 300,000.00		PERMIT FEE: \$ 1,520.00	
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct A/M & Drive-up window		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Grazik		Date Applied For: 11 July 1996			

PERMIT ISSUED
Permit Issued:
JUL 17 1996
CITY OF PORTLAND

Zone: **3** CBL: **027-A-015/016**
 Zoning Approval: *[Signature]*
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use *PLAN 2*
 Interpretation *KB APPLIC*
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

October Corporation
 c/o Boulos Property Management
 2 City Center
 Portland, ME 04101

PERMIT ISSUED WITH LETTER

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 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] c/o Boulos Property Management
 2 City Center, Portland, ME 04101
 11 July 1996 772-2072

SIGNATURE OF APPLICANT **Small Sealaway** ADDRESS: _____ DATE: _____ PHONE: _____

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

CEO DISTRICT **3**



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Arthur Rowe, Code Enforcement Officer
FROM: James Seymour, Development Review Coordinator
DATE: November 8, 1996
RE: Temporary Certificate of Occupancy for 465 Congress Street

I have reviewed the site construction associated with Maine Bank and Trust, 465 Congress Street drive thru and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

1. The embankment area located on the Northwest side of the entrance shall be loamed, seeded and mulched no later than May 14, 1997 and approved by the Development Review Coordinator.
2. All loamed areas shall be protected by hay mulch or bark chips during the winter months. Final landscaping shall be in place no later than May 15, 1997.
3. All traffic circulation signs shall be installed as soon as possible and shall be reviewed by the Review Engineer or appointed City representative.

cc: Kathi Staples PE, City Engineer

*Bull Hemmway
50 West St
P161
04102*

007-A-015



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 465 Congress St (Proble Street entrance)

Issued to Maine Bank & Trust

Date of Issue 11/12/96

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. 96/0696, 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

APPROVED OCCUPANCY

bank with drive-up window
A T M

Limiting Conditions:

1. Entrance embankment to be loamed, seeded & mulched no later than May 14, 1997.
2. Loamed areas to be protected by mulch or chips in winter. Final landscaping to be done no later than May 15, 1997.
3. Traffic signs to be installed as soon as possible.

This certificate supersedes certificate issued

Approved:
11/12/96
(Date)

A. Chene
Inspector

D. Samuel
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.

027-A-C/S

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 15, 1996

October Corporation
c/o Boulous Property Management
2 City Center
Portland, Me. 04101

RE: 485 Congress St.

Dear Mr. Sir

Your our application to construct ATM & Drive - up window as per plans has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

Site Plan Requirements

Building Inspection : A separate permit is required for signage. 2. The service windows and / or automatic teller machine shall not extend closer then 25' to the street line. M. Schmuckal

Fire Dept. : Approved Lt. McDougall P.F.D. .

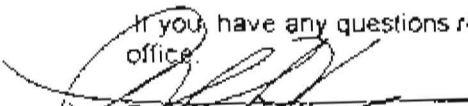
Planning Div. : Approved R. Knowland S.P.

Dev. Review Coordinator : Approved R. Knowland S.P.

Building and Fire code Requirements

1. 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.
2. Guardrail & Handrails shall be constructed as per Chaptre 10 section 1021 & 1022 of the city's building code (The BOCA National Building Code /1993).
3. Ramps shall be constructed to section 1016. of building code.
4. Exit signs and lights and means of egress lighting shall be done in accordancewith sections 1023 and 1024 of the building code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.


P. Samuel Hoffses
Chief of Inspection Services



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

I. D. Number

Address: 465 Congress St

Applicant October Corporation
 Applicant's Mailing Address Buell Hemingway & Associates
 Consultant/Agent Buell or Jane Horsefall
 Applicant or Agent Daytime Telephone, Fax 772-8892

27 February 1996
 Application Date
465 Congress St
 Project Name/Description
027-A-015/016
 Address of Proposed Site
 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 Other (specify) Parking/ATM Teller
 Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning B-3 CONTRACT Zone

Check Review Required:

- | | | | |
|--|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (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"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____ +50.00 Conditional Use

Approval Status: _____ Reviewer Marge Schumaker

- Approved Approved w/Conditions listed below Denied

- A separate permit is required for sign age
- The service window and/or automated teller machine shall not extend closer than 25' to the street line
-
-

Approval Date 7/12/96 Approval Expiration _____ date Extension to _____ date 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 type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Handwritten text at the top of the page, possibly a title or header.

Main body of handwritten text, appearing to be a list or series of notes.

Text enclosed in a hand-drawn oval shape, possibly a signature or a specific note.

DATE 7.12.92 TIME 09:00

FAX TRANSMITTAL

FOR THE OFFICE OF THE SECRETARY

Small handwritten mark or signature at the bottom left.



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CITY OF PORTLAND, MAINE
PLANNING BOARD

Cyrus Hagge, Chair
John H. Carroll, Vice Chair
Joseph R. DeCoursey
Kenneth M. Cole III
Jaimy Caron
Kevin McGuinn
Deborah Krichels

April 24, 1996

Buell Hemingway
424 Fore Street
Portland, ME 04101

RE: Maine Bank and Trust Drive-up Window, Preble Street and Congress Street

Dear Mr. Hemingway:

On April 23, 1996, the Portland Planning Board voted 7-0 to approve the site plan for a drive-up window and related site improvements for Maine Bank and Trust proposed by October Corp. The approval was granted for site plan review, conditional use review and downtown urban design guidelines.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #16-96, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway



CITY OF PORTLAND, MAINE
Department of Building Inspection

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bank with drive-up window
& ATM

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3. Traffic signs to be installed as soon as possible.

This certificate supersedes certificate issued

Approved:

11/12/96
(Date)

A. Choe
Inspector

D. Sullivan
Inspector of Buildings

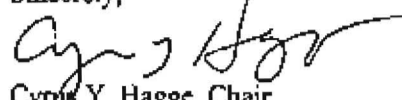
Notice: This certificate identifies lawful use of building or premises, and might to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

007-A-015

construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff

Sincerely,



Cyrus Y. Hagge, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Richard Knowland, Planning Technician
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File