

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

Permit Number: 031244

PERMIT

This is to certify that Olympia Equity Investors IV /P.M. Construction
has permission to Change of Use from restaurant to bank, includes tenant fit up.
AT 85 Commercial St 029 K001001

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

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 03-1244	Issue Date:	CBL: 029 K001001
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Location of Construction: 85 Commercial St	Owner Name: Olympia Equity Investors Iv Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 207-874-9990
Business Name: n/a	Contractor Name: P.M. Constuction	Contractor Address: 19 Industrial Park Road Saco	Phone: 2072827697
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B3

Past Use: Commercial / Restaurant	Proposed Use: Change of Use / Restaurant to Bank, includes tenant fit-up.	Permit Fee: \$1,572.00	Cost of Work: \$163,438.00	CEO District: 1
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Proposed Project Description: Change of Use from restaurant to bank, includes tenant fit up.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: 2C Signature: [Signature] Date: 10/15/03 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: 10/15/03
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Permit Taken By: gg	Date Applied For: 10/08/2003	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: 10/15/03	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 10/15/03	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 10/15/03
	Separate permits required for any new signage - NO Drive thru Existing windows should remain open and unblocked for visibility See form to D.A 10/15/03 D. Andrews 10/21/03		

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

SPECIAL INSPECTIONS - LIST OF AGENTS

PROJECT: Key Bank, Type III Branch, 85 Commercial Street

LOCATION: 85 Commercial Street, Portland, Maine

STRUCTURAL

ENGINEER OF RECORD: Michael Alan Cunningham, P.E. SMRT, Inc.
 Name Firm
 144 Fore Street, Portland, Maine
 Address

ARCHITECT

OF RECORD: John C. Workley K. W. Architects, Inc./ Vocon Design
 Name Firm
 2450 Prospect Avenue, 1st Floor, Cleveland, Ohio
 Address

Following is the list of Agents selected for performance of Special Inspections for this project.

	Type	Name	Firm
1.	Special Inspector	Michael Cunningham	SMRT, Inc.
2.		Jeff Giggey	SMRT, Inc.
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			

SCHEDULE OF SPECIAL INSPECTIONS

Project: Key Bank at 85 Commercial Street, Portland, ME

Project Number: 03095-00

Page 2 of 2

CONCRETE OPERATIONS	2.4a	Inspect installation of anchor bolts, masonry dowels and other embedded items.	Inspect for each concrete placement.				
	2.5a	Field testing of concrete slump, temperature, and air content.	All concrete placements.				
	2.5b	Take concrete cylinder samples and perform compressive strength test.	All concrete placements.				
	2.5c	Observe concrete placement.	Inspect placement procedures at all concrete placements.				
	2.5d	Observe concrete curing technique and temperature.	Once daily when air temperature is above 32°F. Twice daily when temperature is below 32°F.				
SECTION 4 - WOOD CONSTRUCTION (BOCA 1705.6)							
GENERAL WOOD CONSTRUCTION	4.1a	Inspect installation, spacing and connection of wood framing for conformance to contract documents.	Visually inspect all framing and connections.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Date _____

SCHEDULE OF SPECIAL INSPECTIONS

Project: Key Bank at 85 Commercial Street, Portland, ME

Project Number: 03095-00

SECTION 1 - STEEL CONSTRUCTION (BOCA 1705.3)

STRUCTURAL STEEL - Fabrication	1.1a	Review Fabricator QA/QC procedures manual.	One shop inspection required.				
	1.1b	Review Fabricator QA/QC procedures implementation and conformance.	One shop inspection required. Visual inspection of shop conformance.				
	1.1c	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.1d	Review shop drawings.	Verify approval.				
	1.1e	Review structural steel and fabrication for conformance to approved shop drawings.	Verify member sizes, piece marks and connection details match approved shop drawings. Visually inspect bolts and welds.				
STRUCTURAL STEEL - Erection	1.2a	Review welder certification.	Obtain certification numbers for all welders and all steel.				
	1.2b	Review materials certificates of compliance (bolts, nuts, washers, and weld filler material).	Verify that certificates of compliance have been approved.				
	1.2c	Review structural steel and erection for conformance to approved shop drawings.	Verify all member sizes, piece marks and connection details.				
	1.2d	Inspect field bolting installation in accordance with Section 9 of RCSC Specification for Structural Joints Using ASTM A325 or A490 Bolts.	Visually inspect all bolts.				
	1.2e	Review shear connections.	Visually inspect all.				

NOTE: SER may waive Fabricator shop inspection if Fabricator is currently certified through the AISC Quality Certification Program.

SECTION 2 - CONCRETE CONSTRUCTION (BOCA 1705.4)

CONCRETE MATERIALS	2.1a	Review mix design.	Verify approval of all mixes intended for use.				
FORMWORK	2.3a	Verify acceptability of substrate.	Prior to each concrete placement.				
	2.3b	Verify dimensions and materials acceptability.	Prior to each concrete placement.				

All Structural Inspections have been completed in accordance with applicable BOCA requirements.

Special Inspector _____ Date _____

NOV. 03 ' 03 (TUE) 16:53 COMMUNICATION No: 58 PAGE. 2

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

Permit No: 03-1244	Date Applied For: 10/08/2003	CBL: 029 K001001
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Location of Construction: 85 Commercial St	Owner Name: Olympia Equity Investors Iv Llc	Owner Address: 50 Monument Sq 2nd Floor	Phone: 207-874-9990
Business Name: n/a	Contractor Name: P.M. Constuction	Contractor Address: 19 Industrial Park Road Saco	Phone: (207) 282-7697
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use / Restaurant to Bank, includes tenant fit-up.	Proposed Project Description: Change of Use from restaurant to bank, includes tenant fit up.
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 10/21/2003
Note: **Ok to Issue:**
 1) * No exterior alterations to storefront windows, bulkheads or framing. All enclosed plans showing ATM facing Commercial Street sidewalk are incorrect and not part of the approved plan.
 * All exterior signage subject to separate review and approval.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/15/2003
Note: **Ok to Issue:**
 1) This property is located within a Pedestrian Activities District (PAD) Encouragement Area which states that the integrity of the front windows and walls shall be maintained as much as possible for future PAD uses. The front ATM window shall not be permanently displaced so that future PAD related uses may easily return to the existing window configuration.
 2) ANY exterior work requires a separate review and approval thru Historic Preservation
 3) Separate permits shall be required for any new signage.

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/22/2003
Note: **Ok to Issue:**
 1) fire extinguishers shall be installed in accordance with NFPA 10 standards
 2) the sprinkler system shall be maintained to NFPA 13 standards
 3) the fire alarm system shall be maintained to NFPA 72 standards

Comments:
 10/15/2003-gg: Permit was initially waiting for accessibility certificate and c of o payment. Received on 10/08/03. /gg
 10/30/2003-mjn: Called design team , need final load calcs on reconstructed floor system and new certification sheet that certifies floor design. Left Message with John Workley

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>85 Commercial St</u>		
Total Square Footage of Proposed Structure <u>1,750 sq ft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>k</u> Lot# <u>001</u>	Owner: <u>Olympia Equity Investors II, LLC</u>	Telephone: <u>207-874-9990</u>
Lessee/Buyer's Name (if Applicable) <u>Key Bank N.A.</u>	Applicant name, address & telephone: <u>PM Construction</u> <u>PO Box 728</u> <u>Seco ME 04072</u>	Cost Of Work: \$ <u>163,438</u> Fee: \$ <u>1,488</u>
Current use: <u>Vacant Restaurant</u> Change of use \$75.00		
If the location is currently vacant, what was prior use: <u>Portside Lobster</u>		
Approximately how long has it been vacant: <u>6 months</u>		
Proposed use: <u>Bank</u> Change of use		
Project description: <u>Minimal demo of existing interior/structural bracing work for safe installation/leakin / new drywall, flooring, ceilings & millwork for Key Bank interior fit up.</u>		
Contractor's name, address & telephone: <u>PM Construction, PO Box 728, Seco ME 04072</u>		
Who should we contact when the permit is ready: <u>George Laplante</u> (207) 282-7697		
Mailing address: <u>Same as above!</u>		
<p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>282-7697</u></p>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>George Laplante</u>	Date: <u>10-6-03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

RECEIVED

OCT 08 2003

PM CONSTRUCTION CO.
MAINE OFFICE



Transmittal

TO: George Laplume
P M Construction Company
19 Industrial Park Road
Saco, ME 04072

PH: 207.282.7697

DATE: October 7, 2003

RE: KEYBANK
85 COMMERCIAL STREET
PORTLAND, ME

VOCON #: 3587-001

WE ARE SENDING YOU:

- Drawings
- Disk
- Prints
- Change Order
- Plans
- Samples/Submittals
- Other

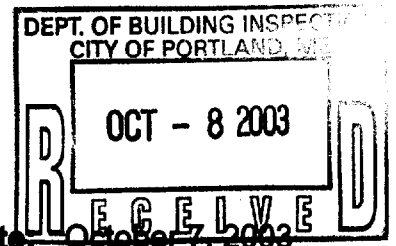
THESE ARE TRANSMITTED AS CHECKED BELOW:

- As Requested
- For Your Use
- For CITY PERMIT REVIEW**
- Approved as Submitted
- Approved as Noted
- Returned
- Re-Submit

COPIES	DATE	DESCRIPTION
1	10 / 07 / 2003	BOCA National Building Code Form
1	10 / 07 / 2003	Accessibility Certificate
1	10 / 07 / 2003	Building Code Certificate

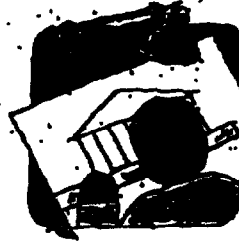
MESSAGE: Please call me directly at 216.623.6800 with any questions. Thank you.

cc: Patrick Hedderman, KeyBank



Signed: Matt Heisey
Studio Director

Date: October 7, 2003



CITY OF PORTLAND MAINE

389 Congress St, Rm 315
Portland, ME 04101
Tel - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: K.W. ARCHITECTS, INC. / VEGAN DESIGN
2450 PROSPECT AVE 157th AVE, CLEVELAND OH 44115

DATE: OCTOBER 7, 2003

Job Name: KEY BANK - TYPE II BRANCH 85 COMMERCIAL ST
Address of Construction: 85 COMMERCIAL ST, PORTLAND, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION
Construction project was designed according to the building code criteria listed below:

Building Code and Year: 1999 BOCA Use Group Classification(s): B BUSINESS
Type of Construction: 2C Bldg. Height: EXISTING (4m) Bldg. Sq. Footage: EXISTING TENANT 1,750
Seismic Zone: EXISTING - UNCHANGED Group Class: EX - UNCH.
Roof Snow Load Per Sq. Ft.: EX - UNCH. Dead Load Per Sq. Ft.: EX - UNCH.

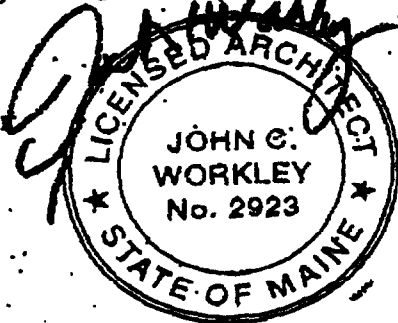
Basic Wind Speed (mph): EX - UNCH. Effective Velocity Pressure Per Sq. Ft.: EX - UNCH.
Floor Live Load Per Sq. Ft.: Modifications are designed for floors above with Office occupancy - Live Load = 30 psf plus 20 psf for partitions.
Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unhabited area building: Yes No REMODEL FOR TENANT.

If mixed use, what subsection of 313 is being considered: _____

List Occupant loading for each room or space designed into this Project. TENANT SPACE = 18 OCCUPANTS.

PSX 60712



(Designer's Stamp & Signature)

10/7/2003



CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: K.W. ARCHITECTS, INC.

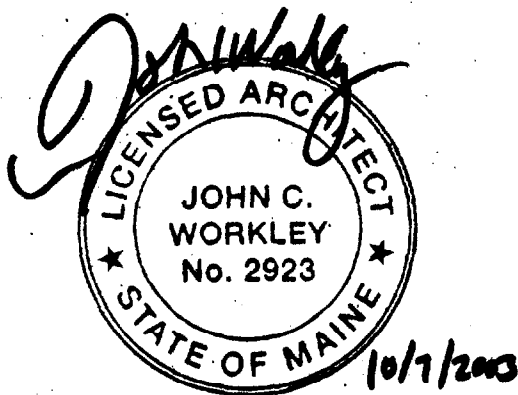
Address of Project 85 COMMERCIAL ST. PORTLAND, ME

Nature of Project KEY BANK TENANT RENOVEL
OFFICE SPACE FOR BANK FACILITY

Date 10/7/2003

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



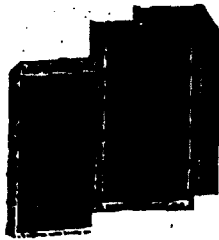
Signature John Workley

Title PRESIDENT

Firm K.W. ARCHITECTS

Address 2450. PROSPECT AVE 1ST FLR
CLEVELAND, OHIO 44115-2104

Telephone 216/623-6800



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: K.W. ARCHITECTS, INC 2450 PROSPER AVE CLEVELAND OHIO

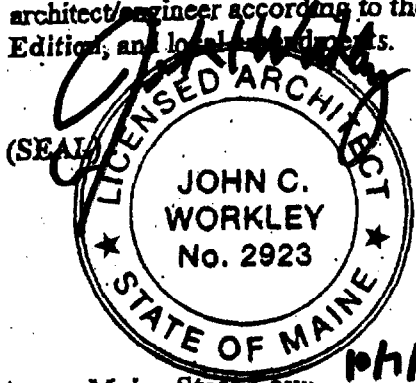
RE: Certificate of Design

DATE: OCTOBER 7, 2003

These plans and/or specifications covering construction work on:

TENANT REMODEL FOR KEYBANK SITE
ON 85 COMMERCIAL STREET PORTLAND, ME.

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local ordinances.



Signature [Handwritten Signature]
Title PRESIDENT
Firm K.W. ARCHITECTS, INC
Address 2450 PROSPER AVE, 1ST FLR
PH/2003 CLEVELAND, OHIO 44115-2604

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.