

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

Location of Construction: 145 Commercial St		Owner: Key Bank of Maine, Inc.		Phone:		Permit No: 971173
Owner Address:		Lessee/Buyer's Name:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 30 1997 CITY OF PORTLAND </div>
Contractor Name: Pochebit		Address: 171 Warren Ave Ptd, ME 04103		Phone: 797-2369		
Past Use: Office/Bank		Proposed Use: Same		COST OF WORK: \$ 90,000.00 PERMIT FEE: \$ 470.00		
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type:		
Proposed Project Description: Make Interior Renovations - 1st floor Install ATM				Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:		Zone: CBL: 30-17-1 029-S-001 Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Cresik		Date Applied For: 15 October 1997				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

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..

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: *Scott Wiener* ADDRESS: DATE: 15 October 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

PERMIT ISSUED
WITH REQUIREMENTS

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Proposed Project Description: Make Interior Renovations - 1st floor Install ATM				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
Permit Taken By: Mary Gresik		Date Applied For: 15 October 1997		Signature:		Date:	



Zone: CBL: 30-H-1
WCZ 029-S-001

Zoning Approval: *[Signature]* 10/20/97

Special Zone or Reviews:

☐ Shoreland
☐ Wetland
☐ Flood Zone
☐ Subdivision
☐ Site Plan maj ☐ minor ☐ mm ☐

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: 10/20/97

CEO DISTRICT



[Handwritten signature]

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SIGNATURE OF APPLICANT: *[Signature]* THE POCHBIT CO., INC.
Scott Wiemer ADDRESS: DATE: 15 October 1997 PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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

19970063

I. D. Number

Key Bank of Maine, Inc.

Applicant

One Canal Plaza, Portland, ME 04101

Applicant's Mailing Address

Sebago Tech/Stephen Doe

Consultant/Agent

856-0277 856-2206

Applicant or Agent Daytime Telephone, Fax

9/10/97

Application Date

Key Bank/Commercial St

Project Name/Description

145 Commercial St

Address of Proposed Site

029-S-001

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) **ATM, Site Work**

15,204 Sq Ft

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 \$300.00 Subdivision Engineer Review Date: 9/10/97

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved ☐ Approved w/Conditions see attached ☐ Denied
Approval Date 10/20/97 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 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	date	<input type="checkbox"/> Conditions (See Attached)	
<input checked="" 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			

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Applicant or Agent Daytime Telephone, Fax

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|----------------------------------------------------------------|---------------------------------------------------|------------------------------------------------|--------------------------------------------------|
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(major/minor) | <input type="checkbox"/> Subdivision
of lots | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other | |

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 9/10/97

Fire Approval Status:

Reviewer Lt. Mc Dougall

- | | | |
|----------------------------------------------------------|----------------------------------------------------------------|--------------------------------------------------------|
| <input checked="" type="checkbox"/> Approved | <input type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied |
| Approval Date 9/15/97 | Approval Expiration | Extension to |
| <input checked="" type="checkbox"/> Condition Compliance | Lt. Mc Dougall
signature | 9/15/97
date |
| | | <input type="checkbox"/> Additional Sheets
Attached |

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☐ Not Required

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- | | | | |
|-------------------------------------------------------------|----------------|----------------------------------------------------|-----------------|
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| <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) | |
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Fees Paid. Site Plan **\$300.00** Subdivision Engineer Review Date: **9/10/97**

DRC Approval Status:

Reviewer **Jim Wendel**

☐ Approved ☐ Approved w/Conditions see attache ☐ Denied
Approval Date **10/6/97** Approval Expiration **10/6/98** Extension to ☐ Additional Sheets Attached
☐ Condition Compliance **Jim Wendel** **10/9/97**
signature date

Performance Guarantee

☐ Required*

☐ Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
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	date	amount	
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	date		
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Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date 9/10/97

Planning Approval Status:

Reviewer Kandice Talbot

☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

Approval Date 10/9/97

Approval Expiration 10/9/98

Extension to

☐ OK to Issue Building Permit

Kandi Talbot

10/9/97

signature

date

☐ Additional Sheets Attached

Performance Guarantee

☐ Required*

☐ Not Required

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date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

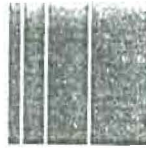
☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released



SebagoTechnics
landscape architecture

September 8, 1997
97029

Alexander Jaegerman, Chief Planner
Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Amended Site Plan Application - Key Bank of Maine, 145 Commercial Street, Portland

Dear Alex:

On behalf of Key Bank of Maine, I am pleased to submit seven (7) copies of the attached plans to amend the site plan of their existing leased branch bank on Commercial Street. The proposed project consists of the addition of a remote ATM at the rear of the site, redefinition of the parking lot, landscaping, and some general site improvements. The bank proposes to proceed with the improvements upon receipt of City approval.

If you need additional information or have questions on this proposal, please contact me.

Sincerely,

SEBAGO TECHNICS, INC.

Stephen G. Doe, R.L.A.
Landscape Architect

SGD:jc
Enc.

cc: Robert Cote, Key Bank of Maine
Walter Pochebit, Pochebit Co.

BUILDING PERMIT REPORT

DATE: 10/25/97 ADDRESS: 1446 commercial st

REASON FOR PERMIT: renovation

BUILDING OWNER: Kry Bank

CONTRACTOR: Pacheco

PERMIT APPLICANT: Scott Wiener APPROVAL: *1, *8*10 *17*19*20 *23*26, 28, 29*30

USE GROUP B BOCA 1996 CONSTRUCTION TYPE 1B

CONDITION(S) OF APPROVAL

- * 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- * 8. 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 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".)
9. Headroom in habitable space is a minimum of 7'6".
- * 10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. 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.
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 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)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
22. 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".
23. 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 to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. 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).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
30. *Please read and implement attached site plan review requirements*
31. _____
32. _____
33. _____
34. _____

P. Samuel Hoffses, Code Enforcement

H. McDougall
cc: Lt. McDougall, PFD
Marge Schmuckal