

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number 170934

PERMIT ISSUED

JUL 27 2005

CITY OF PORTLAND

This is to certify that CBRE1 Boulos Property/Pay Construction

has permission to Tenant fit-up

AT 1 Canal Plaza

032 1036001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 work in progress must be reported 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. *Capt. Greg Carr 7-21-05*

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: 05-0984	Issue Date PERMIT ISSUED JUL 27 2005	EBL: 1036001
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Location of Construction: 1 Canal Plaza	Owner Name: CBRE1 Boulos Property	Owner Address: One Canal Plaza 5th Floor	Phone:
Business Name:	Contractor Name: Payton Construction	Contractor Address: 56 Industrial Park Road, Scarborough	Phone: 207-8868500
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial tenant fit-up	Permit Fee: \$210.00	Cost of Work: \$21,000.00	CEO District: 1
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Proposed Project Description: Tenant fit-up	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 3 Type: 2B 7/26/05
	Signature: <i>Chpt. Cross</i>	Signature: <i>[Handwritten Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Issued By: dmartin	Date Applied For: /08/2005	Zoning Approval		
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<p>1. This application does not preclude the applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p>	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"/> Date: <i>OK 7/20/05</i>	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: _____	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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any exterior work requires a</i>
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SEPARATE REVIEW AND APPROVAL

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

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 05-0934	Date Applied For: 07/08/2005	CBL: 032 I036001
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Location of Construction:	Owner Name:	Owner Address:	Phone:
1 Canal Plaza	CBRE1 Boulos Property	One Canal Plaza 5th Floor	
Business Name:	Contractor Name:	Contractor Address:	Phone:
	Payton Construction	56 Industrial Park Road Saco	(207) 286-8500
Lessee/Buyer's Name	Phone:	Permit Type:	Alterations - Commercial

Proposed Use:	Proposed Project Description:
Commercial tenant fit-up - part of existing bank	Tenant fit-up

Dept: Zoning Status: Approved Reviewer: Marge Schmuckal Approval Date: 07/20/2005
 Note: Ok to Issue

Dept: Building Status: Approved Reviewer: Mike Nugent Approval Date: 07/26/2005
 Note: Ok to Issue

Dept: Fire Status: Approved with Conditions Reviewer: Cptn Greg Cass Approval Date: 07/21/2005
 Note: Ok to Issue

1) All building construction to comply with NFPA 101.

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: **1 CANAL PLAZA, GROUND FLOOR**

Total Square Footage of Proposed Structure: **2565F**
 Square Footage of Lot

Tax Assessor's Chart, Block & Lot: **Chart# 22 Block# I Lot# 350**
 Owner: **CEBEI BOULOS PROPERTY MANAGEMENT**
 Telephone: **871.1290**

Lessee/Buyer's Name (if Applicable): **CITIGROUP**
 Applicant name, address & telephone: **SAO, ME 286.8500**
56 INDUSTRIAL PARK RD. PATON MAINE CORP.
 Cost Of Work: **\$ 21,000.00**
 Fee: **\$ 210.00**

Current use: **OFFICE SPACE**
 If the location is currently vacant, what was prior use: **OFFICE SPACE**

Approximately how long has it been vacant:
 Proposed use: **OFFICE SPACE, email office**
 Project description:

Contractor's name, address & telephone: **PATON MAINE CORP.**
 Who should we contact when the permit is ready: **GEORGE MITCHELL 749.9357**
 Mailing address:

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: **749.9357**

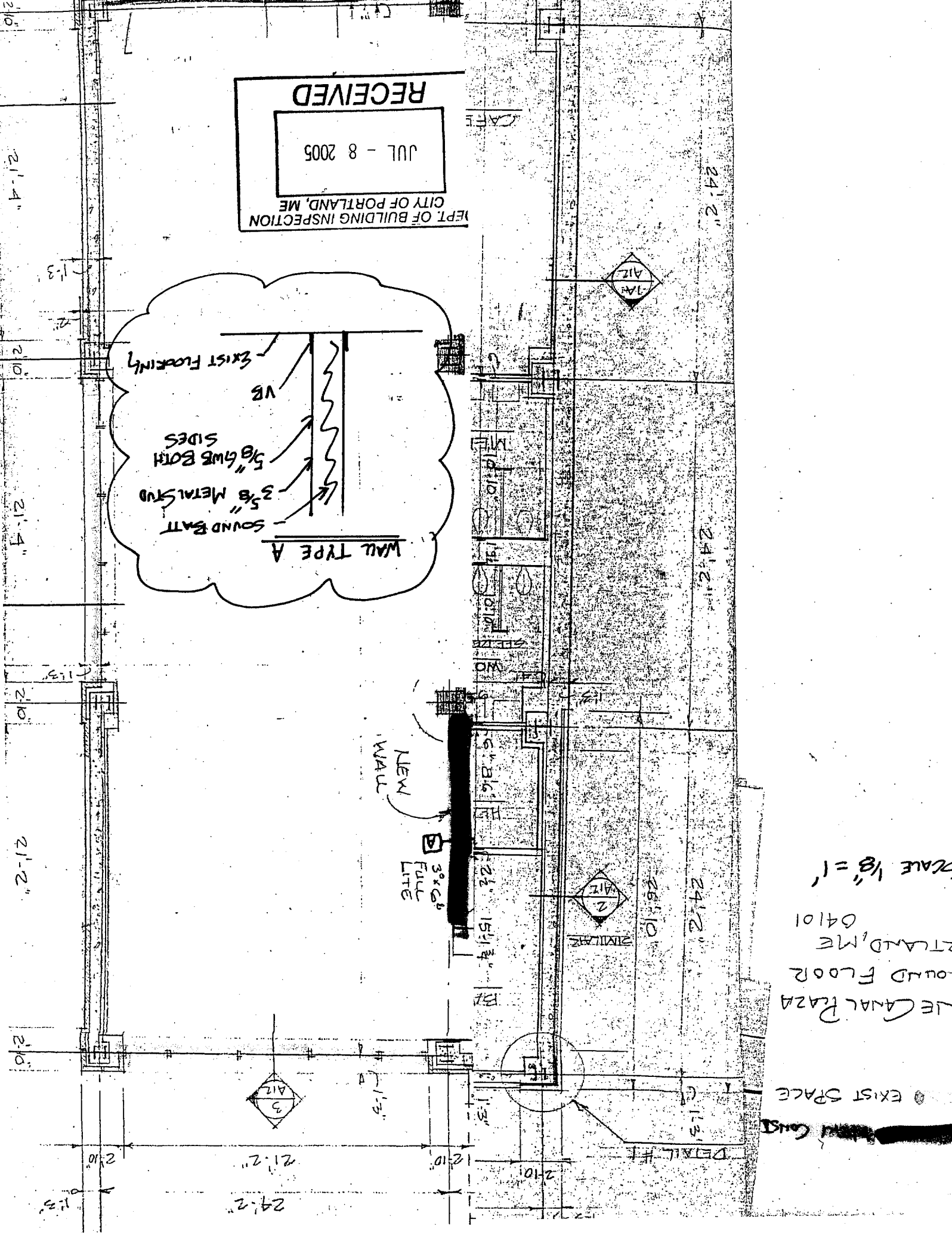
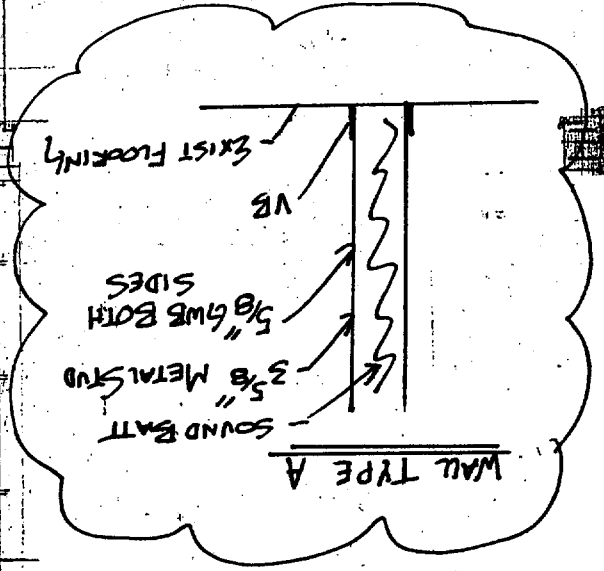
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

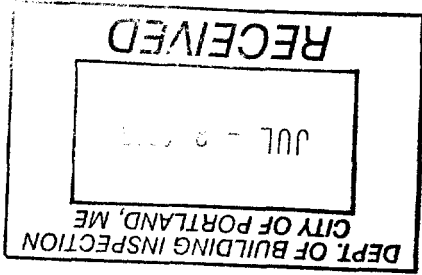
Signature of applicant: **George Mitchell**
 Date: **7/6/05**

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
JUL - 8 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME



SCALE 1/8" = 1'
PORTLAND, ME
2ND FLOOR
GALE CANAL PLAZA
EXIST SPACE



File 401

Project Manager
Geoff Mitchell

Respectfully,

749.9347.

Please call me with any questions; I can be reached at 286.8500 or by cell phone at

Project will include the construction of one new office per the sketch attached. Office will be constructed with light gage metal framing and GWB. Electrical scope will consist of the addition of tel/data, new outlets, and the relocation of existing lighting. Sprinkler heads will be reconfigured to meet code.

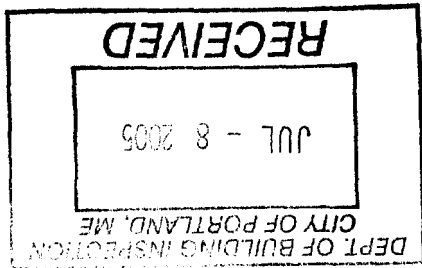
Please find attached building permit application for the ground floor fit-out of existing open office space located in One Canal Plaza.

**RE: Permit Application
One Canal Plaza, Ground Floor**

City of Portland
Building Inspection Services
389 Congress St.
Portland, ME 04101

July 6th, 2005





Property Manager
CBRE / Boulos Property Management
Mike McDonald

Sincerely,

CBRE / Boulos Property Management is aware of and authorizes construction activities as applied for by Payton Maine Corp. within 1 Canal Plaza Ground Floor.

**RE: Permit Application
One Canal Plaza**

City of Portland
Building Inspection Services
389 Congress St.
Portland, ME 04101

Friday, July 6, 2005

One Canal Plaza
Portland, ME 04101
T 207.871.1290
F 207.772.2647
www.boulos.com

CITY OF PORTLAND, MAINE
PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

November 14, 2000

Lawrence C. Walden
c/o Curtis Thaxter Stevens Broder & Micoleau
One Canal Plaza
P. O. Box 7320
Portland ME 04112-7320

032 I 036

RE: Northport Subdivision Amendment, sidewalk waiver.

Dear Mr. Walden:

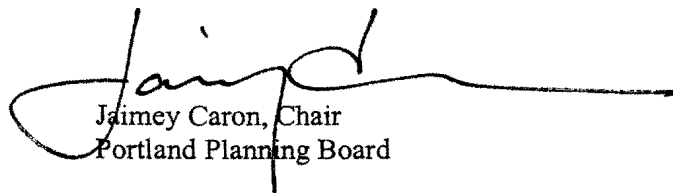
On November 14, 2000 the Portland Planning Board voted 4-0 (Caron, Hagge, and Rodriguez absent) to approve a sidewalk waiver for Lot #3 in the Northport Realty Trust Subdivision. The sidewalk waiver is conditioned that the waiver will terminate upon a change of ownership or redevelopment of the property.

The Board did not waive the requirement for granite curbing along the Allen Avenue frontage of Lot #3. The applicant must coordinate the design and construction of the granite curbing with the City Public Works engineering staff or contribute to the City Public Works Authority a sum of \$3000 in lieu of construction. Said \$3000 may be released from the existing escrow account held for sidewalk and curb construction for this project and the applicant may request the release of the balance of the account from the City Planning Authority.

The approval is based on the previously approved amended subdivision plan and the findings related to sidewalk waiver review standards as contained in Planning Board #61-00, which is attached.

If there are any questions regarding the Board's actions, please contact the planning staff at 874-8722

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner

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William B. Needelman, Planner
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

17206

Sprinkled
Sprinkler Supervised

KEY BANK

Located at: ONE CANAL PLAZA

PORTLAND

Occupancy/Use: BUSINESS

32-1-36

Permission is hereby given to:

KEY BANK
7TH FLOOR
66 SOUTH PEARL STREET
ALBANY, NY 12207

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 24 th of April 2008

Dated the 25 th day of October A.D. 2007

Commissioner

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
PORTLAND, ME



CITY OF PORTLAND, MAINE
Department of Building Inspections

July 8 20 05

Received from

Raykon Maine Corp

Location of Work

1 Canal Plaza (ground floor)

Cost of Construction. \$ _____

Permit Fee \$ 210.00

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 32 I 03

Check #: 10847

Total Collected \$ 210.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

Denise

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

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

✓ Final Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

✓ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

✓ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

7/28/05
Date

[Signature]
Signature of Inspections Official

7-28-05
Date

CBL: 032 1036

Building Permit #: 050934