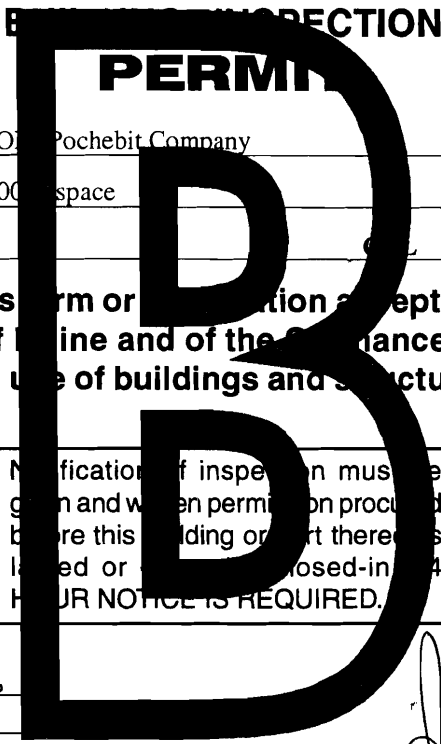


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached



Permit Number: 061717

**PERMIT ISSUED**

DEC - 1 2006

CITY OF PORTLAND

This is to certify that OCTOBER CORPORATION Pochebit Company

has permission to Tenant fitup of existing 3600 space

AT 1 CANAL PLAZA 032 I036001

provided that the person or persons firm or person 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 when permission procured before this building or part thereof is leased or closed-in. 4 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. Greg Cass 11-29-06

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name \_\_\_\_\_

*Jeannie Bonke 12/1/06*

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

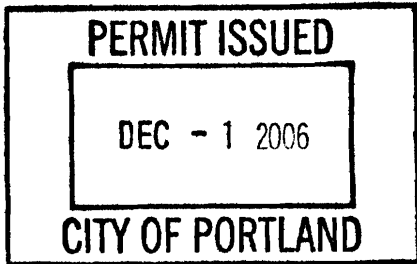
Permit No: 06-1717	Issue Date:	CBL: 032 I036001
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Location of Construction: 1 CANAL PLAZA	Owner Name: OCTOBER CORPORATION	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name:	Contractor Name: Pochebit Company	Contractor Address: 171 Warren Avenue Portland	Phone 2077973369
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial/office	Proposed Use: Commercial/office Tenant fitup of existing 3600 sf space (Third floor)	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 1
Proposed Project Description: Tenant fitup of existing 3600 sf space - third floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: ZB IBC-2003	
		Signature: <i>Gregg Carr</i>	Signature: <i>AMB 12/01/06</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: dmartin	Date Applied For: 11/28/2006	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

- This permit application does not 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..



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: _____	Date: _____	Date: _____

**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

# BUILDING PERMIT INSPECTION PROCEDURES

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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.

N/A CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature] \_\_\_\_\_ Date 12/1/06

Signature of Applicant/Designee

Donna Martin Admin \_\_\_\_\_ Date

Signature of Inspections Official

CBL: 032 I 36 Building Permit #: 06-1717



# General Building Permit Application

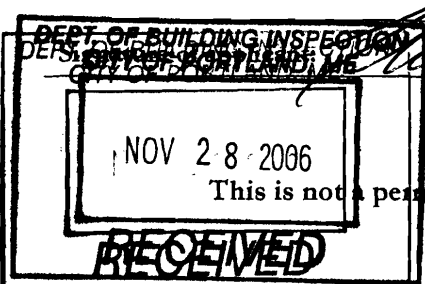
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>ONE CANAL PLAZA, PORTLAND ME THIRD FLOOR</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32          I          034</u>	Owner: <u>CRE-CORP</u>	Telephone: <u>874-7295</u> <u>Bob COTE</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>25,000.00</u> Fee: \$ <u>270</u> C of O Fee: \$ <u>N/A</u>
Current Specific use: <u>Commercial</u> If vacant, what was the previous use? _____ Proposed Specific use: _____		
Project description: <u>3600 SF of Existing TENANT SPACE</u>		
Contractor's name, address & telephone: <u>THE POCHERT CO., INC</u> <u>171 WARREN AVE</u> <u>PORTLAND, ME 04103</u>		
Who should we contact when the permit is ready: <u>Tom Munroe</u> Mailing address: _____ Phone: <u>207 797 3369</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

	Date: <u>11/28/06</u>
---	-----------------------

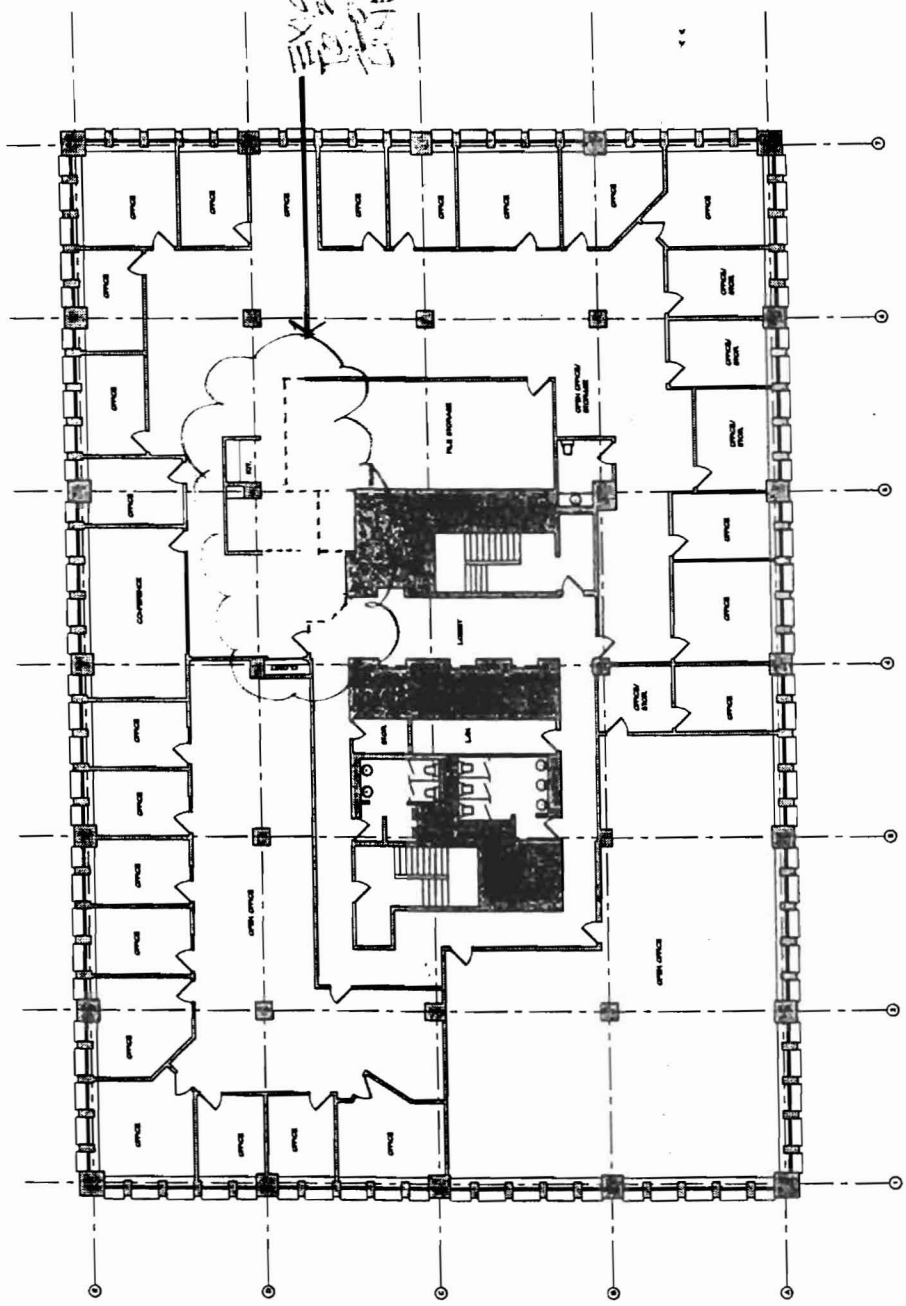
This is not a permit; you may not commence ANY work until the permit is issued.

EXISTING 3RD FLOOR PLAN  
 FOR KFC BANK  
 ONE PLACE PLAZA  
 FLOOR PLAN

11-14-08

1. [blank]  
 2. [blank]  
 3. [blank]  
 4. [blank]  
 5. [blank]  
 6. [blank]  
 7. [blank]  
 8. [blank]  
 9. [blank]  
 10. [blank]

DRAWING TITLE: EXISTING 3RD FLOOR PLAN  
 DRAWING BY: [blank]  
 DATE: [blank]  
 REVISION: [blank]



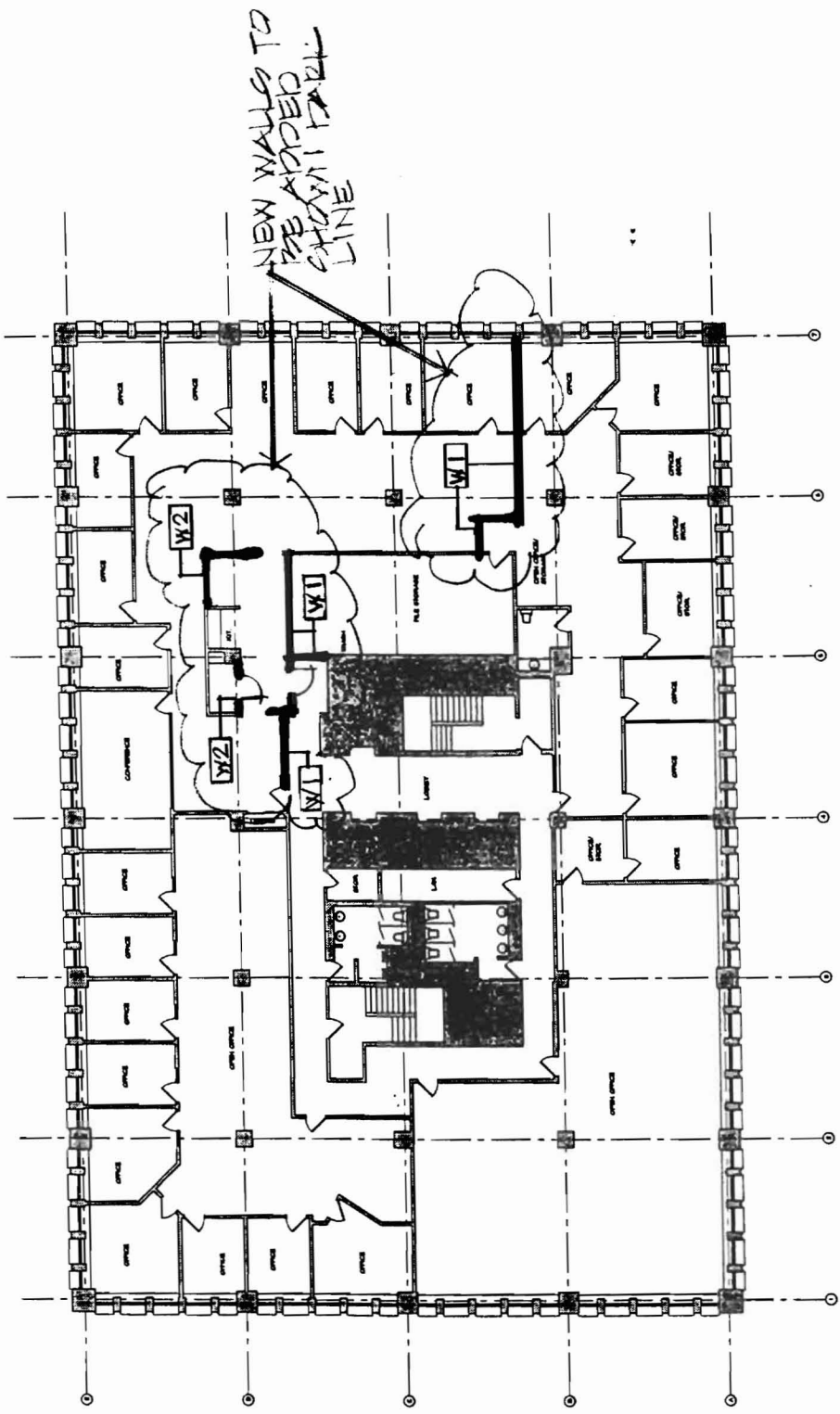
EXISTING 3RD FLOOR  
 TO BE DEMOLISHED  
 AREA AS SHOWN

DEMOLITION PLAN  
 NOV 27, 2006

THIS PLAN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR CONSTRUCTION. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY.

DATE	DRAWN BY	DATE
REVISION		

DRAWING TITLE  
 EXISTING AND  
 FLOOR PLAN

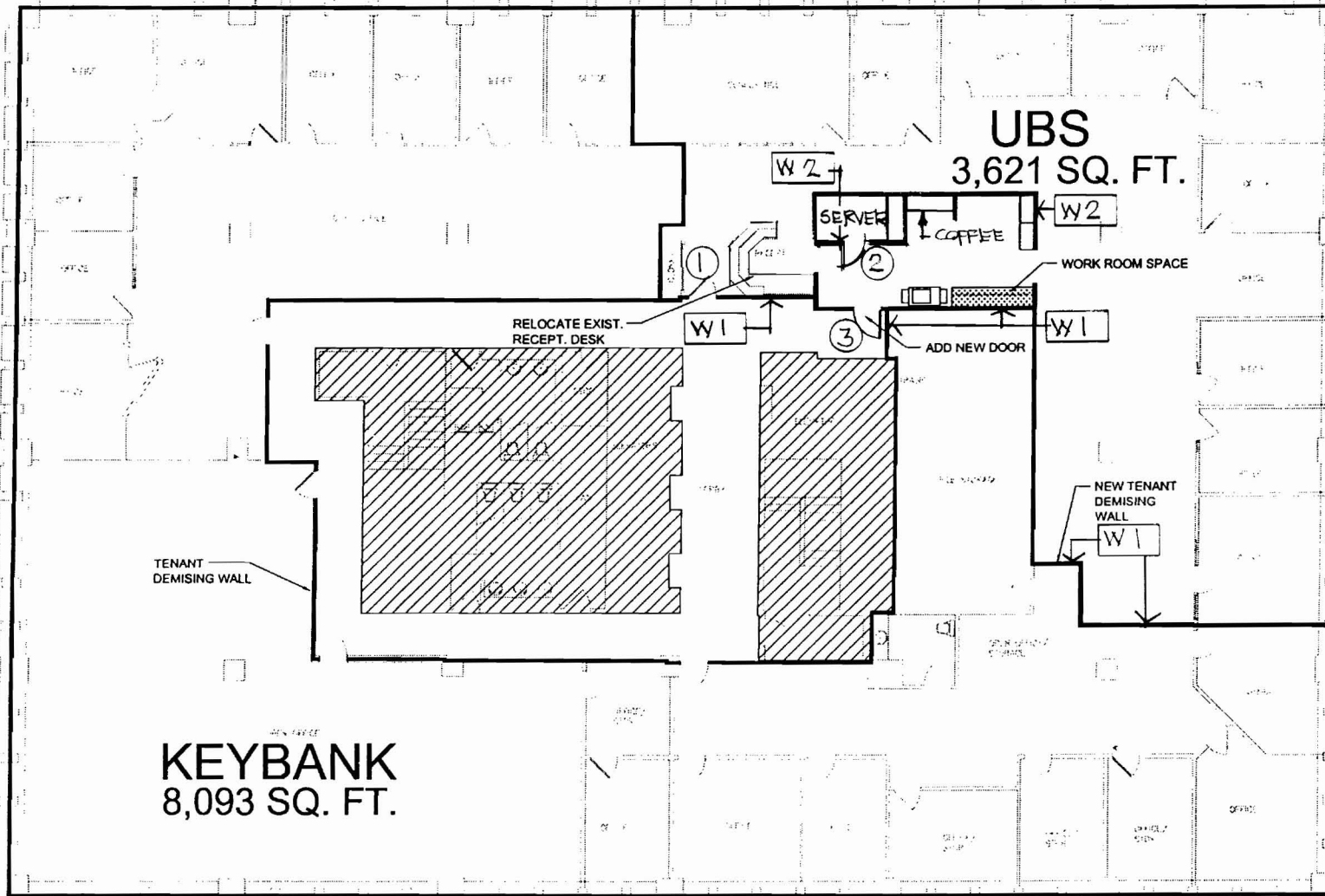


NEW WALLS TO  
 BE ADDED TO  
 BE SHOWN IN  
 DASH LINE

CONSTRUCTION PLAN  
 NOV 27, 2006

THIS IS A CONSTRUCTION DRAWING AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. ALL INFORMATION IS TO BE OBTAINED FROM THE CONSTRUCTION.

DRAWING SK-2



McDonald  
 stock  
 Broker  
 was  
 Key's subsidiary  
 now  
 owned  
 by  
 UBS  
 financial  
 fund  
 management

1 CANAL (3rd Floor)  
 PORTLAND, ME

(11-27-06)

MASTER PLAN

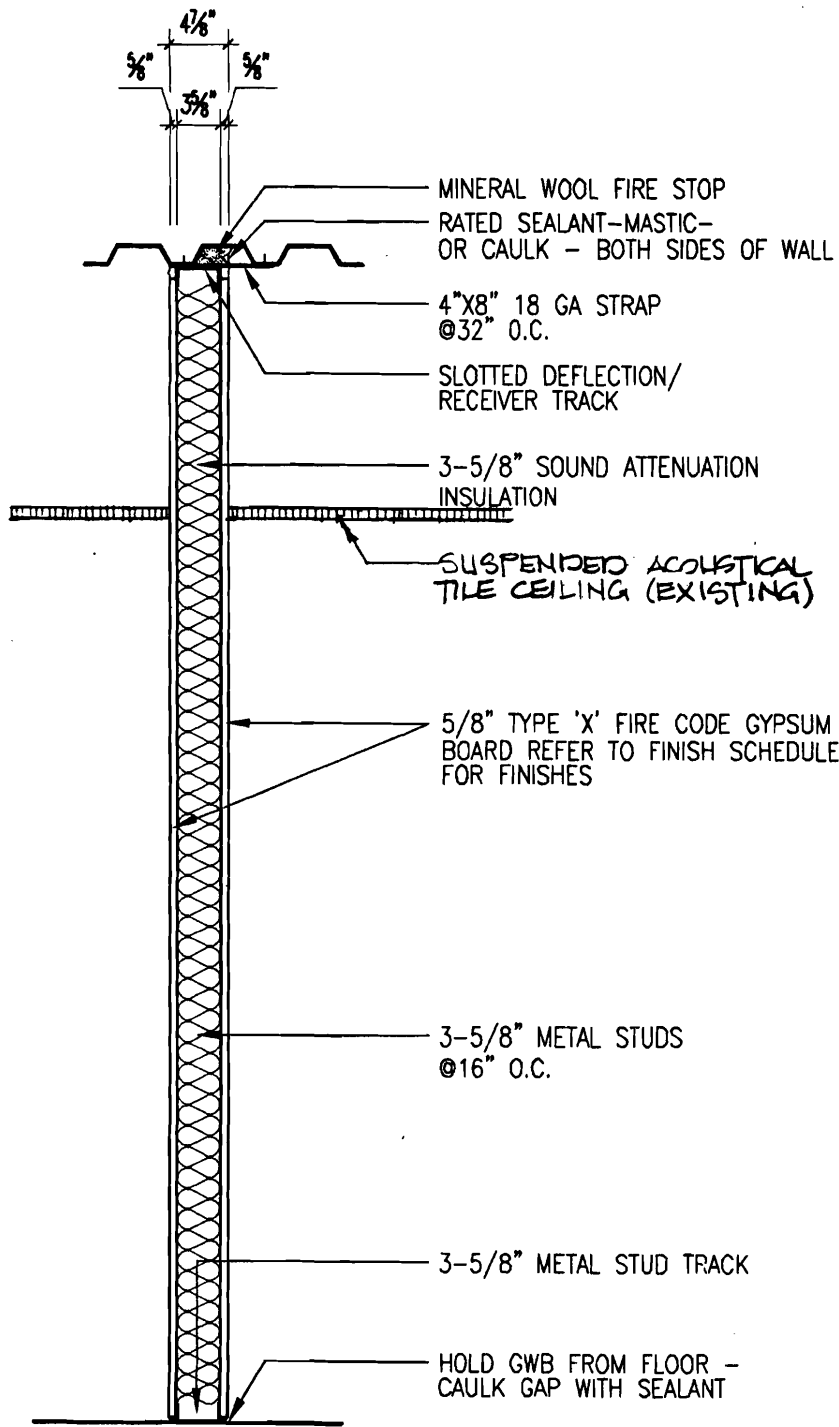
**VOCON.**

3142 Prospect Avenue  
 Cleveland, Ohio  
 44115-2612

T 216 588-0800  
 866 787-7021

F 216 588-0801  
 E vocon@vocon.com

DRAWING SK-3



DOOR SCHEDULE

DOOR ①  
 TYPE: FULL GLASS  
 SIZE: 3'-0" X 6'-8"  
 FRAME: METAL  
 REMARKS: EXISTING  
 DOOR TO REMAIN AS IS.

DOOR ②  
 TYPE: FULL FLUSH SOLID CORE  
 SIZE: 3'-0" X 6'-8"  
 FRAME: METAL  
 LABEL: 3" LABEL 20 MIN  
 REMARKS: NEW DOOR  
 TO BE ADDED - MATCH  
 EXISTING DOORS

DOOR ③  
 TYPE: FULL FLUSH SOLID CORE  
 SIZE: 3'-0" X 6'-8"  
 FRAME: METAL  
 REMARKS: EXISTING  
 DOOR TO BE RELOCATED

W-1 **WALL DETAIL** (1 HOUR RATED)  
 U.L. DES. U465 SCALE 3/4"=1'-0"  
 STC - 47+/-

W-2 **SIM. DETAIL** (NON-RATED)  
 WALL TO EXTEND 6" ABOVE CEILING SCALE 3/4"=1'-0"



## UBS Server Room Specifications

12/13com

### Finishes as requested:

1. (VCT-2) Mannington Commercial (12x12 Essentials) #127 Warm Beige
2. (VB-2) 4" Vinyl cove base - Johnsonite #24 Grey Beige
3. (PT-3) Sherwin Williams #SW7014 Eider White (Flat Finish)

One 4 x 8 x 3/4 " plywood on one interior wall.

1 – 20 AMP Circuit with a L-5 -20R twist lock & QTY (8) - 110 outlets on a power strip with a ten foot cord so that we can affix it to the racks when they are installed (we currently don't know where they are going to be installed).

1- 20 amp circuit (for the use of a portable AC unit if needed, provided by UBS).

Lighting

Door with lock ✓

HVAC outlet from the existing building service



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

**One (1) complete set of construction drawings must include:**

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- N/A  Cross sections w/ framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- N/A  Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- N/A  Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

**For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:**

- N/A  The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines.
- N/A  Location and dimensions of parking areas and driveways, street spaces and building frontage

**A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)**

## Fire Department requirements.

The following shall be submitted on a separate sheet:

- N/A  Name, address and phone number of the project architect.
- Proposed use of structure (NFPA and IBC classification)
- X/A  Square footage of proposed structure (NFPA and IBC classification)
- X/A  Existing and proposed fire protection of structure.
- X/A  Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- I/A  A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



One Canal Plaza, Suite 500  
Portland, ME 04101

T 207.871.1290  
F 207.777.2647

www.boulos.com

November 28, 2006

RE: Bob Cote, Facility Manager  
Trammel Crowe  
1 Canal Plaza  
Portland, Me 04101

RE: **Construction Approval 3rd floor, 1 Canal Plaza, Portland, Maine**

Dear Bob:

Please be advised that CBRE/Boulos Property Management has received your plans & specifications dated 11-15-06

1 CANAL (3<sup>rd</sup> Floor) Portland, ME 11-15-06 prepared by VOCON.

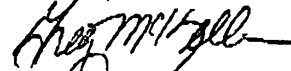
Please consider this letter as the Landlord's approval for the work outlined in the plans and specifications. Any items requiring re-submittal prior to final approval are noted below:

Prior to the commencement of work, please provide me with the contractor's certificate of insurance naming GRE Congress Canal LLC and Boulos Property Management as additionally insured and upon completion of work please forward to my attention copies of the Contractors lien waivers.

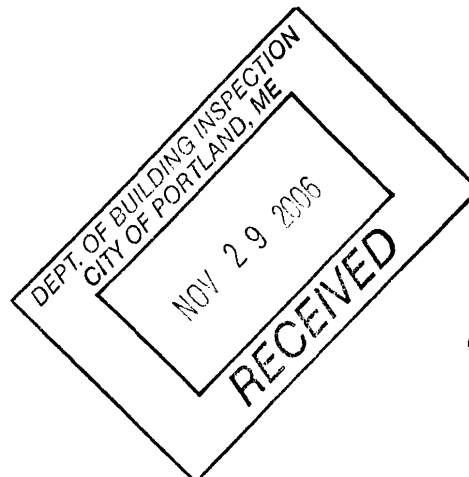
Please be aware that Landlord may, at its option, require you to remove all tel/data wiring installed by you before or during your tenancy upon the expiration of your Lease and at your expense.

Thank you for working with us to ensure that your space becomes an asset to both your business and the building.

Sincerely,

  
Greg McKellar,  
Property Manager

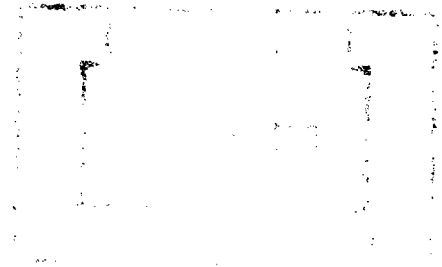
Cc: Paul Ureneck  
Amy Booth



32 I 36  
061717

12/03/06 Fildmide 3 Key } NBS

1-14/06 Finner only } No





# CITY OF PORTLAND, MAINE

Department of Building Inspections

\_\_\_\_\_ 20 06

Received from The Peckubit Co. Inc

Location of Work One Canal Plaza

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 32 I 036

Check #: 29987 Total Collected \$ \_\_\_\_\_

## 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.

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