

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: ~~03215~~
PERMIT ISSUED
JAN 2 2008

This is to certify that GRE CONGRESS CANAL C/TBD

has permission to Interior renovations work to Key Base floors 4,7, & 1

AT 1 CANAL PLAZA L 032 ID36001

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 written permission procured before this building or part thereof is laid or occupied or closed-in. **HEAVY 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. See Conditions
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Bombardieri 12/31/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 32 I 36

Building Permit #: 071469

City of Portland, Maine - Building or Use Permit Application

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

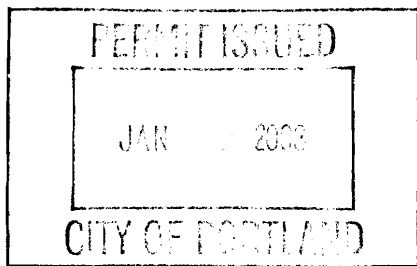
Permit No: 07-1469	Issue Date:	CBL: 032 1036001
-----------------------	-------------	---------------------

Location of Construction: 1 CANAL PLAZA	Owner Name: GRE CONGRESS CANAL LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name: Key Bank	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone: 207-8747295	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Key Bank	Proposed Use: Commercial - Key Bank - Interior renovations work to the Key Bank floors 1,2,4,7, & 10	Permit Fee: \$13,020.00	Cost of Work: \$1,300,000.00	CEO District: 1
Proposed Project Description: Interior renovations work to the Key Bank floors 1,2,4,7, & 10		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B	
		Signature: <i>[Signature]</i> Date: 12/31/07		
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: Idobson	Date Applied For: 12/05/2007	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

<ol style="list-style-type: none"> 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 <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>12/5/07</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 checked="" 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: _____
---	--	---	--



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: 07-1469	Date Applied For: 12/05/2007	CBL: 032 1036001
------------------------------	--	----------------------------

Location of Construction: 1 CANAL PLAZA	Owner Name: GRE CONGRESS CANAL LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone:
Business Name: Key Bank	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone: 207-8747295	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Key Bank - Interior renovations work to the Key Bank floors 1,2,4,7, & 10	Proposed Project Description: Interior renovations work to the Key Bank floors 1,2,4,7, & 10
--	--

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 12/06/2007
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/31/2007
Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 12/12/2007
Note: **Ok to Issue:**

- 1) Plan of correction shall be submitted for full sprinkler through-out entire structure.
- 2) A single source supplier should be used for all through penetrations. Please provide details.
- 3) All construction shall comply with NFPA 101
- 4) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 6) All wood used for blocking or framing shall be fire resistive.
- 7) Application requires State Fire Marshal approval.



General Building Permit Application

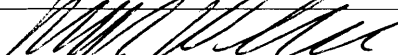
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>One Canal Plaza</u>		
Total Square Footage of Proposed Structure <u>142,500 sq.ft.</u>		Square Footage of Lot <u>24,220 sq.ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>032 I 36</u>	Owner: <u>GRE Congress Canal LLC</u> Managed by: <u>Boulos Property</u> <u>One Canal Plaza</u> <u>Portland, ME 04101</u>	Telephone: <u>1-207-871-1290</u>
Lessee/Buyer's Name (If Applicable) <u>Key Bank</u>	Applicant name, address & telephone: <u>Key Bank</u> <u>One Canal Plaza</u> <u>Portland, Maine</u> <u>Robert Cote</u>	Cost Of Work: \$ <u>1.3 million</u> Fee: \$ <u>\$ 13,030</u> C of O Fee: \$ <u>n/a</u>
Current legal use (i.e. single family) <u>Business</u>		
If vacant, what was the previous use? <u>n/a</u>		
Proposed Specific use: <u>Business</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: <u>The project consists of interior renovation work to the Key Bank, One Canal Plaza floors 1, 2, 4, 7 and 10.</u>		
Contractor's name, address & telephone: <u>TBD</u>		
Who should we contact when the permit is ready: <u>Bob Cote - Key Bank -</u>		
Mailing address: _____ Phone: <u>1-207-874-7295</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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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.

Signature of applicant: 	Date: <u>11-20-07</u>
---	-----------------------

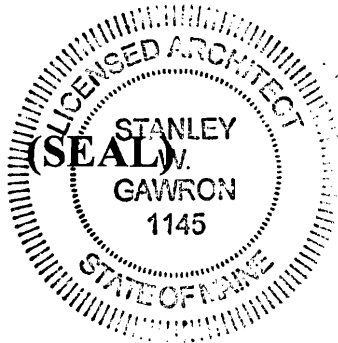
ROBERT W. COTE
This is not a permit; you may not commence ANY work until the permit is issued.



Accessibility Building Code Certificate

Designer: Gawron Turgeon Architects
 Address of Project: One Canal Plaza Floors 1, 2, 4, 7 & 10
 Nature of Project: Interior Renovation

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Stan Gawron
 Title: President
 Firm: Gawron Turgeon Architects
 Address: 29 Black Point Road
Scarborough, ME
 Phone: 887-6307

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

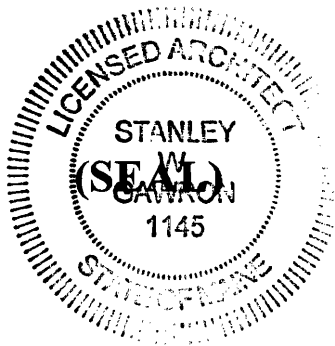
Date: 10.18.07

From: Gawron Turgeon Architects

These plans and / or specifications covering construction work on:

One Canal Plaza partial 1st, 2nd, 4th, 7th & 10th Floors

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: Stan Gawron

Title: President

Firm: Gawron Turgeon Architects

Address: 29 Black Point Road
Scarborough, ME

Phone: 887-6707

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for *specifications included*
 - a) Suppression system
 - b) Detection System (separate permit is required)
- 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
- Elevators shall be sized to fit an 80" x 24" stretcher. *Existing building ~ Existing Elev.*

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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.



Certificate of Design Application

From Designer:

Jawron Turgeon Architects

Date:

10.18.07

Job Name:

Key Bank One Canal Plaza 1, 2, 4, 7 & 10

Address of Construction:

One Canal Plaza

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) Assembly occupancy, Business occupancy, High Rise Building, New Business Occupancy

Type of Construction Type II 0,0,0 (existing) Existing Assembly Occupancy

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC All Key Bank tenant critical

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) n/a

Existing structure · No structural work n/a

Structural Design Calculations

n/a Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>n/a</u>	

Wind loads (1603.1.4, 1609)

n/a Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1809.3)

Building category and wind importance Factor, I_w (table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

n/a Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, S_D & S_{DI} (1615.1)

Site class (1615.1.5)

n/a Live load reduction

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.7.3, 1608)

Ground snow load, P_g (1608.2)

If $P_g > 10$ psf, flat-roof snow load P_f

If $P_g > 10$ psf, snow exposure factor, C_e

If $P_g > 10$ psf, snow load importance factor, I_s

Roof thermal factor, C_t (1608.4)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Basic seismic force resisting system (1617.6.2)

Response modification coefficient, R and deflection amplification factor, C_d (1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

n/a Flood Hazard area (1612.3)

n/a Elevation of structure

Other loads

n/a Concentrated loads (1607.4)

Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Schedule Inspection Add Find Print Permit Print C of O Print Insp Invoicing Taxes Due Close

Prmt Text93 4768 Constr Type New Name 71469

Permit No: 07-1469 Location of Construction: 1 CANAL PLAZA Appl. Date: 12/05/2007

Scope: Closed Permit Type: Alterations - Commercial Issue Date: 12/31/2007

CBL: 032 1036001 District No: 1 Estimated Cost: \$1,300,000.00 Date Closed: 04/06/2009

Date: 03/11/2008 Time: 6:00 AM Inspector: Michael Collins

Type: Building Permit

Subtype: Close-in/Elec./Plmb./Framing

Permit No: 71469

CBL: 032 1036001 Address: 1 CANAL PLAZA

Contact: [Redacted]

Phone2: [Redacted]

Comments: 233-3395 John

Date: 04/28/2008 Time: 6:00 AM Inspector: Michael Collins

Type: Building Permit

Subtype: Close-in/Elec./Plmb./Framing

Permit No: 71469

CBL: 032 1036001 Address: 1 CANAL PLAZA

Contact: [Redacted]

Phone2: [Redacted]

Comments: 4th floor 233-3395 John Fixed issues MUST HAVE CALL PRIOR HAS QUESTIONS AND ITEMS TO DISCUSS

Prmt	Text93	4768	Constr Type	New	Num1	71469
Date	05/20/2008	Time	11:30 AM	Inspector		
App Type	Building Permit		Michael Collins	<input checked="" type="checkbox"/>		
Type	Certificate of Occupancy/Final					
App ID	71469					
Parcel Id	032 1036001	Address	1	CANAL PLAZA		
Contact						
Phone1		Phone2				
Comments	Looking at floor 4 & 10 - 233-3395 John					
Date	05/22/2008	Time	10:30 AM	Inspector		
App Type	Building Permit		Michael Collins	<input checked="" type="checkbox"/>		
Type	Certificate of Occupancy/Final					
App ID	71469					
Parcel Id	032 1036001	Address	1	CANAL PLAZA		
Contact						
Phone1		Phone2				
Comments	10th floor final, John 233-3395, please call in advance					
Date	06/18/2008	Time	6:00 AM	Inspector		
App Type	Building Permit		Michael Collins	<input checked="" type="checkbox"/>		
Type	Close-in/Elec./Plmb./Framing					
App ID	71469					
Parcel Id	032 1036001	Address	1	CANAL PLAZA		
Contact						
Phone1		Phone2				
Comments	883-5448 Mike Floor 2					

Prmt	Text93	4768	Constr Type	New	Num1	71469
Date	06/20/2008	Time		Inspector		
Appl Type	Building Permit		Michael Collins	<input checked="" type="checkbox"/>		
Type	Close-in/Elec./Plmb./Framing					
Appl ID	71469					
Parcel Id	032 1036001	Address	1	CANAL PLAZA		
Contact						
Phone1		Phone2				
Comments	Re-inspect per Mike Collins					
Date	07/23/2008	Time	11:30 AM	Inspector		
Appl Type	Building Permit		Michael Collins	<input checked="" type="checkbox"/>		
Type	Certificate of Occupancy/Final					
Appl ID	71469					
Parcel Id	032 1036001	Address	1	CANAL PLAZA		
Contact						
Phone1		Phone2				
Comments	Floor 2 and 7 final, John 233-3395					
Date	07/31/2008	Time				
Appl Type	Building Permit					
Type	Inspection					
Appl ID	71469					
Parcel Id	032 1036001	Address	1	CANAL PLAZA		
Contact						
Phone1		Phone2				
Comments	John McCann =					

Pmt	Text93	4768	Const Type	New	Appl	71469	
Date	08/11/2008	Time	11:00 AM				
App Type	Building Permit	Inspector	Michael Collins				
Type	Certificate of Occupancy/Final						
Appl ID	71469						
Parcel Id	032 I036001	Address	1	CANAL PLAZA			
Contact							
Phone1		Phone2					
Comments	Final for floors 2 and 7, Mike C they have corrected problems from previous final and they believe that they are now all set. John McCann 233-3395						
CreatedBy	lmd	CreateDate	08/08/2008	ModBy	mc	ModDate	08/11/2008
CreatedBy	ldobson	CreateDate	12/05/2007	ModBy	mc	ModDate	04/06/2009
		Time	10:19 AM			Time	2:58 PM

04/06/09 closed-ent)
/M



CITY OF PORTLAND, MAINE
Department of Building Inspections

20 09

Received from 1, Park Street

Location of Work 11 Canal Place

Cost of Construction \$ _____

Permit Fee \$ 412,030

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

Other _____

CBL: 30 T 36

Check #: 107 812 48

Total Collected \$ 412,030

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.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy