

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 101342

Please Read
Application And
Notes, if Any,
Attached

PERMIT ISSUED

This is to certify that COW PLAZA I LLC /Benchmark
 has permission to Interior fit-out 4th floor office Demising office suite into 2, add new demising walls, minor electrical and Mechan
 AT I-CANAL-PLAZA 4th Floor CBL 032 1036001 NOV 18 2010

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 lathed or otherwise 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. CAR R. Gauthier

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Debbie Burt 11/18/10
 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: 10-1342	Issue Date:	CBL: 032 1036001
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Location of Construction: 1 CANAL PLAZA 4th Floor	Owner Name: COW PLAZA I LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: 2075917600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Interior fit-out 4th floor office Demising office suite into 2, add new demising walls, minor electrical and Mechanical rework	Permit Fee: \$400.00	Cost of Work: \$38,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: B Type: IB IPCL-2003	

Proposed Project Description: Interior fit-out 4th floor office Demising office suite into 2, add new demising walls, minor electrical and Mechanical rework	Signature:	Signature:
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: 10/26/2010	Zoning Approval
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- 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 Date: 10/26/10	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:
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PERMIT ISSUED

NOV 18 2010

City of Portland

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

1-3-10

Sand Lee & Campbell
to BM.

34 ~~West~~ Thomas DR.
Westbrook, CT 06492

1-3-10

East Penn Co. needs to
address fire penetration.
LCA

(775-2282) main office
(Jimmy ~~Scott~~)

Left message with Jimmy
LCA

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1342	Date Applied For: 10/26/2010	CBL: 032 1036001
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Location of Construction: 1 CANAL PLAZA 4th Floor	Owner Name: COW PLAZA 1 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: (207) 591-7600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - Interior fit-out 4th floor office Demising office suite into 2, add new demising walls, minor electrical and Mechanical rework	Proposed Project Description: Interior fit-out 4th floor office Demising office suite into 2, add new demising walls, minor electrical and Mechanical rework
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/26/2010
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/18/2010
Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 11/02/2010
Note: **Ok to Issue:**

- 1) The Standpipe system shall be installed in accordance with NFPA 14. A signed compliance letter will be required.
- 2) Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
- 3) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 4) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 5) Fire extinguishers required. Installation per NFPA 10
- 6) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 7) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 8) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 9) All construction shall comply with City Code Chapter 10.
- 10) The sprinkler system shall be installed in accordance with NFPA 13.
- 11) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **Final inspection required at completion of work.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

10-26 2010

Received from Vocant Design

Location of Work 1 Canal Plaza

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 400

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

Other _____

CBL: 32536

Check #: 41726 Total Collected \$ 400

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. [Signature]

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



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, FLOOR 4 PORTLAND, ME 04101</u>			
Total Square Footage of Proposed Structure/Area <u>INTERIOR TENANT BUILDOUT</u>		Square Footage of Lot <u>TENANT (2,928)</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>I</u> Lot# <u>36</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>KEYBANK</u> Address <u>66 SOUTH PEARL ST 7TH FL.</u> City, State & Zip <u>ALBANY, NY 12207</u>	Telephone: <u>518.257.8603</u> <u>25000</u>
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>38,000</u> C of O Fee: \$ Total Fee: \$ <u>400</u>
Current legal use (i.e. single family) <u>BUSINESS</u> If vacant, what was the previous use? Proposed Specific use: <u>BUSINESS</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>MINOR INTERIOR FIT OUT OF EXISTING SPACE. DEMISING OFFICE SUITE INTO TWO. ADDITION OF NEW DEMISING WALLS, MINOR ELECTRICAL & MECHANICAL REWORK.</u>			
Contractor's name: <u>KEVIN REILLEY @ BENCHMARK CONSTRUCTION</u> Address: <u>34 THOMAS DRIVE</u> City, State & Zip <u>WESTBROOK, ME 04092</u> Telephone: <u>207.591.7600</u> Who should we contact when the permit is ready: <u>KEVIN REILLEY</u> Telephone: _____ Mailing address: _____			

Please submit all of the information outlined on the applicable 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: [Signature] Date: 10.22.10

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



Certificate of Design

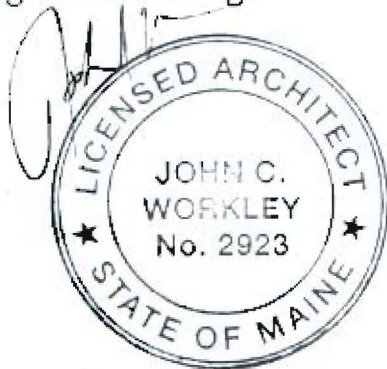
Date: 10.22.10

From: YOCON

These plans and / or specifications covering construction work on:

KEY BANK: 4TH FLOOR, ONE CANAL PLAZA,
PORTLAND, ME 04101

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



(SEAL)

Signature: *John C. Workley*

Title: PRESIDENT

Firm: WORKLEY ARCHITECTS
YOCON PARTNERS

Address: 3142 PROSPECT AVE

CLEVELAND, OH 44115

Phone: 216.588.0800

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



cleveland
 3142 Prospect Ave E
 Cleveland, Ohio 44115
 216.588.0800 p

new york
 11 Penn Plaza
 Floor 21, Suite D
 New York, New York 10001
 212.457.6246 p

vocon.com

Transmittal

Date: 10.22.10
 Project No.: 8339.00
 Project Name: KeyBank: Portland, ME
 Location: One Canal Plaza, Floor 4
Portland, ME 04101

<p>To: <u>Lannie Dobson</u></p> <p>Company: _____</p> <p>Address: <u>389 Congress</u></p> <p>Address: <u>Room 315</u></p> <p>City/Zip: <u>Portland, ME 04101</u></p> <p>Phone/Fax: <u>207.874.8703</u></p> <p>Email: _____</p> <p>RE: <u>KeyBank: Portland, ME Permit Set</u></p> <p>CC: _____</p> <p>From: <u>Robynn Schindler</u></p>	<p>We are sending you:</p> <p><input checked="" type="checkbox"/> Prints / Drawings / Plans</p> <p><input checked="" type="checkbox"/> CD/DVD</p> <p><input type="checkbox"/> Samples</p> <p><input type="checkbox"/> Submittals / Shop drawings</p> <p><input type="checkbox"/> Other _____</p> <p>Sent Via: <input checked="" type="checkbox"/> Fed Ex, UPS, other</p> <p><input type="checkbox"/> Messenger</p> <p><input type="checkbox"/> Electronic PDF / Files</p>
	<p>Action:</p> <p><input type="checkbox"/> As Requested</p> <p><input checked="" type="checkbox"/> For Your Use</p> <p><input type="checkbox"/> For Your Review</p> <p><input type="checkbox"/> Multiple items as in Description below:</p> <p><input type="checkbox"/> Accepted, No Exceptions</p> <p><input type="checkbox"/> Accepted, with Notations</p> <p><input type="checkbox"/> Revise and Resubmit</p> <p><input type="checkbox"/> Not Approved</p>

Copies:	Date:	Description:
1	10.22.10	Full-size set of Construction Documents for Permit
1	10.22.10	Disk of Construction documents - PDF's
1	10.22.10	Check to City of Portland
1	10.22.10	General Building Permit Application
1	10.22.10	Certificate of Design

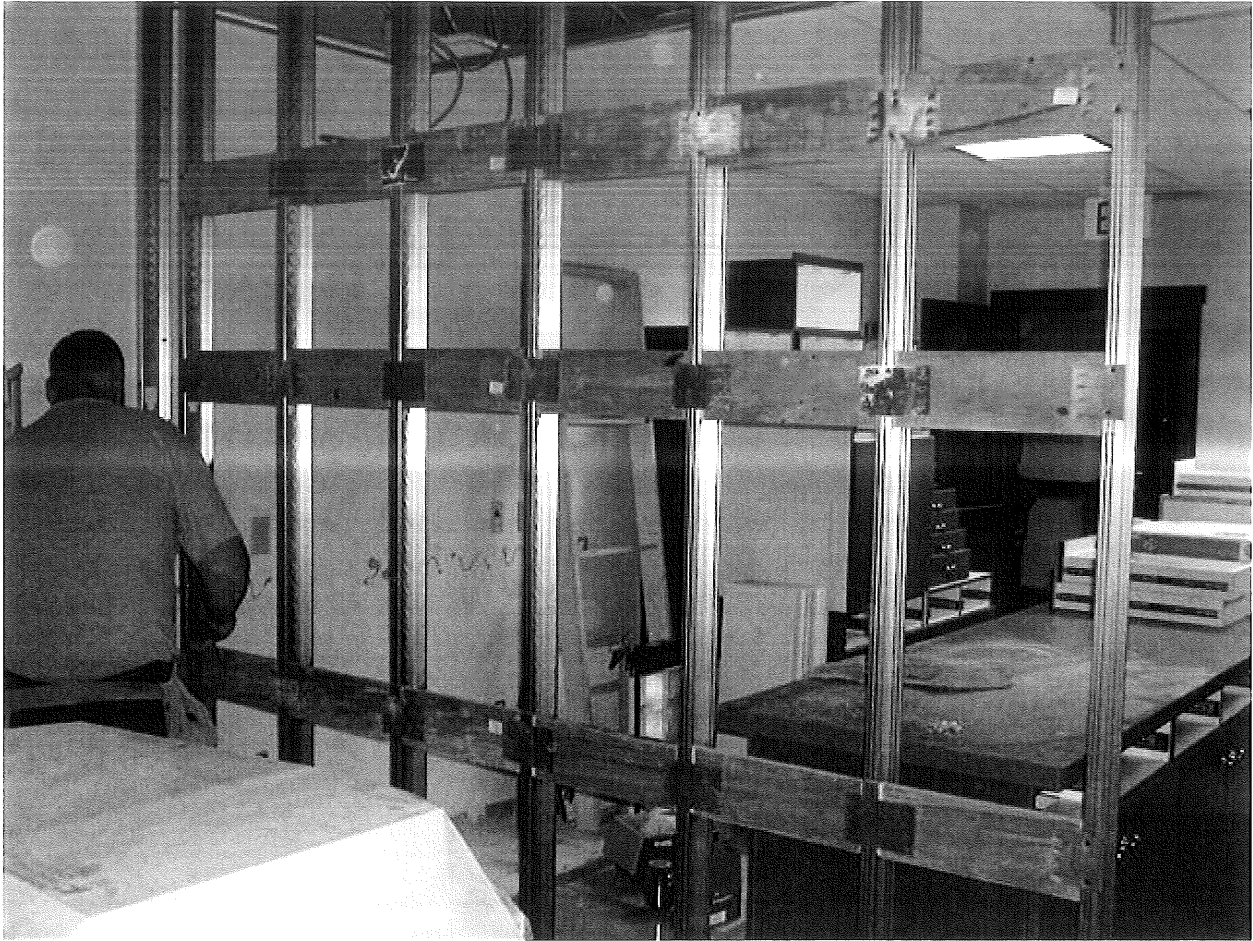
**NOTE: PLEASE SEND BACK RECEIPT FOR CHECK.
 THANK YOU.*

From: "John McCann" <jmccann@benchmarkconstruction.org>
To: <jmb@portlandmaine.gov>
CC: "David McLellan" <dmclellan@benchmarkconstruction.org>
Date: 12/12/2010 8:31 PM
Subject: Emailing: 1 Canal Plaza - 4th floor 001, 1 Canal Plaza - 4th floor 002, 1 Canal Plaza - 4th floor 003, 1 Canal Plaza - 4th floor 004, 1 Canal Plaza - 4th floor 005
Attachments: 1 Canal Plaza - 4th floor 001.jpg; 1 Canal Plaza - 4th floor 002.jpg; 1 Canal Plaza - 4th floor 003.jpg; 1 Canal Plaza - 4th floor 004.jpg; 1 Canal Plaza - 4th floor 005.jpg

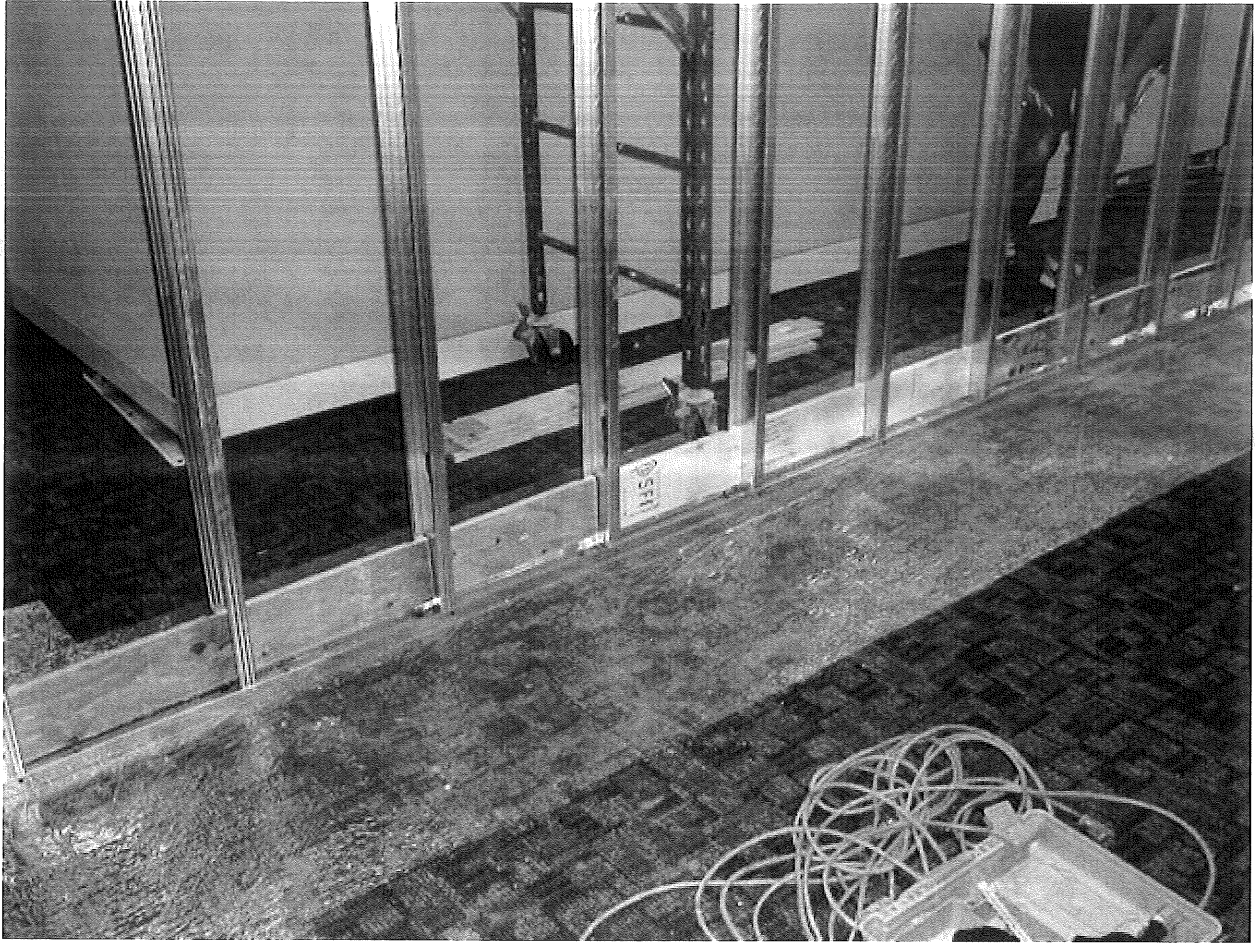
<<1 Canal Plaza - 4th floor 001.jpg>> J <<1 Canal Plaza - 4th floor 002.jpg>> ea <<1 Canal Plaza - 4th floor 003.jpg>> ni <<1 Canal Plaza - 4th floor 004.jpg>> e <<1 Canal Plaza - 4th floor 005.jpg>> - Please find attached photos of the interior fit out at Key Bank as per our conversation of 12/7/10. The blocking shown is a product I'm sure you are familiar with - Danback fire treated wall backing. Photo 003 is showing the mineral wool used to fill the deck web at the top of the wall. Again, thank you for your cooperation on this project. I'll be calling on Monday to schedule a final inspection. John McCann 207 233-3395

BP 032-I-036 #10-1342

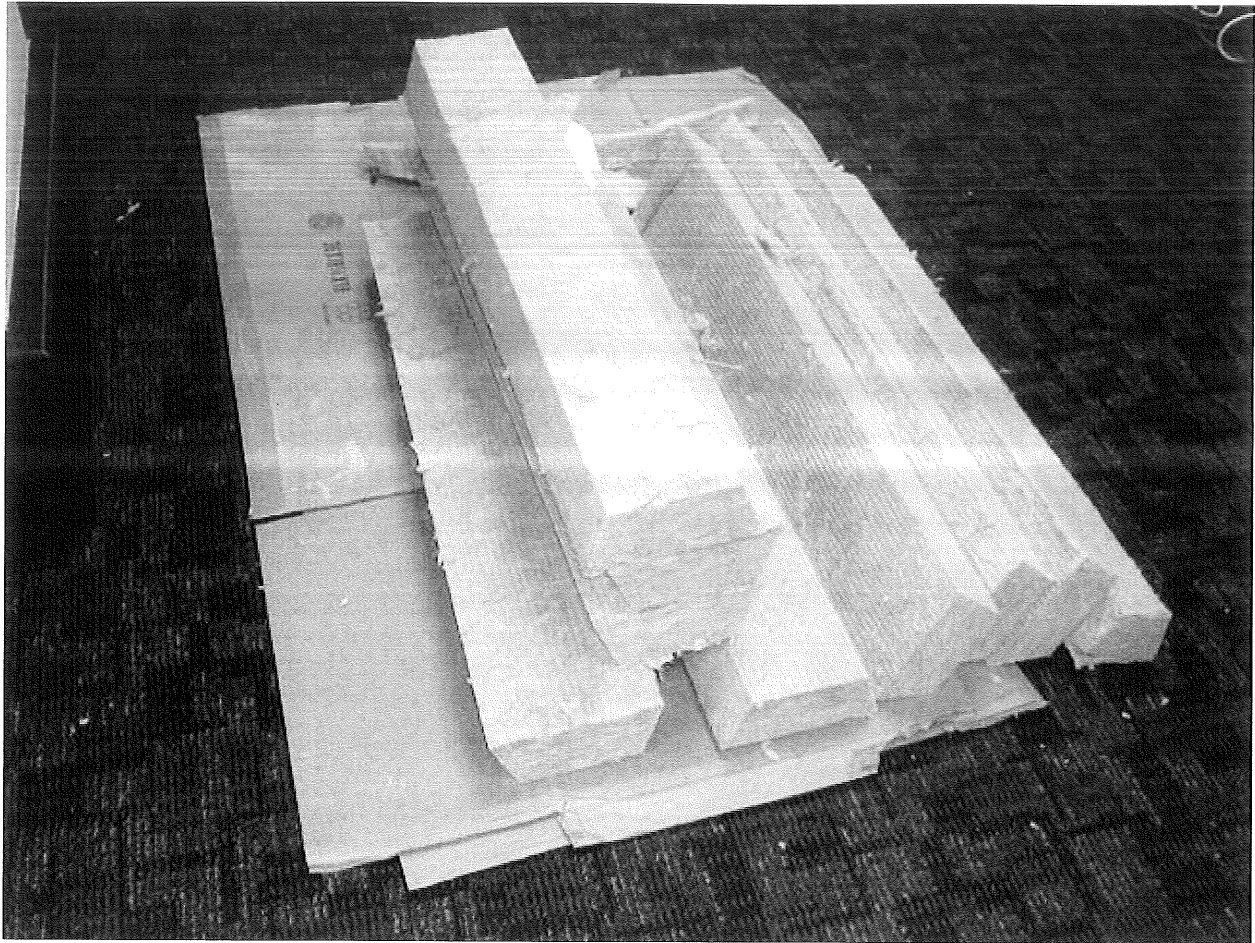
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 DEC 13 2010
 Dept. of Building Inspections
 City of Portland Maine



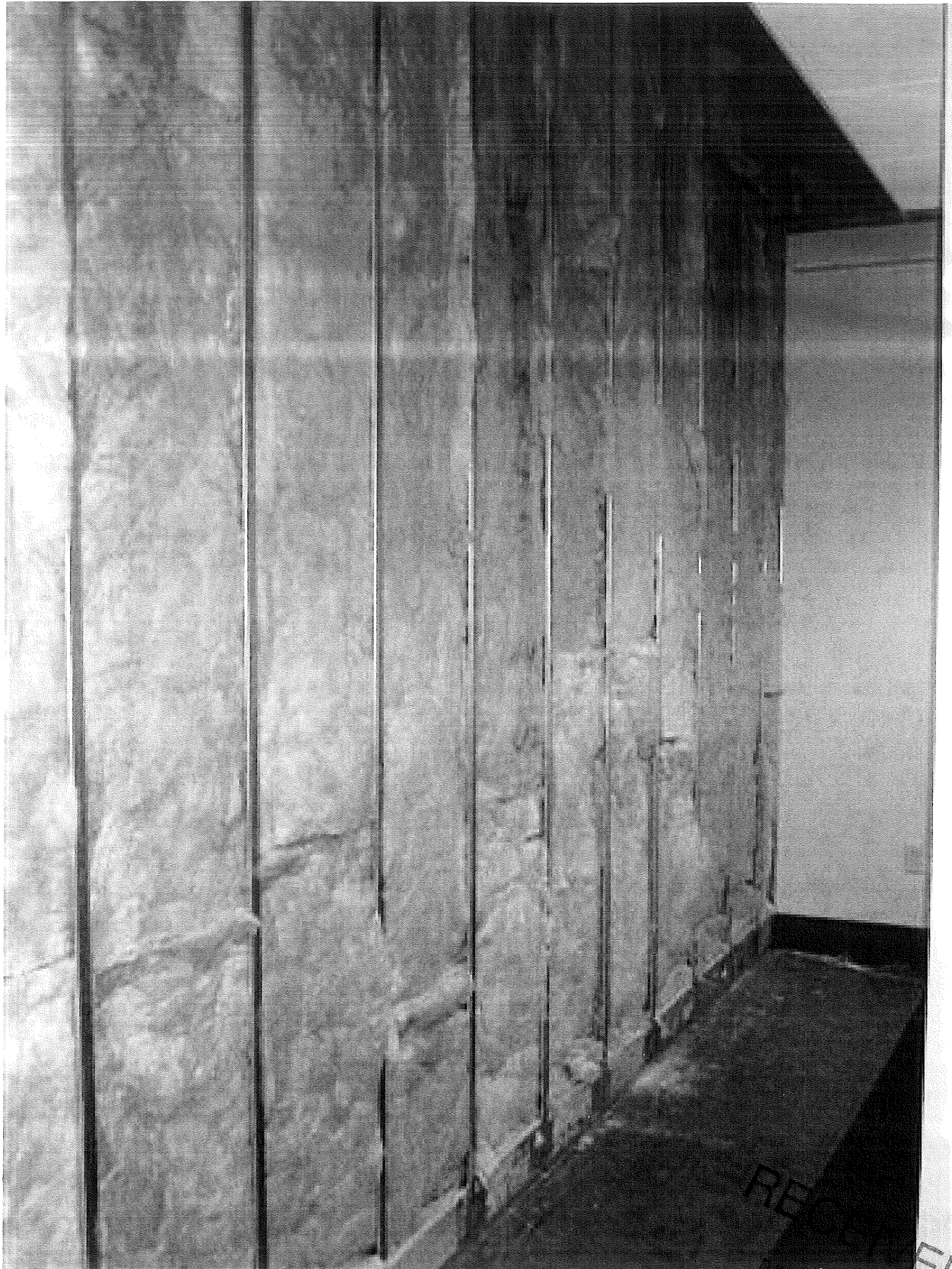
RECEIVED
DEC 13 2010
Dept. of Building Inspections
City of Portland Maine



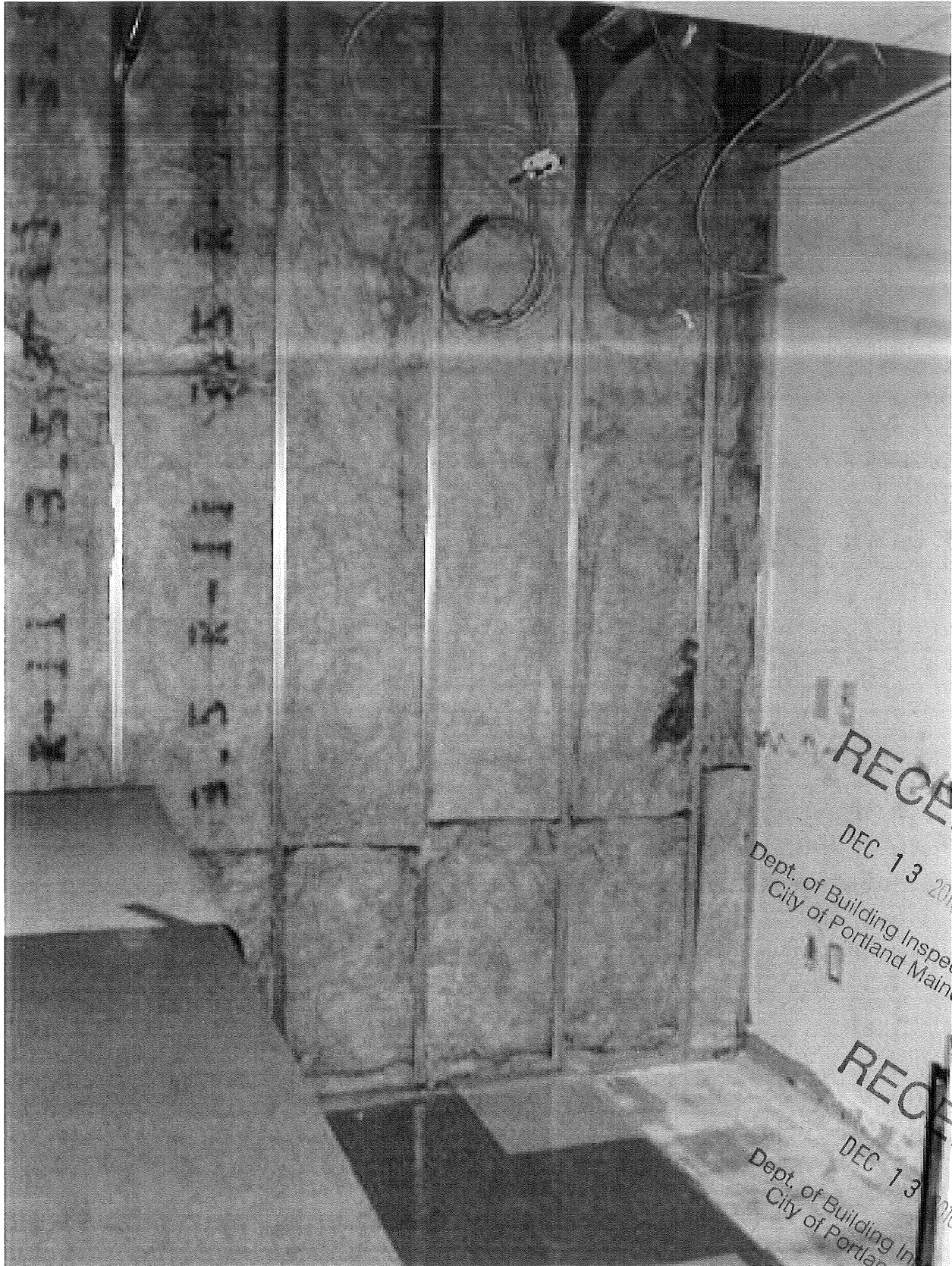
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City of Portland Maine



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DEC 13 2010
Dept. of Building Inspections
City of Portland Maine



R-11 3.5 R-11

3.5 R-11 3.5 R-11

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