

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

Location of Construction: 1198 Congress Street 04101		Owner: Olympia Equity Investors III		Phone: 885-0855		Permit No 991131 PERMIT ISSUED Permit Issued: OCT 14 1999 CITY OF PORTLAND		
Owner Address: Alliance Construction		Lessee/Buyer's Name:		Phone:			Business Name:	
Contractor Name: **Alliance Construction **		Address: ** 160 Pleasant Hill Rd Scar. ****		Phone: 8850855				
Past Use: Parking lot		Proposed Use: Office/Bank		COST OF WORK: \$ 2,918,962 PERMIT FEE: \$ 14,614.81			FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: <i>2B</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Three Story Corporate office building <i>with</i> branch bank drive through Coastal Bank New Supt. Boland McCoo <i>pg. 758-2958</i> 828-9903				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: _____ CBL: 189-A-013 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: K		Date Applied For: Sept 30 1999 K				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..

John Dr
PERMIT ISSUED WITH REQUIREMENTS

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

Sept 30 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT

PP 758-2938

COMMENTS

NEW

Island Maroon Supt. 828-9900

26 OCT. 99 NO WORK - E

9 OCT. 99 Called site work started this week - steel in two weeks

13 Nov. 99 underground PLBG. Air test. OK. E

30 Nov. 99 site work - E

8 Dec. 99 Started steel erection - E

20 Dec. 99 steel erection - steel joists (1) E

27 Dec. 99 steel erection - Floor joists 2nd floor -

4 Jan. 99 " " Placing floor decking -

7 Jan. 2000 " " Placing doors, talked with Supt. E

12 Jan 2000 " " Steel work - E

18 Jan 2000 " " Steel work E

21 Jan 2000 " " Steel placed decking being placed, exterior wall also be placed.

4 Feb 2000 Exterior sheathing above completed Gypsum 5/8" 8" metal studs Type 6 Placing roof. E

25 Feb. 2000 2nd Floor, partition 90% installed, 3rd Floor concrete placed, installing egress stairs - Question on fire blocking between floors exterior walls - Talked with Supt. regarding this. He will be working on this E

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

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

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Owner Address: Alliance Construction		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: **Alliance Construction **		Address: ** 160 Pleasant Hill Rd Scar. ****		Phone: 88500855		Permit Issued: OCT 14 1999	
Past Use: Parking lot		Proposed Use: Office/Bank		COST OF WORK: \$ 2,918,962		PERMIT FEE: \$14,614.81	
Proposed Project Description: Three Story Corporate office building with branch bank drive through Coastal Bank		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 14		CITY OF PORTLAND	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: CBL: B-2 189-A-013	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		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	
Permit Taken By: K		Date Applied For: Sept 30 1999 K		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	

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Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

10/15/99 PL. 3000 OK TO ISSUE

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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Action:

Approved
 Approved with Conditions
 Denied

Date: _____

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: Sept 30 1999 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

CEO DISTRICT 3



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1200 Congress Street CBL: 189-A-013

Issued to Olympia Equity Investors

Date of Issue July 11, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991131, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire Building

Use group B
Type of Construction 2B
BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

13/July 24

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

07/13/00
MAD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1198 Congress Street

Issued to Olympia Equity Investors

Date of Issue June 1 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991131, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st & 2nd floor only

use group B type 3A
Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

1 June 2000

(Date)

Inspector

[Handwritten signature]
Inspector of Buildings

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LT. Mc
P.F.D. #

[Handwritten initials]

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 1198 CONGRESS STREET		
Total Square Footage of Proposed Structure 30,000	Square Footage of Lot 36,200 ± (0.83 Acre)	
Tax Assessor's Chart, Block & Lot Number Chart# 189 Block# SECTION "A" Lot# 13	Owner: OLYMPIA EQUITY INVESTORS III C/O ALLIANCE CONSTRUCTION INC. SCARBOROUGH MAINE 04074	Telephone#: 885-0855
Owner's Address: C/O ALLIANCE CONSTRUCTION 160 PLEASANT HILL ROAD SCARBOROUGH MAINE 04074	Lessee/Buyer's Name (If Applicable) COASTAL BANK	Cost Of Work: \$ 2,918,962. Fee \$ 14,644.81
Proposed Project Description: (Please be as specific as possible) THREE STORY CORPORATE OFFICE BUILDING, WITH BRANCH BANK, DRIVE-THROUGH. COASTAL BANK TO OCCUPY FIRST AND SECOND FLOORS; THIRD FLOOR TENANT TO BE DETERMINED.		
Contractor's Name, Address & Telephone ALLIANCE CONSTRUCTION, INC.; 160 PLEASANT HILL RD, SCARBOROUGH ME.		Rec'd By
Current Use: PARKING LOT	Proposed Use: OFFICES/BANK	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: ALLIANCE CONSTRUCTION INC. <i>[Signature]</i> GARY R. GUERETTE	Date: 28 MAY, 1999
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 10 OCT. 99 ADDRESS: 1198 Congress St. CBL: 189-A-013
 REASON FOR PERMIT: Three Story Office Building (Foundation on Separate Per.
 BUILDING OWNER: Olympia Equity Investors III
 PERMIT APPLICANT: Alliance Const. (Contractor)
 USE GROUP: B CONSTRUCTION TYPE: 3A

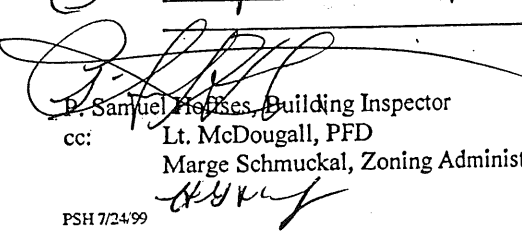
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *9 *11, *13 *14, *17 *21 *22 *23
*25 *27 *28 *29 *30, *33, *35 - 20 37, 38/39
 Approved with the following conditions: AA

- *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) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *9. 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). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. 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. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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. (Section 1018.6)

16. 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. (Section 1010.1)
- *17. 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. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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 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) Section 920.3.2.
- (20.) 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. (Section 921.0)
- *21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- *22. The Sprinkler System shall maintained to NFPA #13 Standard.
- *23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
- *25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
- *30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- (31.) Please read and implement the attached Land Use Zoning report requirements. *- See Attached*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- *35. Exterior wall - Combustible "EIFS" shall be done in accordance with 2603.6.1 thru 2603.6.7
- *36. This permit (building) requires STATE Fire Marshall's approval.
- (37.) A Fire Alarm acceptance report conforming w/ NFPA72 shall be submitted to the Portland Fire Dept.
- (38.) A sprinkler completion test shall be submitted to the Portland Fire Dept.


 P. Samuel Hoopes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

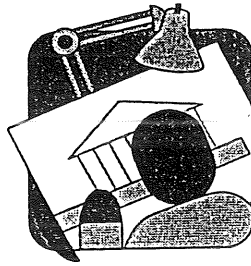
PSH 7/24/99

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

(39) Doors shall swing in the direction of egress.

Project Name: Coastal Bank
 Project Address: 1198 Congress ST

Inspection Date	Type of Inspection	Remarks - prints - page #
2 Mar 2000	Inspected Plbg, 2nd Floor for chosmy in- & out. Fireblocking. Architect working on this.	Talked with supt. regard
17 Mar -	work going as per plans.	
25 Mar -	Inspected area with Lt. McDougal	work going as per plans.
5 April	Placing windows, HVAC, etc. plbg - exterior	shorting &
18 April 2K.	work going well checked project with Lt. McDougal PFD	
25 April 2K	walked project, 3rd Floor METAL PARTITION S - 2nd Floor placing	office furniture - 1st Floor Partition placed - elevators being
25 April 2K	inspected on 19 April, placing exterior siding	
11 April 2K	Inspected area work going as per plan.	
17 May 2K	walked area with Lt. McDougal	work going well
25 May 2K	Gave pre-CFO inspection with Lt. McDougal	for 1st and 2nd floors
16 June 2K	Inspected 3rd floor with Lt. McDougal	doing partition work.
22 June 2K	work going as per plans - closing-in 3rd floor	spoke to supt. regarding Sprinkler
11 July 2K.	heads in exit and door on exit stairway	
14 July 2K	Final walk through - Fire Alarm & Fire suppression sys. report.	RFD will be placing ceiling in exit today - CFO to be
	issued. Ceiling in stalled -	
	O.K. Steve Bushy Tele. Coquette -	



CITY OF PORTLAND MAINE 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Alliance Construction, Inc
160 Pleasant Hill Road, Scarborough ME 04074

DATE: September 30, 1999

Job Name: Coastal Bank - 3 story office building

Address of Construction: 1198 Congress Street

THE BOCA NATIONAL BUILDING CODE/1996 THIRTEENTH EDITION

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

Building Code and Year 1996 BOCA Use Group Classification(s) Business

Type of Construction 2B Bldg. Height 45' Bldg. Sq. Footage 29,967

Seismic Zone 0.10Aa, 0.10Av Group Class I

Roof Snow Load Per Sq. Ft. 42 lbs Dead Load Per Sq. Ft. 231bs

Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 18.5 lbs/SF

Floor Live Load Per Sq. Ft. 100 pounds per square foot

Structure has full sprinkler system? Yes X No Alarm System? Yes X No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No X

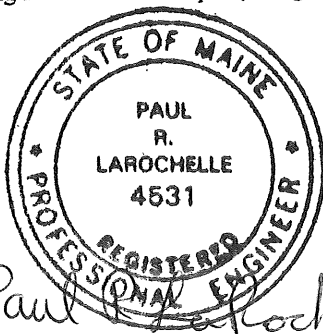
If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project.

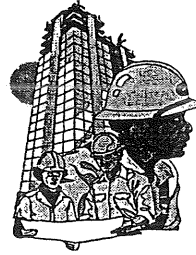
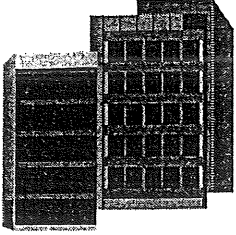
First floor- 81
Second floor- 118
Third floor- 102

(Designers Stamp & Signature) ^{total} 301

PSH 9/24/99



Paul R. LaRoche



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Alliance Construction, Inc.

RE: Certificate of Design

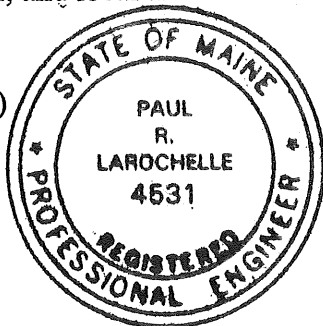
DATE: 9/30/99

These plans and/or specifications covering construction work on:

Coastal Bank- Congress Street- 3 story office building

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1996 Thirteenth Edition, and local amendments.

(SEAL)



Signature Paul R LaRoche

Title Project Engineer

Firm Alliance Construction, Inc.

Address 160 Pleasant Hill Road
Scarborough, ME 04074

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 9/24/99

*Received
6/10/99*



City of Portland, Maine

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: Alliance Construction, Inc.

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: September 30, 1999

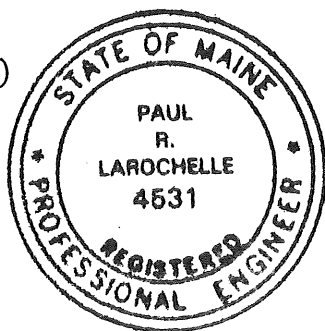
These plans and/or specifications covering construction work on:

Coastal Bank- 3 story office building

1198 Congress Street

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature Paul R. LaRoche

Title Project Engineer

Firm Alliance Construction, Inc.

Address 160 Pleasant Hill Road
Scarborough, ME 04074



State of Maine
 Department of Public Safety
 Construction Permit



Reviewed
 for Barrier
 Free

10620

Sprinkled
 Sprinkler Supervised

COASTAL BANK

Located at: 1198 CONGRESS ST
PORTLAND
 Occupancy/Use: BUSINESS

Permission is hereby given to:

OLYMPIA EQUITY INVESTORS III C/O ERIN MGMT
 1 WEST ELM ST
 GREENWICH, CT 06840

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner 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 21st of August 2000

Dated the 22nd day of February A.D. 2000

Commissioner

Fee: \$350.00
 \$250.00

Copy-3 Code Enforcement Officer

Comments:

Code Enforcement Officer
 PORTLAND, ME

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTEIf 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.**

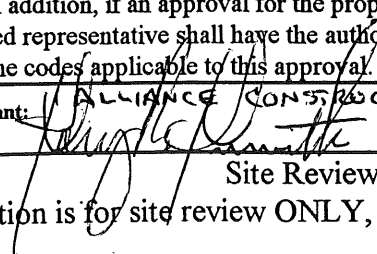
<u>OLYMPIA EQUITY INVESTORS III</u>	<u>23 FEB 1999</u>
Applicant <u>C/O ALLIANCE CONSTRUCTION, INC.</u> <u>160 PLEASANT HILL ROAD</u>	Application Date <u>COASTAL BANK</u>
Applicant's Mailing Address <u>SCARBOROUGH, MAINE 04074</u>	Project Name/Description <u>WALK CONGRESS STREET</u>
Consultant/Agent <u>ALLIANCE CONSTRUCTION, INC., GARY R. GUERETTE</u>	Address Of Proposed Site <u>TAX MAP 189, SECTION A, LOT 13</u>
Applicant/Agent Daytime telephone and FAX <u>885-0855; 885-0846</u>	Assessor's Reference, Chart#, Block, Lot#
Proposed Development (Check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Office <input checked="" type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Other(Specify) _____	
<u>30,000 S.F. ±</u>	<u>0.83</u>
Proposed Building Square Footage and /or # of Units	Acreage of Site
	<u>B 2</u>
	Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>ALLIANCE CONSTRUCTION INC.</u> 	Date: <u>23 FEB. 1999</u>
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Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

23 February 1999

**Site Review Pre-Application
FOR
COASTAL BANK
1214 Congress Street
Portland, Maine**

- **APPLICANT:** Olympia Equity Investors III
C/o Alliance Construction, Inc.
160 Pleasant Hill Road
Scarborough, Maine 04074
- **PROPOSED USE:** Bank Corporate Headquarters, to include branch bank at ground floor and additional office tenant space at third floor
- **SIZE:** Land area of parcel is 0.83 acres. Building floor area is approximately 30,000 s.f. . Building footprint area is approx. 10,800 s.f. .
- **EASEMENTS:** See attached survey plan by Owen Haskell, Inc., made for Wendy's International, and dated Nov. 20, 1997. This plan depicts a Land Title Survey for the same parcel proposed for development for Coastal Bank.
- **SOLID WASTE:** Solid waste generated will be office paper waste typical of general office use.
- **OFF-SITE FACILITIES:** Sanitary sewer, water, and electrical power are all available directly adjacent to the proposed parcel development.
- **SURFACE STORMWATER RUNOFF:** Stormwater will be drained from the site by sheet flow, as shown on the attached plan. The parcel is currently approximately 85% paved, and no added impervious surface is planned.
- **CONSTRUCTION SEQUENCE:** Planned construction start is 1 June, 1999. Construction completion is scheduled for 17 January, 2000. Immediately upon site mobilization, erosion control measures will be installed. Underground utilities will be installed, concurrent with building spread footing foundations. Normal building construction sequencing is planned, with site paving to be done as soon as site grading operations warrant. See attached project schedule.

- **STATE & FEDERAL APPROVALS:** The MeDOT, through the MeDEP will be reviewing this proposed project for traffic impact considerations. It is anticipated that this review will be completed by 1 June 1999. The State Fire Marshal will be reviewing this project for both Construction Permit and for Barrier-Free Standards. This permit is anticipated by 1 May 1999.
- **FINANCIAL CAPACITY:** The owner/developer, Olympia Equity Investors III, intends to develop and lease the majority of this building to Coastal Bank. OEI III is affiliated with The Doubletree Hotel adjacent to this site, as well as numerous hotel and other properties in and out of the State of Maine. A letter from the appropriate financial institution is forthcoming.
- **EVIDENCE OF TITLE:** The parcel was acquired by deed recorded in Cumberland County Registry of Deeds in Book 12,942 Page 263.
- **UNUSUAL RESOURCES:** There are no known unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or adjacent to the project site.



Act ID	Description	1999												2000				
		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB	MAR	APR	
1015	Geotechnical Studies	■ Geotechnical Studies																
1017	Topographic Survey / Plan	■ Topographic Survey / Plan																
1020	Ground Floor Layouts	■ Ground Floor Layouts																
1021	Building Footprint	■ Building Footprint																
1023	Exterior Building Elevations	■ Exterior Building Elevations																
1025	Conceptual Site Plan	■ Conceptual Site Plan																
1028	Traffic Studies / Permits	■ Traffic Studies / Permits																
1040	Site Details / Final Site Plan	■ Site Details / Final Site Plan																
1050	Site Plan Review / Permits	■ Site Plan Review / Permits																
1060	Building Construction	■ Building Construction																
1070	Punch List / Close Out	■ Punch List / Close Out																
1080	Tenant Move-In	■ Tenant Move-In																

ALLIANCE CONSTRUCTION, INC.

**COASTAL BANK
Congress Street
Portland, Maine**

06953

SHORT FORM WARRANTY DEED

MAINE REAL ESTATE TAX PAID

Joseph F. Dugas, sole Trustee of Merrimack Industrial Trust under Declaration of Trust dated July 15, 1970 and recorded in the Cumberland County Registry of Deeds in Book 3475, Page 48 as amended by Amended Declaration of Trust dated April 26, 1979 as evidenced in the Cumberland County Registry of Deeds by Memorandum recorded in Book 10394, Page 11, and by Amended Declaration of Trust evidenced in said Registry of Deeds by Memorandum dated January 9, 1993 and recorded in Book 10512, Page 332, with a mailing address of Box 271, 275 Millway, Barnstable Harbor, Massachusetts, FOR CONSIDERATION PAID, grants to Olympia Equity Investors I, L.P., a Maine limited partnership, with a mailing address of 500 Main Street, Bangor, Maine 04401, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located on Congress Street, in the City of Portland, County of Maine, State of Maine and more particularly bounded and described on Schedule A attached hereto and made a part hereof.

Being a portion of the premises conveyed to the Grantor herein by deed from Joseph F. Dugas dated November 6, 1992 and recorded in the Cumberland County Registry of Deeds in Book 10394, Page 12.

I hereby covenant that I am Trustee pursuant to said Declaration of Trust; that said Trust is still in full force and effect; that I have the power thereunto to convey as aforesaid; and that, in making this conveyance, I have, in all respects, acted pursuant to the authority vested in and granted to me therein.

WITNESS MY HAND AND SEAL, this 10th day of February, 1997.

WITNESSETH:

MERRIMACK INDUSTRIAL TRUST

[Signature] By: [Signature]
Name: PHILIP H. GLEASON Joseph F. Dugas, Trustee

State of Maine
County of Cumberland, ss.

February 10, 1997

PERSONALLY APPEARED the above-named Joseph F. Dugas, Trustee of aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Trust.

Before me,

[Signature]
Notary Public/Attorney At Law

Print Name: PHILIP H. GLEASON

**SCHEDULE A
DEED OF TRUSTEE OF MERRIMACK INDUSTRIAL TRUST
TO
OLYMPIA EQUITY INVESTORS I, L.P.**

A certain lot or parcel of land with the improvements thereon situated on the southerly side of Congress Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the southerly sideline of Congress Street at the northeasterly corner of Lot #3 as it is delineated on a plan entitled, "PLAN OF LAND IN PORTLAND, MAINE FOR CSR ASSOCIATES", dated September 24, 1973 and recorded in the Cumberland County Registry of Deeds in Plan Book 104, Page 33;

Thence S 23° 05' 30" W along the I-295 right of way and along land now or formerly of CSR Management, Inc. 228.00 feet to a point;

Thence N 65° 40' 00" W along said CSR Management, Inc. land 150.00 feet to a point;

Thence N 21° 36' 20" E along said CSR Management, Inc. land and across land of the Grantor herein 250.00 feet to a point on the southerly sideline of Congress Street;

Thence S 62° 07' 20" E along said sideline of Congress Street 0.59 feet to a point;

Thence S 27° 42' 53" W along said sideline of Congress Street 1.46 feet to a point;

Thence S 58° 17' 00" E along said sideline of Congress Street 157.76 feet to the point of beginning containing 36,452 square feet and being delineated on a plan entitled "ALTA/ACSM LAND TITLE SURVEY ON CONGRESS STREET & SEWALL STREET PORTLAND, MAINE MADE FOR OLYMPIA EQUITY INVESTORS I, L.P.", dated January 24, 1997 by Owen Haskell, Inc. ("the Survey").

Also granting an easement in common with others, for pedestrian and vehicular ingress, egress and passage over and across the following described property:

Commencing at the southeasterly corner of Lot 2 depicted on Plan Book 104, Page 33; thence N 17° 52' 40" E by Lot 2 142 feet, more or less, to the southerly side of Congress Street; thence S 62° 7' 20" E by the southerly side of Congress Street 50.19 feet, more or less, to the

northwesterly corner of Lot 3 depicted on said plan; thence S 21° 36' 20" West by said Lot 3 150 feet to a point; thence N 49° 39' 40" W 42.93 feet, more or less, to the point of beginning.

The premises are conveyed SUBJECT TO the following:

- a. Pole line easement to Central Maine Power Company and New England Telephone and Telegraph Company dated November 29, 1973, recorded in Book 3506, Page 335.
- b. Easement from CSR Associates to Portland Water District dated November 12, 1973, recorded in Book 3486, Page 243.
- c. Easement deed from William H. Gleed et al., Trustees of Merrimack Industrial Trust to CSR Associates dated February 8, 1979, recorded in Book 4385, Page 176.
- d. Notices of Layout and Taking from the State of Maine Department of Transportation dated December 2, 1970, recorded in Book 3153, Page 761, dated January 18, 1983, recorded in Book 6110, Page 287 and dated April 10, 1984, recorded in Book 6432, Page 216.
- e. Rights and easements conveyed to New England Telephone and Telegraph Company and Central Maine Power Company dated September 11, 1986, recorded in Book 7498, Page 184.
- f. Relevant terms and provisions of Lease Agreement by and between Joseph F. Dugas, Trustee of Merrimack Industrial Trust and Down East Energy Corp dated November 1, 1992 as evidenced by Memorandum of Lease dated June 12, 1993, recorded in Book 10543, Page 349. Section 33 of this Lease contains a non-compete covenant with respect to a garage or service station.

For the Grantor's source of title, see the deed of Joseph F. Dugas dated November 6, 1992 and recorded in Book 10394, Page 12.

Any and all other rights, easements, privileges and appurtenances belonging to the within-granted estate are hereby conveyed.

RECEIVED
RECORDED REGISTRY OF DEEDS
97 FEB 12 AM 11:44
CUMBERLAND COUNTY
John B O'Brien

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

19990024

I. D. Number

Orion Equity Investors III

Applicant

160 Pleasant Hill Rd, Scarborough, ME 04074

Applicant's Mailing Address

Alliance Construction, Inc.

Consultant/Agent

885-0855 **885-0846**

Applicant or Agent Daytime Telephone, Fax

3/1/99

Application Date

Coastal Bank

Project Name/Description

Congress St

Address of Proposed Site

189-A-013

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) _____

30000 sq. ft. **.83** **B2**

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 **\$500.00** Subdivision _____ Engineer Review _____ Date: **3/1/99**

Inspections Approval Status:

Reviewer _____

Approved Approved w/Conditions see attached Denied

Approval Date _____ 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	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input 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

Congress St

John H. Carroll, Chair
Jaimey Caron, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hage
Deborah Krichels
Erin Rodriguez
Mark Malone

May 26, 1999

Mr. Gary Guerette
Alliance Construction
160 Pleasant Hill Road
Scarborough, ME

re: 1198 Congress Street, Coastal Bank

Dear Mr. Guerette:

On May 25, 1999 the Portland Planning Board voted 4-0 (Rodriquez, Cole and Malone absent) to approve the site plan for Coastal Bank building located at 1198 Congress Street. The approval was granted for the project with the following conditions:

- i. Prior to the issuance of a building permit, land acquisitions for the Congress Street road widening project be obtained by the Applicant. Such land acquisition consists of tax map 189 lots 13 and 14 (Double Tree Parcel) and tax map 189 lot 11 (Mobil Gas Station). This land acquisition shall be a contribution to the City by the Applicant at no cost to the City, nor shall any expense to the Applicant in obtaining this land and transferring the property to the City in any way decrease the Applicant's \$165,000 contribution to the road widening project.
- ii. Prior to the issuance of any building permit, that the Applicant provide a five year performance guarantee to the City of Portland in the amount of not less than \$265,000 to meet its obligation for road construction costs of widening Congress Street in conjunction with this project. Upon approval from the Downtown Portland Corporation to fund a portion of this project, \$100,000 of the performance guarantee will be released. In the event that the road widening cannot be accomplished as proposed, the specifications for said widening may be altered upon the approval of the Public Works Department and MDOT and the Applicant's monetary contribution shall be applied to said alternate plan.
- iii. The final engineered plans for the Congress Street widening project will be reviewed and approved by the City's traffic engineer and MDOT.

- iv. That the Applicant will install a traffic signal at the corner of Massachusetts Ave and Congress Street no later than December 1st 1999. The City 's Traffic Engineer shall approve the specifications of said traffic signal prior to its installation. It is further a condition of this approval that the traffic signal be operational prior to the issuance of a Certificate of Occupancy.
- v. that when street widening occurs, the applicant will coordinate the location of sidewalk to best provide an esplanade along Congress Street.
- vi. a letter from MDOT Access Control Committee and all easements regarding entrance drive and off-site parking will be submitted to staff prior to issuance of a building permit
- vii. that the applicant supply staff with a sewer capacity letter.
- viii. That the applicant submit catalogue cuts of lighting fixtures and adjust lighting so that there will be no spillover of lighting onto abutting properties.
- ix. That the applicant submit an executed Standard Drainage Maintenance Agreement for the TSS Vortechincs unit for review and approval of staff

The Planning Board also voted 4-0 (Rodriquez, Cole and Malone absent) that the plan is in conformance with The Site Location of Development Law.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report # 20-99, which is attached.

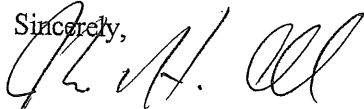
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



John H. Carroll, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, 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
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

TO: Sam Hoffses, Chief Building Inspector
Inspections

FROM: Jay Reynolds, Development Review Coordinator

DATE: August 16, 2001

RE: C.O. for # 1198 Congress Street/Coastal Bank
(CBL 189A013) (1999-0024)

After an inspection of 1198 Congress Street, I have the following comments:

All work complete.

At this time, I recommend issuing a **Permanent Certificate of Occupancy**.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager

File: O:\drc\coastalbank1.doc