

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

<b>Permit No:</b> 07-0365	<b>Issue Date:</b>	<b>CBL:</b> 013 K002001
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<b>Location of Construction:</b> 129 SHERIDAN ST	<b>Owner Name:</b> SHERIDAN STREET LLC	<b>Owner Address:</b> 477 CONGRESS ST 5TH FLOOR	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Portland Builders, Inc.	<b>Contractor Address:</b> P.O. Box 4902 Portland	<b>Phone</b> 2078790118
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Foundation Only/Residential	<b>Zone:</b>

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> 4 Story - 21 residential Condominium - FOUNDATION ONLY for New 4 Story Condominiums	<b>Permit Fee:</b> \$2,700.00	<b>Cost of Work:</b> \$268,000.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> FOUNDATION ONLY for New 4 Story - 21 residential Condominiums		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type	
		Signature:	Signature:	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied				
Signature: Date:				

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 04/06/2007	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zon  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Mino <input type="checkbox"/> MM <input type="checkbox"/>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance  <input type="checkbox"/> Miscellaneous  <input type="checkbox"/> Conditional Us  <input type="checkbox"/> Interpretatio  <input type="checkbox"/> Approved  <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landma  <input type="checkbox"/> Does Not Require Revie  <input type="checkbox"/> Requires Review  <input type="checkbox"/> Approved  <input type="checkbox"/> Approved w/Condition  <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 APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK, TIT		DATE	PHO

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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/04/2007

**Note:** **Ok to Issue:**

- 1) According to the contract zone, the initial sale price of the 21 condominiums will not exceed a total cost of \$200,000, and there shall be an income and equity limitation for any future sale of those units to ensure affordability.
- 2) The maximum number of residential condominiums is 21 dwelling units.
- 3) PRIOR TO FURTHER COBSTRUCTION there shall be a separate permit for work beyond the foundation approval PRIOR to its commencement. At that time building height requirements and parking requirements and unit sizes shall be confirmed.
- 4) According to the contract zone, at least two of the 21 units shall be not more than 850 square feet and shall not contain more than one bedroom, and shall be located generally in the eastern wing of the building and such units shall be subject to a restriction to be contained in the condominium documents that prohibits combining such units with any other unit in the condominium.
- 5) There shall be a minimum of 31 on-site parking spaces: 29 spaces for the 21 residential condominiums and 2 for the single family dwelling located at 121 Sheridan Street, 013-K-017.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 07/27/2007

**Note:** **Ok to Issue:**

- 1) This permit approves the foundation only, no construction is allowed beyond this phase without approvals

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 07/16/2007

**Note:** **Ok to Issue:**

- 1) Applicant must show hydrant within 500' path of travel.
- 2) A single source supplier should be used for all through penetrations.
- 3) The sprinkler system shall be installed in accordance with NFPA 13.
- 4) Provide details for proposed fireplaces
- 5) The fire alarm system shall comply with NFPA 72.  
Per city ordinance "A masterbox is required"
- 6) provide a code summary for NFPA 101.  
Need information for parking garage.
- 7) Application requires State Fire Marshal approval.
- 8) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance

**Comments:**

4/6/2007-mes: requested the conditonal R-6 Zone copy and a stamped approved site plan

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7/5/2007-mes: On June 21, 2007 I received a copy of the contact zone - Planning still has not released (but are close) the stamped approved site plan. I am trying to sign-off on zoning with site plans that I believe to be accurate, but will have to recheck when the final stamped one is given this office.

7/23/2007-ldobson: I just informed TFH that the following info was not complete or included with the above application. Can you forward this email to Greg Shindberg, I don't have his email address (sorry) :

- 1) The certification forms are not stamped
- 2) The page 3 Cert form is blank, except for the heading
- 3) The architectural plans are not stamped
- 4) There is no Statement of Special Inspections
- 5) The Geotechnical report does not include a seismic determination, and it needs to.
- 6) The horizontal fire separation assemblies do not have STC or IIC ratings (sound)
- 7) The building is very close to the side lot lines . Need elevations for all sides (other than the street side) that are less than 30 feet from the lot lines that show percentages of openings and ratings of the exterior walls that complies with Table 602 and 704.8.
- 8) Many of the "A" series plans shown on the table of contents were not included in the permit set.
- 9) There are no stamped mechanical, plumbing, electrical plans.
- 10 ) need a Comcheck energy code compliance report.

I'll return this one on Monday to go on Hold.

7/25/2007-mes: I received an approved stamped site plan from planning - permit can be issued when ready.

7/27/2007-jmb: Mike Nugent called to say that the permit was ok to issue. He was leaving out of town and did not have time to deliver the actual permit to our office, so I created a "B" for Greg. We will need to mail him the official copy.

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