

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 050842

This is to certify that Bell Atlantic /Kennedy & W Const.  
has permission to New 3,000 sq. Ft. three unit apartment building.  
AT 94 Atlantic St

016 D006002

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.

PERMIT ISSUED

NOV 22 2005

CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or closed-in. FOUR 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. Capt. Greg Cross 7-2-05  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
DepartmentName

*[Signature]* 11/22/05  
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

<b>Location of Construction:</b> 94 Atlantic St		<b>Owner Name:</b> Bell Atlantic	<b>Owner Address:</b> Po Box 152206	<b>Permit No:</b> 05-0842	<b>Issue Date:</b> NOV 22 2005	<b>CBL:</b> 016 D006002
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Kennedy & Walsh Const.	<b>Contractor Address:</b> 91 Johnson Rd Falmouth	<b>Phone:</b> 207-81-2071	<b>CITY OF PORTLAND</b>		
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Commercial	<b>Zone:</b> R-6 IS	<b>Domestic</b>		
<b>Past Use:</b> Vacant	<b>Proposed Use:</b> New 3,000 sq. Ft. three unit apartment building.	<b>Permit Fee:</b> \$2,541.00	<b>Cost of Work:</b> \$255,000.00	<b>CEO District:</b> 1	<b>INSPECTION:</b> Use Group: R2 Type: 55	
<b>Proposed Project Description:</b> New 3,000 sq. Ft. three unit apartment building.		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied with conditions		<b>Signature:</b> Capt. Cross		
		<b>Signature:</b> [Signature]		<b>Signature:</b> [Signature]		
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>						
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied						
Signature: _____ Date: _____						
<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 0612312005	<b>Zoning Approval</b>				
1.		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2002-0201 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK with conditions Date: 7/21/05	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmar <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 late: [Signature]		

## 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

<b>Location of Construction:</b> 94 Atlantic St	<b>Owner Name:</b> Walsh Ed	<b>Owner Address:</b> 147 Deepwood Dr	<b>Phone:</b> 207-781-2071
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Kennedy & Walsh Const.	<b>Contractor Address:</b> 91 Johnson Rd Falmouth	<b>Phone:</b> (207) 781-2071
<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Multi Family	

1. The proposed driveway entrance still does not conform the City's layout requirement. As stated in the previous, 12/09/02 review, the driveway taper should begin at the street gutterline and continue in a straight line terminating at the right of way boundary. The driveway opening should be a total of four (4) feet wider at the gutter than at the property line. This requirement is defined in the City's Technical Specifications.

The applicant's engineer has satisfied the other issues outlined in previous reviews.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Lt. McDougall      **Approval Date:** 01/22/2003  
**Note:**      **Ok to Issue:** ☒

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Jonathan Spence      **Approval Date:** 10/13/2005  
**Note:** J.R. For J.S., 10/13/05      **Ok to Issue:** ☒

- 1) 1. ☐ An easement for parking and associated snow removal be provided to Corporation Counsel for review and approval.
2. ☐ That wheel stops be installed for parking spaces 1,2 and 3.
3. ☐ That the tipdown curb detail be amended to conform to City standards.
4. ☐ That the driveway entrance detail be amended to conform to City standards as outlined in the Public Works comments.
5. ☐ That the applicant provide the catalog cut for any proposed exterior fixtures.
1. ☐ That the subdivision plat for recording be provided that includes the City of Portland definition of Subdivision.
2. ☐ That the description of "snow storage easement" on the northwest corner of the site be relabeled "snow storage area"

**Comments:**

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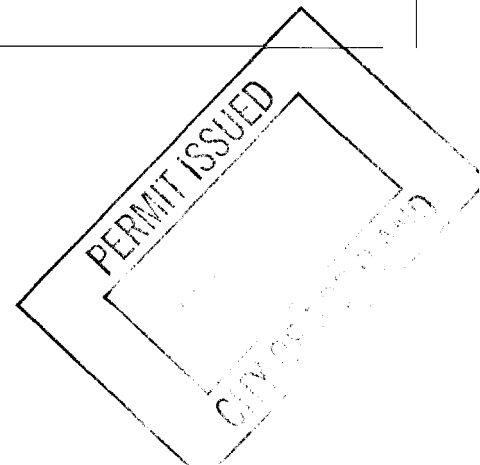
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"The plans lack Certification forms, Geotechnical review, Statement of Special Inspections, as well as a number of critical details." I cannot commence the review. MJN

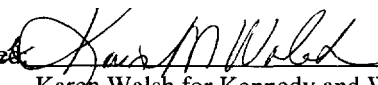
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10/17/2005-GG: Received Approved/Recorded subdivision plat for 94 Atlantic St. /gg

11/7/2005-ldobson: Received additional information. Stamped plans. Routed through to MJN LJD



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<b>Lessee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Multi Family	

Signed  11/22/05  
 Karen Walsh for Kennedy and Walsh Date

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 07/21/2005  
**Note:**      **Ok to Issue:** ☐  
 1) All building construction to comply with NFFA 101

**Dept:** Engineering      **Status:** Open      **Reviewer:** Tony      **Approval Date:**  
**Note:** PUBLIC WORKS ENGINEERING REVIEW...9/20/02      **Ok to Issue:** ☐

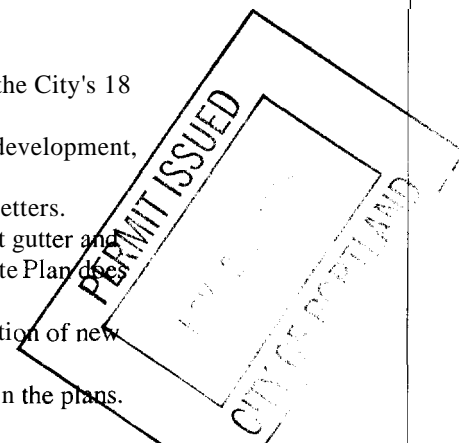
The following comments were generated upon review of the plans and application dated 9/16/02:

1. Sheet S-1, Site Plan does not specify all of the existing utilities in Atlantic Street. Namely, the City's 18 inch brick barrel shaped sanitary sewer is missing.
2. The Site Plan does not specify any proposed utilities servicing the apartment building development.
3. The applicant must demonstrate available utility capacity to the site through utility capacity letters.
4. The applicant proposes a driveway entrance off Atlantic Street. The existing curb that is removed to create this entrance shall remain the property of the City of Portland. As a result, a note must be added to the plan stating this requirement.
5. The proposed driveway entrance specifies the use of radial granite curb on both sides of the driveway. The City requires the use of terminal granite curbing (7 feet long tipdown curbing) on both sides of new residential driveways. The detail sheet must specify an appropriate installation detail for this feature.
6. The Site Plan must specify the construction impact to the existing brick sidewalk as a direct result of creating a new site entrance and installation of new utility services. Obviously, sidewalk reconstruction will result from this proposal and the plans need to reflect this. A brick sidewalk construction detail must appear on the plans, as well.
7. The construction excavation limits resulting from the utility service connections in Atlantic Street, must appear on the plans.
8. A construction detail specifying the proposed sanitary sewer main connection must appear on the plans.
9. The applicant is advised to contact Carol Merritt at Public Works concerning permits and fees associated with connecting to City sewer and for excavation and construction within the Public right of way.
10. The applicant should be aware that any damage to the existing City curbing, brick sidewalk, roadway and sanitary sewer will result in the applicant and/or their contactor bearing the entire burden for the cost of repair.

PUBLIC WORKS ENGINEERING REVIEW...12/09/02

I have reviewed the submittal dated 11/20/02 and offer the following comments:

1. Sheet S-1, Site Plan does not specify all of the existing utilities in Atlantic Street. Namely, the City's 18 inch brick barrel shaped sanitary sewer is still not specified.
2. The Final Site Plan does not specify any proposed utilities servicing the apartment building development, specifically gas, water or sanitary sewer. The only utility specified is a the overhead electric.
3. The applicant must demonstrate available utility capacity to the site through utility capacity letters.
4. The driveway taper, as defined in the City's Technical Specifications, must begin at the street gutter and continue in a straight line to the property line. The proposed driveway entrance on the Final Site Plan does not reflect this requirement.
5. The construction excavation limits resulting from the utility service connections and installation of new curbing, in Atlantic Street, must be specified on the plans.
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# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

NA ~~FOUNDATION PERMIT~~

NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA 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.

✓ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

11/22/05  
Date

[Signature]  
Signature of Inspections Official

11/22/05  
Date

CBL: 016 0006

Building Permit #: 050842

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-0842	<b>Date Applied For:</b> 06/23/2005	<b>CBL:</b> 016 D006001
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<b>Location of Construction:</b> 94 Atlantic St	<b>Owner Name:</b> Walsh Ed	<b>Owner Address:</b> 147 Deepwood Dr	<b>Phone:</b> 207-781-2071
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Kennedy & Walsh Const.	<b>Contractor Address:</b> 91 Johnson Rd Falmouth	<b>Phone:</b> (207) 781-2071
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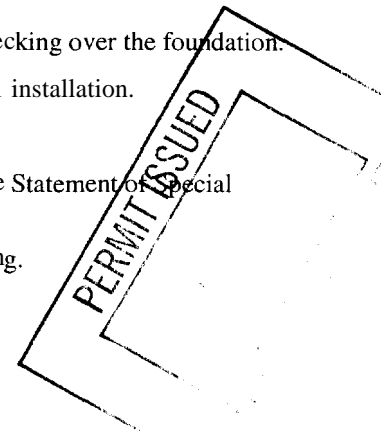
<b>Proposed Use:</b> New 3,000 sq. Ft. three unit apartment building.	<b>Proposed Project Description:</b> New 3,000 sq. Ft. three unit apartment building.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/21/2005**Note:** 7/21/05 left a note to wait for the final stamped approved site plan from planning**Ok to Issue:** ☐

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 11/22/2005**Note:****Ok to Issue:** ☐

- 1) 12) HVAC plans prepared by a Design Professional must be submitted and approved and a separate permit issued prior to this installation.
- 2) 2) Shear wall location and design spec must be submitted and approved prior to wall framing.
- 3) 7) A Safety Glazing schedule must be submitted and approved prior to framing.
- 4) 1) A statement of special inspections that complies with Section 1704 (et al) of the code must be filed and accepted prior to framing. This includes a contractors statement of responsibility.
- 5) 8) Handrail plans must be submitted prior to closing in of walls. The submitted plans do not comply with code. (No Returns, Guards on front stairs too low.....)
- 6) 6) Information regarding interior finishes, and establishing compliance with chapter 8 of the 2003 IBC must be submitted and approved prior to closing walls or ceilings.
- 7) 13) There has been no information regarding compliance with the applicable standards for weather tightness of the exterior walls and roof, also no fire classification for the roof system.
- 8) 9) Exterior stairs must have footing, a design must be submitted and approved prior to installation.
- 9) 5) ALL penetrations in required fire separation assemblies must comply with Section 712 of the 2003 IBC. A plan must be submitted and approved prior to plumbing and electrical installations
- 10) 11) Anchor bolt omission correction and confirmation must be submitted and approved prior to decking over the foundation.
- 11) 10) Emergency lights are not shown on the electrical plan. This must be addressed prior to electrical installation.
- 12) 3) Wall Detail "S1" must be submitted and approved, it is referenced, but not shown in the plans.
- 13) 12) A statement of design and Special inspections of the source and installation shall accompany the Statement of Special Inspections.
- 14) 4) Compliance with the 2003 IECC (Energy Conservation Code) must be established prior to framing.



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Karen Walsh for Kennedy and Walsh      Date \_\_\_\_\_

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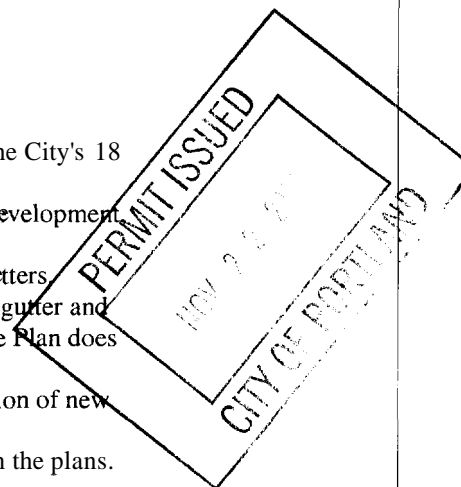
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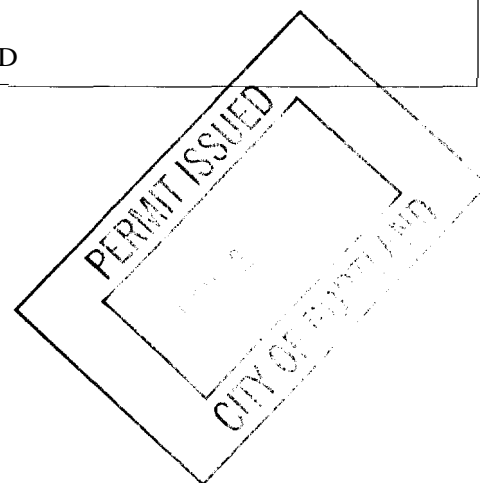
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**KENNEDY & WALSH CONSTRUCTION**  
**91 Johnson Road**  
**Falmouth, Maine 04105**  
**(207) 781-2071**  
**(207) 781-2729 (Fax)**

November 3, 2005

Michael Nugent  
Inspections Services Manager  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: **94-98** Atlantic Street, Portland

Dear Mike:

In follow-up to your e-mail to me of **9/13/05** and our recent meeting on **94-98** Atlantic Street, we have made the necessary changes to the plans. I **am** enclosing a stamped copy **as** well as a new pdf for your records. **An** energy conservation assessment will be forthcoming **as** well as the fire class of the roof covering and flame and smoke development of interior finishes.

As you know, our foundation only permit was issued on 10/20/05. The foundation is in and awaiting inspection prior to backfill. Once you have had a chance to review the modified plans, please give me a call with any questions or concerns. I **am** hopeful that we have provided you with the details required to effectuate a building permit and look forward to hearing from you.

Sincerely,



Karen M. Walsh

/kmw

01/6/06  
6001