

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

Permit Number: 051533

OCT 20 2005

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

This is to certify that BELL ATLANTIC /Kennedy Walsh Co
has permission to FOUNDATION ONLY for permit #050 3 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.

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 altered or closed-in.
FOUR 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. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 10/19/05
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

Permit No: 05-1583	Issue Date: OCT 20 2005	016 D006002
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Location of Construction: 94 ATLANTIC ST	Owner Name: BELL ATLANTIC	Owner Address: PO BOX 152206	Phone: 812071
Business Name:	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone: 812071
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone:

Past Use: Permit #050842	Proposed Use: FOUNDATION ONLY for permit #050842 3 unit apartment building	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: FOUNDATION ONLY for permit #050842 3 unit apartment building		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: FOUNDATION ONLY 10/18/05
		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: 10/19/2005	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-1533	10/19/2005	016 D006002

Location of Construction: 94 ATLANTIC ST	Owner Name: BELL ATLANTIC	Owner Address: PO BOX 152206	Phone:
Business Name:	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone (207) 781-2071
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	

Proposed Use: FOUNDATION ONLY for permit #050842 3 unit apartment building	Proposed Project Description: FOUNDATION ONLY for permit #050842 3 unit apartment building
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Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:** ☒

- 1) Statement of Special Inspections is with the Main permit.
- 2) Joseph Leasure stated that the #4 rebar spec's in the top and bottom of the foundation wall is sufficient. He has committed to documenting this.

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 contractor 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.

Location of Construction: 94 ATLANTIC ST	Owner Name: BELL ATLANTIC	Owner Address: PO BOX 152206	Phone:
Business Name:	Contractor Name: Kennedy & Walsh Const	Contractor Address: 91 Johnson Road Falmouth	Phone (207) 781-2071
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	

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.

6. A construction detail specifying the proposed sanitary sewer main connection must appear on the plans.

PUBLIC WORKS ENGINEERING REVIEW...1/22/03

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:

10/19/2005-ldobson: Fees w/ original permit #050842 Zoning and Fire Approvals as well.

10/19/2005-mjn: