

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that COW PLAZA GARAGE LLC

Located At 401 FORE ST

Job ID: 2011-04-821-SOB

CBL: 032 - -I-041 - 001 - - - -

has permission to Build a 130 Sq Ft ATM Kiosk For Bangor Savings
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 6/17/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-04-821-SOB

Located At: 401 FORE

CBL: 032 - - I - 041 - 001 - - - -

Conditions of Approval:

Zoning

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 any new signage.

Fire

1. All construction shall comply with City Code Chapter 10.
2. The Fire Department requires Knox locking caps on the relocated Fire Department Connections.

Building

1. Application approval based upon information provided by applicant, including revised plans received 5/25/11 and 6/17/11. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

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 Inspections 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.**

1. Footings/Setbacks
2. Foundation/Rebar
3. Close In Electrical/Framing
4. Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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 OCCU0PIED.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-04-821-SOB	Date Applied: 4/15/2011	CBL: 032 - - I - 041 - 001 - - - - -
Location of Construction: 401 FORE ST	Owner Name: COW PLAZA GARAGE LLC	Owner Address: 100 COMMERCIAL ST PORTLAND, ME - MAINE 04101
Business Name: Bangor Savings Bank ATM	Contractor Name: Dennis Landry @ Landry French Construction	Contractor Address: 68 Mussey RD SCARBOROUGH MAINE 04074
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building
Past Use: Fore Street Parking Garage	Proposed Use: Same: Parking Garage - To add exterior ATM 10' x 13'	Cost of Work: \$85,000.00
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A
		Signature: <i>[Signature]</i> (58)
Proposed Project Description: 401 Fore St - Bangor Savings ATM Kiosk		Pedestrian Activities District (P.A.D.)
Permit Taken By: Lannie	Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption Granted <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>4/19/11</i>	<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:	About 3 <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>4/28/11</i>

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	PHON



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>401 FORE STREET</u>		
Total Square Footage of Proposed Structure/Area <u>130 SQ FT</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>32-I-41-1</u>	Applicant * must be owner, Lessee or Buyer* Name <u>J. Tim Beley</u> Address <u>East Brown COW</u> <u>100 Commercial St</u> City, State & Zip <u>Portland Me 04101</u>	Telephone: <u>207-775-2252</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>85,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>880</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>ATM Kiosk</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>130 sq foot ATM Kiosk For Bangor Savings Bank</u> <u>10' x 13'</u>		<u>870</u> <u>75</u> <hr/> <u>945</u>
Contractor's name: <u>LAUDRY FRENCH CONSTRUCTION</u>		
Address: <u>68 MUSSEY ROAD</u>		
City, State & Zip: <u>SCARBOROUGH, ME 04074</u>		Telephone: <u>207-730-5544</u>
Who should we contact when the permit is ready: <u>DENNIS LAUDRY</u>		Telephone: <u>207-730-5544</u>
Mailing address: <u>68 MUSSEY ROAD SCARBOROUGH, ME 04074</u>		

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 authorized me to propose the 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 agree 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.

RECEIVED
APR 14 2011
Dept. of Building Inspection
City of Portland, Maine

Signature: [Signature] Date: 4/14/11

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

Attn: Dennis Louch ^{2, 2011-11}

FAX



To: Mark Sengalman

Fax Number: 761-9595

From: Ann Machado

Fax Number:

Date: 3/2/11

Regarding: 401 Fore St

Total Number Of Pages Including Cover: 3

Phone Number For Follow-Up: 874-8709

Comments:

Dennis,
you may need this when you
apply for the Press Kiosk permit.
Mark

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>



Application for Administrative Authorization
 Portland, Maine
 Planning and Urban Development Department, Planning Division

PROJECT NAME: BANK OF AMERICA SAVINGS BANK ATM KIOSK
 PROJECT ADDRESS: 101 FORE STREET CHART/BLOCK/LOT: 32-I-41-1
 PROJECT DESCRIPTION: (Please Attach Sketch/Plan of Proposal/Development)
ONE ROOM BANK KIOSK FOR ATM

10-6900000

CONTACT INFORMATION:

OWNER/APPLICANT

Name: J. TIM ROLEY
 Address: EAST BROWN COW
100 COMMERCIAL ST
 Zip Code: PORTLAND ME 04101
 Work #: 207-773-7252
 Cell #: ---
 Fax #: 207-773-7422
 Home #: ---
 E-mail: info@eastbrown.cow.com

CONSULTANT/AGENT

Name: Mark Sengelmann dba ALPHA architects
 Address: 17 Chestnut
Portland ME
 Zip Code: 04101
 Work #: 207-761-9500
 Cell #: 207-691-410
 Fax #: 207-761-9595
 Home #: ---
 E-mail: mark@ALPHAarchitects.com

Criteria for an Administrative Authorization:
 (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y (yes), N (no), N/A

Planning Division
 Use Only

- a) Is the proposal within existing structures?
- b) Are there any new buildings, additions, or demolitions?
- c) Is the footprint increase less than 500 sq. ft.?
- d) Are there any new curb cuts, driveways or parking areas?
- e) Are the curbs and sidewalks in sound condition?
- f) Do the curbs and sidewalks comply with ADA?
- g) Is there any additional parking?
- h) Is there an increase in traffic?
- i) Are there any known stormwater problems?
- j) Does sufficient property screening exist?
- k) Are there adequate utilities?
- l) Are there any zoning violations?
- m) Is an emergency generator located to reduce risk of power outage?
- n) Are there any noise, vibration, glare, fumes or other impacts?

N
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N - see tree SW
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RECEIVED

FEB 25 2011

Dept. of Building Inspections
 City of Portland and Maine

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207) 874-8703, to determine what other City permits, such as a building permit, will be required.

Signature of Applicant:
Mark Sengelmann

Date: 11-17-10

Planning Division Use Only	Authorization Granted <input checked="" type="checkbox"/> Partial Exemption _____ Exemption Denied _____
	<i>w/ conditions</i>
Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.	
Planner's Signature <u>Barbara Bachmidt</u>	Date <u>2/18/11</u>

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article.

(c) **Administrative Authorization.** Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meet the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-523 (b)1.
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

May 12, 2011



Robert Bergeron, Applicant
Bangor Savings Bank
3 State Street
Bangor, ME 04401
(207) 949-4026

ALPHAarchitects, Project Architect
17 Chestnut Street
Portland ME 04101
(207) 761-9500

B- Business occupancy
154sf new construction

RECEIVED

MAY 13 2011

Dept. of Building Inspections
City of Portland Maine

PDF

Final Report of Special Inspections

Project: *Bangor Savings ATM*

Location: *401 Fore Street, Portland, ME*

Owner: *Bangor Savings Bank*

Owner's Address: *P.O. Box 930
Bangor, ME 04402*

Architect of Record: *ALPHA Architects*

Structural Engineer of Record: *Structural Design Consulting, Inc.
22 Oakmont Drive, Old Orchard Beach, ME 04064*

To the best of my information, knowledge and belief, the Special Inspections required for this project, and itemized in the *Statement of Special Inspections* submitted for permit, have been performed and all discovered discrepancies have been reported and resolved other than the following:

Comments: *No outstanding issue*

(Attach continuation sheets if required to complete the description of corrections.)

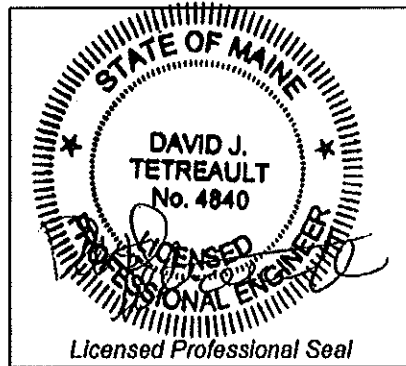
Interim reports submitted prior to this final report form a basis for and are to be considered an integral part of this final report.

Respectfully submitted,
Special Inspector

David J. Tetreault, P.E.
(Type or print name)

David J. Tetreault
Signature

08/09/11
Date





Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: Portland ME - Bangor Savings Bank - 401 Fore Street -
Materials Testing

Project Number: 11-0575

Client: Landry/French Construction Company

Client Contract Number:

General Contractor:

Concrete Supplier: AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 6/29/2011 **Time Cast:** 6:32

Date Received: 6/30/2011

Placement Location: FOUNDATION WALLS TO KIOSK

Placement Method: TAILGATE

Placement Vol. (yd³): 1.5

Cylinders Made By: ANDREW MYERS

Aggregate Size (in): 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: MICRO AIR
GLENIUM 7500

TEST RESULTS

Slump (In) (C-143): **Slump WR:** 4

Load Number: 1

Air Content (%) (C-231): **Air WR:** 1.6

Mixer Number: 78

Air Temp (°F): 62

Ticket Number: 187942

Conc. Temp (°F) (C-1064): 75

Cubic Yards: 1.5

Design (psi): 3500

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(In) ²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
271-2A		4.00	12.57	7/6/2011	Lab	7	4	53.6	4270
271-2B		4.00	12.57	7/27/2011	Lab	28	4	69.2	5510
271-2C		4.00	12.57	7/27/2011	Lab	28	4	66.3	5280
271-2D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:



Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: PORTLAND, ME - BANGOR SAVINGS BANK - 401 FORE STREET - MATERIALS TESTING **Project Number:** 11-0575

Client: Landry/French Construction Company **Client Contract Number:**

General Contractor: **Concrete Supplier:** AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 6/27/2011 **Time Cast:** 6:30 **Date Received:** 6/28/2011

Placement Location: SLAB LEFT OF PARKING GARAGE - FOR ATM AND SMALL BUILDING

Placement Method: REAR DISCHARGE **Placement Vol. (yd³):** 6.5
Cylinders Made By: MATTHEW PALMER **Aggregate Size (in):** 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: MICRO AIR
GLENIUM 7500

TEST RESULTS

Slump (in) (C-143):	Slump WR: 6.5	Load Number: 1
Air Content (%) (C-231):	Air WR: 7.5	Mixer Number: 99
Air Temp (°F): 70		Ticket Number: 133163
Conc. Temp (°F) (C-1064): 71		Cubic Yards: 6.5
		Design (psi): 3500

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area (in ²)	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
271-1A		4.00	12.57	7/4/2011	Lab	7	4	47.0	3740
271-1B		4.00	12.57	7/25/2011	Lab	28	4	50.7	4040
271-1C		4.00	12.57	7/25/2011	Lab	28	4	52.6	4190
271-1D				Hold	Lab				

Fracture Types



Cone



Cone and Split



Cone and Shear



Shear



Columnar

Remarks:

Job Summary Report
Job ID: 2011-04-821-SOB

Job Type: Structures Other Than Buildings
Job Description: 401 Fore St - Bangor Savings Kiosk
Job Year: 2011
Building Job Status Code: Initiate Plan Review
Pin Value: 1157
Tenant Name:
Job Application Date: N
Public Building Flag: N
Tenant Number:
Estimated Value: 85,000
Square Footage:
Related Parties: PLAZA GARAGE COW
 Landry French - Dennis Landry
Property Owner
 GENERAL CONTRACTOR

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance

Location ID: 4778

Location Details

Alternate Id 918885 Parcel Number 032 1 041 001 Census Tract M GIS X GIS Y GIS Z GIS Reference -70.254325 Longitude 43.656386 Latitude

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				401 FORE STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
PARKING LOTS		DOWNTOWN BUSINESS					DISTRICT 2	CENTRAL BUSINESS DISTRICT

Structure Details

Structure: Loc id 000004777 Alt id 001254

Occupancy Type Code:

Business
 Mercantile
 Nightclub, Bars, Restaurants, Banquet Halls

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
CONVERSION	6	0		401 FORE STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
0	0	M				Air Condition Central	0



Certificate of Occupancy

CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division



Issued to: Cow Plaza Group LLC
Date Issued: 8/5/2011

Location: 425 Fore St
CBL: 032 1041001

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. 2011-04-821, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Bank Kiosk
Use Group B
IBC-2009

Limiting Conditions: NONE

Approved: 8/5/11

[Signature]
Inspector

[Signature]
8/5/11
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.