

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

PERMIT ISSUED		Permit No: 011245	Issue Date: NOV 2 2001	CBL: 012 B005001
Location of Construction: 145 Anderson		Owner Name: Vega Property services	Owner Address: CITY OF PORTLAND	Phone: 207-772-6005
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland		Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: B-5	

Past Use: Vacant Lot	Proposed Use: FOUNDATION SYSTEM ONLY 8 Residential dwelling units/R2 use group	Permit Fee: \$3,624.00	Cost of Work: \$600,000.00	CEO District: 1
Proposed Project Description: Foundation only		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5A	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
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: gad	Date Applied For: 10/12/2001	Zoning Approval		
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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..	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	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	Historic Preservation <input checked="" 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: <i>OK CS 11/2/01</i>	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 APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

01-1245

All Purpose 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: 145 ANDERSON STREET

Total Square Footage of Proposed Structure 10,600 S/F Square Footage of Lot 11,790 S/F

Tax Assessor's Chart, Block & Lot Chart# 012 Block# B Lot# 005 Owner: VEGA PROPEM SERVICES Telephone: 772-6005

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: 773-3625 WRIGHT-RYAN CONST. 10 DANFORTH ST. PONT. ME 04101 Cost Of Work: \$ 600,000.- Fee: \$ 3624.-

Current use: VACANT LOT
If the location is currently vacant, what was prior use: NO PRIOR USE
Approximately how long has it been vacant: _____
Proposed use: ARTIST'S STUDIO'S
Project description: 8 UNIT, ARTIST STUDIOS 

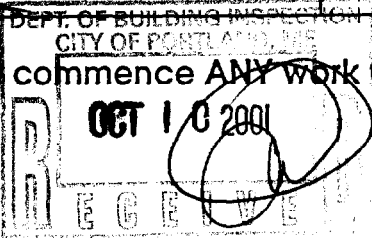
Contractor's name, address & telephone: WRIGHT-RYAN CONSTRUCTION 10 DANFORTH ST., PONTAUME ME 04101
Who should we contact when the permit is ready: PETER HAGER CALL WHEN READY
Mailing address: SAME (NEED BY 10/19/01) Phone: 207-713-3625

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed 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 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: P. Hager Date: 10-09-01

This is not a permit, you may not commence ANY work until the permit is issued



COMMERCIAL INTERIOR CONSTRUCTION AND CHANGE OF USE LESS THAN 5,000 SQUARE FEET OF LEASEABLE SPACE

Your submissions must include the following to be accepted as a complete application:

- 1 Copy of the deed if you have owned the property less than 365 days
- 2 Copies of floor plan showing dimensions of each area and use to scale
- 2 Copies of the construction detail
- 2 Copies of the cover letter explaining the project in detail
- 1 Copy of the floor plan and construction details on 11" x 17" paper, we can not accept the application without it. Electronic plans may be submitted in place of the 11" x 17" copies.

A plot plan will need to be submitted if there is a change of use, to include the following:

- The shape and dimension of the lot and footprint of all structures
- Location and dimensions of parking areas and driveways (including street spaces in front of business)
- The building frontage of each tenant

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- Cross Sections w/Framing details
- Detail of any new walls or permanent partitions
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing (if applicable)
- 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.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC
AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 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 1999 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.

AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THE PERMIT. IF THE REQUIRED INFORMATION AS STATED ABOVE IS NOT SUBMITTED WITH THE APPLICATION, THE APPLICATION WILL BE AUTOMATICALLY DENIED

The cost of the permit is as follows:

- Basic permit fee: \$30.00
- The first \$1,000.00 worth of construction is covered in the \$30.00 base fee
- Every additional \$1,000.00 of construction will cost \$6.00

Submissions for commercial work over \$50,000.00 must be done by a Design Professional

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

2001-0092
Application I. D. Number

05/18/2001
Application Date

8 artist studio's/ condo units
Project Name/Description

Random Orbit, LLC
Applicant
70 Merrill St, Portland, ME 04101
Applicant's Mailing Address
Bass, Peter
Consultant/Agent
Applicant Ph: (207) 772-6005 Applicant Fax: (207) 772-6005
Applicant or Agent Daytime Telephone, Fax

145 - 145 Anderson St, Portland, Maine
Address of Proposed Site
012 N003001
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) 8 condo/artist studios

10,570
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PS) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$214.00 Date: 10/19/2001

Zoning Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions See Attached Denied

Approval Date 10/31/2001 Approval Expiration 10/31/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal 10/31/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/22/2001</u> date	<u>\$21,760.00</u> amount	<u>04/30/2002</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration 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

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

2001-0092

Application I. D. Number

05/18/2001

Application Date

8 artist studio's/ condo units

Project Name/Description

Random Orbit, LLC

Applicant

70 Merrill St, Portland, ME 04101

Applicant's Mailing Address

Bass, Peter

Consultant/Agent

Applicant Ph: (207) 772-6005 Applicant Fax: (207) 772-6005

Applicant or Agent Daytime Telephone, Fax

145 - 145 Anderson St, Portland, Maine

Address of Proposed Site

012 N003001

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) **8 condo/artist studios**

10,570

Proposed Building square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 05/18/2001

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 07/10/2001 Approval Expiration 07/10/2002 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Kandi Talbot 10/23/2001
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/22/2001</u> date	<u>\$21,760.00</u> amount	<u>04/30/2002</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration 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
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2001-0092

Application I. D. Number

05/18/2001

Application Date

8 artist studio's/ condo units

Project Name/Description

Random Orbit, LLC

Applicant

70 Merrill St, Portland, ME 04101

Applicant's Mailing Address

Bass, Peter

Consultant/Agent

Applicant Ph: (207) 772-6005 Applicant Fax: 2077726005

Applicant or Agent Daytime Telephone, Fax

145 - 145 Anderson St, Portland, Maine

Address of Proposed Site

012 N003001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1 Subdivision:

i. That construction details, such as new sidewalk, curb installation, pipe trenching, sewer connection, silt fence installation, catch basin sediment filter installation, temporary construction entrance, etc. Be submitted.

2 Site Plan:

i. That the applicant revise the site plan to include two (2) street trees along Anderson Street and provide foundation plantings around the building. The proposed landscaping shall be reviewed and approved by the City Arborist.

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

2001-0092
Application I. D. Number
05/18/2001
Application Date
8 artist studio's/ condo units
Project Name/Description

Random Orbit, LLC
Applicant
70 Merrill St, Portland, ME 04101
Applicant's Mailing Address
Bass, Peter
Consultant/Agent
Applicant Ph: **(207) 772-6005** Applicant Fax: **(207) 772-6005**
Applicant or Agent Daytime Telephone, Fax

145 - 145 Anderson St, Portland, Maine
Address of Proposed Site
012 N003001
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) **8 condo/artist studios**

10,570
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 **05/18/2001**

DRC Approval Status:

Reviewer **Chris Earle/Steve Bushey**

Approved Approved w/Conditions See Attached Denied

Approval Date **07/10/2001** Approval Expiration **07/10/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Kandi Talbot** **10/23/2001**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	10/22/2001 date	\$21,760.00 amount	04/30/2002 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration 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
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

Application ID Number: 2001-0092

Delete

Save

Close

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments:

[Empty text box for comments]

Approval Date: 10/31/2001

Expiration Date: 10/31/2002

Extension Date: [Empty text box]

OK to Issue Permit

Name: Marge Schmuckal

Date: 10/31/2001

Date 2: [Empty text box]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Separate permits shall be required for future decks, sheds, pools, and/or garages.

Create Date: 10/31/2001 By mes

Update Date: 10/31/2001 By mes

November 6, 2001

Mike Nugent
Manager of Inspection Services
Portland City Hall
389 Congress Street
Portland, ME 04101

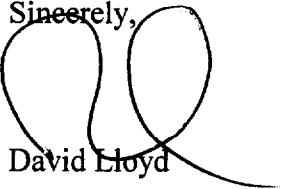
Re: East Bayside Studio

Dear Mike,

I apologize for any confusion. In obtaining the required (STC) on the floor slab I was at 42 STC and, for this reason had, to add the sheetrock to meet the STC between units. I hope the following items clarify and finalize our design.

1. We are changing our floor/ceiling system to be similar to GA File No. FC 2030. Please note that our systems concrete slab will measure 2 inches from tip of flute. This system is well above required STC and fire rating requirements.
2. Dwelling unit separation and sound transmission rating BOCA requires 30 minutes fire and a minimum 45 (STC). Our proposed wall system is based upon GA File No. WP 1023. (See attached) We are modifying the system by using a 6-inch metal stud verses the 3-5/8 inches. Please note that this yields 1-hour fire, 30 minutes above requirements and 50 to 54 STC sound, which also exceeds code standards.
3. Per Table 602 roof construction required fire resistance rating of 0.

Sincerely,



David Lloyd

CC: Peter Haber
Peter Bass

Statement of Special Inspections

CASE Council of American Structural Engineers

Project: *THE ARTISTS' STUDIOS*
Location: *145 ANDERSON STREET*
Owner: *PETER BASS*
Owner's Address: *70 MERRILL
PORTLAND ME 04101*
Architect of Record: *ARCHETYPE, P.A.*
Structural Engineer of Record: *STRUCTURAL DESIGN CONSULTING, INC*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection requirements of the Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspector and the identity of other approved agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections and shall furnish inspection reports to the Building Official, Structural Engineer and Architect of Record. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official, Structural Engineer and Architect of Record. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official, Owner, Structural Engineer and Architect of Record.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

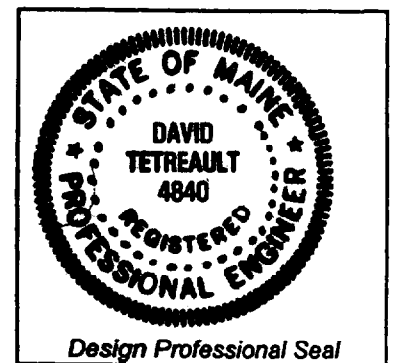
Interim Report Frequency: *NONE*

or per attached schedule.

Prepared by:

DAVID J TETREULT

(type or print name)



David Tetreault

Signature

11/8/01

Date

Owner's Authorization:

Peter Bass

Signature

11/13/001

Date

Building Official's Acceptance:

Cliff Auger

Signature

11/15/01

Date

*THIS SIGNATURE
RECOGNIZES THAT
A SIMILAR FORM NEEDS*

*TO BE
FILED FOR STEEL
ETC.*

SCHEDULE OF SPECIAL INSPECTION SERVICES

1. Soils and Foundations

Item	Agent No.	Scope
Intensive Surface Compaction	2	Observe compaction equipment and methods for conformance with recommendations in Geotechnical report.

2. Cast-In-Place Concrete

Item	Agent No.	Scope
Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests.
Reinforcement Installation	1	Inspect placement of reinforcement prior to placement of concrete.
Concrete Placement	1	Inspect concreting operations during placement.
Material Testing	4	Sample and test concrete for slump, air content, temperature and compressive strength

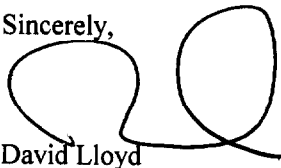
November 1, 2001

Mike Nugent
Manager of Inspection Services
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: East Bayside Studio – Response to Items 1 thru 11.

1. The floor, ceiling and roof are all non-combustible assemblies. The floor deck and roof deck is 2-1/2 inch concrete. The steel does not have a rating. This construction assembly was discussed with Sam Hoffses and Lt. McDougal. It was agreed, at our meeting, that if we sprinkled the building the steel could be left exposed. We realize that this is interpretive but was reviewed and we all felt that we were meeting the intent of the code. Please keep in mind that the code only requires 30 minutes
2. Required dwelling unit fire separation is 30 minutes. We exceed these requirements. Please note that we have 3 layers of 5/8 inch fire rated sheetrock vertically and 2-1/2 inches of concrete horizontally. Required STC ratings between units is not less than 45[STC] per section 1214.0, we exceed these ratings.
3. We have a roof deck of non-combustible material. We come under exception 1 in 705.6. Please take note that we have a concrete roof deck.
4. We calculate 13.68% of glass on the south wall. Please see attached calculations.
5. Roof loads were designed under these requirements.
6. HVAC plans will be developed on a design build basis. As plans are developed they will be submitted to your department.
7. All guardrails will be 42-inch high gypsum board walls.
8. Spiral stair shop drawings will be submitted to your department when they become available.
9. We have forwarded a letter to your attention and have attached it to this correspondence.
10. We will delete ladder access to shelf space.
11. We are deleting access to space.

Sincerely,



David Lloyd

CC: Peter Haber
Peter Bass

October 29, 2001

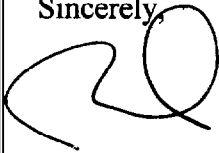
Mike Nugent
Manager of Inspection Services
City Hall
389 Congress Street
Portland, ME 04101

Re: East Bayside Studios, 145 Anderson Street, Portland, ME

Dear Mr. Nugent,

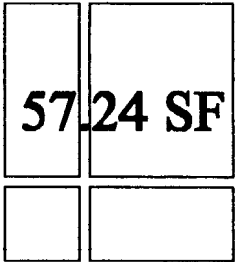
This is to inform you that we will be coordinating with Structural Design Consultants for special inspections per 1705.0 BOCA on the above-mentioned project.

Sincerely,



David Lloyd
Architect

CC:
Peter Haber
Peter Bass



6.80 SF

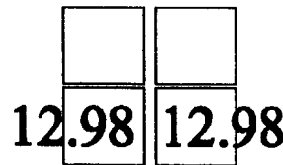
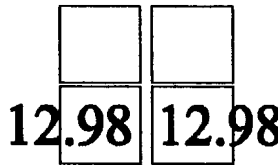
6.80 SF

6.80 SF

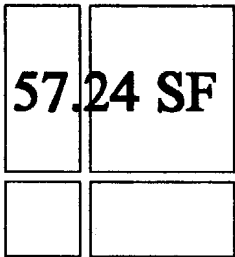


6.80 SF

6.80 SF



6.80 SF



4.16

4.16

14.59

1681.7480 Square Feet Total South Elevation

x15% = 252.2622 Square Feet Total Glass Allowed

Total Glass = 230.11 Square Feet (13.68%)

RECEIVED
OCT 31 2001

389 Congress St.
Portland, ME 04101
Phone: (207) 874-8700
Fax: (207) 874-8716

BY:.....



To: Peter Haber From: Mike Nugent

Fax: 773-5173 Date: October 31, 2001

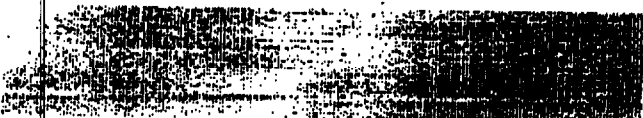
Phone: 773-3625 Pages: 1

Re: The Artist's Studio CC: Archtype

Urgent For Review Please Comment Please Reply Please Recycle

Notes: The following are items that need to be addressed as a result of an initial plan review plan
review for Building Code Compliance:

- 1) Finishing of floor/ceiling & roof assemblies
- 2) Dwelling unit fire separation and sound transmission rating
- 3) Section 705.6 required a parapet wall on the south wall
- 4) There is 17% glass/glazing on the south wall / 15% is the maximum (705.3 and 705.6)
- 5) Roof load for rain and snow must be designed in accordance with Section 7 & 8 of ASCE 7-95
- 6) HVAC Plans
- 7) Guardrail details for mezzanines and interior egress stairways
- 8) Spiral Stair Details
- 9) Statement of Special Inspection as required by Section 1705.1.1
- 10) Ladder access to storage areas is prohibited
- 11) The storage areas do not have guards



WALLS AND INTERIOR PARTITIONS, NONCOMBUSTIBLE

GA FILE NO. WP 1023

PROPRIETARY

1 HOUR FIRE

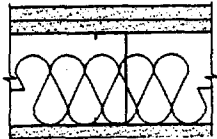
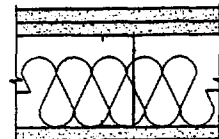
50 to 54 STC SOUND

GYPSUM WALLBOARD, STEEL STUDS, GLASS FIBER INSULATION

One layer 1/2" proprietary type X gypsum wallboard applied at right angles to ONE SIDE of 3 5/8" steel studs 24" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs. Studs attached to floor and ceiling runners with Type S pan head screws. 2 3/4" glass fiber insulation, 0.30 pcf, friction fit in stud space.

OPPOSITE SIDE: **Base** layer 1/2" proprietary type X gypsum wallboard applied at right angles to studs with 1" Type S drywall screws 24" o.c. **Face** layer 1/2" proprietary type X gypsum wallboard applied at right angles to studs with 1 5/8" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs and wall perimeter. **Face** layer may include a 12" wide filler strip at midheight.

Vertical joints staggered 24" each layer and side. Horizontal joints staggered 24" each layer and side, or minimum 12" when filler strip is used. (NLB)



Thickness: 5 5/8"
 Limiting Height: Refer to manufacturer
 Approx. Weight: 7 psf
 Fire Test: WHI-495-0614, 6-20-84;
 WHI-495-0615, 6-21-84;
 WHI-495-0620, 7-20-84
 Sound Test: See WP 1021
 (RAL TL88-54, 2-17-88)

PROPRIETARY GYPSUM BOARD

American Gypsum Company
 G-P Gypsum

1/2" TYPE X PLUS
 1/2" GyProc® Fireguard® C

PROPOSED SYSTEM

GA FILE NO. WP 1035

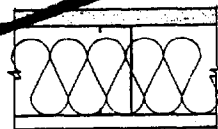
PROPRIETARY

1 HOUR FIRE

GYPSUM WALLBOARD, STEEL STUDS, MINERAL FIBER INSULATION, CEMENTITIOUS BACKER UNIT

One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel or at right angles to ONE SIDE of 3 1/2" 20 gage steel studs 16" o.c. with 1" Type S drywall screws 8" o.c. at vertical joints and 12" o.c. at intermediate studs. 3" mineral fiber insulation batts, 2 pcf, in stud space. For load-bearing, studs attached to each side of floor and ceiling runners by welding or with 1/2" Type S-12 pan head screws.

OPPOSITE SIDE: One layer 1/2" proprietary cementitious backer units applied parallel or at right angles to studs with 1 1/4" Type S-12 wafer head screws 8" o.c. Joints staggered and covered with glass fiber mesh tape. (LOAD-BEARING)



Thickness: 4 5/8"
 Limiting Height: Refer to manufacturer
 Approx. Weight: 7 psf
 Fire Test: UL R12262, 96NK4276,
 5-1-96,
 UL Design U404

PROPRIETARY GYPSUM BOARD

United States Gypsum Company

5/8" SHEETROCK® Brand Gypsum Panels, FIRECODE® Core

GA FILE NO. WP 1041

PROPRIETARY

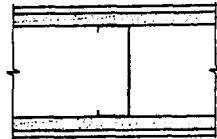
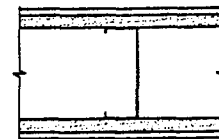
1 HOUR FIRE

50 to 54 STC SOUND

GYPSUM WALLBOARD, FIBER CEMENT BOARD, STEEL STUDS

Base layer 1/2" proprietary type X gypsum wallboard applied parallel or at right angles to each side of 3 5/8" 20 gage steel studs 24" o.c. with 1" Type S-12 drywall screws 24" o.c. **Face** layer 1/4" proprietary fiber-cement board applied parallel or at right angles to studs with 1 5/8" No. 8 ribbed bugle head screws, 0.625" heads, 8" o.c. joints offset 24" from base layer joints. Face layer joints taped and finished.

Joints staggered 24" on opposite sides. (NLB)



Thickness: 5 1/8"
 Limiting Height: Refer to manufacturer
 Approx. Weight: 8 psf
 Fire Test: QPL 11710-105199, 8-3-99
 Sound Test: ASLAS-TL1510, 8-11-99

PROPRIETARY GYPSUM BOARD

James Hardie Gypsum

1/2" Hardirock® Brand Max "C"™ Gypsum Panels

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FLOOR-CEILING SYSTEMS, NONCOMBUSTIBLE

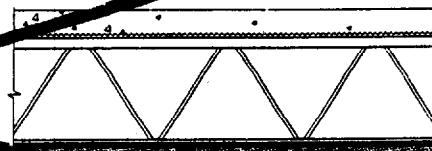
GA FILE NO. FC 1180

GENERIC

1 HOUR FIRE

STEEL JOISTS, CONCRETE SLAB, METAL LATH, GYPSUM PLASTER

5/8" 1:2-1:3 gypsum-sand plaster applied over 3/8" rib metal lath wire tied with 18 gage wire 5" o.c. to open web steel joists 24" o.c. supporting 3/8" rib metal lath and 2" concrete slab. (Passed 90 minute fire test.)



Approx. Ceiling Weight: 4 psf
Fire Test: BMS 92/43, 10-7-42

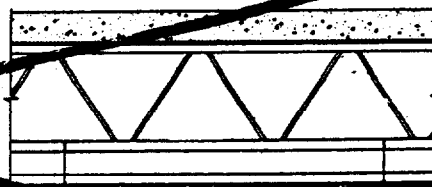
GA FILE NO. FC 1290

PROPRIETARY

1 1/2 HOUR FIRE

STEEL JOISTS, CONCRETE SLAB, METAL LATH, GYPSUM TILES

Nominal 24" x 48" x 1/2" proprietary type X gypsum wallboard lay-in panels supported by steel suspension system suspended from steel open web joists supporting 3/8" rib metal lath and 2 1/2" concrete slab. (1 1/2 hour restrained and unrestrained.)



PROPRIETARY GYPSUM BOARD
National Gypsum Company 1/2" Gold Bond® Gridstone Ceiling Panels

Approx. Ceiling Weight: 2.5 psf
Fire Test: FM J.I. 0F6Q7.AC, 7-17-80, FM Design FC-300

GA FILE NO. FC 2030

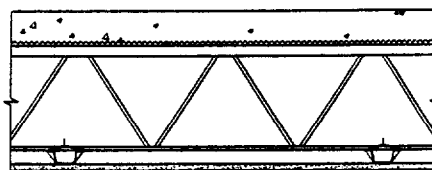
GENERIC

2 HOUR FIRE

50 to 54 STC SOUND

STEEL JOISTS, CONCRETE SLAB, GYPSUM WALLBOARD

One layer 1/2" type X gypsum wallboard or gypsum veneer base applied at right angles to rigid furring channels 24" o.c. with 1" Type S drywall screws 12" o.c. Gypsum board end joints located midway between continuous channels and attached to additional pieces of channel 54" long with screws 12" o.c. Furring channels attached with 18 gage wire ties 48" o.c. to open web steel joists 24" o.c. supporting 3/8" rib metal lath or 3/16" deep 28 gage corrugated steel and 2 1/2" concrete slab measured from top of flute. Furring channels may be attached to 1 1/2" cold rolled carrying channels 48" o.c. suspended from joists by 8 gage wire hangers not over 48" o.c. (Two hour restrained and unrestrained.)



(See GA File No. BM 3310)

Approx. Ceiling Weight: 2 psf
Fire Test: UL R3501-28, 2-7-64, UL Design G514; ULC Design I511
Sound Test: NGC 4075, 3-25-69

DROPPED SYSTEM

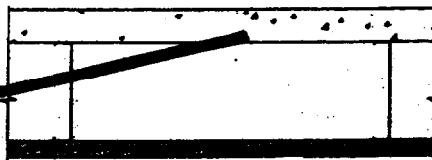
GA FILE NO. FC 2116

GENERIC

2 HOUR FIRE

GYPSUM WALLBOARD, STEEL CHANNEL JOIST, CONCRETE SLAB

Base layer 3/8" type X gypsum wallboard or veneer base applied at right angles to channel shaped, minimum 7 1/4" deep, 18 gage galvanized steel joists 24" o.c. with 1" Type S-12 drywall screws 12" o.c. End joints located midway between joists and staggered between rows. Face layer 3/8" type X gypsum wallboard or veneer base applied at right angles to joists with 1 1/8" Type S-12 drywall screws 12" o.c. placed 2" from edges and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. End joints located midway between joists and all joints offset 24" from base layer joints.



Joists supporting 28 gage corrugated metal deck and 2 1/2" concrete slab measured from the bottom of flutes. Joists braced at midspan with continuous 2" wide, 18 gage, galvanized steel strips attached to the bottom flange of each joist with one 3/8" Type S-12 panhead screw.

Approx. Ceiling Weight: 5 psf
Fire Test: FM FC 224-2, 3-10-75

facsimile transmittal

To: Peter Haber From: Mike Nugent
Fax: 773-5173 Date: October 31, 2001
Phone: 773-3625 Pages: 1
Re: The Artist's Studio CC: Archtype

Urgent For Review Please Comment Please Reply Please Recycle

Notes: The following are items that need to be addressed as a result of an initial plan review plan review for Building Code Compliance:

- 1) Fire Rating of floor/ceiling & roof assemblies
- 2) Dwelling unit fire separation and sound transmission rating
- 3) Section 705.6 required a parapet wall on the south wall
- 4) There is 17% glass/glazing on the south wall / 15% is the maximum (705.3 and 705.6)
- 5) Roof load for rain and snow must be designed in accordance with Section 7 & 8 of ASCE 7-95
- 6) HVAC Plans
- 7) Guardrail details for mezzanines and interior egress stairways
- 8) Spiral Stair Details
- 9) Statement of Special Inspection as required by Section 1705.1.1
- 10) Ladder access to storage areas is prohibited
- 11) The storage areas do not have guards

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

<input checked="" type="checkbox"/> Complete construction documents (107.5, 107.6, 107.7)	<input checked="" type="checkbox"/> Signed/sealed construction documents (107.7, 114.1)
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BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

<input checked="" type="checkbox"/> Single Use Group	Specific occupancy areas (302.1.1)
Mixed Use Groups	Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 20%</u>
% Increase for open perimeter (506.2)	<u>+ 0%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 100%</u>
Total percentage factor	<u>= 180%</u>
Conversion factor	<u>180/100 = 1.8</u> <small>(Total percentage factor/100%)</small>

Open perimeter (506.2)	<u>None</u> North	<u>None</u> East	<u>None</u> South	<u>25%</u> West
Open perim. <u>78'</u> ft.	Perimeter <u>272</u> ft.			
% Open perimeter =	<u>28.6%</u> <small>(Open perim./perim.) × 100%</small>			
% Tab. area increase = (506.2)	<u>6%</u> <small>2x(% Open perim. -25%)</small>			

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area <u>4524</u> ft. ²		Actual building height <u>40</u> feet <u>3</u> stories
Adjusted floor area* <u>4524 × 1.8 = 8143</u> ft. ²		Allowable building height <u>60</u> feet <u>4</u> stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction ALL Type of construction assumed for review (602.3) 5A

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____	_____	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

- R2 Use group classification (507.1) _____ School buildings (507.1.1)
- 40 Building height (story, feet) (507.1) _____ High-hazard use groups (507.1.2)
- SA Type of construction (507.1) _____ Exterior walls (507.2)
- YES Automatic sprinkler system (507.1, 904.11)

262 ALLOWED

247 SHOWN Area limitation (505.2)

>10 x 67 FEET PER EXIT ACCESS Egress (505.3)

MEZZANINES - 1ST FLOOR
YES Openness (505.4)

EGRESS WINDOW S?

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

- _____ Tenant separations (402.4)
- _____ Egress (402.5)
- _____ Mall width (402.6)
- _____ Structural elements (402.7)
- _____ Roof coverings (402.8)
- _____ A-1, A-2 occupancy (402.9)
- _____ Automatic sprinkler system (402.10)
- _____ Standpipes (402.11)
- _____ Fire department access (402.12)
- _____ Kiosk requirements (402.14)

_____ Parking structures (402.15)

HIGH-RISE BUILDINGS

- _____ Automatic sprinkler system (403.2)
- _____ Alternative sprinkler modifications (403.3)
- _____ Automatic fire detection (403.4)
- _____ Voice/alarm signaling systems (403.5)
- _____ Fire department communication (403.6)
- _____ Fire command station (403.7)
- _____ Elevators (403.8)
- _____ Standby systems (403.9)
- _____ Stairway doors (403.10)

ATRIUMS

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405.0)
- Open parking structures (406.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

REQUIRE 1 HOUR
REQUIRED HOUR

- Exterior walls *NOT SPECIFIED*
- Interior elements - ~~NOT AMBIGUOUS~~
- Roof *NOT SHOWN*

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	17'	12'	4.71'	60'

Loadbearing

Nonloadbearing

IS ALLOWED - SOUTH SIDE
17' 2" SEE

REQUIRED NOT SHOWN
Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- 1 HR* Exit enclosures (709.0, 710.0, 1014.11)
- NONE* Other shafts (709.0, 710.0)
- Mixed use and fire area separations (313.1.2)
- Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

- 1 HR* Exit access corridors (711.0, 1011.4)
- ~~AMBIGUOUS~~ Tenant separations (711.0)
- NOT CLEAR* Dwelling unit separations (711.0)
- NIA* Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- NIA* Fire and party walls (707.0 and Table 707.1)
- NIA* Smoke barriers (712.0)
- 0* Nonloadbearing partitions (Table 602)
- 1 HR* Interior loadbearing walls, columns, girders, trusses (716.0)

Supporting construction (716.0)

Floor construction (713.0, 1006.3.1) *NOT CLEAR*

Roof construction (713.0, 715.0) *NOT CLEAR*

Penetrations (714.0)

Opening protectives (717.0, 719.0, 720.0)

Fire dampers (718.0)

Fireblocking/draftstopping (721.0)

Thermal and sound-insulating materials (723.0)

NO HVAC OR CEILING INFO

N/A INTERIOR FINISHES (Chapter 8)

Smoke development (803.3.2)

Floor finish (805.0, 806.0)

Flame spread (803.4)

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

FIRE SPRINKLER SYSTEMS

Assembly (A-1, A-3, A-4) (904.2)

NFPA 13 system (906.2.1)

Assembly (A-2) (904.3)

NFPA 13R system (906.2.2)

Educational (E) (904.4)

NFPA 13D system (906.2.3)

High-hazard (H) (904.5)

Design (906.3)

Institutional (I) (904.6)

Actuation (906.4)

Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)

Sprinkler alarms (906.5)

Sprinkler riser (906.7)

Residential (R-1) (904.8)

LIMITED AREA SPRINKLER SYSTEMS

Residential (R-2) (904.9)

Where permitted (907.2)

Windowless story (904.10)

Design (907.3)

Specific occupancy areas (302.1.1, 904.11)

Actuation (907.4)

Covered mall buildings (402.10)

Standpipe connection (907.6)

High-rise buildings (403.2)

Domestic supply (907.6.1)

Atriums (404.2)

Cross connection (907.6.2)

Underground structures (405.3)

Shutoff valve (907.6.3)

Public garages (408.3.1)

OTHER SUPPRESSION SYSTEMS

Sound stages (411.7)

Water-spray fixed systems (908.0)

Stages and enclosed platforms (412.6)

Carbon dioxide extinguishing systems (909.0)

Special amusement buildings (413.4)

Dry-chemical extinguishing systems (910.0)

HPM facilities (416.4)

Foam-extinguishing systems (911.0)

Paint spray booths and storage rooms (419.3)

Halogenated extinguishing systems (912.0)

Unlimited area buildings (507.1)

Clean agent fire extinguishing systems (913.0)

Exit lobbies (1020.3)

Drying rooms (2806.4)

Wet-chemical range hood extinguishing systems (914.0)

Waste- and linen-chutes/termination rooms (2807.6)

Refuse vaults (2808.4)

STANDPIPE SYSTEMS

N/A (R2)

- _____ Building height (915.2.1)
- _____ Building area (915.2.2)
- _____ Malls (915.2.3)
- _____ Stages (915.2.4)
- _____ Approved system (915.3, 915.3.1)
- _____ Piping design (915.4)
- _____ Water supply (915.5)
- _____ Control valves (915.6)
- _____ Hose connection (915.7)

AUTOMATIC FIRE DETECTION SYSTEMS

- _____ Approval (919.3)
- _____ Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- _____ Residential (R-1) (919.4.4)
- _____ Sprinklered buildings exception (919.5)
- _____ Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- _____ Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- _____ Institutional (I-1) (920.3.3)
- _____ Interconnection (920.4)
- _____ Battery backup (920.5)

FIRE DEPARTMENT CONNECTIONS

- _____ Required (916.1)
- _____ Connections (916.2)

FIRE EXTINGUISHERS

- _____ Approval (921.1)
- _____ Required (921.2)

YARD HYDRANTS

- _____ Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- _____ Approval (918.3)
- _____ Assembly (A-4), Educational (E) (918.4.1)
- _____ Business (B) (918.4.2)
- _____ High-hazard (H) (918.4.3)
- _____ Institutional (I) (918.4.4)
- _____ Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- _____ Location/details (918.5)
- _____ Power supply/wiring (918.6, 918.7)
- _____ Alarm-notification appliances (918.8)
- _____ Voice/alarm signaling system (918.9)

SMOKE CONTROL SYSTEMS

- _____ Passive system (922.2.1)
- _____ Mechanical system (922.2.2)
- _____ Smoke removal (922.3)
- _____ Activation (922.4)
- _____ Standby power (922.5)

SMOKE AND HEAT VENTS

- _____ Size and spacing (923.2)

SUPERVISION

- _____ Fire suppression systems (924.1)
- _____ Fire alarm systems (924.2)

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD (1008.0 and Table 1008.1.2)

Location	Floor Area + Sq. ft./ person = Occt. load	Other occt. loads	Total
1ST	4524 ÷ 200 = 23		23
2ND			23
3RD			8.

CAPACITY OF EGRESS COMPONENTS (1009.0 and Table 1009.2)

Egress width (inch/occupant)
Stairways 2/23
Doors/ramps/corridors 15/23

CAPACITY

Location	Stairways	Doors/ramps corridors

NUMBER OF EXITS (1010.0)

Location	Required	Shown

MEANS OF EGRESS (continued)

_____	General limitations (1005.0)	_____	Ramps (1016.0)
_____	Air movement in egress elements (1005.7)	_____	Means of egress doorways (1017.0)
_____	<i>SINGLE PER</i> Types and location of egress (1006.0)	_____	Number of doorways (1017.2)
_____	Exit access travel distance (1006.5 and Table 1006.5)	_____	Size of doors (1017.3)
_____	Accessible means of egress (1007.0)	_____	Door hardware (1017.4)
_____	Emergency escape (1010.4)	_____	Revolving doors (1018.0)
_____	Exit access passageways and corridors (1011.0)	_____	Horizontal exits (1019.0)
_____	Aisles and accessways (1012.0)	_____	Level of exit discharge passageway (1020.0)
_____	Grandstands (1013.0)	_____	Guards (1021.0) <i>36 SHOW MOST 30</i>
_____	Interior stairways (1014.1 - 1014.11)	_____	Handrails (1022.0) <i>GUARD DETAIL</i>
_____	Exterior stairways (1014.1 - 1014.10, 1014.12)	_____	Exit signs and lights (1023.0) <i>ON</i>
_____	Smokeproof enclosures (1015.0)	_____	Means of egress lighting (1024.0) <i>MEZZAN</i>
_____		_____	Access to roof (1027.0)

ACCESSIBILITY (Chapter 11)

_____	Required (1103.0)	_____	Accessible entrances (1106.0)
_____	Accessible route (1104.0) <i>N/A</i>	_____	Special use groups (1107.0)
_____	Parking facilities (1105.0)	_____	Features and facilities (1108.0)

H V A C ?
SP. RAC DETAIL

INTERIOR ENVIRONMENT (Chapter 12)

_____	Room dimensions (1204.0)	_____	Air-borne noise (STC) (1214.2)
_____	Roof spaces (1210.1, 1211.2)	_____	Structure-borne sound (IIC) (1214.3)
_____	Crawl spaces (1210.2, 1211.1)	_____	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

_____	Performance requirements (1403.0)	_____	Combustible material restrictions (1406.0)
_____	Wall sidings and veneers (1404.0, 1405.0)		

ROOFS AND ROOF STRUCTURES (Chapter 15)

Performance requirements (1505.0) _____

Low-slope roof coverings (1507.5)

Fire classification (1506.0) _____

Flashing (1508.0)

Steep-slope roof coverings (1507.4) _____

Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

ADDRESS SECTION 8 - RAIN LOAD SECTION 7 SNOW LOAD ASSE 7

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Earthquake loads (1603.6, 1610.0)

Uniformly distributed floor live loads (1603.2, 1606.0)

0.11

Peak velocity-related acceleration, A_v (1610.1.3)

Floor Area Use

Loads Shown

1ST + 2ND DWELLINGS

40 CBS/SF

0.11

Peak acceleration, A_a (1610.1.3)

1

Seismic hazard exposure group (1610.1.5)

C

Seismic performance category (1610.1.7)

S2

Soil-profile type (Table 1610.3.1)

1

Basic structural system and seismic-resisting system (Table 1610.3.3)

Live load reduction (1603.2, 1606.7)

Roof live loads (1603.3, 1607.0) ?

6.5

Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)

Roof snow loads (1603.4, 1608.0)

E.C.F.

Analysis procedure (1610.4, 1610.5)

60 CBS/SF

Ground snow load, P_g (1608.3)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4) ?

Other loads

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)

Attic load (1606.2.2, 1606.2.3)

Sloped roof snowload, P_s (1608.5)

Partition loads (1606.2.4)

If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Concentrated loads (1606.3)

Impact loads (1606.6)

Wind loads (1603.5, 1609.0)

Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

85

Basic wind speed (1609.3)

STRUCTURAL DESIGN CALCULATIONS

B

Wind exposure category (1609.4)

Submitted for all structural members (107.7)

1.10

Wind importance factor, I (Table 1609.5)

Signed/sealed (107.7, 114.1)

18.5

Wind design pressure, P (1609.7)

Deflection limits considered (1604.5)

STRUCTURAL DESIGN CALCULATIONS (continued)

_____	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
_____	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
_____	Sliding snow loads considered (1608.8)	_____	Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

_____	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	_____	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fireresistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

_____	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)		

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

_____	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	_____	Minimum concrete strength (Table 1907.1.2[1])
_____	Minimum slab requirements (1905.1)	_____	Cold-weather and hot-weather curing speci- fied (1908.9, 1908.10)

MASONRY (Chapter 21)

_____	Engineered masonry design/construction standard specified (2101.1.1)	_____	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	_____	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	_____	Glass block (2118.0)
_____	Mortar type (2104.7)	_____	

STEEL (Chapter 22)

Structural steel design/construction
standard specified (2203.1, 2203.2)

Formed steel design/construction
standard specified (2206.1)

Shop drawing preparation specified
(2203.4)

Formed steel member identification
(2206.6)

Open-web steel joist design/construction
standard specified (2205.1)

WOOD (Chapter 23)

Installation inspections (2301.2)

Seismic bracing (2305.8)

Design/construction standard specified
(2303.1)

Foundation anchorage (2305.17)

Grade mark specified (2303.1.1)

Wood structural panels (2307.0)

Particleboard (2308.0)

HEAVY TIMBER CONSTRUCTION

Minimum dimensions (605.1, 2304.0)

Fiberboard (2309.0)

Design/construction standard specified
(2304.1)

Fire-retardant-treated wood (2310.0)

Decay and termite protection (2311.0)

Joist hangers (2312.0)

WOOD FRAME CONSTRUCTION

Fastening and construction details
(2305.0, Table 2305.2)

Prefabricated components (2313.1, 2313.3.1, 2313.3.2)

Metal-plate-connected trusses (2313.3.1, 2313.3.2)

Wind bracing design required (2305.7)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

Skylights (2404.0)

Safety glazing (2405.0, 2406.0, 2407.0)

GYPSUM BOARD AND PLASTER (Chapter 25)

Gypsum board materials (2503.0,
Table 2503.2, Table 2503.3)

Plaster (2504.0, 2505.0, 2506.0)

PLASTIC (Chapter 26)

Approved materials (2601.2)

FOAM PLASTIC (2603.0)

Identification (2601.4)

Labeling (2603.2)

Interior trim (2603.7)

Surface-burning characteristics (2603.3)

Alternative approval (2603.8)

Thermal barrier (2603.4)

Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0) _____

Unprotected openings (2606.0)

Diffusing systems (2604.5) _____

Roof panels (2607.0)

Wall panels (2605.0) _____

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0) _____

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2) _____

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2) _____

Opening protectives (3008.2)

Hoistway enclosure (3007.1) _____

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0) _____

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0) _____

Construction and use (3106.1 - 3106.3)

Towers (3108.0) _____

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0) _____

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5) _____

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7) _____

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____%	Percentage of height reduction _____%
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____, serving number of floors _____	

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____
 Fire alarm system: Yes _____ No _____, type _____
 Smoke control: Yes _____ No _____, type _____
 Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
 Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
 Means of egress emergency lighting: Yes _____ No _____ Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

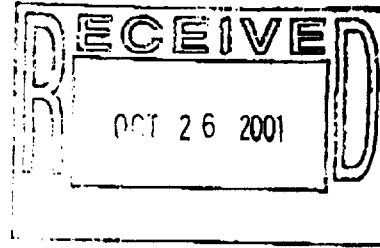
Formula	Table 3408.7		Table 3408.8		Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	-	_____ (MFS)	=	_____	_____	_____
ME-MME ≥ 0	_____ (ME)	-	_____ (MME)	=	_____	_____	_____
GS-MGS ≥ 0	_____ (GS)	-	_____ (MGS)	=	_____	_____	_____

FS = Fire Safety MFS = Mandatory Fire Safety
 ME = Means of Egress MME = Mandatory Means of Egress
 GS = General Safety MGS = Mandatory General Safety

Uct 26 01 13:58

CITY OF PORTLAND

RECEIVED



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 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: DAVID LLOYD

DATE: OCT 26, 2001

Job Name: EAST BAYSIDE STUDIOS

Address of Construction: 146 BRONSON ST.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) R-2
 Type of Construction SA Bldg. Height 33' Bldg. Sq. Footage 4,524 per floor
 Seismic Zone AZ=0.11 Group Class 1 TWO FLOORS
 Roof Snow Load Per Sq. Ft. 42 Dead Load Per Sq. Ft. 12
 Basic Wind Speed (mph) 85 Effective Velocity Pressure Per Sq. Ft. 19.5 PSF
 Floor Live Load Per Sq. Ft. 40

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

Is structure being considered unlimited area building: Yes No

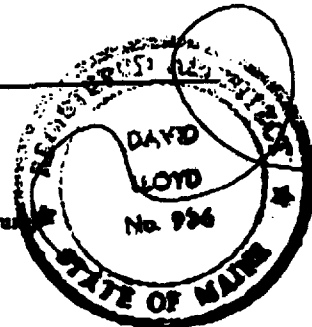
If mixed use, what subsection of 313 is being considered N/A

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

TBL 1008.1.2 Floor area
PER OCCUPANT 200 GROSS = 45

(Designers Stamp & Signature)

PSH 6/07/K

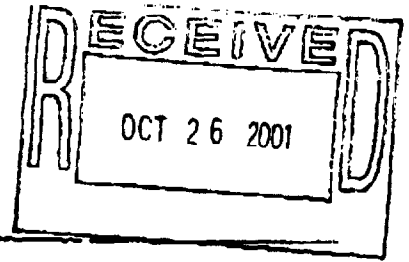


P.02/03

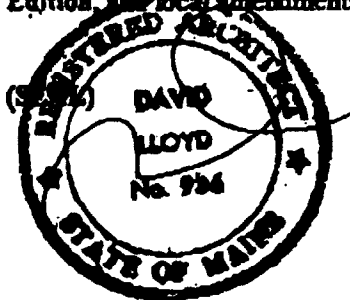
207 773 5173

WRIGHT-RYAN CONSTRUCTION

OCT-26-2001 13:58



Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature [Handwritten Signature]
Title ARCHITECT
Firm ARCHETYPE
Address 40 UNION WALK

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.

PSN 4/20/21

packaging, the part of the packaging containing the product identification shall be kept at the building site where it can be verified at the time of field inspection. For products where the required identification is concealed from view after the product is installed, the code official shall be notified before the product identification is concealed and the product identification shall not be concealed before approval.

SECTION 1705.0 SPECIAL INSPECTIONS

1705.1 General: The permit applicant shall provide special inspections where application is made for construction as described in this section. The special inspectors shall be provided by the permit applicant and shall be qualified and approved for the inspection of the work described herein.

SECTION 1704.0 APPROVALS

1704.1 Written approval: Any material, appliance, equipment, system or method of construction meeting the requirements of this code shall be approved in writing within a reasonable time after satisfactory completion of all the required tests and submission of required test reports.

Exceptions

- 1. Special inspections are not required for work of a minor nature or where warranted by conditions in the jurisdiction.
2. Special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by applicable state statutes and regulations governing the professional registration and certification of engineers or architects.
3. Special inspections are not required for occupancies in Use Group R-3 and occupancies in Use Group U that are accessory to a residential occupancy including, but not limited to, those listed in Table 312.1.

1704.2 Approved record: For any material, appliance, equipment, system or method of construction that has been approved, a record of such approval, including all of the conditions and limitations of the approval, shall be kept on file in the code official's office and shall be open to public inspection at all appropriate times.

1704.3 Labeling: Products and materials required to be labeled shall be labeled in accordance with the procedures set forth in Sections 1704.3.1 through 1704.3.3.

1704.3.1 Testing: An approved agency shall test a representative sample of the product or material being labeled to the relevant standard or standards. The approved agency shall

1705.1.1 Building permit requirement: The permit applicant shall submit a statement of special inspections prepared by the registered design professional in responsible charge in accordance with Section 1705.2.1 as a condition for permit issuance. This statement shall include a complete list of materials and work requiring special inspection by this sec.

207 773 5173 P.03/03

WRIGHT-RYAN CONSTRUCTION 11:37 OCT-26-2001

FROM: ARCHETYPE
TOTAL P.03

A R C H I T E C T Y P E

November 7, 2001

Mike Nugent
Manager of Inspection Services
Portland City Hall
389 Congress Street
Portland, ME 04101

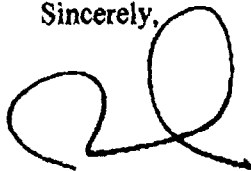
Re: East Bayside Studio

Dear Mike,

In reference to your question on the 30-minute separation, I have the following to report. In reference table 602 #5 Dwelling Unit Separation, which calls for 1 hour and refers us to sections 1011.4 and 1011.4.1. Referring to 1011.4 use group R shows us required fire resistance rating with sprinkler as ½ hour. This is for corridor walls as separation walls. I then referred to section 711.0. Under 711.1 an exception gives us not less than ½ hour in buildings equipped with automatic sprinkler. We are exceeding this exception in our proposed assemblies.

Call with any questions.

Sincerely,



David Lloyd
Architect

A R C H E T Y P E

November 6, 2001

Mike Nugent
Manager of Inspection Services
Portland City Hall
389 Congress Street
Portland, ME 04101

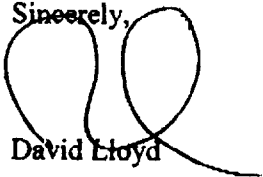
Re: East Bayside Studio

Dear Mike,

I apologize for any confusion. In obtaining the required (STC) on the floor slab I was at 42 STC and, for this reason had, to add the sheetrock to meet the STC between units. I hope the following items clarify and finalize our design.

1. We are changing our floor/ceiling system to be similar to GA File No. FC 2030. Please note that our systems concrete slab will measure 2 inches from tip of flute. This system is well above required STC and fire rating requirements.
2. Dwelling unit separation and sound transmission rating BOCA requires 30 minutes fire and a minimum 45 (STC). Our proposed wall system is based upon GA File No. WP 1023. (See attached) We are modifying the system by using a 6-inch metal stud verses the 3-5/8 inches. Please note that this yields 1-hour fire, 30 minutes above requirements and 50 to 54 STC sound, which also exceeds code standards.
3. Per Table 602 roof construction required fire resistance rating of 0.

Sincerely,



David Lloyd

CC: Peter Haber
Peter Bass

Inspection Services
Michael J. Nugent
Manager

Housing & Neighborhood Services
Mark B Adelson
Director



CITY OF PORTLAND

November 1, 2001

David Lloyd
48 Union Wharf
Portland, ME 04101

RE: 145 Anderson St. (012 B005)

Dear David,

Thank you for the information with regard to the above project. I am enclosing Section 1705.1.1 of the BOCA Code (1999). It requires that the statement of special inspection include a complete list of materials and work requiring special inspections, the inspections to be performed and a list of the individuals, approved agencies and firms intended to be retained for conduction such inspections. Please forward this report for review. With regard to the reply to items 1 and 2, please forward the fire resistance and sound transmission ratings for the dwelling unit separations, both wall and floor/ceiling/roof assemblies, this must comply with the 1999 BOCA Code. We will review the other information that you have provided.

Sincerely,



Mike Nugent

Manager of Inspection Services

A R C H I T E C T Y P E

October 29, 2001

Mike Nugent
Manager of Inspection Services
City Hall
389 Congress Street
Portland, ME 04101

Re: East Bayside Studios, 145 Anderson Street, Portland, ME

Dear Mr. Nugent,

This is to inform you that we will be coordinating with Structural Design Consultants for special inspections per 1705.0 BOCA on the above-mentioned project.

Sincerely,



David Lloyd
Architect

CC:

Peter Haber
Peter Bass

A R C H I T E C T U R E

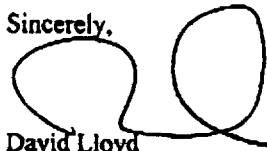
November 1, 2001

Mike Nugent
Manager of Inspection Services
Portland City Hall
389 Congress Street
Portland, ME 04101

Re: East Bayside Studio - Response to Items 1 thru 11.

1. The floor, ceiling and roof are all non-combustible assemblies. The floor deck and roof deck is 2-1/2 inch concrete. The steel does not have a rating. This construction assembly was discussed with Sam Hoffses and Lt. McDougal. It was agreed, at our meeting, that if we sprinkled the building the steel could be left exposed. We realize that this is interpretive but was reviewed and we all felt that we were meeting the intent of the code. Please keep in mind that the code only requires 30 minutes
2. Required dwelling unit fire separation is 30 minutes. We exceed these requirements. Please note that we have 3 layers of 5/8 inch fire rated sheetrock vertically and 2-1/2 inches of concrete horizontally. Required STC ratings between units is not less than 45[STC] per section 1214.0, we exceed these ratings.
3. We have a roof deck of non-combustible material. We come under exception 1 in 705.6. Please take note that we have a concrete roof deck.
4. We calculate 13.68% of glass on the south wall. Please see attached calculations.
5. Roof loads were designed under these requirements.
6. HVAC plans will be developed on a design build basis. As plans are developed they will be submitted to your department.
7. All guardrails will be 42-inch high gypsum board walls.
8. Spiral stair shop drawings will be submitted to your department when they become available.
9. We have forwarded a letter to your attention and have attached it to this correspondence.
10. We will delete ladder access to shelf space.
11. We are deleting access to space.

Sincerely,



David Lloyd

CC: Peter Haber
Peter Bass