



PERMIT FOR FOUNDATION WORK ONLY

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.

Address/Location of Construction: 89 ANDERSON STREET		
Total Square Footage of Proposed Structure: 13,500 SF		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant Name: ALLIEDCOOK CONSTRUCTION Address PO BOX 1396 City, State & Zip PORTLAND, ME 04104	Telephone: 207-772-2888 Email: JPSCHWARTZ@ALLIEDCOOK.COM
Lessee/Owner Name : REDFERN PROPERTIES LLC (if different than applicant) Address: PO BOX 8816 City, State & Zip: PORTLAND, ME 04104 Telephone 207-221-5746 E-mail: JONATHAN@REDFERNPROPERTIES.COM	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone E-mail:	Cost Of Work: \$ \$321,700.00 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ \$3,552.70
Current use (i.e. single family) <u>VACANT BUILDINGS</u>		
If vacant, what was the previous use? <u>CAR GARAGE, RESIDENCE</u>		
Proposed Specific use: <u>MIXED USE FACILITY</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: CONSTRUCT FOUNDATION FOR FUTURE 4 STORY MIXED USE APARTMENT BUILDING. PERMIT BEING APPLIED IS FOR FOUNDATION ONLY.		
Who should we contact when the permit is ready: JP SCHWARTZ		
Address: PO BOX 1396		
City, State & Zip: PORTLAND, ME 04104		
E-mail Address: JPSCHWARTZ@ALLIEDCOOK.COM		
Telephone: 207-415-0080		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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 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:  **Date:** 6/10/15

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



PORTLAND MAINE

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Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland
Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. ***After all approvals have been met and completed, I will then be issued my permit via e-mail.*** No work shall be started until I have received my permit.

Applicant Signature: _____ Date: 6/10/15

I have provided digital copies and sent them on: _____ Date: _____

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8703 - Fax: 874-8716 - TTY: 874-8936



Certificate of Design Application

From Designer: Ryan Senatore
 Date: 6/8/15
 Job Name: 89 Anderson Street Apartments
 Address of Construction: 89 Anderson Street, Portland

2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2009 Use Group Classification (s) R2, M, A-2, S2, B

Type of Construction 5B with 1A First Floor

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 ~~IBC~~ IFC NFPA 13

Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated

Supervisory alarm System? Y Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

--- Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
Residential 40 psf	Balconies 60 psf
Public spaces 100 psf	Stairs 100 psf
Corridors above 1st 40 psf	
Storage areas 125 psf	
Commercial on 1st 100 psf	

Wind loads (1603.1.4, 1609)

Analytical method Design option utilized (1609.1.1, 1609.6)
 100 mph Basic wind speed (1809.3)
 Cat. II, 1.0 Building category and wind importance Factor, w table 1604.5, 1609.5)
 B Wind exposure category (1609.4)
 0.55 Internal pressure coefficient (ASCE 7)
 50 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)
 22 psf Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv. Lateral Force Design option utilized (1614.1)
 1 Seismic use group ("Category")
 0.324, 0.123 Spectral response coefficients, S_D & S_{DI} (1615.1)
 D Site class (1615.1.5)

none Live load reduction
 _____ Roof live loads (1603.1.2, 1607.11)
 42 psf _____ Roof snow loads (1603.7.3, 1608)
 60 psf _____ Ground snow load, P_g (1608.2)
 42 psf _____ If $P_g > 10$ psf, flat-roof snow load P_f
 1.0 _____ If $P_g > 10$ psf, snow exposure factor, C_e
 1.0 _____ If $P_g > 10$ psf, snow load importance factor, I_s
 1.0 _____ Roof thermal factor, C_t (1608.4)
 42 psf _____ Sloped roof snowload, P_s (1608.4)
 B _____ Seismic design category (1616.3)
 Conc. moment frame _____ Basic seismic force resisting system (1617.6.2)
 5 _____ Response modification coefficient, R , and
 _____ deflection amplification factor C_d (1617.6.2)
 Equiv. Lateral Force _____ Analysis procedure (1616.6, 1617.5)
 148 kips _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: Ryan Senatore

Address of Project: 89 Anderson Street

Nature of Project: 53 New Apartments and Retail in a
4 story Building, New construction

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: [Handwritten Signature]

Title: Architect

Firm: RSA

Address: 565 Congress St.
Suite 304, Portland, ME 04101

Phone: 207-650-6414

E-mail: ryan@senatoearchitect.com

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 6/8/15

From: Ryan Senatore

These plans and / or specifications covering construction work on:
New Apartment Building with first floor retail at
89 Anderson Street

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



Signature: [Handwritten Signature]

Title: Architect

Firm: RSA

Address: 565 Congress St
Suite 304, Portland, ME 04101

Phone: 207-650-6414

E-mail: Ryan@senatorearchitects.com

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