



# General Building Permit Application

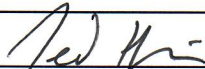
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

<b>Address/Location of Construction:</b> 121 Washington Avenue		
<b>Total Square Footage of Proposed Structure:</b>		17,200 existing
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#      Block#      Lot# 12-P-7-9-11-14	<b>Applicant Name:</b> CSH 123 LLC Address: 75 Washington Ave Suite 2H City, State & Zip: Portland, ME 04101	Telephone: 207.653.8262 Email: jedtharris@gmail.com
<b>Lessee/Owner Name:</b> Richard Creighton (if different than applicant) Address: 375 Falmouth Rd City, State & Zip: Falmouth, ME 04105 Telephone: 207.774.3812 E-mail:	<b>Contractor Name:</b> (if different from Applicant) Address: City, State & Zip: Telephone: E-mail:	Cost of Work: \$ 100,000 C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees: \$ _____
<b>Current Use</b> (i.e. single family) <u>Commercial- wholesale</u>		
<b>If vacant, what was the previous use?</b> _____		
<b>Proposed Specific use:</b> <u>two restaurants and a distillery with tasting room</u>		
Is property part of a subdivision? If yes, please Name _____		
<b>Project description:</b> Demo non structural interior mezzanine, add four bathrooms, and demising walls, construct handicap ramp and exterior deck, replace windows		
<b>Who should we contact when the permit is ready:</b> Jed Harris		
<b>Address:</b> 75 Washington Ave, Suite 2H		
<b>City, State &amp; Zip:</b> Portland, ME 04101		
<b>E-mail Address:</b> jedtharris@gmail.com		
<b>Telephone:</b> 207.653.8262		

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 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 Department of Permitting and Inspections on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the 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.

<b>Signature:</b> 	<b>Date:</b> 12/1/2016
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This is not a permit; you may not commence ANY work until the permit is issued.



# Certificate of Design Application

From Designer: Ryan Senatore Architecture  
 Date: 12/1/16  
 Job Name: 123 Washington Avenue  
 Address of Construction: 123 Washington Avenue

## 2009 International Building Code

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

Building Code & Year 2009 Use Group Classification (s) A and F-1  
 Type of Construction 3B  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IBC YES  
 Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) Separated  
 Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) NA

### Structural Design Calculations

NA Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>NA</u>	

### Wind loads (1603.1.4, 1609)

NA Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
 Wind exposure category (1609.4)  
 Internal pressure coefficient (ASCE 7)  
 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

NA Design option utilized (1614.1)  
 Seismic use group (“Category”)  
 Spectral response coefficients,  $S_D$ s &  $S_I$  (1615.1)  
 Site class (1615.1.5)

NA Live load reduction  
 Roof *live* loads (1603.1.2, 1607.11)  
 Roof snow loads (1603.7.3, 1608)  
 Ground snow load,  $P_g$  (1608.2)  
 If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
 Roof thermal factor,  $C_t$  (1608.4)  
 Sloped roof snowload,  $P_s$  (1608.4)  
 Seismic design category (1616.3)  
 Basic seismic force resisting system (1617.6.2)  
 Response modification coefficient,  $R_f$  and deflection amplification factor  $C_d$  (1617.6.2)  
 Analysis procedure (1616.6, 1617.5)  
 Design base shear (1617.4, 16175.5.1)

### Flood loads (1803.1.6, 1612)

NA Flood Hazard area (1612.3)  
 Elevation of structure

### Other loads

NA 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)





# Certificate of Design

Date: 12/1/16

From: RYAN SENATORE

These plans and / or specifications covering construction work on:  
**Renovations to Existing Building**

123 Washington Avenue

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: \_\_\_\_\_

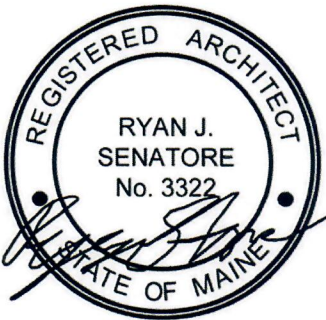
Title: ARCHITECT

Firm: RYAN SENATORE ARCHITECTURE

Address: 565 CONGRESS STREET, STE 304

PORTLAND, MAINE 04101

Phone: 207-650-6414



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Accessibility Building Code Certificate

Designer: Ryan Senatore Architecture

Address of Project: 123 Washington Avenue

Nature of Project: Renovations to existing Building

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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: \_\_\_\_\_

Title: ARCHITECT

Firm: RYAN SENATORE ARCHITECTURE

Address: 565 CONGRESS STREET, STE. 304

PORTLAND, MAINE 04101

Phone: 207-650-6414



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## Department of Permitting and Inspections

### 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.

1. Once the complete application package has been received by us, and entered into the system,
2. You will receive an e-mailed invoice from our office which signifies that your electronic permit application and corresponding paperwork have been entered, ready for payment, to begin the process.
3. You then have the following four (4) payment options:

- provide an on-line electronic check or credit/debit card (we accept American Express, Discover, VISA, and MasterCard) payment
- 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,
- deliver a payment method through the U.S. Postal Service, at the following address:

**City of Portland  
Department of Permitting and Inspections  
389 Congress Street, Room 315  
Portland, Maine 04101**

By Signing below, I understand the review process starts only once my payment has been received. After all approvals have been met and completed, I will then be issued my permit and it will be sent via e-mail. ***No work shall be started until I have received my permit.***

Applicant Signature:  Date: 12/6/2016

I have provided digital copies and sent them on: \_\_\_\_\_ Date: 12/6/2016

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