

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0649	Issue Date: PERMITS ISSUED JUN 1 2005	CBL: 013 I043001
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Location of Construction: 59 Washington Ave	Owner Name: A & M Partners Llc	Owner Address: 120 Exchange St	Phone:
Business Name:	Contractor Name: Lou Wood	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type:	Zone: B4

Past Use: Commercial	Proposed Use: Commercial - Create an Exterior Courtyard	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2B	

Proposed Project Description: Create an Exterior Courtyard	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Idobson	Date Applied For: 05/25/2005	Zoning Approval		
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
ok Date: 6/10/05	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



NEPTUNE PROPERTIES, INC.

120 EXCHANGE STREET

PORTLAND, MAINE 04101

TO: MIKE NUGENT

6/14/05

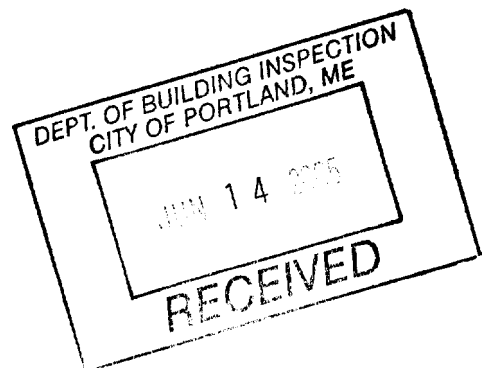
FROM: MIKE SCARKE

RE: COURTYARD e75 WASH.

050649
13143

MIKE: ATTACHED PLEASE FIND A LETTER FROM L+L
STRUCTURAL ENGINEERING REVIEWING THE PLAN ALREADY
SUBMITTED. BE ADVISED THAT THE LETTER'S REQUIREMENTS
WILL BE CONSIDERED AS PART OF THE PERMIT SUBMISSION
AND WILL BE INCORPORATED IN THE WORK.

THANKS,
MIKE S.





**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

June 14, 2005

Mr. Mike Scarks
Neptune Properties Inc.
120 Exchange Street
Portland, Maine 04101

Subject; **Structural Analysis Exterior Wall Systems and Roof System above Covered Walkway at
75 Washington Avenue, Portland, Maine**

Dear Mr. Scarks,

As per your request we have reviewed and analyzed the drawings for the "Construction of Interior Courtyard for Future Tenant Build-Out" dated May 15, 2005 prepared by A&M Partners, LLC for the courtyard in the building located at 75 Washington Avenue in Portland, Maine. Our review was limited to the structural components of the exterior non-load bearing wall system at the south side of the courtyard as shown in Detail "A" and the roof and exterior wall system for the covered passage-way at the east side of the courtyard as shown on Detail "B" indicated on the drawings. Our analysis and review of the structure was performed utilizing the 2003 IBC International Building Code adopted by the City of Portland and considering the NDS National Design Specification published by the National Forest Products Association.

The exterior non-load bearing wall system at the south side of the courtyard as shown in Detail "A" on the drawing is acceptable as long as the wall system is constructed with the following additional provisions:

1. The height of the wall is 13'-4" in lieu of the 16'-0" indicated on the drawings.
2. The bottom 2x6 pressure treated plate of the wall is fastened to the concrete slab with 5/32" diameter x 1 1/8" embedment Powder Actuated Fasteners spaced at 12" on center or approved equal fastening.
3. The top 2x6 plate of the wall is fastened to the beam (holding a 1/4" +/- gap between the top of the plate and the underside of the existing timber beam) with 16d nails at 12" on center.
4. The jambs between the window openings located with the existing column between are constructed utilizing three additional 2x6 king studs plus the existing 6x6 column between. That is, an additional 2x6 full height king stud on one side of the existing 6x6 column plus two additional 2x6 full height king studs on the opposite side of the existing 6x6 column. The double 2x10 header shall be supported with a 2x6 jack stud beneath the header on both sides of the built-up column.
5. The jambs between the window openings located without the existing column between are constructed utilizing four 2x6 full height king studs plus a 2x6 jack stud beneath the header on both sides of the built-up 4-2x6 column to support the double 2x10 header.

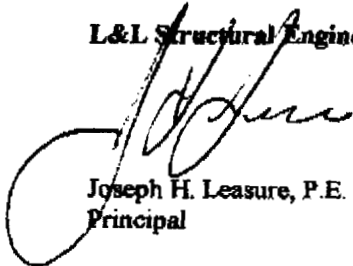
The roof and exterior wall system for the covered passage-way at the east side of the courtyard as shown on Detail "B" on the drawings is acceptable as long as the roof and wall system is constructed with the following additional provisions:

6. The "exist. 8" conc. slab" shall be a 6" minimum concrete slab on grade.
7. The bottom 2x6 pressure treated plate of the wall is fastened to the concrete slab with 5/32" diameter x 1 1/8" embedment Powder Actuated Fasteners spaced at 12" on center or approved equal fastening.
8. The 2x8 rafters shown shall be fastened to a 2x8 pressure treated ledger with Simpson LS50 framing angles. The connection of the ledger to the 12" concrete wall is acceptable.
9. The jambs between the window openings shall be constructed utilizing three 2x6 full height king studs plus a 2x6 jack stud beneath the header on both sides of the built-up 3-2x6 column to support the double 2x10 header.
10. Alternatively, we understand that you may change the detail "B" to a flat roof with a wall height of 13'4" to accommodate the adjacent roof detail at the southeast corner of the courtyard. This is acceptable as long as the 2x8 @16" on center roof joists are fastened to the 2x8 ledger with Simpson LUS28 joist hangers. In addition, the jambs between the window openings shall be constructed utilizing four 2x6 full height king studs plus a 2x6 jack stud beneath the header on both sides of the built-up 4-2x6 column to support the double 2x10 header.

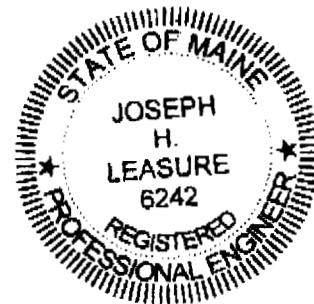
If you have any further questions or require any additional information and/or technical assistance, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



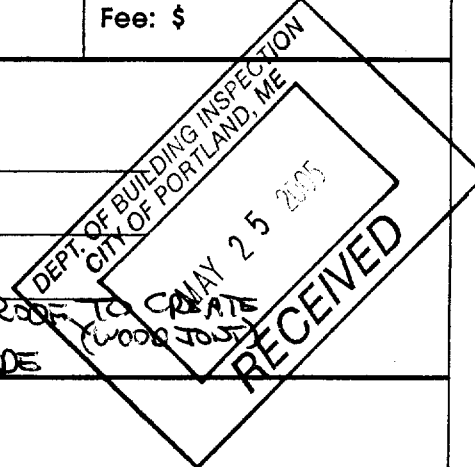
Joseph H. Leasure, P.E.
Principal



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: <u>75 WASHINGTON AVE</u>		
Total Square Footage of Proposed Structure <u>152,635 (EXISTING)</u>	Square Footage of Lot <u>131,978</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>I</u> Lot# <u>43</u>	Owner: <u>A+M PARTNERS, LLC</u>	Telephone: <u>7752100</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>ABOVE</u> <u>120 EXCHANGE ST.</u> <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>39000</u> Fee: \$
Current use: <u>OFFICE / WAREHOUSE / BAKERY / RETAIL</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>EXTERIOR COURTYARD</u>		
Project description: <u>REMOVE 2900 SF OF SINGLE STORY ROOF TO CREATE</u> <u>CENTRAL EXTERIOR COURTYARD ON EXIST SLAB ON GRADE</u>		
Contractor's name, address & telephone: <u>AS ABOVE</u>		
Who should we contact when the permit is ready: <u>LOU WOOD</u>		
Mailing address: <u>A</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>4506128</u>		



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: <u>Michael Dush</u>	Date: <u>5/23/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall