

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030540

This is to certify that Casco Bay Ventures /Casco Bay Ventures
has permission to Build 4 new Condominium units on 16-June 4-025 (Bldg. C)
AT 3 Waterville St 016 F024001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work on permit must be completed before this building or part thereof is occupied or enclosed-in. **HEAVY NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. *H.M.O.*
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0540	Issue Date:	CBL: 016 F024001
-----------------------	-------------	---------------------

Location of Construction: 3 Waterville St	Owner Name: Casco Bay Ventures	Owner Address: 223 Woodville Rd	Phone:
Business Name:	Contractor Name: Casco Bay Ventures	Contractor Address: 223 Woodville Road Falmouth	Phone: 2077977752
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R6

Past Use: Condominium Assn covers 16-F-24, 16-J-24-25, 013. 16-J-24-25 is vacant land	Proposed Use: Build 4 new Condominium units on 16-J-024-025 (Bldg. C)	Permit Fee: \$5,013.00	Cost of Work: \$670,000.00	CEO District: 1
Proposed Project Description: Build 4 new Condominium units on 16-J-024-025 (Bldg. C)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 3A 8/19/03 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: kwd	Date Applied For: 05/20/2003	Zoning Approval	
-------------------------	---------------------------------	------------------------	--

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>part of zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2001-0009</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/24/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>in part at 1st Amendment</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <i>5/17/01</i> <input type="checkbox"/> Denied <i>see sep permit for their installation</i> Date: _____	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: _____
---	--	--

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
---	------	-------

Memorandum

Project:	Waterville Street Condominiums	Project No.	0111
Date:	August 15, 2003		
To:	Mr. Michael Nugent Inspection Services Manager City of Portland City Hall Room 315 389 Congress Street Portland, ME 04101	Phone No.	(207) 874-8700
		Fax No.	(207) 874-8716
From:	Will Tinkelenberg TFH Architects	Phone No.	(207) 775-6141
		Fax No.	(207) 773-0194
Re:	Review Comments	Copy to:	File

Mike:

We offer the following in response to your review comments of August 13, 2003:

- 1.) We have added a note to Building Section 2 on A3-1 (Page 3) which should address your concerns. What was originally a post on Line 6.0 at the corner of the Kitchen counter was changed to a wall; see SK-6, included here (Page 4). Also included here is a plan detail for the column in the Parking Garage (Page 5).
- 2.) Based on the horizontal section and Item #5, Gypsum Sheathing for Exterior Walls, of UL Design U425, our understanding is that only a single layer of 1/2" or 5/8" GWB is required, in conjunction with the exterior siding.
- 3.) We have revised the notes on Building Section 2 on A3-1 (Page 3) to indicate the required fire ratings in conjunction with the UL designs. The fire rating for the First Floor Floor Construction is to be 2 hours, in accordance with UL Design G533. The fire rating for the Typical Floor Construction (between units) is to be 1 hour in accordance with UL Design L524.

The STC rating of the floor/ceiling assembly between units will be 45-50. This is based on similar construction assemblies and that there are two layers of 1/2" GWB at the ceiling, metal furring, and R-30 batt insulation.

Penetrations in floor/ceiling assemblies are to be provided in accordance with 714.2.

- 4.) The Type G windows located in the bathrooms, and adjacent to the tubs, have sills that are more than 60" above the tub floors. Consequently, in

Memorandum

accordance with 2406.2(5), it is our understanding that safety glazing is not necessary at these windows.

- 5-12.) Structural requirements - see attached memo from Pinkham & Greer, dated August 14, 2003 (Page 6).
- 13.) Details 3, 4 and 6 on A3-1 for the exterior stairs are no longer applicable, in that they have been replaced by the steps as detailed on SK-10 (previously forwarded to you). The revised steps have vertical risers, and the treads are 12" deep. In reviewing the submittal for the guards, which will be designed by the vinyl guard system supplier, we will confirm that the "6 inch rule" is adhered to in accordance with 1021.3, Exception 1.
- 14.) In reviewing the submittal for the guards, which will be designed by the vinyl guard system supplier, we will confirm that the guards are designed in accordance with 1606.4. Attached for your consideration is a test report done for Cross Industries on their vinyl guard system (Page 7). The report stipulates that a 12' section of the system satisfies 1606.4. Further, steel inserts will be provided in the posts as necessary to maintain a design-specific compliance with 1606.4.
- 15.) Based on 721.7.2.1, it is our understanding that draftstopping is not required in the attic in that only one dwelling unit is directly below the attic, and in that the entire attic does not exceed 3,000 square feet.
- 16.) The fire suppression system is to be a fully automated supervised sprinkler system in accordance with NFPA-13.
- 17.) Each unit will feature hydronic baseboard heat and a gas fire boiler; at the Parking Garage level the Maintenance, Sprinkler, Elevator Machine Room and Lobby will feature electric heat.

If you need further information, please let us know.

Thank you,

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

Memorandum

Project:	Waterville Street Condominiums	Project No.	0111
Date:	August 19, 2003		
To:	Mr. Michael Nugent Inspection Services Manager City of Portland City Hall Room 315 389 Congress Street Portland, ME 04101	Phone No.	(207) 874-8700
		Fax No.	(207) 874-8716
From:	Will Tinkelenberg TFH Architects	Phone No.	(207) 775-6141
		Fax No.	(207) 773-0194
Re:	Questions	Copy to:	File

Mike:

The following is in response to your questions of earlier today:

- 1.) Based on Table 602, it is our understanding that we need to provide 1 hour protection of the roof framing. UL Design P533 requires one layer of 5/8" GWB attached to 1/2" furring at the bottom 2x4 chord of wood roof trusses in order to achieve a 1 hour rating. In our particular case, we are providing 2x10 ceiling joists with metal furring and two layers of 1/2" GWB (See "Attic Floor Construction" note, Building Section 2 on A3-1), all of which exceed the components of UL Design P533 such that a 1 hour protection is realized.
- 2.) Roof access is provided through a rated Attic Access Door in the ceiling of Stair 2 (See Fourth Floor Plan on A1-3).
- 3.) The Fire Department Connection will be located on the left side of the building near the front; we have added this to Drawing M1-1 (See Page 3).
- 4.) Means of Egress Lighting, including emergency lighting, is shown on Drawing E1-1. We have added Exit signs over the exit doors from each of the Stairways and in each of the Lobbies (See Pages 4 & 5). In accordance with 1023.1, Exception 2, it is our understanding that the entrance doors into each of the units themselves do not need to be marked with Exit signs.

Memorandum

- 5.) In accordance with Table 803.4, interior finishes will not have flame spread indices greater than Class 1 in the Stairs or Lobbies, and not greater than Class III within the units themselves. Any carpet installed will be Class I, in accordance with 803.6(1). Interior finishes will consist of GWB at ceilings, GWB and possibly tile wainscot at walls, and wood, tile, and carpeted floors.

If you need further information, please let us know.

Thank you,

Will Tinkelenberg
TFH Architects
100 Commercial Street
Portland, Maine 04101
(207)775-6141

UNIT #2

UNIT #1

FIRE DEPARTMENT SPRINKLER CONNECTION PIPE - INSTALL TIGHT TO WALL AND CEILING



UTILITY LINES BENEATH SLAB

4" STORZ FIRE DEPARTMENT CONNECTION



NOTE: SANITARY LINE TIES INTO EXISTING 4" SEWER SERVICE, CONDITION OF WHICH NEEDS TO BE CONFIRMED. (SEE SITE PLAN)

SEE SITE PLAN FOR CONTINUATION OF UTILITY LINES

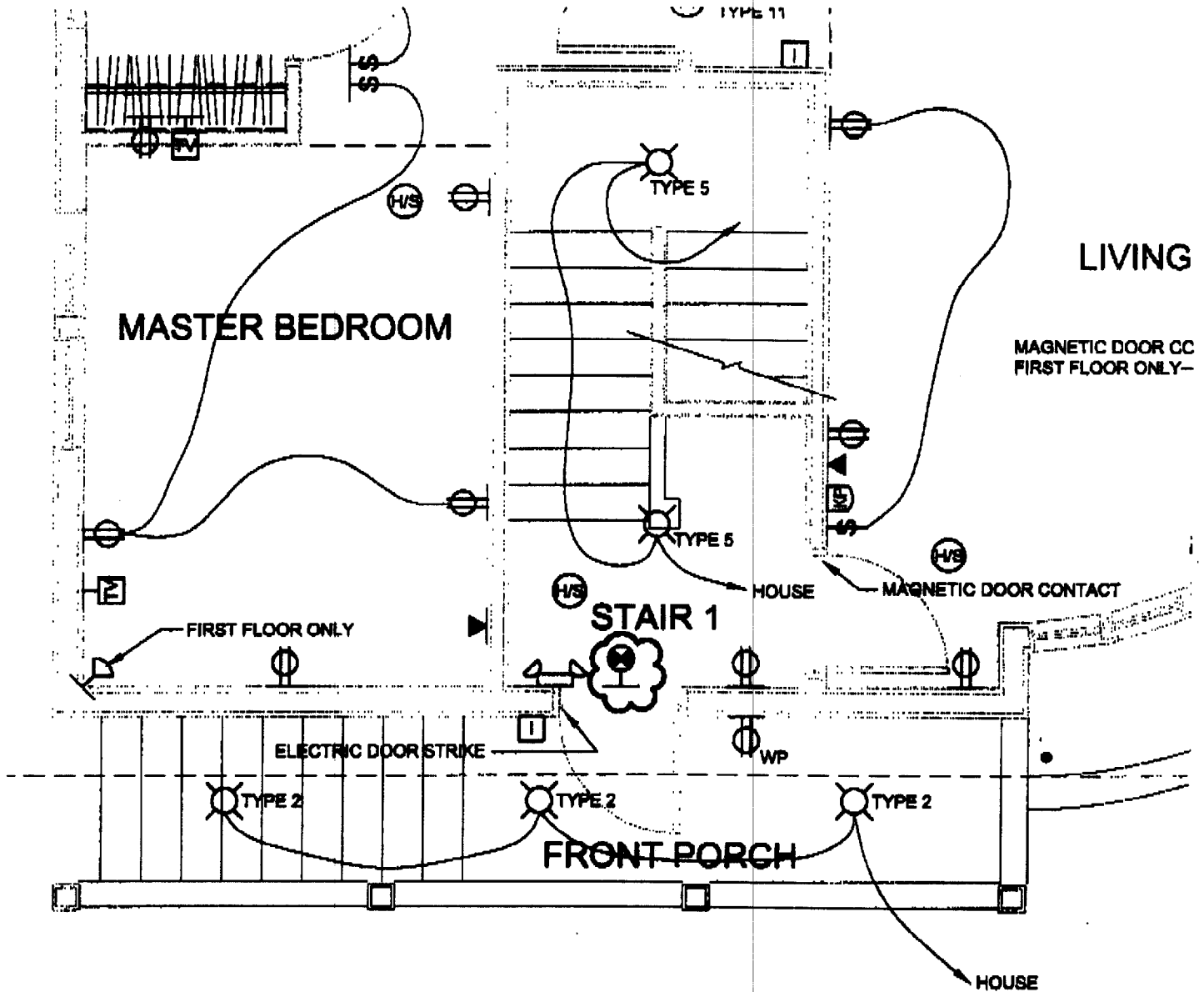
2.0

4.0

GARAGE FLOOR MECHANICAL PI

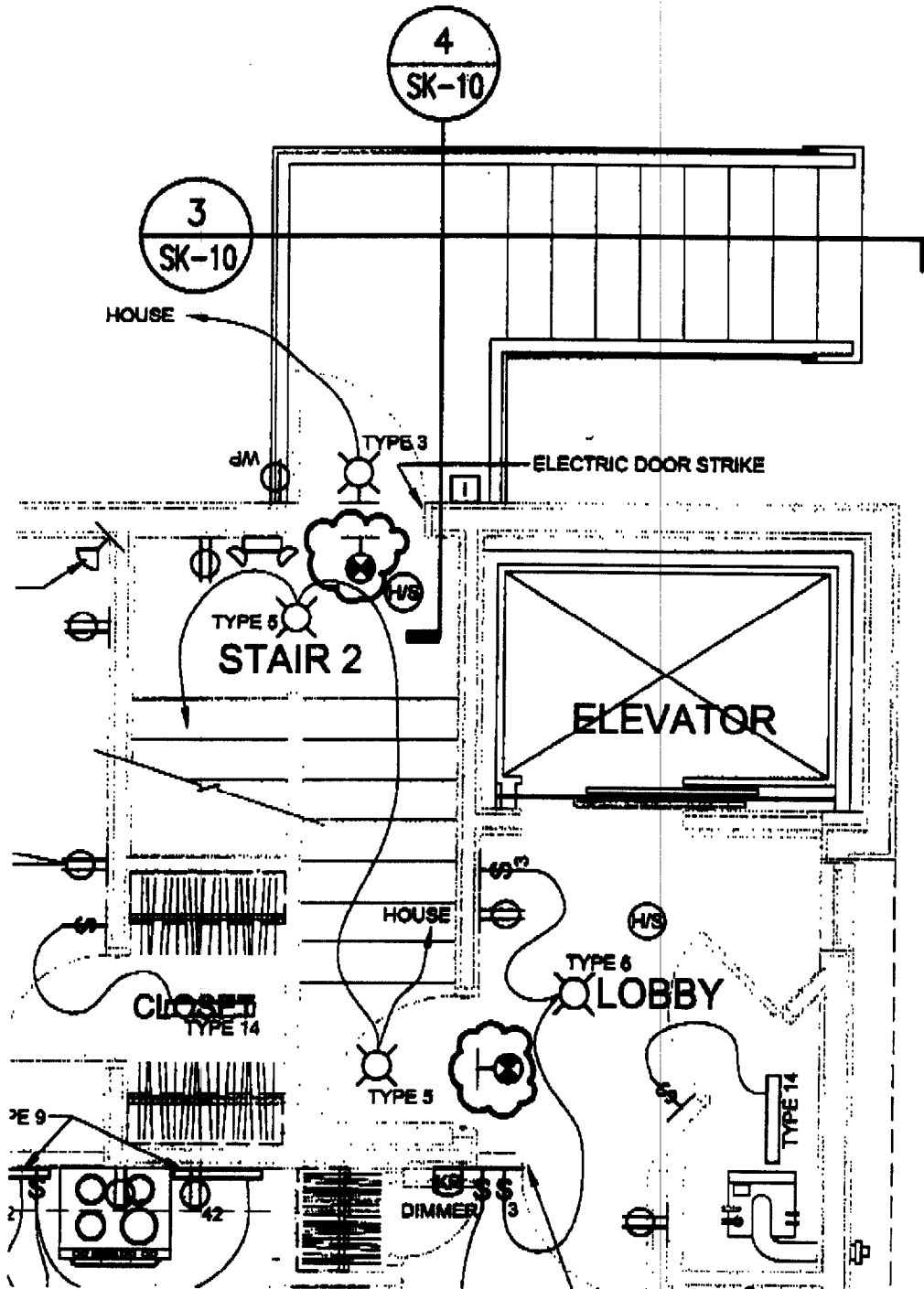
SCALE: 1/4" = 1'-0"

3



FIRST FLOOR ELECTRICAL PLAN (2nd, 3rd & 4th
SCALE: 1/4" = 1'-0"

4



5