

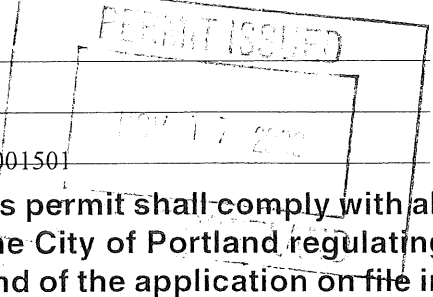
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 081316



And
Any,
ached

is to certify that KATZ JAMES & CHARLOTTE KASSAB JTS/Ryan Crosby Constr

has permission to Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft

AT 99 SILVER ST #501 CBL 029 0001501

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 written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR 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. Craig Chubb

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Christy S M 11/17/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1316	Issue Date: 11/17/08	CBL: 029 0001501
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Location of Construction: 99 SILVER ST #501	Owner Name: KATZ JAMES & CHARLOTTE K	Owner Address: 99 SILVER ST # 5-1	Phone:
Business Name:	Contractor Name: Ryan Crosby Construction	Contractor Address: 4 Cranberry Lane Saco	Phone 2074232160
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Multi-unit condo /commercial	Proposed Use: Commercial / Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 1
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Proposed Project Description: Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft <i>legal use: 37 residential condos</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>5B</i> <i>IBC-2003</i>
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Signature: <i>Crosby</i>	Signature: <i>OL</i> 11/17/08
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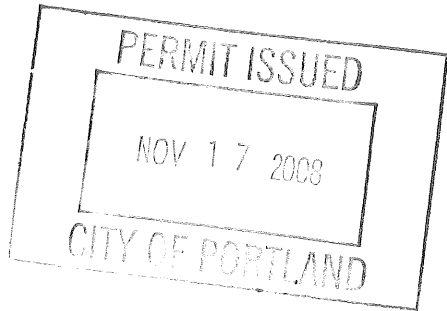
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 10/15/2008	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

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 <input type="checkbox"/>	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 <i>to D.A.</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>10/20/08</i>	Date: <i>11/4/08</i>	



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

10/08/09 Framing Okay) ~~MA~~

unfunded complaint

10/09/09 Plumbing, Elec. Okay) ~~MA~~

6/18/09 Owner not on site - met Rodney (deck contractor) and Ben W. - Cleaning woman on site let us in. Checked Smokes - OK

Issues:

- Sprinklers not extended to This penthouse unit.

- Fire door not self closing

- Cap left on vent stack for plumbing on penthouse roof (pitched)

Flat Roof needs maintained walkway with railing

for 2nd Means of Egress ~~from All bedrooms/unit~~

- 3-4 vent stacks on existing Flat Roof located w/ ten Feet of building openings - need extensions.

This was shown on plans to be built on this permit. Jim B
Stairwell Fire rating, ~~install~~ self close Fire door @ Laundry Room (common).

3/30/10 - received Eng. letter for the rating of the new addition Floor - 2 3/4" lightweight concrete = min. 1 hr. rating
Jim B

Peter D. Rand, P.E.
Structural Engineer
31 Washington Ave.
Saco, Maine 04072
(207) 590-7291

029-0-001501

February 4, 2010

City of Portland
Code Enforcement Office
389 Congress Street
Portland, Maine 04101

Subject: 99 Silver Street, Unit 501, Portland Maine
Residence of Jim Katz and Charlotte Kassad
Fire Resistance of Floor Construction of Penthouse Addition

To whom it may concern,

During construction of the penthouse addition of the subject property a question regarding fire resistance between the penthouse and the building below arose. Apparently a 1 hour fire resistance was required according to the building permit. The fire resistance was required to separate the new addition only and the area of the existing building below.

During construction the contractor poured 2 $\frac{3}{4}$ " of lightweight concrete on the floor of the addition in an attempt to achieve the required resistance rating. According to the attached reference from the BOCA building code, a 1 hour fire resistance can be accomplished with 2 $\frac{1}{2}$ " of lightweight concrete, therefore the actual concrete that was placed should provide the required 1 hour fire resistance required per the building permit.

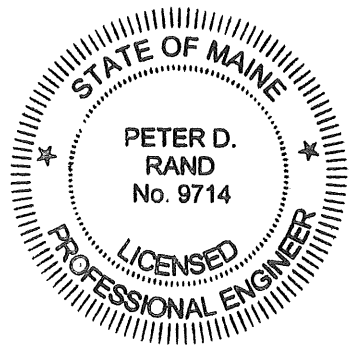
Sincerely,



Peter D. Rand, P.E.
Structural Engineer

Encl: Guidelines For Determining Fire Resistance Ratings of Building Components, BOCA

RECEIVED
MAR 30 2010
Dept. of Building Inspections
City of Portland Maine



GUIDELINES FOR DETERMINING FIRERESISTANCE RATINGS OF BUILDING ELEMENTS

2.1 or Figure 2.1.4.1, 2.1.4.2, 2.2.2.1, 2.2.2.2a or 2.2.2.2b or the numerical solution in Section 2.1.4.2.

Cover for steel reinforcement in floor or roof slab, beam or column

1. Determine cover for reinforcement in floor or roof slab, beam or column.
2. Determine width of beam.
3. **Determine if concrete is prestressed or normally reinforced. Generally, precast concrete is prestressed.**
4. Determine if floor or roof slab, or beam is restrained or unrestrained in accordance with Table 2.3.
5. Check to see if cover provided is equal to or greater than that required by Table 2.3.1, 2.3.2 or 2.3.3 based on condition of restraint. (Note that cover requirements for normally reinforced and prestressed concrete beams are presented in different tables. Make sure the correct table is used.)

Minimum dimension of column

1. Determine minimum dimension of column.
2. Check to see if minimum dimension provided is equal to or greater than that required by Table 2.4.

Definitions

2.0 Concrete construction: Calculated fireresistance ratings of concrete members and assemblies shall be determined in accordance with the provisions of this chapter. For the purposes of these provisions, the following definitions shall apply.

Carbonate aggregate concrete: Concrete made with aggregates consisting mainly of calcium or magnesium carbonate (e.g., limestone or dolomite).

Cellular concrete: A nonstructural lightweight insulating concrete made by mixing a preformed foam with portland cement slurry and having a dry unit weight of approximately 30 pounds per cubic foot (487 kg/m³) determined in accordance with ASTM C796, "Test Method for Foaming Agents for Use in Producing Cellular Concrete Using Preformed Foam."

Ceramic fiber blanket: A mineral wool insulating material made of alumina-silica fibers and having a density of 4 to 8 pounds per cubic foot (64 to 128 kg/m³).

Glass fiberboard: Fibrous glass roof insulation board complying with ASTM C612, "Specification for Mineral Fiber Block and Board Thermal Insulation."

Lightweight aggregate concrete: Concrete made with aggregates of expanded clay, shale, slag or slate or sintered fly ash, and having a dry unit weight of 85 to 115 pounds per cubic foot (1362 to 1842 kg/m³).

Mineral board: Mineral fiber roof insulation board complying with ASTM C726, "Specification for Mineral Fiber Roof Insulation Board."

Perlite concrete: A nonstructural lightweight insulating concrete having a dry unit weight of approximately 30 pounds per cubic foot (481 kg/m³) made by mixing perlite concrete aggregate having physical properties complying with ASTM C332, "Specification for Lightweight Aggregates for Insulating Concrete," with portland cement slurry.

Sand-lightweight aggregate concrete: Concrete made with a combination of expanded clay, shale, slag or slate or sintered fly ash, and natural sand and having a dry unit weight between 105 and 120 pounds per cubic foot (1682 and 1922 kg/m³).

Siliceous aggregate concrete: Concrete made with aggregates consisting mainly of silica or compounds other than calcium or magnesium carbonate.

Vermiculite concrete: A nonstructural lightweight insulating concrete having a dry unit weight of approximately 30 pounds per cubic foot (481 kg/m³) made by mixing vermiculite concrete aggregate having physical properties complying with ASTM C332 with portland cement slurry.

■ Commentary:

The definitions are necessary to define properly the materials that were used in the fire-tested assemblies and on which the information is based.

Recommended Analytical Methods

2.1 Concrete walls: The minimum equivalent thickness of different types of plain, reinforced or prestressed concrete bearing or nonbearing walls required to provide fireresistance ratings of 1 to 4 hours is indicated in Table 2.1. For solid walls with flat surfaces, the actual thickness is the equivalent thickness. The equivalent thickness of hollow-core walls or of walls with surfaces that are not flat shall be determined in accordance with Sections 2.1.1 through 2.1.3.

Table 2.1
FIRERESISTANCE OF CONCRETE WALLS, FLOORS AND ROOFS

Concrete aggregate type	Minimum equivalent thickness (inches) ^a for fireresistance rating (hours.)				
	1 hour	1½ hours	2 hours	3 hours	4 hours
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

Note a. 1 inch = 25.4 mm.

■ Commentary:

Even though there have been few fire tests of concrete walls (other than concrete masonry), there have been many fire tests of concrete slabs tested as floors or roofs. Fire tests of floors or roofs are considered to be more severe than those of walls because floors and roofs must support their service (live) loads during the fire tests. In addition, most ASTM E119 fire tests of floor or roof assemblies have been conducted while the assembly was supported within a restraining frame. As concrete assemblies are heated they tend to expand, and the expansion is resisted by the restraining frame. These in-plane restraining forces are usually much greater than the forces due to the superimposed load on a bearing wall. Thus floor or roof assemblies are subjected to both vertical superimposed (out-of-plane) loads and horizontal restraining (in-plane) loads during fire tests. By contrast, loadbearing walls are only subjected to superimposed (in-plane) loads.

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APR 30 2010
Portland Inspections
of Portland Maine

TABLE 721.2.1.4(1)
MULTIPLYING FACTOR FOR FINISHES ON NONFIRE-EXPOSED SIDE OF WALL

TYPE OF FINISH APPLIED TO MASONRY WALL	TYPE OF AGGREGATE USED IN CONCRETE OR CONCRETE MASONRY			
	Concrete: siliceous or carbonate Masonry: siliceous or calcareous gravel	Concrete: sand lightweight concrete Masonry: limestone, cinders or unexpected slag	Concrete: lightweight concrete Masonry: expanded shale, clay or slate	Concrete: pumice, or expanded slag
Portland cement-sand plaster	1.00	0.75 ^a	0.75 ^a	0.50 ^a
Gypsum-sand plaster or gypsum wallboard	1.25	1.00	1.00	1.00
Gypsum-vermiculite or perlite plaster	1.75	1.50	1.50	1.25

For SI: 1 inch = 25.4 mm.

a. For portland cement-sand plaster $\frac{5}{8}$ inch or less in thickness and applied directly to the masonry on the nonfire-exposed side of the wall, the multiplying factor shall be 1.00.

721.2.1.4.4 Minimum concrete fire-resistance rating. Where finishes applied to one or both sides of a concrete wall contribute to the fire-resistance rating, the concrete alone shall provide not less than one-half of the total required fire-resistance rating. Additionally, the contribution to the fire resistance of the finish on the nonfire-exposed side of a load-bearing wall shall not exceed one-half the contribution of the concrete alone.

TABLE 721.2.1.4(2)
TIME ASSIGNED TO FINISH MATERIALS ON FIRE-EXPOSED SIDE OF WALL

FINISH DESCRIPTION	TIME (minute)
Gypsum wallboard	
$\frac{3}{8}$ inch	10
$\frac{1}{2}$ inch	15
$\frac{5}{8}$ inch	20
2 layers of $\frac{3}{8}$ inch	25
1 layer $\frac{3}{8}$ inch, 1 layer $\frac{1}{2}$ inch	35
2 layers $\frac{1}{2}$ inch	40
Type X gypsum wallboard	
$\frac{1}{2}$ inch	25
$\frac{5}{8}$ inch	40
Portland cement-sand plaster applied directly to concrete masonry	See Note a
Portland cement-sand plaster on metal lath	
$\frac{3}{4}$ inch	20
$\frac{7}{8}$ inch	25
1 inch	30
Gypsum sand plaster on $\frac{3}{8}$ -inch gypsum lath	
$\frac{1}{2}$ inch	35
$\frac{5}{8}$ inch	40
$\frac{3}{4}$ inch	50
Gypsum sand plaster on metal lath	
$\frac{3}{4}$ inch	50
$\frac{7}{8}$ inch	60
1 inch	80

For SI: 1 inch = 25.4 mm.

a. The actual thickness of portland cement-sand plaster, provided it is $\frac{3}{8}$ inch or less in thickness, shall be permitted to be included in determining the equivalent thickness of the masonry for use in Table 721.3.2.

721.2.1.4.5 Concrete finishes. Finishes on concrete walls that are assumed to contribute to the total fire-resistance rating of the wall shall comply with the installation requirements of Section 721.3.2.5.

721.2.2 Concrete floor and roof slabs. Reinforced and prestressed floors and roofs shall comply with Section 721.2.2.1. Multicourse floors and roofs shall comply with Sections 721.2.2.2 and 721.2.2.3, respectively.

721.2.2.1 Reinforced and prestressed floors and roofs. The minimum thicknesses of reinforced and prestressed concrete floor or roof slabs for fire-resistance ratings of 1 hour to 4 hours are shown in Table 721.2.2.1.

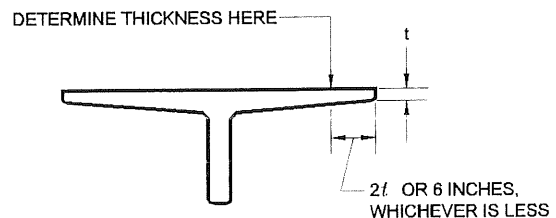
TABLE 721.2.2.1
MINIMUM SLAB THICKNESS (inches)

CONCRETE TYPE	FIRE-RESISTANCE RATING (hour)				
	1	1½	2	3	4
Siliceous	3.5	4.3	5.0	6.2	7.0
Carbonate	3.2	4.0	4.6	5.7	6.6
Sand-lightweight	2.7	3.3	3.8	4.6	5.4
Lightweight	2.5	3.1	3.6	4.4	5.1

For SI: 1 inch = 25.4 mm.

721.2.2.1.1 Hollow-core prestressed slabs. For hollow-core prestressed concrete slabs in which the cores are of constant cross section throughout the length, the equivalent thickness shall be permitted to be obtained by dividing the net cross-sectional area of the slab including grout in the joints, by its width.

721.2.2.1.2 Slabs with sloping soffits. The thickness of slabs with sloping soffits (see Figure 721.2.2.1.2) shall be determined at a distance $2t$ or 6 inches (152 mm), whichever is less, from the point of minimum thickness, where t is the minimum thickness.



For SI: 1 inch = 25.4 mm.

FIGURE 721.2.2.1.2
DETERMINATION OF SLAB THICKNESS FOR SLOPING SOFFITS

City of Portland, Maine
Inspections Division
Inspection Schedule by Date

Appointment Date Between 12/2/2008 And 11/30/2009

Time	Inspector	Type	Address	Contact	Census Parcel/AppID	Phone	
Date 12/02/2008							
11:00 AM	Michael Collins	Close-in/Elec./Plmb./Framing	Prmt 99 SILVER ST #501		029 O001501		
Comments: Ryan 423-2161, Close-in - this also had a complaint filed - please verify work is not going on beyond scope of permit - please let me know so I can contact complainant /tmm					AppID: 81316	Status:	Score:
Outcome:							
Date 12/04/2008							
10:30 AM	Michael Collins	Plumbing Only	Plumb 99 SILVER ST #501		029 O001501		
Comments: 283-1200 Penny					AppID: 20088324	Status:	Score:
Outcome:							
Date 06/02/2009							
10:00 AM	Michael Collins	Close-in/Elec./Plmb./Framing	Prmt 99 SILVER ST #501		029 O001501		
Comments: 650-8953 Rodney MUST HAVE CALL CAN"T GET INTO BUILDING UNLESS HE LETS YOU IN Needs 1 hour heads up					AppID: 81349	Status:	Score:
Outcome:							
Date 06/18/2009							
10:00 AM	Jeanie Bourke	Certificate of Occupancy/Final	Prmt 99 SILVER ST #501		029 O001501		
Comments: Final while on inspection for rooftop deck permit					AppID: 81316	Status:	Score: 0
Outcome: Met Ben W. With contractor Rodney for the deck, the cleaning woman was there so we gained access to the condo. Checked smokes, ok. Issues are: sprinklers have not been extended to this penthouse unit, fire door not self closing, plumbing vent stack on pitched roof needs rubber cap removed, flat roof needs a maintained walkway to the required 2nd means of egress, 3-4 existing plumbing vents on the flat roof are within 10' of building openings, need extensions.							
10:00 AM	Jeanie Bourke	Inspection	Prmt 99 SILVER ST #501		029 O001501		
Comments: Inspect with other permits at this condo					AppID: 81512	Status:	Score: 0
Outcome: Inspected boiler tank, relief valve extension piped outside to flat rooftop...needs to extend down to 6"-12" off roof...direct vented							
10:00 AM	Jeanie Bourke	Certificate of Occupancy/Final	Prmt 99 SILVER ST #501		029 O001501		
Comments: 650-8953 Rodney NEEDS CALL IN A.M. PLEASE CALL NIGHT BEFORE IF POSSIBLE -					AppID: 81349	Status:	Score: 0
Outcome: Met Rodney and Ben W. On site. Rooftop deck platforms and guardrail in place, black metal with balusters to code, angle brackets to stiffen. Gas grills need to be removed. Also inspected for all other permits							

City of Portland, Maine
Inspections Division
Inspection Schedule by Date

Appointment Date Between 12/2/2008 And 11/30/2009

Time	Inspector	Type	Address	Contact	Census Parcel/AppID	Phone			
10:00 AM	Ben Wallace Jr	Certificate of Occupancy/Final Prmt	99 SILVER ST #501		029 O001501				
Comments:	650-8953 Rodney NEEDS CALL IN A.M. PLEASE CALL NIGHT BEFORE IF POSSIBLE -					AppID:	81349	Status:	Score: 0
Outcome:	Met Rodney and Ben W. On site. Rooftop deck platforms and guardrail in place, black metal with balusters to code, angle brackets to stiffen. Gas grills need to be removed. Also inspected for all other permits								
Date 11/19/2009									
10:00 AM	Jeanie Bourke	Certificate of Occupancy/Final Prmt	99 SILVER ST #501		029 O001501				
Comments:	Final for the cat walk & Violations for fire in fourth floor to 1st floor hallway Laundry door, Ceiling in fourth floor hallway corrected 650-8953 Rodney Baxter have to call to gain access to building					AppID:	91116	Status:	Score: 0
Outcome:	Inspected with Rodney walkway completed, ok, checked self closing laundry fire door in basement, ceiling repair and caulked penetrations in common stairwell. Rodney submitted the maintenance agreement for the rooftop walkway and specs on the sweet filter vent stack cap, still need UL and IAPMO specs. 11/24 Spoke to Raelyn at Emerald Mng. Explained the sweetfilter is not an approved product and also requires maintenance. They will not use it, instead will extend the vent stacks up the exterior wall 3' above the windows. I emailed Scott H. For historic approval. A meeting with all parties is scheduled for 12/9.								
Date 11/30/2009									
	Jeanie Bourke	Inspection	Dist1	99 SILVER ST #501		029 O001501			
Comments:	Reminder of 30 day notice of correction for building, life safety and historic					AppID:		Status:	Score:
Outcome:									

Appointments Reported: 9





(No Subject)

From: **Sideways** (karterconstruction@yahoo.com)

Sent: Mon 12/07/09 5:22 PM

To: ryancrosbyconstruction@hotmail.com (ryancrosbyconstruction@hotmail.com)

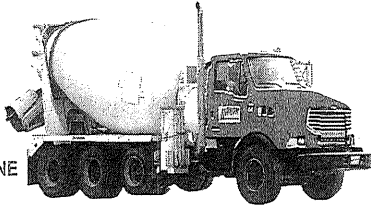
Attachments:

photo.jpg (131.8 KB)



AUBURN CONCRETE

AUBURN
777-7100
WESTBROOK
780-0523
WEST BATH
386-5100
TOLL FREE ORDER LINE
1-877-4-A MIXER



AUTHORIZATION TO ADD WATER		BATCH START
BY _____		ARRIVED JOB
_____ GAL. WATER ADDED		STARTED POUR
6:57 The seller will not assume any responsibility for strength of concrete if water is added to the concrete on the job by the purchaser.		FINISHED POUR
		LEFT JOB
		ARRIVED PLANT
		ELAPSED TIME
		_____ HRS.
		_____ MINS.

DATE	TRUCK NO.	DRIVER	SLUMP	PLANT CODE			
12/5/2008	96	TOM	0.0	WSBK			
JOB NUMBER	PURCHASE ORDER	CUSTOMER NUMBER	AIR	TEMP.	BATCH TIME	CERTIFIED BATCHER	
007-120							

SOLD TO	KEVIN BEDARD	SHIP TO	PORTLAND, STR IN CONGRESS ST TO (R) BYPASS TO COMMERCIAL ST UP COMMERCIAL TO (L) MARKET ST TO PUMP
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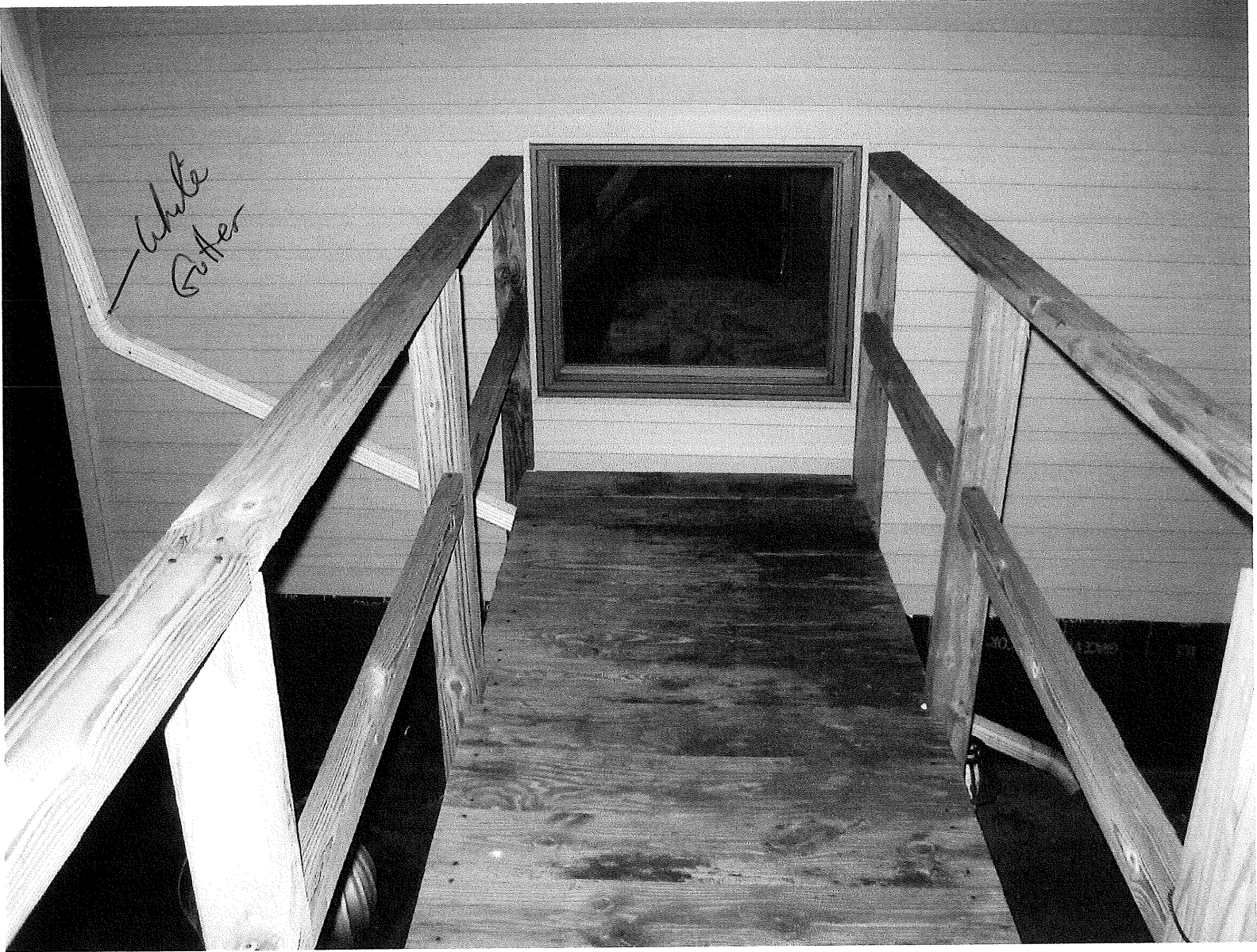
4-3000LW	3000 PSI LIGHTWEIGHT	YD	6.00	275.00	1650.00
112577	WINTER DELIVERY CHARGE		6.00	6.00	36.00

WARRANTIES: DRIVERS ARE PROHIBITED FROM DELIVERING CONCRETE EXCEPT UNDER THE TRUCK'S OWN POWER, AND WHERE SITE CONDITIONS PERMIT THE SAFE AND PROPER OPERATION OF HIS EQUIPMENT. SELLER'S TRUCKS NOT PERMITTED TO GO BEYOND CURB LINE EXCEPT UPON PURCHASER'S AUTHORIZATION AND RISK AND SELLER WILL NOT BE RESPONSIBLE FOR DAMAGE WITHIN CURB OR PROPERTY LINE. WATER ADDED TO THE MIX AFTER LEAVING PLANT ONLY UPON PURCHASER'S AUTHORIZATION AND RISK.	TOTAL ORDER	YARDS TODAY	ALLOWABLE TIME	SUBTOTAL	1686.00
	6.00	6.00	7mins/cy	TAX	0.00
	REC'D BY:		COLLECT GRAND TOTAL	TOTAL	1770.30
	X		1770.30		SLIP NO.

CAUTION! - FRESHLY MIXED CEMENT, MORTAR GROUT OR CONCRETE MAY CAUSE A SEVERE SKIN IRRITATION AND BURNS ON INDIVIDUALS WITH SENSITIVE SKIN. AVOID DIRECT CONTACT WITH SKIN IF POSSIBLE AND WASH EXPOSED AREAS PROMPTLY WITH WATER. IF ANY OF THESE MATERIALS GET INTO THE EYE, RINSE IMMEDIATELY AND REPEATEDLY WITH WATER AND GET PROMPT MEDICAL ATTENTION. KEEP CEMENT AND FRESHLY MIXED

1439





White
Gutter



white
Gutter

white
Gutter





clad





Gutter

better

white cap
↑

From: Benjamin Wallace
To: Danielle West -Chuhta; Jeanie Bourke
Date: 10/7/2009 2:29:08 PM
Subject: 99 Silver Street

Fire violations for 99 Silver Street:

1. The sprinkler system was required to be extended to the penthouse unit when the addition was built(101-4.6.6;101-30.3.5.2).
2. The second means of egress across the roof to the dog house must be across a maintainable surface and have guards (101-7.1.10.1; 101-7.1.8).
3. The fire rating of the egress stairs requires repair (101-4.5.7).
4. The fire door is missing on the ground floor laundry and must be replaced (101-31.3.2.1).

****This does not reflect a complete life safety inspection****

Thanks,

Benjamin A. Wallace Jr.
Fire Prevention Officer
Portland Fire Department
380 Congress Street
Portland, Maine 04101
(207)756-8096
wallaceb@portlandmaine.gov

CC: Keith Gautreau

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1316	Date Applied For: 10/15/2008	CBL: 029 0001501
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Location of Construction: 99 SILVER ST #501	Owner Name: KATZ JAMES & CHARLOTTE K	Owner Address: 99 SILVER ST # 5-1	Phone:
Business Name:	Contractor Name: Ryan Crosby Construction	Contractor Address: 4 Cranberry Lane Saco	Phone: (207) 423-2160
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial / Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft	Proposed Project Description: Multi-unit condo #501- adding extra bedroom & bath app.280 sq ft
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Dept: Historic **Status:** Approved **Reviewer:** Scott Hanson **Approval Date:** 11/04/2008
Note: **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/20/2008
Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain thirty-seven (37) residential condominiums. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 11/17/2008
Note: **Ok to Issue:**

- 1) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard. Stair treads shall not be less than 11". Stair risers shall not be more than 7".
- 2) ANY exterior work requires separate review and approval thru Historic Preservation
- 3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 7) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 8) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/06/2008
Note: Need 2 means of egress. Called 11/5 R. Crosby will update plan. Moved to Insp. Received update 11/06 **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Location of Construction: 99 SILVER ST #501	Owner Name: KATZ JAMES & CHARLOTTE K	Owner Address: 99 SILVER ST # 5-1	Phone:
Business Name:	Contractor Name: Ryan Crosby Construction	Contractor Address: 4 Cranberry Lane Saco	Phone (207) 423-2160
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

- 2) Written approval for this project required from condo assoc. And unit # 4
- 3) All means of egress to remain accessible at all times
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

Comments:

6/18/2009-jmb: This permit was closed out on 12/17/08 by Michael Collins but still in the file. I reopened it as there are several corrections that need to be made to be code compliant. I inspected this while at the permit for the replacement deck for the penthouse.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Raymond E. Beland

Signature of Applicant/Designee

11-17-08

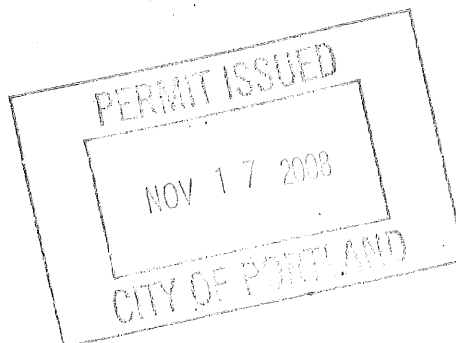
Date

X. Seep

Signature of Inspections Official

11-17-08

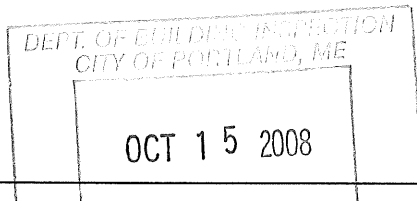
Date





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.


Location/Address of Construction: <u>99 Silver Street Unit # 510 501</u>		
Total Square Footage of Proposed Structure/Area <u>App. 280 sq ft.</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>029-0-001501</u> Block# <u>029</u> Lot# <u>1-501</u>	Applicant * must be owner, Lessee or Buyer * Name <u>JAMES KATZ & Charlotte Kassab</u> Address <u>99 Silver St. # 510</u> City, State & Zip <u>Portland ME. 04101</u>	Telephone: <u>207-939-1281</u> <u>207-423-2160</u> <u>Builder/ etc.</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>App. 45,000 -</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Adding Extra Bedroom & Bath App 280 sq ft. BUILDING IS SPRINKLED AND HAS FIRE PROTECTION</u>		
Contractor's name: <u>RYAN CROSBY CONSTRUCTION</u>		
Address: <u>4 CRANBERRY LANE</u>		
City, State & Zip <u>SACO ME 04072</u>		Telephone: <u>207-571-4389</u>
Who should we contact when the permit is ready: <u>RYAN CROSBY</u>		Telephone: <u>207-423-2160</u>
Mailing address: <u>4 CRANBERRY LANE SACO ME 04072</u> ^{CONTACT} <u>RYAN - 423-2160</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

QUESTION

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: Sept 23, 2008

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

TOTAL P.002

EMERALD
MANAGEMENT Real Estate Management, Development & Maintenance

November 17th, 2008

NOV 17 2008

Portland City Hall
Chris Hansen
Congress Street
Building Codes Division
Portland, Maine 04101

029-0-001

RE: 99 Silver Street, 5th floor Expansion

Dear Chris,

Please be informed the 99 Silver Street Association / Board of Directors has approved the renovation of the 5th floor penthouse. The Board of Directors has met with the General Contractor, Ryan Crosby, and reviewed the blueprints with approval.

The expansion consists of a 9x28 foot bedroom and bath addition to the roof area of 99 Silver Street by the unit owner Dr. James Katz.

Any questions, please contact me at 854-2606.

Respectfully,

Quely Brown
Emerald Management



752 Main Street
Phone (207) 854-2606
Toll Free 1-800-225-0060

Westbrook, Maine 04092
Fax (207) 854-2837
Toll Free 1-800-545-1833 Fax 240





Marg on Ann

~~CLASS D survey~~

Plot Plan

This is Not A
 CLASS "D" Survey
 It is Not even A Survey



125 per sq ft. 280 New 280 old

Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

2HR Floor - Fire -
Sprinklers -

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

Grey Cass 874-8405

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Chis -





CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

10 15 20 08

Received from Ryan Cross Construction

Location of Work 99 Silver Street

Cost of Construction \$ 45,000.00 Building Fee: 470

Permit Fee \$ 470 Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___
 Other _____

CBL: 029 D-001301

Check #: Y15A **Total Collected \$** 470

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

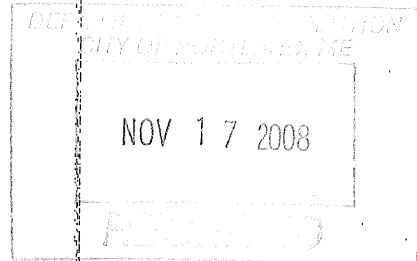
WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy



Real Estate Management, Development & Maintenance

November 17th, 2008

Portland City Hall
Chris Hansen
Congress Street
Building Codes Division
Portland, Maine 04101



RE: 99 Silver Street, 5th floor Expansion

Dear Chris,

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The expansion consists of a 9x28 foot bedroom and bath addition to the roof area of 99 Silver Street by the unit owner Dr. James Katz.

Any questions, please contact me at 854-2606.

Respectfully,

Emerald Management



752 Main Street
Phone (207) 854-2606
Toll Free 1-800-335-0040

Westbrook, Maine 04092
Fax (207) 854-2837
TDD # 1-800-545-1933 Ext 240



Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Certificate of Design Application

From Designer: Glenn L. Smith / Peter D. Rinal
 Date: Oct 15/2008
 Job Name: Katz 99 Silver St.
 Address of Construction: 99 Silver St. Portland ME.

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) RESIDENTIAL

Type of Construction WOOD FRAMING

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC ?

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) NO - SEP

Supervisory alarm System? ? Geotechnical/Soils report required? (See Section 1802.2) No, NOT REQ'D

Structural Design Calculations

_____ Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
<u>90 psf</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

ASCE 7-02 METHOD 2 Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
II, 1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)
B 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)

E.L.P Design option utilized (1614.1)
II Seismic use group ("Category")
0.312, 0.14 Spectral response coefficients, S_D s & S_{D1} (1615.1)
D Site class (1615.1.5)

NOT TAKEN Live load reduction
20 psf 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)
N/A 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)
N/A Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
SHRAN WALLS Basic seismic force resisting system (1617.6.2)
6.5, 9 Response modification coefficient, R and deflection amplification factor C_d (1617.6.2)
E.L.P Analysis procedure (1616.6, 1617.5)
0.910 k Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
? Elevation of structure

Other loads

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

4. GRANTOR/ SELLER	4a) Name (LAST, FIRST, MI) SABATINO JAMES R.	4b) SSN or Federal ID 006-70-9552
	4c) Name (LAST, FIRST, MI)	4d) SSN or Federal ID
	4e) Mailing Address 99 SILVER STREET, UNIT #510	
	4f) City PORTLAND	4g) State ME
		4h) Zip Code 04101

EXHIBIT A

WARRANTY DEED

JAMES R. SABATINO

of 99 Silver Street, Unit #510, Portland, ME 04101

for consideration paid, grants to

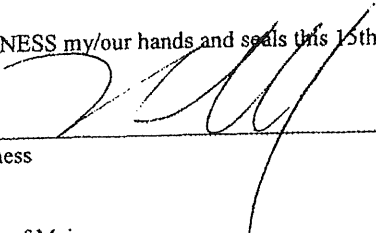
JAMES KATZ AND CHARLOTTE KASSAB

of 143 Vaughan Street, Portland, ME 04102, as **joint tenants and not as tenants in common**, with WARRANTY COVENANTS, the following described real property in Portland, County of Cumberland and State of Maine:

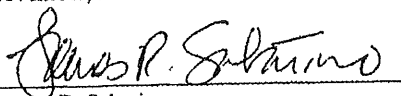
See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hands and seals this 15th day of November, 2007.



Witness

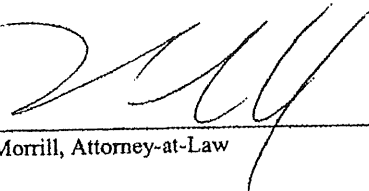


James R. Sabatino

State of Maine
Cumberland, ss.

November 15, 2007

Personally appeared before me the above-named James R. Sabatino and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Nicholas J. Morrill, Attorney-at-Law

H-KATZ

897-2748
TOBU

EXHIBIT A

A certain Condominium Unit, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Unit #5-1 of 99 Silver Street a Condominium situated in the City of Portland, County of Cumberland and State of Maine, as shown on the survey of H.I. and E.C. Jordan-Surveyors, dated October 9, 1981, entitled "Property known as 99 Silver Street", recorded in the Cumberland County Registry of Deeds in Unit Ownership File 68, and Floor Plans by John W. Whipple - Registered Architect, dated October 23, 1981 and entitled "Floor Plans: 99 Silver Street", and recorded in the Cumberland County Registry of Deeds in Unit Ownership File 68, being Condominium Living Unit subject to and with the benefit of the 99 Silver Street Condominium Declaration dated October 15, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4877, Page 210, which Declaration has been made pursuant to the Unit Ownership Act of the State of Maine, Chapter 10 of Title 33 of the Maine Revised Statutes of 1964 as amended, and as amended by an amendment dated November 5, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8593, Page 338, and a Second Amendment dated December 16, 1988 and recorded in the Cumberland County Registry of Deeds in Book 8600, Page 29, and a Third Amendment dated December 28, 1994 and recorded in the Cumberland County Registry of Deeds in Book 11780, Page 3, and by a Fourth Amendment dated June 28, 2001 and recorded in the Cumberland County Registry of Deeds in Book 16489, Page 72. Including with this conveyance the respective percentage interest in the Condominium Common areas as more fully described in said Declaration, its schedules, surveys and floor plans; this conveyance is made subject to, but with the benefit of, the terms, provisions and easements set forth or referred to in said Unit Ownership Act, the 99 Silver Street Condominium Declaration, Surveys, Floor Plans, and the Bylaws of the 99 Silver Street Condominium Association, the Association formed to manage the Common Areas and facilities of the Condominium.

For title reference see Deed by Augustus D. Lookner to James R. Sabatino dated May 24, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21317, Page 328.

H-KATZ

After Recording Return to:
Hopkinson & Abbondanza, P.A.
511 Congress Street, Ste. 801
Portland, Maine 04101
(207) 772-5845

Tilt-Wash Window Opening Specifications

Unit No.	Clear Opg. Sq. Ft. (m ²)	Clear Opening in Full Open Position		Glass Sq. Ft. (m ²)	Crack Opening Vent Sash Only Lineal Ft. (mm)	Vent Sq. Ft. (m ²)	Top of Subfloor to Top of Inside Sill Stop Inches (mm)	Overall Unit Area Sq. Ft. (m ²)
		Width Inches (mm)	Height Inches (mm)					
TW2856*	6.27 (.583)	29 1/8" (759)	30 1/4" (768)	11.22 (1.042)	18' 9" (5715)	6.30 (.585)	16 1/2" (418)	16.08 (1.494)
TW28510*	6.69 (.622)	29 1/8" (759)	32 1/4" (819)	11.97 (1.112)	19' 5" (5918)	6.71 (.623)	12 1/2" (317)	17.01 (1.580)
TW2862*	7.10 (.660)	29 1/8" (759)	34 1/4" (870)	12.72 (1.182)	20' 1" (6121)	7.13 (.662)	8 1/2" (215)	17.95 (1.668)
TW2872*	8.35 (.776)	29 1/8" (759)	40 1/4" (1022)	14.98 (1.392)	22' 1" (6731)	8.38 (.779)	10 1/4" (260)**	20.75 (1.930)
TW2876*	8.77 (.814)	29 1/8" (759)	42 1/4" (1073)	15.72 (1.460)	22' 9" (6934)	8.80 (.817)	6 1/4" (159)**	21.69 (2.010)
TW210210	3.15 (.293)	31 1/8" (809)	14 1/4" (362)	5.62 (.522)	13' 11" (4242)	3.18 (.295)	48 1/2" (1231)	9.12 (.847)
TW21032	3.59 (.334)	31 1/8" (809)	16 1/4" (412)	6.42 (.596)	14' 7" (4445)	3.62 (.336)	44 1/2" (1130)	10.11 (.939)
TW21036	4.04 (.375)	31 1/8" (809)	18 1/4" (463)	7.23 (.672)	15' 3" (4648)	4.06 (.377)	40 1/2" (1028)	11.10 (1.031)
TW210310	4.48 (.416)	31 1/8" (809)	20 1/4" (514)	8.03 (.746)	15' 11" (4852)	4.51 (.419)	36 1/2" (926)	12.09 (1.123)
TW21042	4.92 (.457)	31 1/8" (809)	22 1/4" (565)	8.84 (.821)	16' 7" (5055)	4.95 (.460)	32 1/2" (825)	13.08 (1.215)
TW21046	5.36 (.498)	31 1/8" (809)	24 1/4" (616)	9.64 (.896)	17' 3" (5258)	5.39 (.501)	28 1/2" (723)	14.07 (1.307)
TW210410*	5.81 (.540)	31 1/8" (809)	26 1/4" (666)	10.45 (.971)	17' 11" (5461)	5.83 (.542)	24 1/2" (622)	15.05 (1.398)
TW21052*	6.25 (.581)	31 1/8" (809)	28 1/4" (717)	11.25 (1.045)	18' 7" (5664)	6.28 (.583)	20 1/2" (520)	16.04 (1.490)
TW21056*	6.69 (.622)	31 1/8" (809)	30 1/4" (768)	12.06 (1.120)	19' 3" (5867)	6.72 (.624)	16 1/2" (418)	17.03 (1.587)
TW210510*	7.14 (.663)	31 1/8" (809)	32 1/4" (819)	12.86 (1.195)	19' 11" (6071)	7.16 (.665)	12 1/2" (317)	18.02 (1.674)
TW21062*	7.58 (.704)	31 1/8" (809)	34 1/4" (870)	13.67 (1.270)	20' 7" (6274)	7.60 (.706)	8 1/2" (215)	19.01 (1.766)
TW21072*	8.91 (.828)	31 1/8" (810)	40 1/4" (1022)	16.08 (1.492)	22' 7" (6883)	8.94 (.831)	10 1/4" (260)**	21.99 (2.040)
TW21076*	9.35 (.869)	31 1/8" (810)	42 1/4" (1073)	16.90 (1.570)	23' 3" (7087)	9.38 (.872)	6 1/4" (159)**	22.98 (2.130)
TW30210	3.35 (.311)	33 1/8" (860)	14 1/4" (362)	6.01 (.558)	14' 5" (4394)	3.38 (.314)	48 1/2" (1231)	9.63 (.895)
TW3032	3.82 (.355)	33 1/8" (860)	16 1/4" (412)	6.87 (.638)	15' 1" (4597)	3.85 (.358)	44 1/2" (1130)	10.67 (.991)
TW3036	4.29 (.399)	33 1/8" (860)	18 1/4" (463)	7.73 (.718)	15' 9" (4801)	4.32 (.401)	40 1/2" (1028)	11.72 (1.089)
TW30310	4.76 (.442)	33 1/8" (860)	20 1/4" (514)	8.59 (.798)	16' 5" (5004)	4.79 (.445)	36 1/2" (926)	12.76 (1.185)
TW3042	5.23 (.486)	33 1/8" (860)	22 1/4" (565)	9.45 (.878)	17' 1" (5207)	5.26 (.489)	32 1/2" (825)	13.81 (1.283)
TW3046*	5.70 (.530)	33 1/8" (860)	24 1/4" (616)	10.31 (.958)	17' 9" (5410)	5.73 (.532)	28 1/2" (723)	14.85 (1.380)
TW30410*	6.17 (.573)	33 1/8" (860)	26 1/4" (666)	11.17 (1.038)	18' 5" (5614)	6.20 (.576)	24 1/2" (622)	15.90 (1.477)
TW3052*	6.64 (.617)	33 1/8" (860)	28 1/4" (717)	12.03 (1.118)	19' 1" (5817)	6.67 (.620)	20 1/2" (520)	16.95 (1.575)
TW3056*	7.11 (.661)	33 1/8" (860)	30 1/4" (768)	12.89 (1.198)	19' 9" (6020)	7.14 (.663)	16 1/2" (418)	17.99 (1.671)
TW30510*	7.58 (.704)	33 1/8" (860)	32 1/4" (819)	13.75 (1.277)	20' 5" (6223)	7.61 (.707)	12 1/2" (317)	19.04 (1.769)
TW3062*	8.05 (.748)	33 1/8" (860)	34 1/4" (870)	14.61 (1.357)	21' 1" (6426)	8.08 (.751)	8 1/2" (215)	20.08 (1.865)
TW3072*	9.47 (.880)	33 1/8" (860)	40 1/4" (1022)	17.20 (1.598)	23' 1" (7036)	9.50 (.882)	10 1/4" (260)**	23.22 (2.160)
TW3076*	9.94 (.923)	33 1/8" (860)	42 1/4" (1073)	18.06 (1.678)	23' 9" (7239)	9.97 (.926)	6 1/4" (159)**	24.27 (2.25)
TW34210	3.74 (.347)	37 1/8" (962)	14 1/4" (362)	6.79 (.631)	15' 5" (4699)	3.78 (.351)	48 1/2" (1231)	10.65 (.989)
TW3432	4.27 (.397)	37 1/8" (962)	16 1/4" (412)	7.76 (.721)	16' 1" (4902)	4.30 (.399)	44 1/2" (1130)	11.81 (1.097)
TW3436	4.80 (.446)	37 1/8" (962)	18 1/4" (463)	8.73 (.811)	16' 9" (5105)	4.83 (.449)	40 1/2" (1028)	12.97 (1.205)
TW34310	5.32 (.494)	37 1/8" (962)	20 1/4" (514)	9.70 (.901)	17' 5" (5309)	5.35 (.497)	36 1/2" (926)	14.12 (1.312)
TW3442	5.85 (.543)	37 1/8" (962)	22 1/4" (565)	10.67 (.991)	18' 1" (5512)	5.88 (.546)	32 1/2" (825)	15.28 (1.420)
TW3446*	6.37 (.592)	37 1/8" (962)	24 1/4" (616)	11.64 (1.081)	18' 9" (5715)	6.41 (.596)	28 1/2" (723)	16.43 (1.526)
TW34410*	6.90 (.641)	37 1/8" (962)	26 1/4" (666)	12.61 (1.172)	19' 5" (5918)	6.93 (.644)	24 1/2" (622)	17.59 (1.634)
TW3452*	7.43 (.691)	37 1/8" (962)	28 1/4" (717)	13.58 (1.262)	20' 1" (6121)	7.46 (.693)	20 1/2" (520)	18.75 (1.742)
TW3456*	7.95 (.739)	37 1/8" (962)	30 1/4" (768)	14.55 (1.352)	20' 9" (6325)	7.98 (.742)	16 1/2" (418)	19.90 (1.849)
TW34510*	8.48 (.788)	37 1/8" (962)	32 1/4" (819)	15.53 (1.443)	21' 5" (6528)	8.51 (.791)	12 1/2" (317)	21.06 (1.957)
TW3462*	9.01 (.837)	37 1/8" (962)	34 1/4" (870)	16.50 (1.533)	21' 1" (6731)	9.04 (.840)	8 1/2" (215)	22.22 (2.064)
TW3472*	10.59 (.984)	37 1/8" (962)	40 1/4" (1022)	19.42 (1.804)	24' 1" (7340)	10.62 (.986)	10 1/4" (260)**	25.69 (2.390)
TW3476*	11.11 (1.032)	37 1/8" (962)	42 1/4" (1073)	20.38 (1.893)	24' 9" (7544)	11.14 (1.035)	6 1/4" (159)**	26.85 (2.490)
TW38210	4.14 (.385)	41 1/8" (1064)	14 1/4" (362)	7.56 (.702)	16' 5" (5004)	4.17 (.387)	48 1/2" (1231)	11.68 (1.085)
TW3832	4.72 (.439)	41 1/8" (1064)	16 1/4" (412)	8.64 (.803)	17' 1" (5207)	4.76 (.442)	44 1/2" (1130)	12.94 (1.202)
TW3836	5.30 (.492)	41 1/8" (1064)	18 1/4" (463)	9.72 (.903)	17' 9" (5410)	5.34 (.496)	40 1/2" (1028)	14.21 (1.320)
TW38310	5.88 (.546)	41 1/8" (1064)	20 1/4" (514)	10.81 (1.004)	18' 5" (5614)	5.92 (.550)	36 1/2" (926)	15.48 (1.438)
TW3842	6.47 (.601)	41 1/8" (1064)	22 1/4" (565)	11.89 (1.105)	19' 1" (5817)	6.50 (.604)	32 1/2" (825)	16.75 (1.556)
TW3846*	7.05 (.655)	41 1/8" (1064)	24 1/4" (616)	12.97 (1.205)	19' 9" (6020)	7.08 (.658)	28 1/2" (723)	18.01 (1.673)
TW38410*	7.63 (.709)	41 1/8" (1064)	26 1/4" (666)	14.05 (1.305)	20' 5" (6223)	7.66 (.712)	24 1/2" (622)	19.28 (1.791)
TW3852*	8.21 (.763)	41 1/8" (1064)	28 1/4" (717)	15.14 (1.407)	21' 1" (6426)	8.25 (.766)	20 1/2" (520)	20.55 (1.909)
TW3856*	8.79 (.817)	41 1/8" (1064)	30 1/4" (768)	16.22 (1.507)	21' 9" (6629)	8.83 (.820)	16 1/2" (418)	21.62 (2.009)
TW38510*	9.37 (.871)	41 1/8" (1064)	32 1/4" (819)	17.30 (1.607)	22' 5" (6833)	9.41 (.874)	12 1/2" (317)	23.08 (2.144)
TW3862*	9.96 (.925)	41 1/8" (1064)	34 1/4" (870)	18.38 (1.708)	23' 1" (7036)	9.99 (.928)	8 1/2" (215)	24.35 (2.262)
TW3872*	11.70 (1.087)	41 1/8" (1064)	40 1/4" (1022)	21.64 (2.010)	25' 1" (7645)	11.73 (1.090)	10 1/4" (260)**	28.16 (2.260)
TW3876*	12.29 (1.141)	41 1/8" (1064)	42 1/4" (1073)	22.72 (2.111)	25' 9" (7849)	12.32 (1.144)	6 1/4" (159)**	29.43 (2.730)

Complete opening specification tables for all Cottage style and reverse Cottage style units are available online at andersenwindows.com. From the home page, select the following links: [PRODUCT INDEX FOR PROFESSIONALS](#) → [400 Series Tilt-Wash Double-Hung Window](#), then click on the [For Professionals](#) tab.

Tilt-Wash Double-Hung Windows

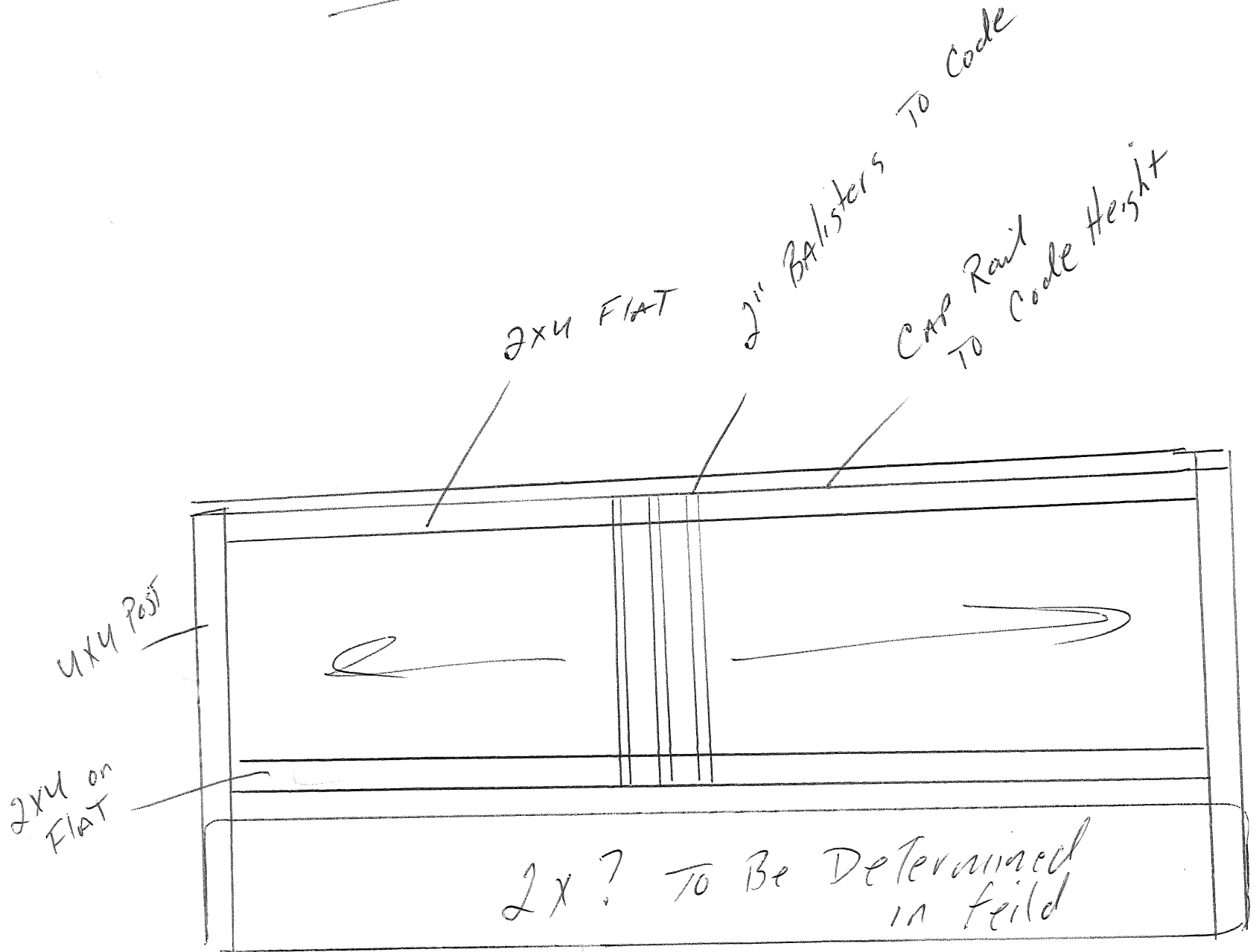
= 7.4 sq. ft. gc. al

* These units meet or exceed the following dimensions: Clear Openable Area of 5.7 sq. ft., Clear Openable Width of 20" and Clear Openable Height of 24"
** Floor to sill heights are calculated based upon a structural header height of 6'-10 1/2" except for 7'5" and 7'9" units which are calculated using an 8' header height.

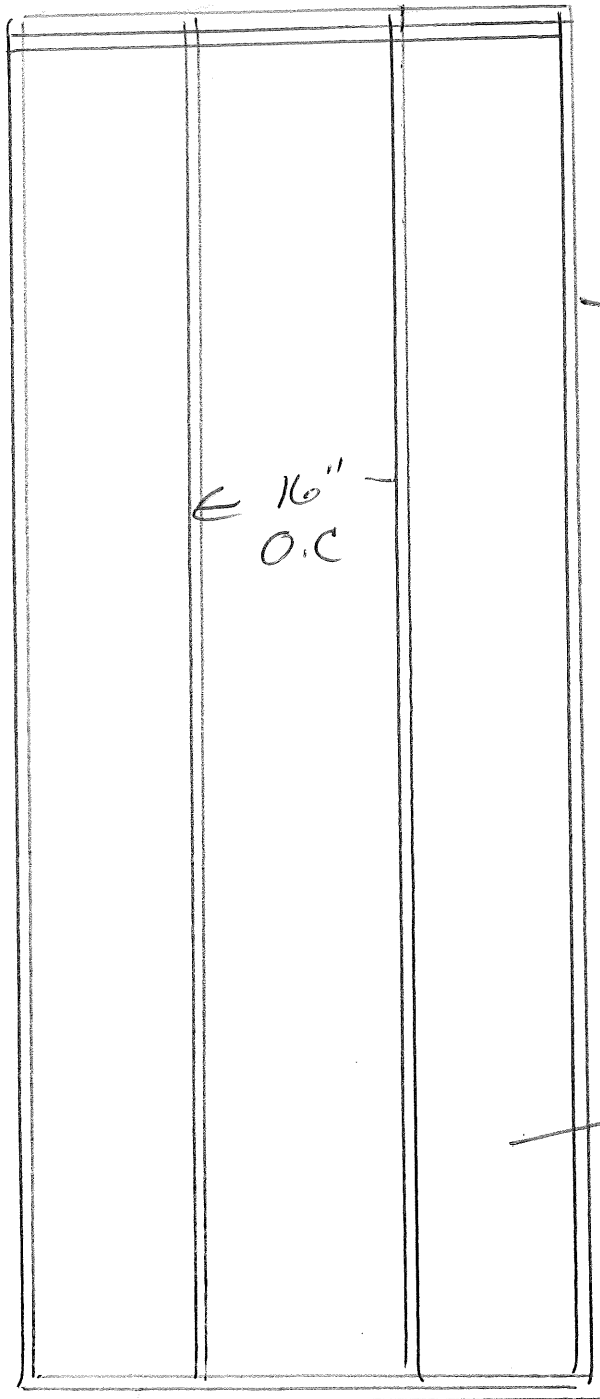
Change to overside EGRESS window



Railing Detail CATWALK



CAT WALK FRAMING
(FIRE ESCAPE)



← 16" O.C

2X ? To be
Determined
in field
PRESSURE
Treated

Deck Boards
5/4 TREX OR SIMILAR
w/ STAINLESS STEEL SCREWS

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 11-25-08
 Permit # 2008-4872
 CBL# 029.0-001501

LOCATION: 99 Silver St. Apt. 501 METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER _____
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	15	Receptacles		Switches	2	Smoke Detector	.20	\$ 3.70
FIXTURES		Incandescent		Fluorescent	3	Strips	.20	.60
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
		Air Cond/cent				Pools	10.00	
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
PANELS		Service		Remote		Main	4.00	
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		\$ 49.00
						MINIMUM FEE	45.00	

CONTRACTORS NAME Lessard & Sons Electrical MASTER LIC. # MS60017383
 ADDRESS 173 Temple St. LIMITED LIC. # _____
 TELEPHONE 467-0642

SIGNATURE OF CONTRACTOR Kevin Lessard



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ NOV 25 20 00 _____

Received from Howard Veno Electric

Location of Work 79 Atlantic Street (200)

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

5 Certificate of Occupancy Fee: _____

Total: _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 229 0-0-121

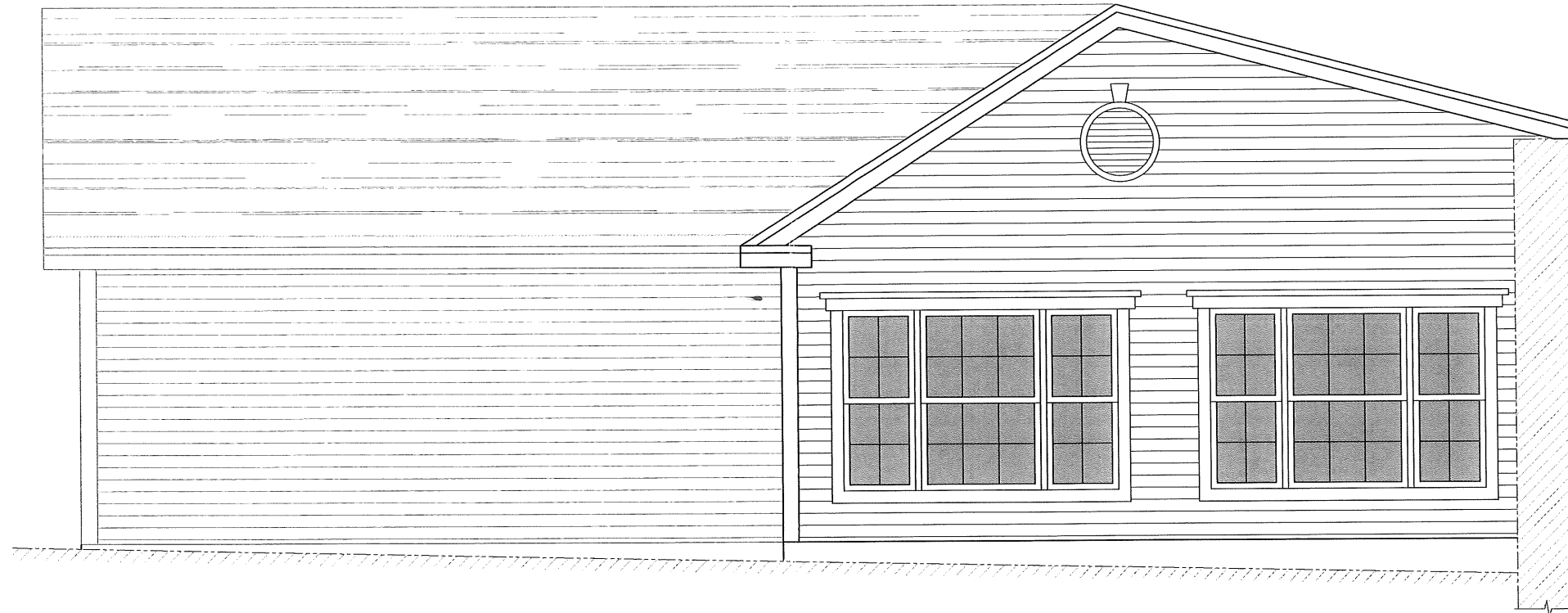
Check #: 1472 **Total Collected \$** 4512

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)
In order to receive a refund, you MUST present the Original Receipt.

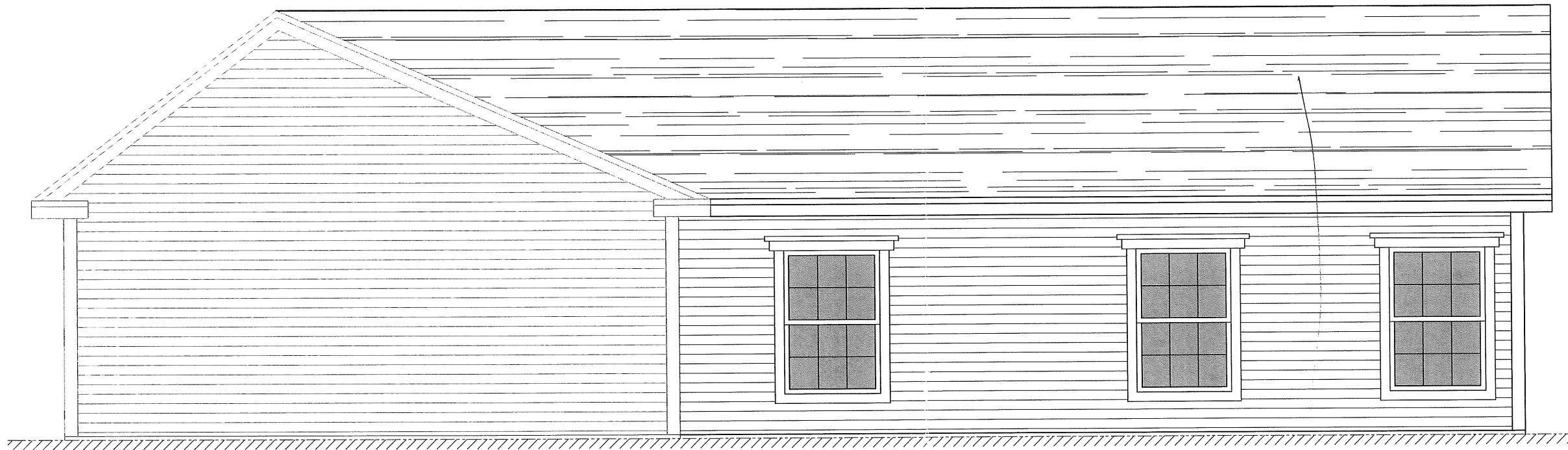
Taken by: _____

- WHITE - Applicant's Copy
- YELLOW - Office Copy
- PINK - Permit Copy



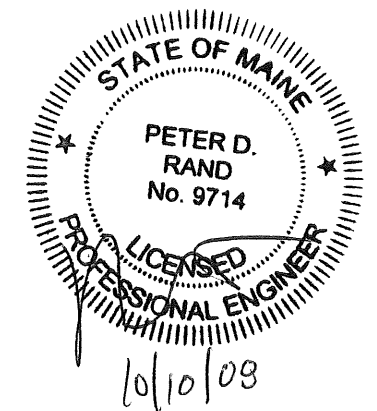
REAR ELEVATION

SCALE: 1/2" = 1'-0"



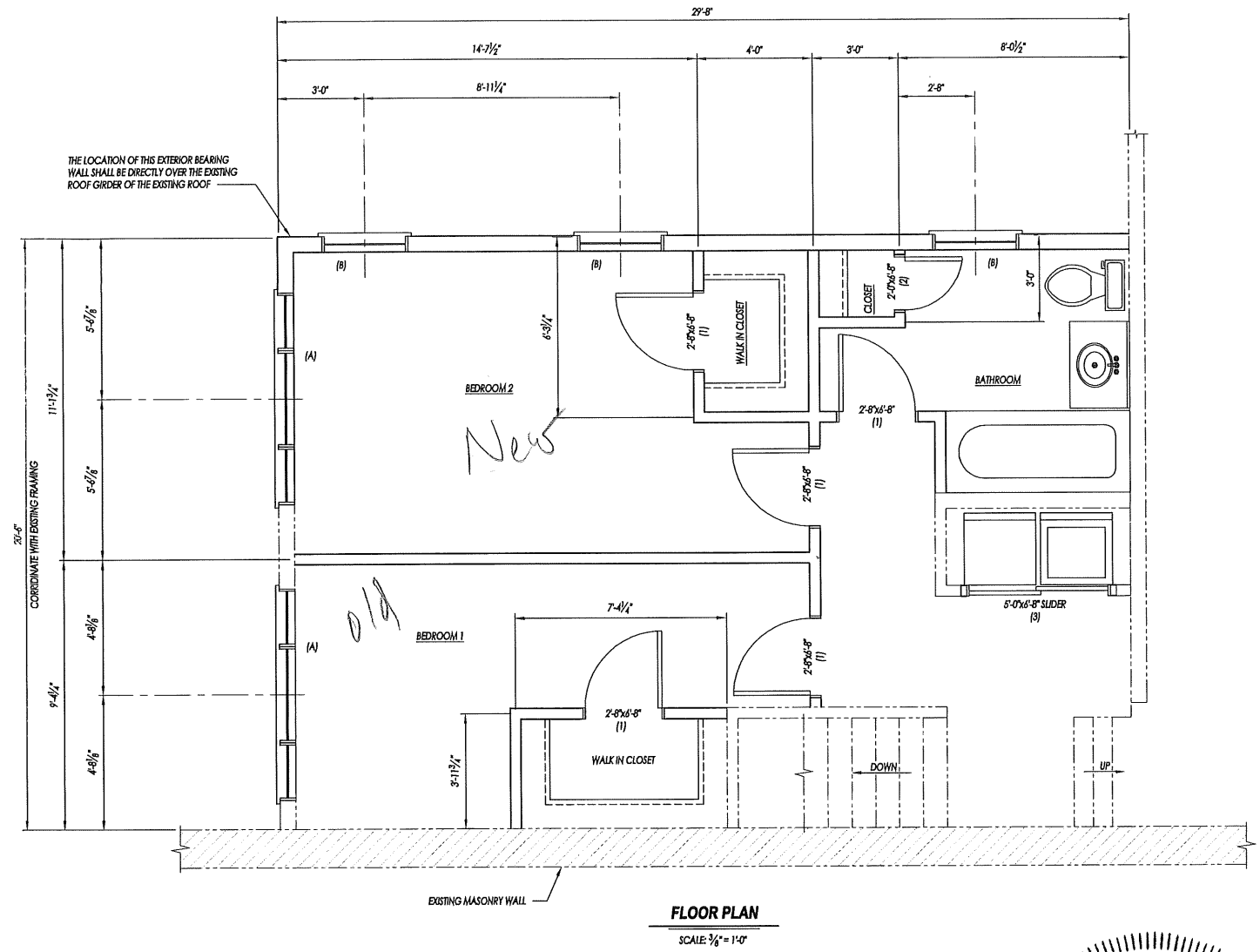
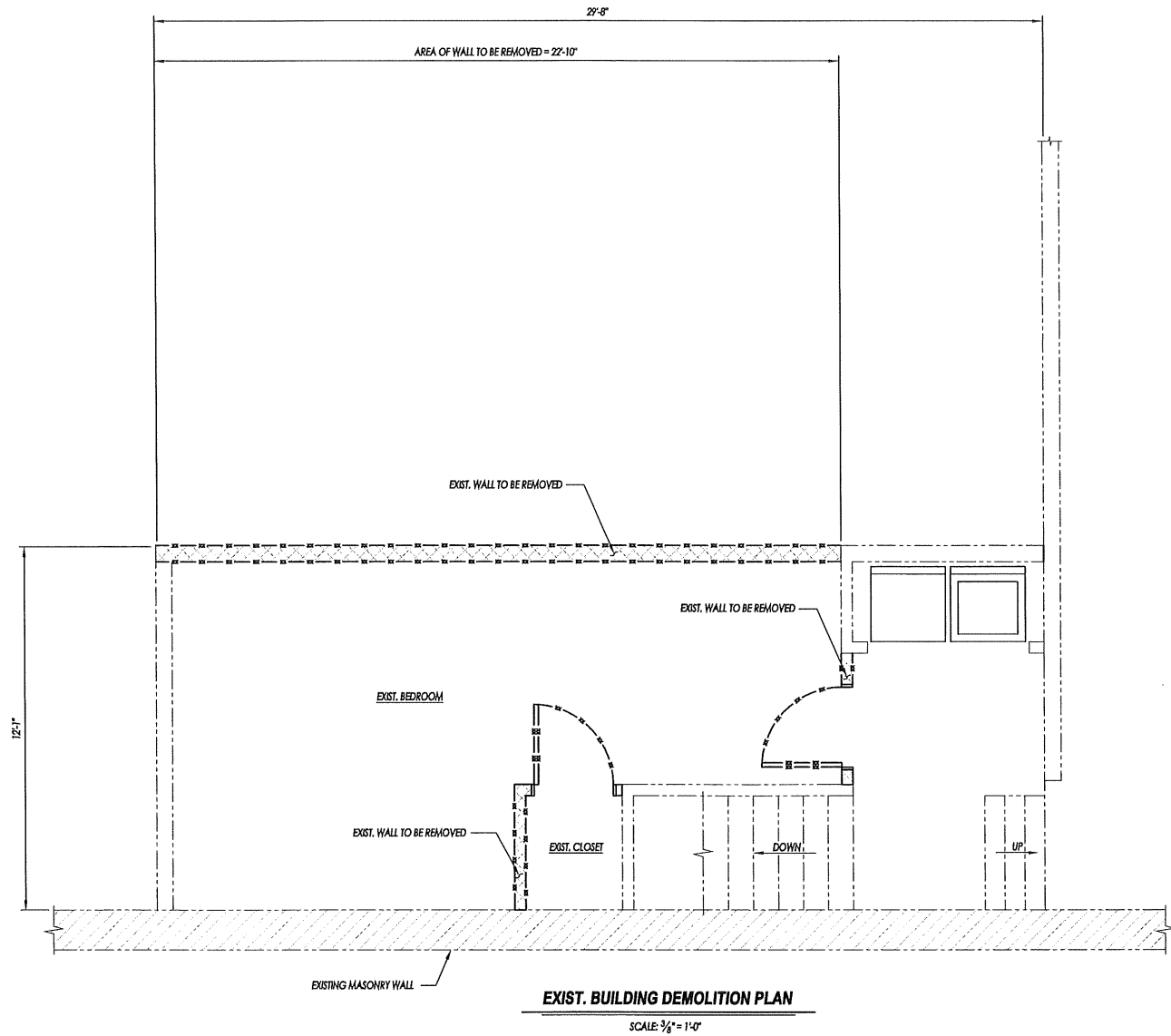
SIDE ELEVATION

SCALE: 1/2" = 1'-0"



NOTE:
THE ENGINEER'S STAMP IS FOR THE DESIGN OF STRUCTURAL ITEMS ONLY.
ARCHITECTURE, LIFE SAFETY ETC. ARE THE RESPONSIBILITY OF OTHERS.

<p>GLENN L. SMITH CUSTOM HOME DESIGN 186 SOUTH WATERBORO RD. LYMAN, MAINE 04002 (207) 466-2811 / CELL (207) 590-3352</p>	
<p><small>THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. THE DRAFTER IS NOT RESPONSIBLE FOR DIMENSIONAL DRAFTING OR ANY OTHER TYPE OF DESIGN AND DETAILING ERRORS.</small></p>	
DRAWING NO.	S-1
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB ELEVATIONS



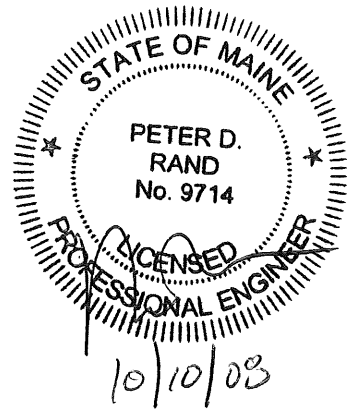
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

OCT 15 2008

RECEIVED

WINDOW SCHEDULE				
MARK	QTY	TYPE	DESCRIPTION	REMARKS
A	2	HARVEY	3052-2	RO 6'2 1/4 x 5'5 1/2
B	3	HARVEY	2052-2	RO 4'2 1/4 x 5'5 1/2

DOOR SCHEDULE				
MARK	QTY	TYPE	DESCRIPTION	REMARKS
1	5	2'-8" x 6'-8"	Solid 5 Panel	
2	1	2'-0" x 6'-8"	Solid 5 Panel	
3	1	5'-0" x 6'-8"	Bi-Fold	



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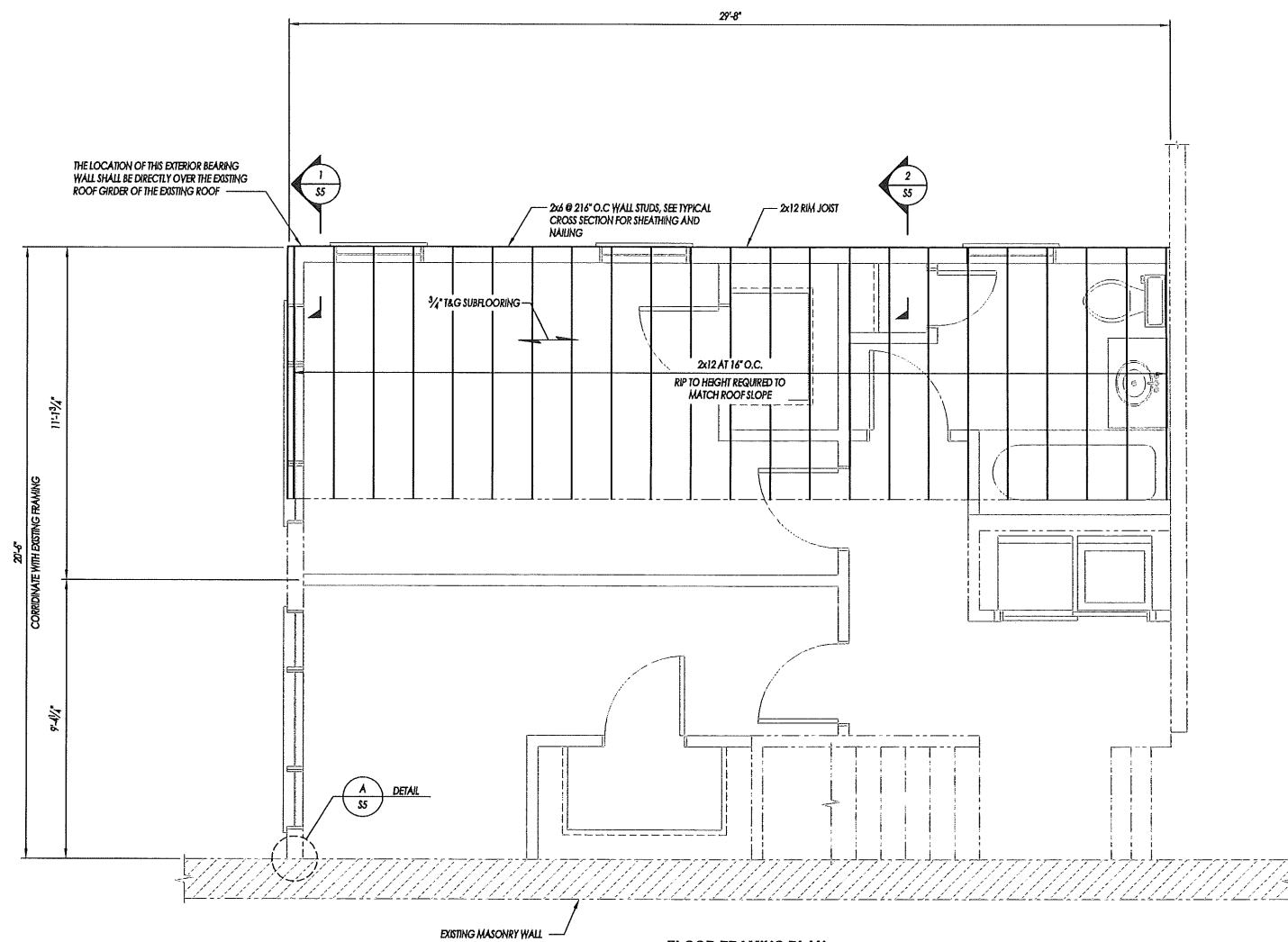
GLENN L. SMITH
CUSTOM HOME DESIGN
188 SOUTH WATERBORO RD.
LYMAN, MAINE 04002
(207) 489-2811 / CELL (207) 590-3352

THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY.
THE DRAFTER IS NOT RESPONSIBLE FOR DIMENSIONAL DRAFTING
OR ANY OTHER TYPE OF DESIGN AND DETAILING ERRORS.

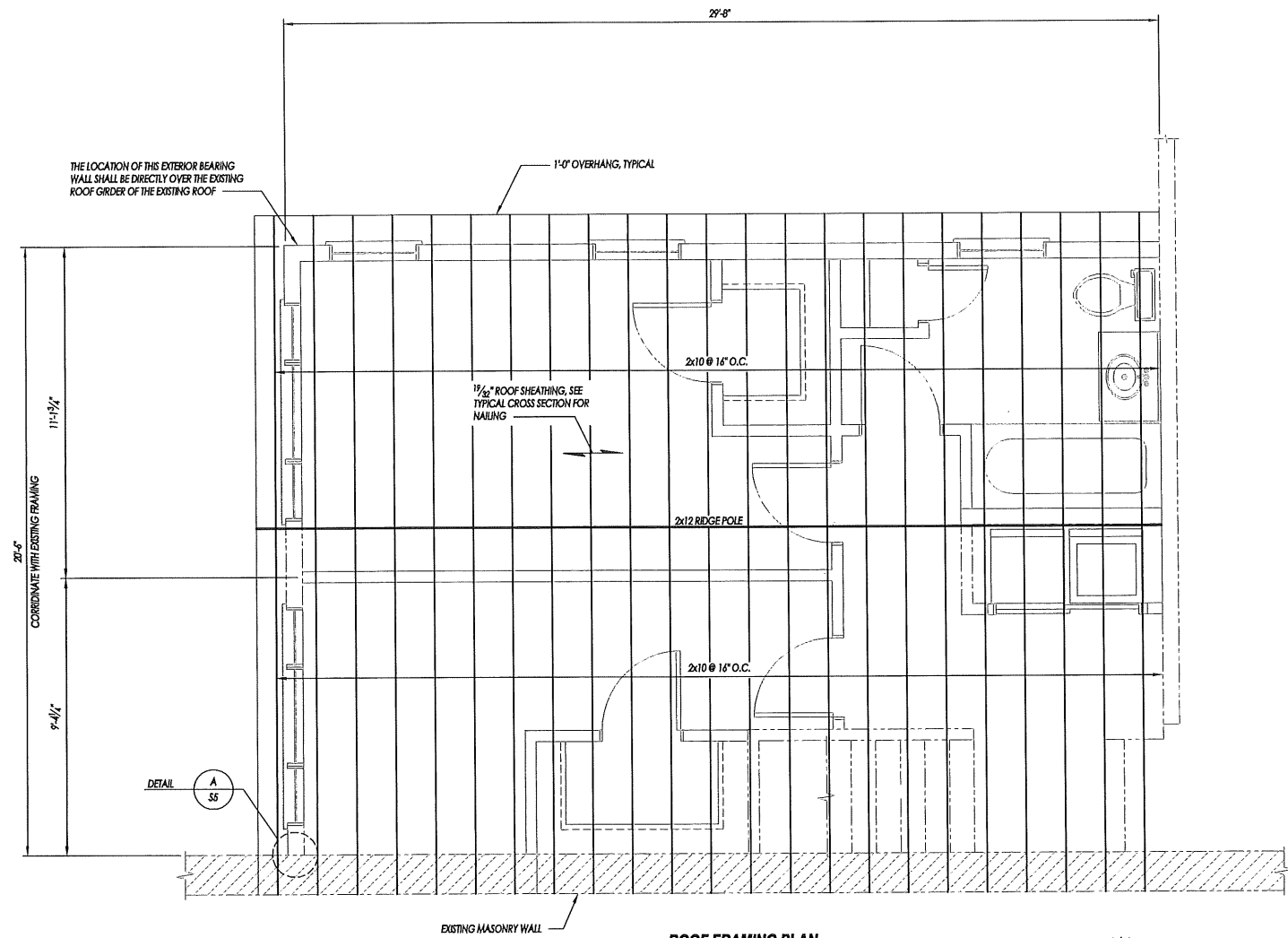
DRAWING NO. S-2

CLIENT RYAN CROSBY CONSTRUCTION
SACO, MAINE

TITLE PORTLAND, MAINE
OLD PORT JOB
FLOOR PLANS

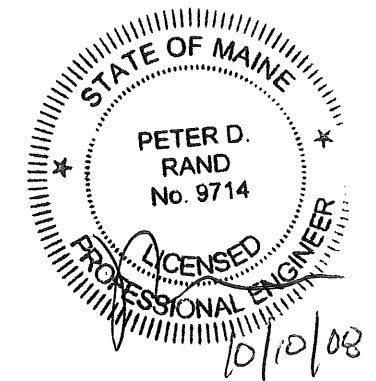


FLOOR FRAMING PLAN
SCALE: 3/8" = 1'-0"



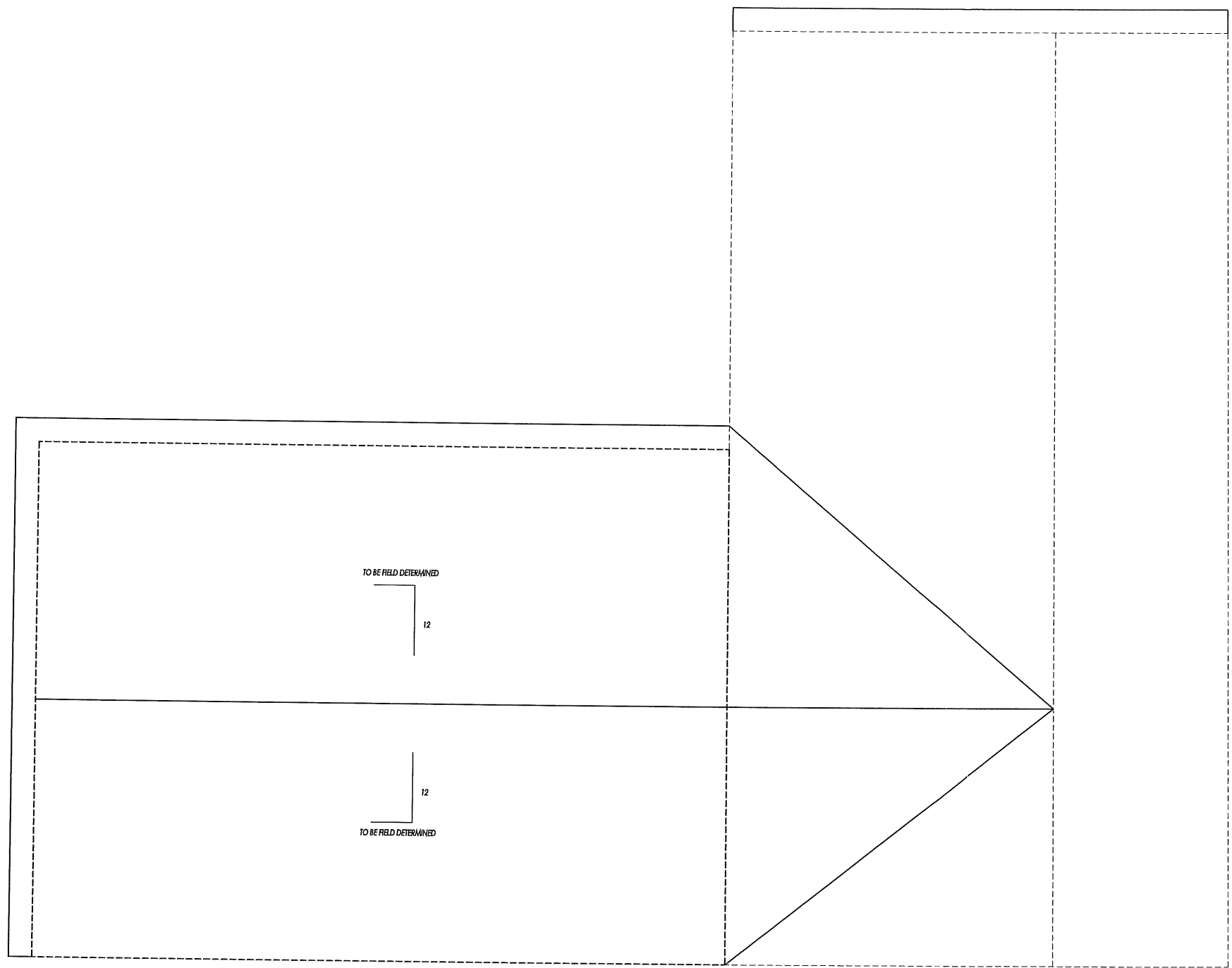
ROOF FRAMING PLAN
SCALE: 3/8" = 1'-0"

1. ALL RAFTERS TO BE CONNECTED TO WALLS WITH SST H2.5A HURRICANE TIES.
2. THE RIDGE OFF ALL RAFTERS SHALL BE CONNECTED WITH SST L5TA18 STRAPS.

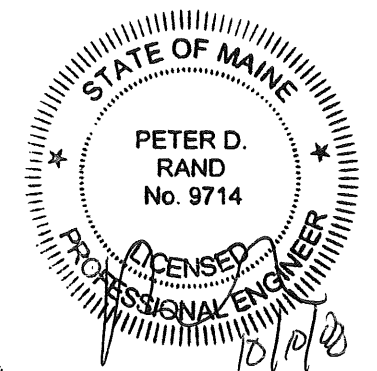


NOTE:
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<p>GLENN L. SMITH CUSTOM HOME DESIGN 188 SOUTH WATERBORO RD. LYMAN, MAINE 04002 (207) 498-2811 / CELL (207) 590-3352</p>	
<p>THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. THE DRAFTER IS NOT RESPONSIBLE FOR DIMENSIONAL DRAFTING OR ANY OTHER TYPE OF DESIGN AND DETAILING ERRORS.</p>	
DRAWING NO.	S-3
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB FRAMING PLANS

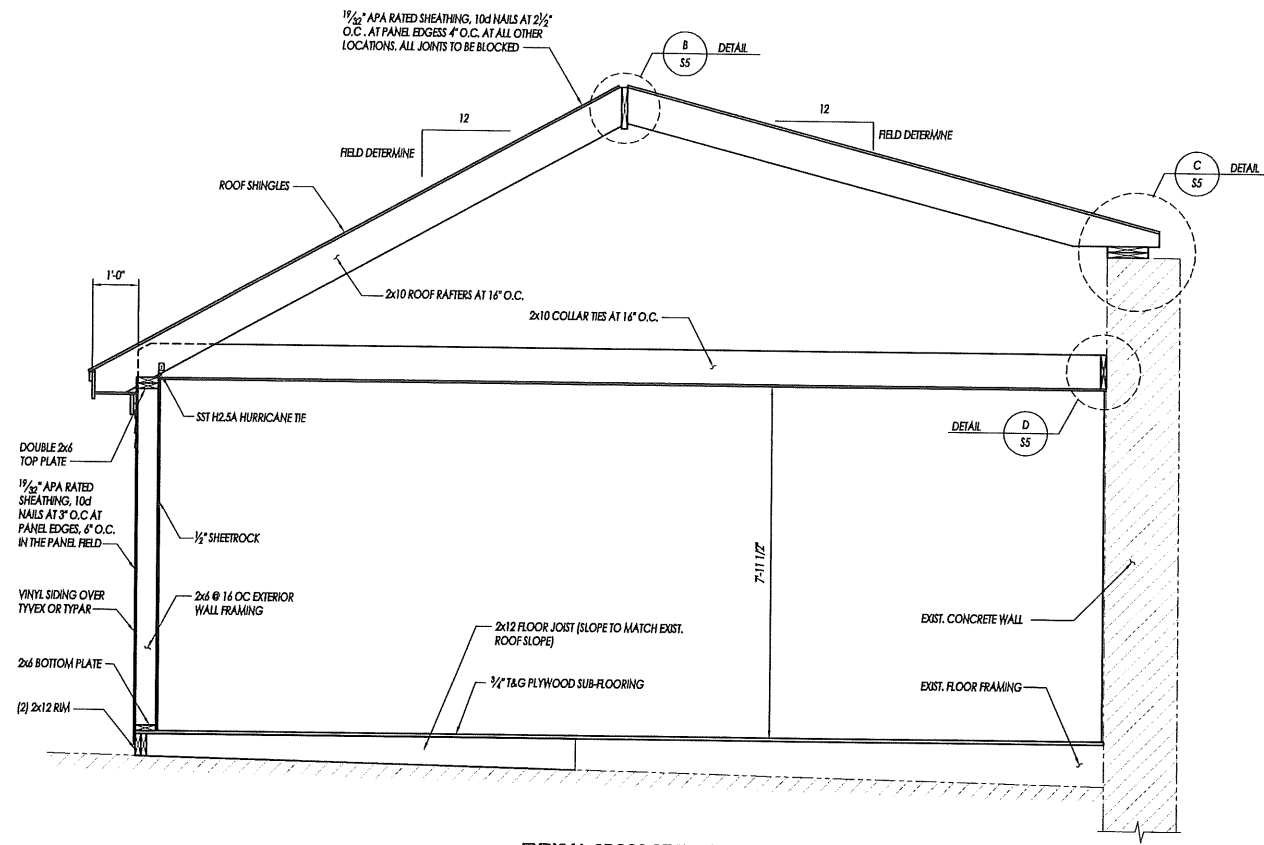


ROOF SLOPE PLAN
SCALE: 3/8" = 1'-0"

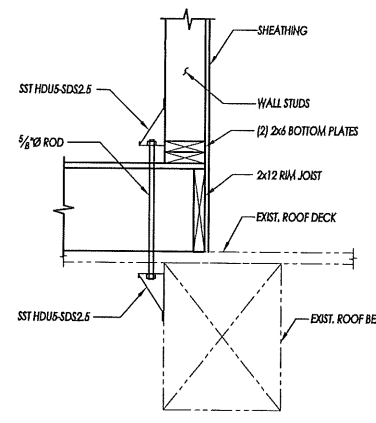


NOTE:
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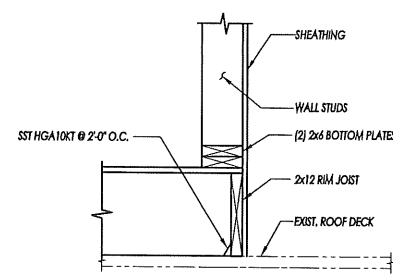
GLENN L. SMITH CUSTOM HOME DESIGN 188 SOUTH WATERBORO RD. LYMAN, MAINE 04002 (207) 498-2811 / CELL (207) 590-3352	
<small>THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. THE DRAFTER IS NOT RESPONSIBLE FOR DIMENSIONAL DRAFTING OR ANY OTHER TYPE OF DESIGN AND DETAILING ERRORS.</small>	
DRAWING NO.	S-4
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB ROOF SLOPE PLAN



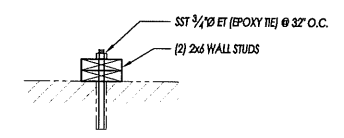
TYPICAL CROSS SECTION
SCALE: 1/2" = 1'-0"



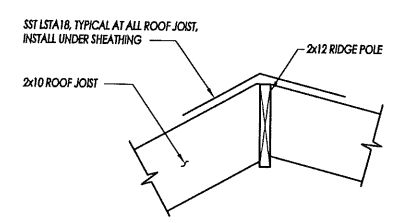
SECTION 1
SCALE: 1" = 1'-0"



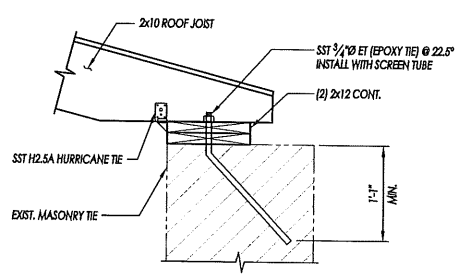
SECTION 2
SCALE: 1" = 1'-0"



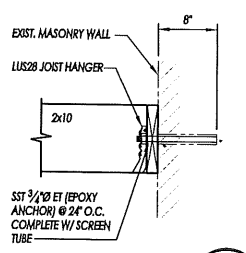
DETAIL A
SCALE: 1" = 1'-0"



DETAIL B
SCALE: 1" = 1'-0"



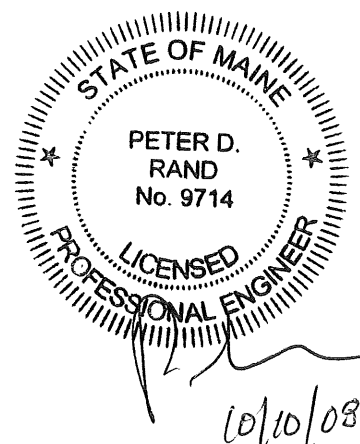
DETAIL C
SCALE: 1" = 1'-0"



DETAIL D
SCALE: 1" = 1'-0"

STRUCTURAL DESIGN CRITERIA NOTES:

- THE DESIGN CODES AND CRITERIA ARE AS FOLLOWS:
BUILDING CODE: IBC-2003
TIMBER: NDS
- FLOOR LIVE LOADS SHALL BE 40 PSF.
- ROOF LIVE LOADS SHALL BE AS FOLLOWS:
MINIMUM ROOF LIVE LOAD: 20 PSF
GROUND SNOW LOAD: 60 PSF
MINIMUM ROOF DESIGN SNOW LOAD: 42 PSF
- WIND LOAD CRITERIA SHALL BE AS FOLLOWS:
BASIC WIND SPEED: 100 MPH
EXPOSURE CATEGORY: B
IMPORTANCE FACTOR: 1.0
- SEISMIC CRITERIA SHALL BE AS FOLLOWS:
SEISMIC DESIGN CATEGORY: C
SEISMIC SITE CLASS (ASSUMED): D
- SEISMIC DESIGN BASED ON EQUIVALENT LATERAL FORCE PROCEDURE.
- THE LATERAL LOAD RESISTING SYSTEM OF THIS BUILDING CONSISTS OF THE FOLLOWING:
NORTH-SOUTH DIRECTION: SHEAR WALLS
EAST WEST DIRECTION: SHEAR WALLS
- ALL DIMENSIONAL LUMBER SHALL BE No.1 / No. 2 SPF UNLESS OTHERWISE NOTED
- ALL JOIST HANGERS AND METAL CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE
- FOR MEMBER SIZES AND CONNECTIONS NOT SHOWN, FOLLOW THE CHAPTER 23 OF THE BUILDING CODE



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<p>GLENN L. SMITH CUSTOM HOME DESIGN 188 SOUTH WATERBORO RD. LYMAN, MAINE 04002 (207) 499-2811 / CELL (207) 590-3352</p>	
<p>THESE DRAWINGS ARE PREPARED AS A DRAFTING SERVICE ONLY. THE DRAFTER IS NOT RESPONSIBLE FOR DIMENSIONAL DRAFTING OR ANY OTHER TYPE OF DESIGN AND DETAILING ERRORS.</p>	
DRAWING NO.	S-5
CLIENT	RYAN CROSBY CONSTRUCTION SACO, MAINE
TITLE	PORTLAND, MAINE OLD PORT JOB SECTIONS AND DETAILS