

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-0621	Issue Date: PERMIT ISSUED JUN 13 2005	CBL: 002 P003001
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Location of Construction: 4 City Ctr	Owner Name: Four City Center Properties Llc
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Owner Address: 4 City Center	Phone: 2076536353
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Business Name:	Contractor Name: Reagan & Company
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Contractor Address: 106 Merrill Rd. Gray	Phone: 2076536353
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Lessee/Buyer's Name	Phone:
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Permit Type: Alterations - Commercial	Zone: R-3
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Past Use: Commercial/residential	Proposed Use: Commercial / Residential Create deck w/ pergola on an existing low roof
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Permit Fee: \$57.00	Cost of Work: \$4,000.00	CEO District: 1
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Proposed Project Description: Create deck w/ pergola on an existing low roof

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group R-3 Type 3B IBC 2003 Signature: <i>[Signature]</i>
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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: dmartin

Date Applied For: 05/24/2005

Zoning Approval

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- 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK ST 31/05</i>
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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 Date: _____

Historic Preservation <input 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	

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 050621

JUN 13 2005

CITY OF PORTLAND

This is to certify that Four City Center Properties Inc / Reagan

has permission to Create deck w/ pergola on an existing lot of

AT 4 City Ctr

032 P003001

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 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.

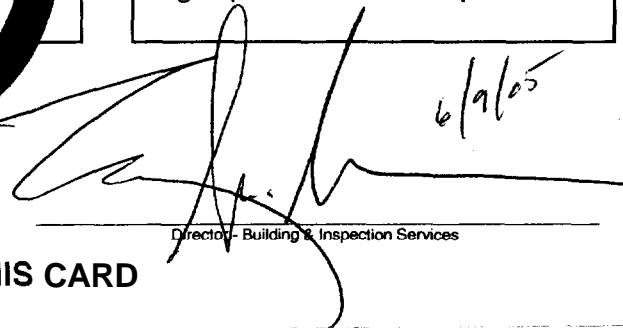
OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____
DepartmentName



6/9/05

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0621	Date Applied For: 0511912005	CBL: 032 P003001
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Location of Construction: 4 City Ctr	Owner Name: Four City Center Properties Llc	Owner Address: 4 City Center	Phone:
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: (207) 653-6353
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Residential Create deck w/ pergola on an existing low roof	Proposed Project Description: Create deck w/ pergola on an existing low roof
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Dept: Historical **Status:** Not Applicable **Reviewer:** Deborah Andrews **Approval Date:**
Note: received permit back from Historic from Carrie Marsh, She said historic does not need to review this. 6/3/05 **Ok to Issue:**
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 05/31/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 06/09/2005
Note: **Ok to Issue:**

Dept: Fire **Status:** **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

-Ball and Chain

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.

ity ter/ 3 rd Fl. Deck			
Total Square Footage of Proposed Structure 172 s.f.		Square Footage of Lot 2384 s.f.	
Block# P	Lot# 003	Owner: J C	207.233.1193 774 1009
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: 207.874.2117 Gregory Nirow 428 Fore St. Third Fl. Associates		Cost Of Work: \$ 4,000 ⁰⁰ /xx Fee: \$ 57 ⁰⁰
If the location is currently vacant, what was prior use: N/A			
Approximately how long has it been vacant: N/A			
Proposed use: Residential Porch / Deck			
Project description: Site Plan Exemption has been granted pending.			
Contractor's name, address & telephone: EARL REAGAN tel. 329-3441			
Who should we contact when the permit is ready: EARL REAGAN tel. 329-3441			
Mailing address: 106 Merrill Rd. Grey, ME 04039			
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: 329-3441			

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: *[Signature]* Date: May 18' 2005

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

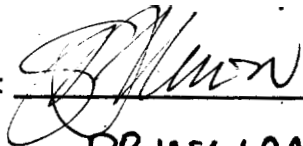


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: GREGORY NINOW
Address of Project: 4 CITY CENTER, 2ND FL.
Nature of Project: NEW DRIV & CURB DESIGN
AT LOW ROOF ADJACENT TO
SPRING ST.

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.

Signature: 

Title: PRINCIPAL

Firm: CUBELLIS ASSOCIATES

Address: 428 FORE ST, 3RD FL.

PORTLAND, ME 04101

Phone: 207.874.2777



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: GREGORY NINOW, AIA

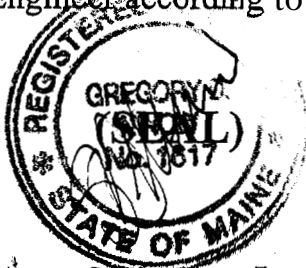
RE: Certificate of Design

DATE: MAY 18, 2005

These plans and/ or specifications covering construction work on:

4 CITY CENTER, NEW DECK & STEEL PERGOZA @
THIRD FLOOR LOW ROOF.

Have been designed and drawn up by the undersigned, a Maine registered Architect/
Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

Signature: [Handwritten Signature]

Title: PRINCIPAL

Firm: LUBELLIS ASSOCIATES

Address: 428 FINE ST THIRD FL.
PORTLAND, ME 04101

FROM DESIGNER: CHRISTOPHER MINOW, AIA
 DATE: MAY 18, 2005
 Job Name: 4 CITY CENTER NEW DECK
 Address of Construction: 4 CITY CENTER, PORTLAND, ME 041

2003 International Building Code

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

Building Code and Year IBC '03 Use Group Classification(s) BUILDING: MIXED B/R3
PROJECT: R3
 Type of Construction II B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NOT REQ'D
 Is the Structure mixed use? ✓ if yes, separated or non separated (see Section 302.3) SEPARATED
 Supervisory alarm system? ✓ Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS		_____	Live load reduction (1803.1.1, 1807.9, 1607.10)
_____	Submitted for all structural members (108.1, 108.1.1)	_____	Roof live loads (1803.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)		_____	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.12, 1607)		_____	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Show	_____	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>DECK</u>	<u>100 #/sq.</u>	_____	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
_____	_____	_____	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
_____	_____	_____	Roof thermal factor, C_t (Table 1608.3.2)
_____	_____	_____	Sloped roof snowload, P_s (1608.4)
_____	_____	_____	Seismic design category (1616.3)
Wind loads (1803.1.4, 1608)	_____	_____	Basic seismic-force-resisting system (Table 1617.5.2)
_____	Design option utilized (1609.1.1, 1609.6)	_____	Response modification coefficient, R , and deflection amplification factor, C
_____	Basic wind speed (1809.3)	_____	Analysis procedure (1616.6, 1617.5)
_____	Building category and wind importance factor, I (1604.5, 1609.5)	_____	Design base shear (1617.4, 1617.5.1)
_____	Wind exposure category (1609.4)	_____	Flood loads (1803.1.8, 1612)
_____	Internal pressure coefficient (ASCE 7)	_____	Flood hazard area (1612.3)
_____	Component and cladding pressures (1809.1.1, 1809.6.2.2)	_____	Elevation of structure
_____	Main force wind pressures (7603.1.1, 1609.6.2.1)	_____	Other loads
Earthquake design data (1803.1.5, 1614-7628)	_____	_____	Concentrated loads (1607.4)
_____	Design option utilized (1614.7)	_____	Partition loads (1607.5)
_____	Seismic use group ("Category") (Table 1604.5, 1616.2)	_____	Impact loads (1607.8)
_____	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)	_____	Misc. loads (Table 1607.8, 1607.8.1, 1607.11, 1607.12, 1607.13, 1610, 1611, 1604)
_____	Site class (1615.1.5)	_____	

