

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 041834
DEC 22 2004
CITY OF PORTLAND

This is to certify that City Of Portland/Woodward-Cromb Inc.

has permission to commercial space w/ tenant

AT 61 Park Ave

035 1001001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission proceeds before this building or part thereof is started or otherwise closed-in. 4 HOUR NOTIFICATION 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 _____
Department Name

Cheryl Chung
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: 04-1834 | Issue Date: PERMIT ISSUED DEC 22 2004 | CBL: 035 | I001001 |
| Location of Construction: 61 Park Ave | Owner Name: City Of Portland | Owner Address: 389 Congress St | Phone: |
| Business Name: | Contractor Name: Woodward Thomsen Inc. | Contractor Address: PO Box 10350, Portland, ME 04108 | Phone: 2077749298 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: ROS |

| | |
|--|--|
| Past Use: commercial space Public Facilities | Proposed Use: commercial space w/ tenant fitup Public facilities restoration of the castle Bldg |
| Proposed Project Description: commercial space w/ tenant fitup Public facilities - w/ warming rooms, bathrooms | |

| | | |
|---|---|-----------------|
| Permit Fee: \$0.00 | Cost of Work: \$0.00 | CEO District: 1 |
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: B Type: 3B | |
| Signature: | Signature: <i>[Signature]</i> | |
| 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: iharris | Date Applied For: 12/15/2004 | Zoning Approval | |
|--------------------------|------------------------------|------------------------|--|

| | | | |
|---|---|---|---|
| <ol style="list-style-type: none"> 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok</i> Date: 12/17/04 | 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 checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied to D.A. Date: |
| | <i>D. Andrews</i> 12/17/04 | | |

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 |

City of Portland, Maine - Building or Use Permit

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 04-1834 | Date Applied For: 12/15/2004 | CBL: 035 I001001 |
|------------------------------|--|----------------------------|

| | | | |
|---|--|---|--------------------------------|
| Location of Construction: 61 Park Ave | OwnerName: City Of Portland | Owner Address: 389 Congress St | Phone: |
| Business Name: | Contractor Name: Woodward Thomsen Inc. | Contractor Address: PO Box 10359 Portland | Phone (207) 774-9298 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

public facilites - castle at Deering Oaks

warming rooms & bathrooms

Dept: Historical**Status:** Approved**Reviewer:** Deborah Andrews**Approval Date:** 12/17/2004**Note:****Ok to Issue:** **Note:**

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
DEC 15 2004
RECEIVED

01-702817

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.

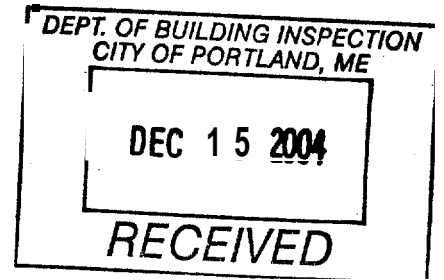
| | | |
|--|--|---|
| Location/Address of Construction: <u>CASTLE AT DEERING OAKS</u> | | |
| Total Square Footage of Proposed Structure | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# <u>35</u> Block# <u>I</u> Lot# <u>1</u> | Owner: <u>CITY OF PORTLAND</u> | Telephone: |
| Lessee/Buyer's Name (if Applicable) <u>N.A.</u> | Applicant name, address & telephone: | cost Of Work: \$ <u>490,000.</u> Fee: \$ <u>15</u> |
| Current use: <u>BATH ROOMS</u> | DEPT. OF BUILDING INSPECTION CITY OF PORTLAND | |
| If the location is currently vacant, what was prior use: _____ | | |
| Approximately how long has it been vacant: _____ | | |
| Proposed use: <u>PUBLIC FACILITY - WARMING ROOM</u> Project description: <u>7 BATH ROOMS</u> | | |
| Contractor's name, address & telephone: <u>WOODWARD THOMSEN CO INC.</u> | | |
| Who should we contact when the permit is ready: <u>TOM THOMSEN 774-9298</u> | | |
| Mailing address: <u>70 BOK 10359 PORTLAND ME 04104</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>774-9298</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: Shironda W. Shemane Date: DEC 14, 2004

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

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

FROM: Turk Trau + Larry Architects

RE: Certificate of Design

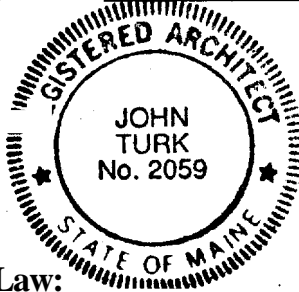
DATE: 15 December 2004

These plans and / or specifications covering construction work on:

The Castle at Deering Oaks Portland, Maine

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

(SEAL)



Signature: John Turk

Title: Principal

Firm: Turk Trau + Larry Architects

Address: 92 Exchange St, Portland ME
04101

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.

TURK TRACEY & LARRY ARCHITECTS, LLC

ARCHITECTURE / HISTORIC PRESERVATION

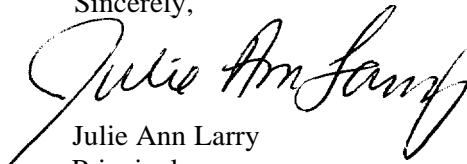
TRANSMITTAL

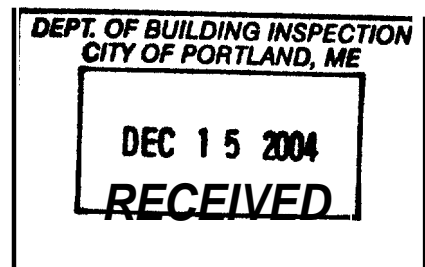
Date: 15 December 2004
To: Lannie Dodson, Administrative Assistant
From: Julie Ann Larry
Regarding: Deering Oaks Castle-in-the-Park
Comments:

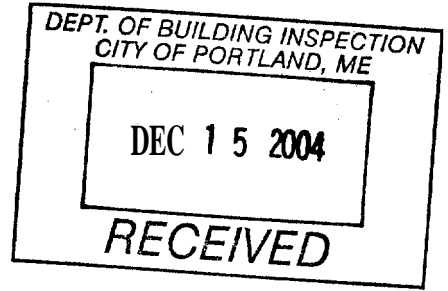
Dear Lannie,

Enclosed are the Certificate of Design, Accessibility Certificate, and the construction code summary sheet.

Sincerely,


Julie Ann Larry
Principal





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

ACCESSIBILITY CERTIFICATE

Designer: Turk Tracy + Larry Architects

Address of Project: Tennis Court Road, Deering Oaks

Nature of Project: Restoration of the Castle Building

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: John Turk

Title: Principal

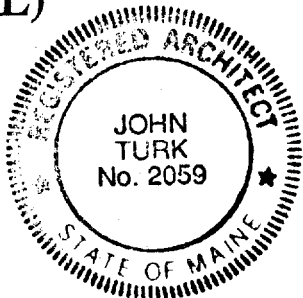
Firm: Turk Tracy + Larry Architects, LLC

Address: 92 Exchange Street

Portland, ME 04101

Phone: (207) 761-9662

(SEAL)



DEC FROM DESIGNER

DATE:

RECEIVED

Turk Tracant Larry Architects LLC

15 December 2004

Restoration of the Castle Building

Address of Construction: Tennis Court Road, Deering Oaks Park

2003 International Building Code

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

Building Code and Year IB 2003 Use Group Classification(s) B

Less than 50 persons

Type of Construction Type III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2) NA existing foundations

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
(106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use

Loads Shown

NA

Wind loads (1603.1.4, 1609)

NA

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

Wind exposure category (1609.4)

Internal pressure coefficient (ASCE 7)

Component and cladding pressures (1609.1.1, 1609.8.2.2)

Main force wind pressures (1609.1.1, 1609.8.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

NA

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1616.2)

Spectral response coefficients, S_{ps} & S_{p1} (1615.1)

NA

Live load reduction

(1603.1.1, 1607.9, 1607.10)

↓

Roof live loads (1603.1.2, 1607.11)

Roof snow loads (1603.1.3, f a)

NA

Ground snow load, P_g (1608.2)

if $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

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)

Basic seismic-force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1677.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

NA

Floodhazard area (1612.3)

↓

Elevation of structure

Other loads

NA

Concentrated loads (1607.4)

Partition loads (1607.5)

Impact loads (1607.8)

Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Existn condit ions
not modify