

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

**BUILDING
PERMIT**

Permit Number: 100619

This is to certify that 511 Plaza Limited Partnership / Center Line Construction, Inc.

has permission to Remove and replace damaged concrete portion of existing retaining wall.

AT 511 Congress St CB# 037 D002001

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 lath or other work set-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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

PERMIT ISSUED

JUN 25 2010

Director - Building Inspection
City of Portland

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: 10-0619 | Issue Date: | CBL: 037 D002001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|--|---|---------------------|
| Location of Construction: 511 Congress St | Owner Name: 511 Plaza Limited Partnership | Owner Address: One Canal Plaza | Phone: |
| Business Name: | Contractor Name: Center Line Construction, Inc. | Contractor Address: P.O. Box 1264 Portland | Phone 2072336487 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B-3 |

| | | | | |
|-------------------------|---|-------------------------|------------------------------|--------------------|
| Past Use: Commercial | Proposed Use: Commercial / Remove and replace damaged concrete portion of existing retaining wall. | Permit Fee: \$130.00 | Cost of Work: \$11,000.00 | CEO District: 1 |
|-------------------------|---|-------------------------|------------------------------|--------------------|

| | |
|--|--|
| Proposed Project Description: Remove and replace damaged concrete portion of existing retaining wall. | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <u>U</u> Type: <u>Retaining Wall</u> Signature: <i>[Signature]</i> 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: gg | Date Applied For: 06/02/2010 | 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 <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |
| | Date: <i>6/7/10</i> | Date: _____ | Date: <i>6/23/10</i> |

PERMIT ISSUED

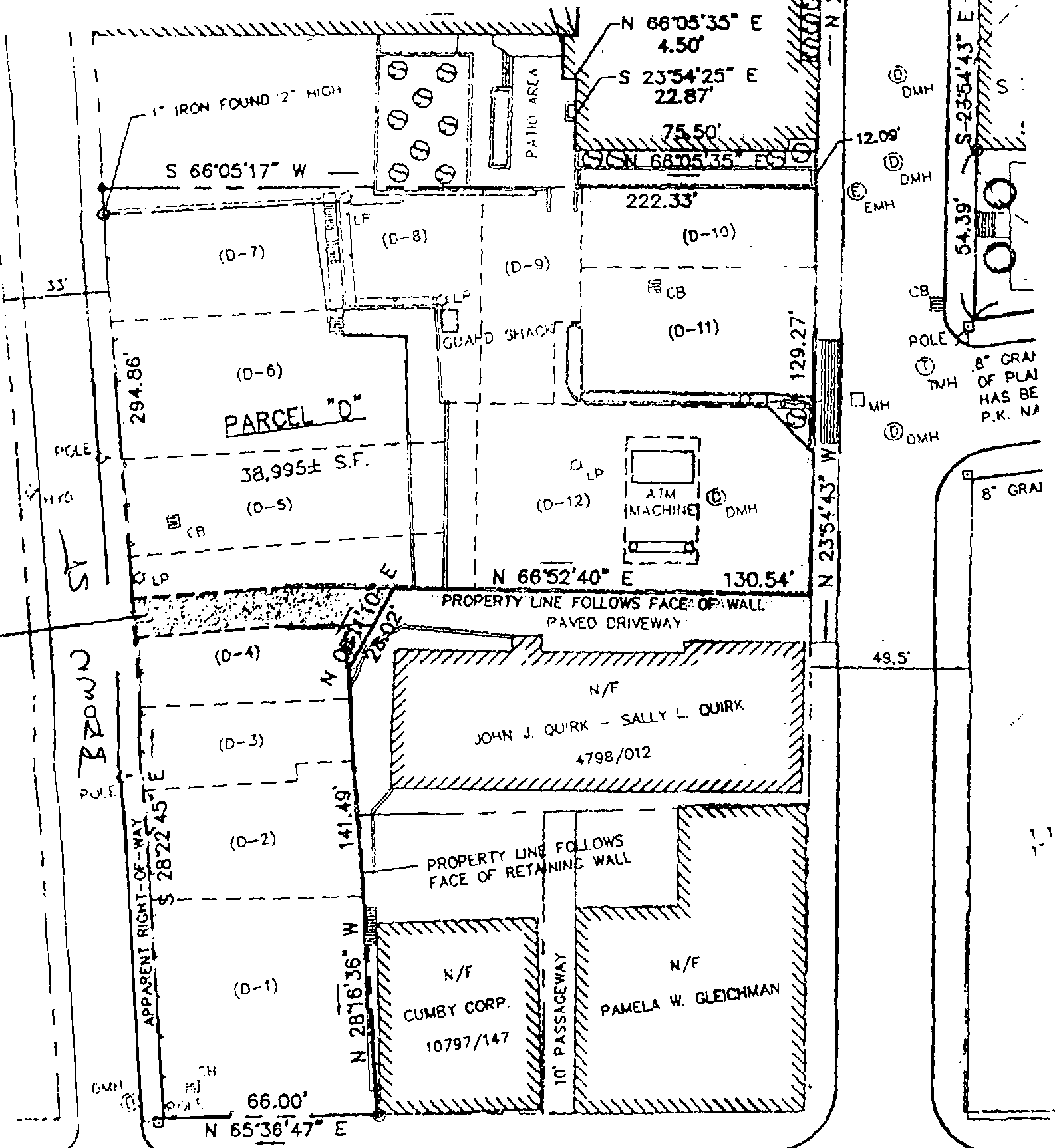
JUN 25 2010

City of Portland

CERTIFICATION

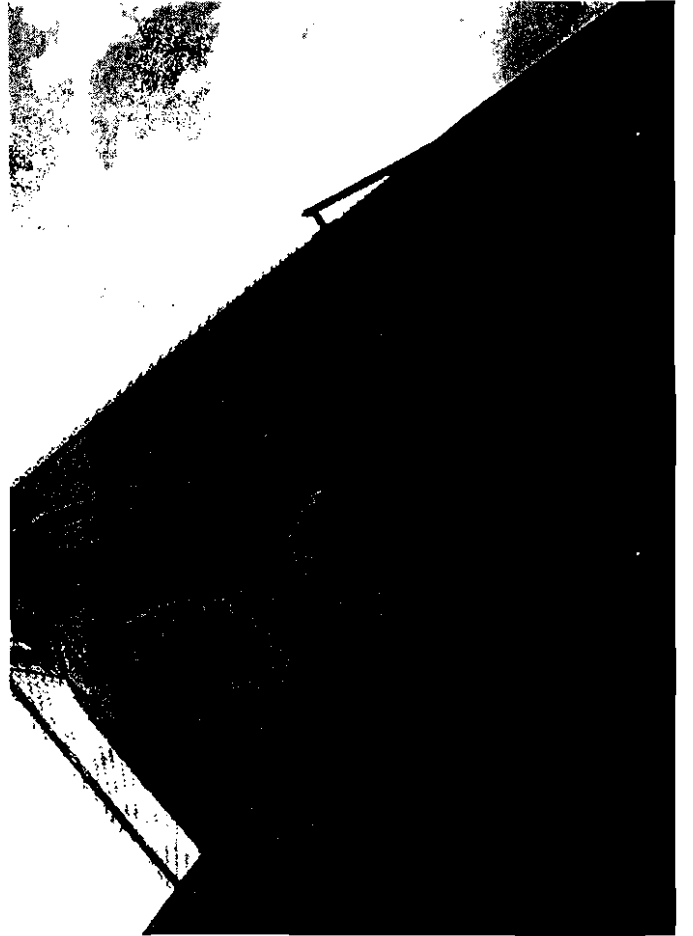
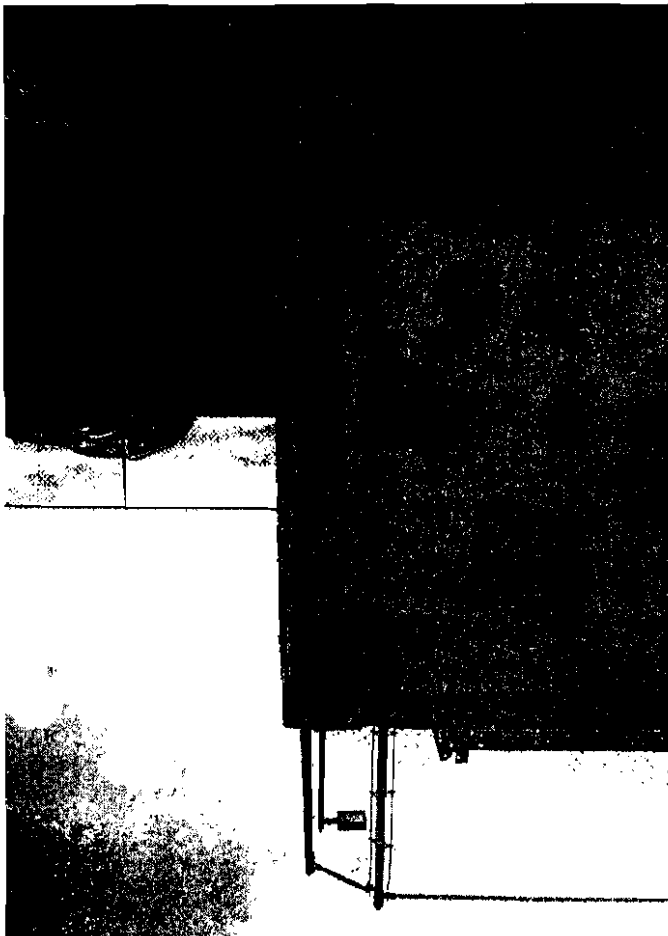
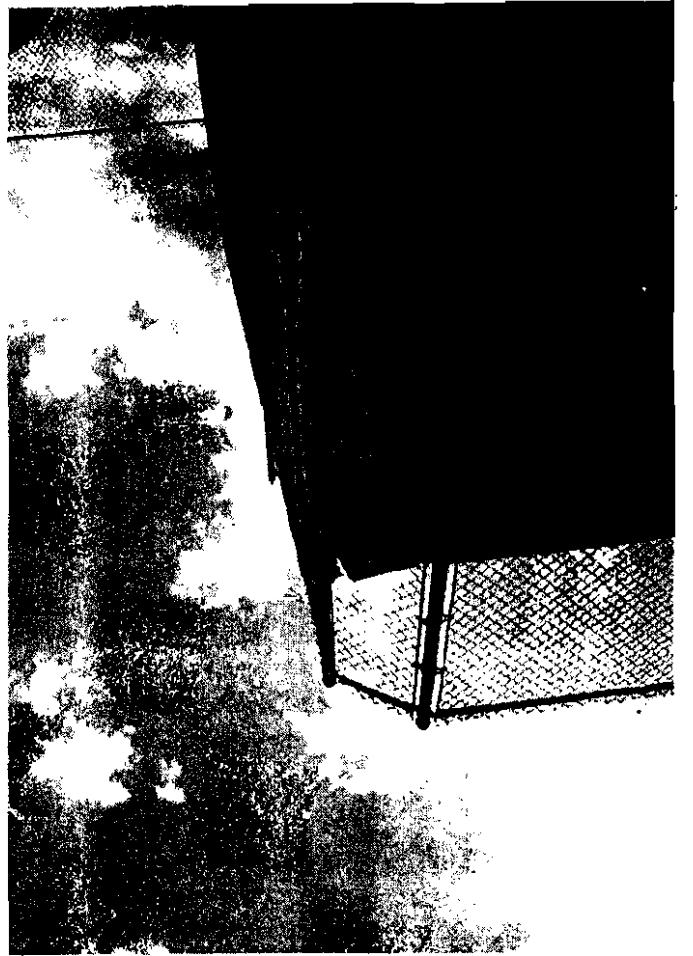
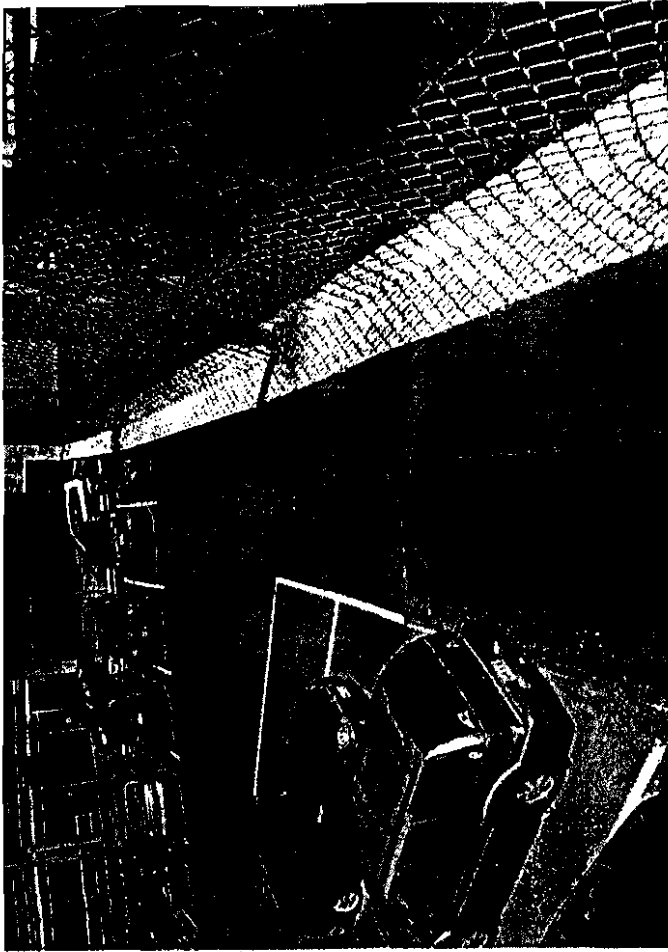
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

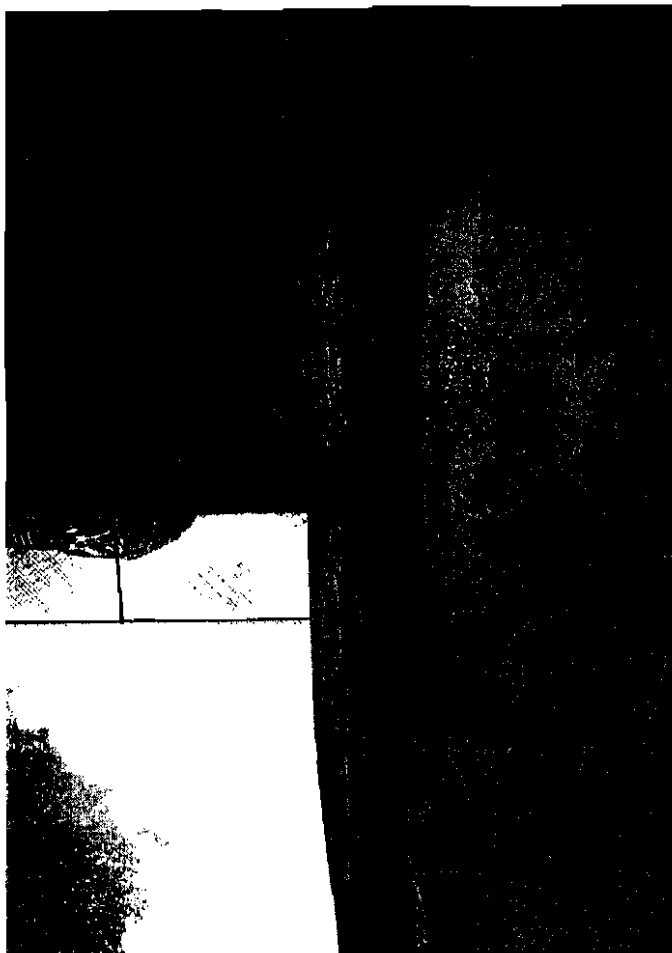
| | | | |
|---|---------|------|-------|
| SIGNATURE OF APPLICANT | ADDRESS | DATE | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE | | DATE | PHONE |



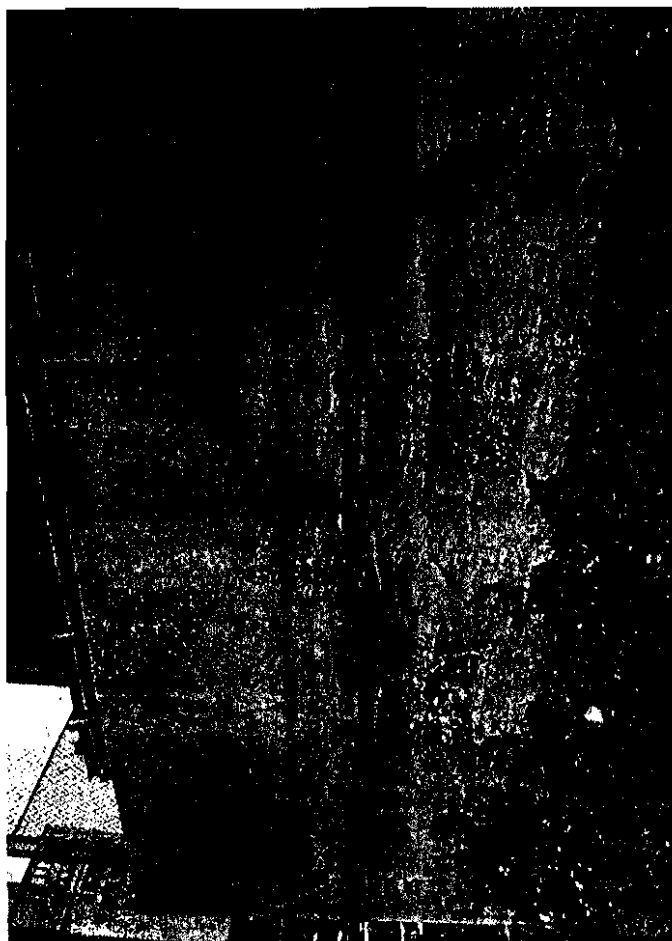
INSTRUMENT FOUND
 ON CITY OF
 DOCUMENTS (TYP)
 DMH CB
 DMH

CUMBERLAND AVENUE





| JUST THIS FACE |



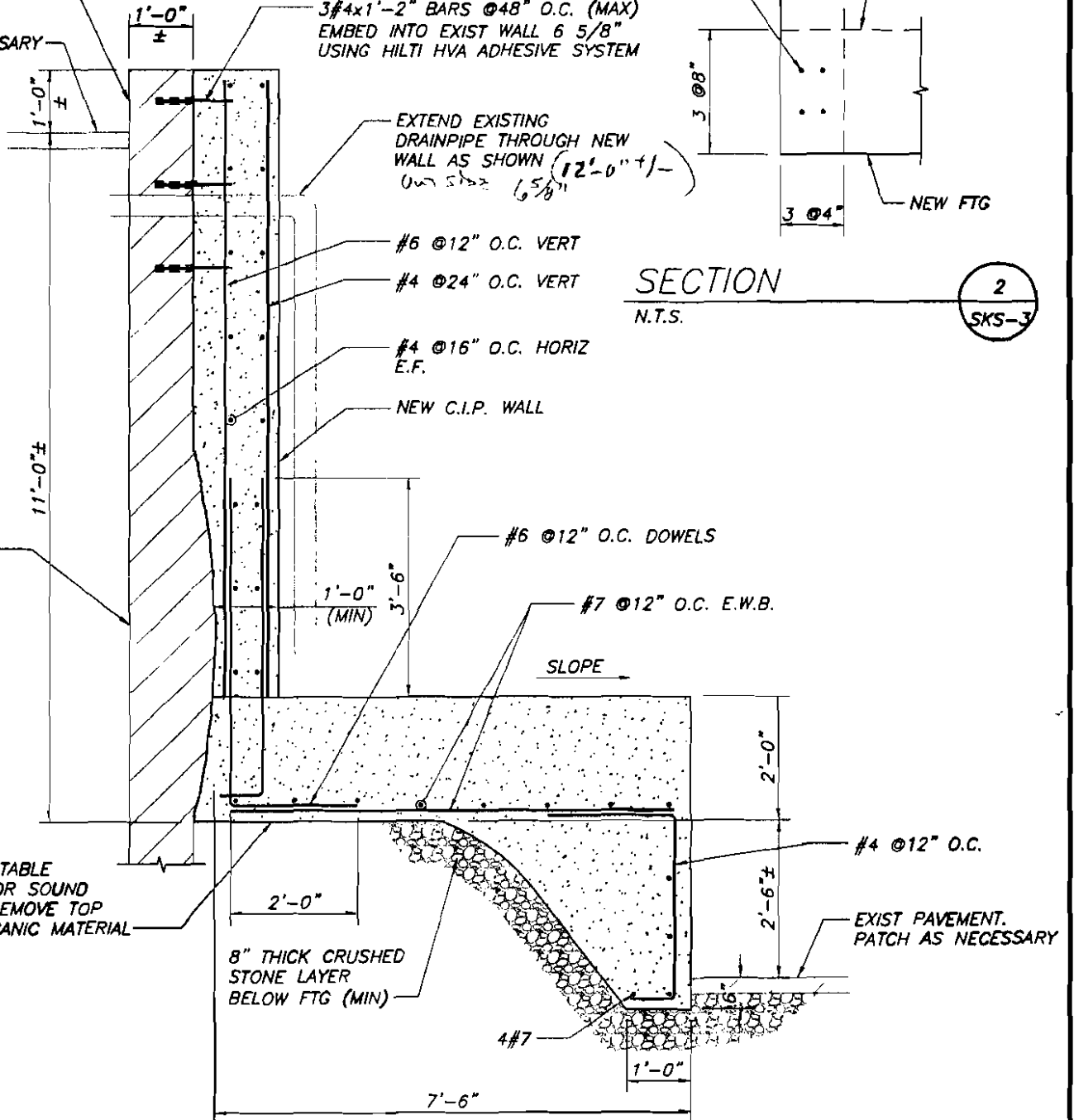
REMOVE DAMAGED CONC
 PORTION OF EXIST WALL.
 MAINTAIN EXIST REINF.
 REPLACE W/NEW CONC
 AS PART OF NEW WALL
 POUR. G.C. TO SHORE
 EXIST AS NECESSARY

EXIST PAVEMENT,
 PATCH AS NECESSARY

4#7x4'-6 BARS, EMBED
 INTO EXIST WALL 13 1/4"
 USING HILTI HVA
 ADHESIVE SYSTEM

3#4x1'-2" BARS @48" O.C. (MAX)
 EMBED INTO EXIST WALL 6 5/8"
 USING HILTI HVA ADHESIVE SYSTEM

EXIST 12" CONC
 WALL (BEYOND)



SECTION
 N.T.S.

2
 SKS-3

SECTION
 N.T.S.

1
 SKS-3

BECKER
 structural engineers, inc.

75 York Street
 Portland, ME 04101-4701
 Tel 207-879-1838
 Fax 207-879-1822
 www.beckerstructural.com

| | |
|---------|---------|
| Design | REM |
| Drawn | MCN |
| Checked | JCF |
| Scale | N.T.S. |
| Date | 8/21/08 |

BROWN ST
 RETAINING WALL
 PORTLAND, MAINE

Becker Job Number
 1962
 SKS-4



Certificate of Design

Date: JUNE 1, 2010

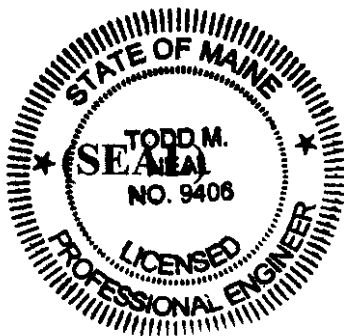
From: BECKER STRUCTURAL ENGINEERS, INC.

These plans and / or specifications covering construction work on:

BROWN ST. RETAINING WALL

(IN PARKING LOT ADJACENT TO 26-78 BROWN ST)

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



Signature: [Handwritten Signature]

Title: VICE PRESIDENT

Firm: BECKER STRUCTURAL ENGINEERS, INC.

Address: 75 YORK ST

PORTLAND, ME 04101

Phone: 207-879-1038

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer: BECKER STRUCTURAL ENGINEERS, INC.
 Date: JUNE 1, 2010
 Job Name: BROWN STREET RETANK WALL
 Address of Construction: 26-9B BROWN ST., PORTLAND, ME, 04101

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) N/A

Type of Construction N/A EXTERIOR NON-BUILDING STRUCTURE

~~Is there a fire separation wall between the structure and the adjacent structure? N/A~~

Is the Structure mixed use? N/A If yes, separated or non separated or non separated (section 302.3) N/A

Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

| Floor Area Use | Loads Shown |
|----------------|-------------|
| <u>N/A</u> | |
| | |
| | |
| | |

Wind loads (1603.1.4, 1609)

| | |
|------------|--|
| <u>N/A</u> | Design option utilized (1609.1.1, 1609.6) |
| | Basic wind speed (1809.3) |
| | 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, 1609.6.2.2) |
| | Main force wind pressures (7603.1.1, 1609.6.2.1) |

Earth design data (1603.1.5, 1614-1623)

| | |
|------------|--|
| <u>N/A</u> | Design option utilized (1614.1) |
| | Seismic use group ("Category") |
| | Spectral response coefficients, S_D & S_1 (1615.1) |
| | Site class (1615.1.5) |

EXTERIOR SITE RETANK WALL. DOES NOT SUPPORT EXISTING STRUCTURE.

| | |
|------------|--|
| <u>N/A</u> | Live load reduction |
| | Roof <i>live</i> loads (1603.1.2, 1607.11) |
| | Roof snow loads (1603.7.3, 1608) |
| | Ground snow load, P_g (1608.2) |
| | If $P_g > 10$ psf, flat-roof snow load P_f |
| | If $P_g > 10$ psf, snow exposure factor, C_e |
| | If $P_g > 10$ psf, snow load importance factor, I_s |
| | Roof thermal factor, C_t (1608.4) |
| | Sloped roof snowload, P_s (1608.4) |
| | Seismic design category (1616.3) |
| | Basic seismic force resisting system (1617.6.2) |
| | Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2) |
| | Analysis procedure (1616.6, 1617.5) |
| | Design base shear (1617.4, 1617.5.1) |

Flood loads (1803.1.6, 1612)

| | |
|------------|----------------------------|
| <u>N/A</u> | Flood Hazard area (1612.3) |
| <u>N/A</u> | Elevation of structure |

Other loads

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

STRUCTURE DESIGNED FOR EXIST SOIL LOADS AND VEHICLE SURCHARGE

GENERAL NOTES

1. THE FOLLOWING NOTES ARE INTENDED TO BE USED AS OUTLINED SPECIFICATIONS FOR THIS PROJECT. THE REFERENCED STANDARDS ARE CONSIDERED TO BE PART OF THE WORK.
2. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
3. SECTIONS AND DETAILS SHOWN SHALL BE CONSIDERED TYPICAL FOR SIMILAR CONDITIONS AS DETERMINED BY THE ENGINEER.
4. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).

SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT COMPLETE SHOP DRAWINGS FOR CONCRETE MIX DESIGN & CONCRETE REINFORCING.

FOUNDATION NOTES (SOIL SUPPORTED)

1. FOUNDATION DESIGN IS BASED ON RETAINING WALL FOOTING BEARING ON SUITABLE UNDISTURBED NATIVE SOILS AND/OR NEW COMPACTED STRUCTURAL FILL EXTENDING TO UNDISTURBED NATIVE SOIL.
2. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO VERIFY EXISTING SOIL CONDITIONS AND TO BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO COMMENCING PLACEMENT OF FOUNDATIONS.
3. PRESUMPTIVE BEARING CAPACITY 2,000 PSF.
4. ALL PAVEMENT, EXISTING FOUNDATIONS AND UNCONTROLLED GRANULAR FILL SHALL BE REMOVED FROM THE AREA AS NEEDED.

BECKER
structural engineers, inc.

75 York Street
Portland, ME 04101-4701
info@beckerstructural.com

Tel 207-879-1838
Fax 207-879-1822
www.beckerstructural.com

| | |
|----------|---------|
| Designer | REM |
| Checker | MCN |
| Engineer | JCF |
| Scale | N.T.S. |
| Date | 8/21/08 |

BROWN ST
RETAINING WALL
PORTLAND, MAINE

Becker Job Number
1962

SKS-1

Deb Andrews - Approval to Remove Chimneys at Pine Winter Condominiums

From: "Alan Baran" <AlanB@dirigomgmt.com>
To: <DGA@portlandmaine.gov>
Date: 6/21/2010 3:58 PM
Subject: Approval to Remove Chimneys at Pine Winter Condominiums
CC: "Christine Trees" <christinetrees@gmail.com>, "Bill Walsh" <billwalshjr@...>

Ms. Andrews:

I am re sending my original email dated June 9, 2010 and asking if I am to assume that approval has been granted to remove these chimneys, and I can go ahead and schedule the work.

Please let me know your response:

Alan Baran
Property Manager
Dirigo Management Company
One City Center, 4th Floor
Portland, ME 04101
Tel: (207) 871-1080
Fax: (207) 871-7189
alanb@dirigomgmt.com

*Val on Curran
look at fascian
details*

From: Alan Baran
Sent: Wednesday, June 09, 2010 2:36 PM
To: 'DGA@portlandmaine.gov'
Cc: Bill Walsh
Subject:

Ms. Andrews:

My schedule is very hectic as well and I would like to try and describe to you the locations of the chimneys in question, and would appreciate if you could look at them as soon as possible and give the Association a decision.

*main
gate*

1. Facing the 124-126 Winter St. building from the street look up at the front left hand side of the building on the pitched roof. There is a chimney about half way up the roof at the edge. If it fell it would land on a vehicle or vehicles parked directly off the street next to the 124 Winter St. portion of the building.
2. The other 2 chimneys are on the roof of 34 Pine St. They are the 2 closest to the rear of the building and can be seen from the ground between 118 and 124 or by climbing the fire escape on the side of 124 Winter St. One of them is on the main high part of the building and the other is at the very rear, where the roof is lower.

*one
of a
pair*

Thank you for your anticipated response.

w/ chimney cap

Alan Baran
Property Manager
Dirigo Management Company
One City Center, 4th Floor
Portland, ME 04101
Tel: (207) 871-1080
Fax: (207) 871-7189
alanb@dirigomgmt.com