

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that PREBLE STREET

Located At 38 PREBLE ST

Job ID: 2012-04-3738-CH OF USE

CBL: 037- F-020-001

has permission to Change the Use from Office to Teen Shelter for Preble Street, new stair, extensive interior renovations 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 2/13/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3738-CH OF USE	Date Applied: 4/10/2012	CBL: 037- F-020-001	
Location of Construction: 38 PREBLE ST	Owner Name: PREBLE STREET	Owner Address: 18 PORTLAND ST., PORTLAND, ME 04101	Phone: 775-0026
Business Name:	Contractor Name: WRIGHT-RYAN CONSTRUCTION, INC - PETER HAUSER	Contractor Address: 10 DANFORTH ST PORTLAND MAINE 04101	Phone: (207) 773-3625 756-2520-Peter
Lessee/Buyer's Name:	Phone:	Permit Type: Change of use with alterations	Zone: B-3
Past Use: Offices	Proposed Use: Change of use from offices to Teen Shelter on the 1st & 2nd floors with offices on the 3rd floor with alterations	Cost of Work: \$939,000.00	CEO District:
		Fire Dept: 5/30/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B/R-1 Type: 3B FBC 2009 Signature: <i>[Signature]</i>
Proposed Project Description: COU to Teen Shelter		Pedestrian Activities District (P.A.D.) 7/13/12	

Permit Taken By: Brad	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2011-323</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>4/10/12</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied PB on 11/22/2011 Date:	Historic Preservation <i>- within -</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>(Partial)</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>4/12/12</i> <i>D. Andrews</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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy/Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3738-CH OF USE

Located At: 38 PREBLE ST

CBL: 037- F-020-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. This B-3 zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance. *Separate permits are required with dBA listings for any HVAC units.*

Historic

1. Approval at this time is for interior work only. Exterior and site work may not commence until applicant receives final Historic Preservation Board approval.

Fire

2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Application requires State Fire Marshal approval.
5. Separate permits are required for HVAC, fire alarm, sprinkler and suppression systems, and kitchen hoods.
6. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
7. All stair, handrail and guard details shall be in accordance with NFPA 101, *Life Safety Code*.
8. Central Station monitoring for addressable fire alarm systems shall be by point.
9. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
10. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.

11. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
12. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
13. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
14. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
15. Fire alarm system requires a wireless master box connection per city ordinance. Master box design and installation shall in conformance with Fire Department Regulations and approved by Fire Department Electrical Division.
16. All smoke detectors and smoke alarms shall be photoelectric.
17. Carbon Monoxide is detection required in accordance with NFPA 720, *Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment*, 2009 edition.
18. Compliance with NFPA 1, *Fire Code*, Annex O for In-building Public Safety Radio Enhancement Systems shall be verified by an RF Engineer.
19. The sprinkler system shall be installed in accordance with NFPA 13.
20. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
21. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
22. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
23. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
24. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
25. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
26. A firefighter Building Marking Sign is required.
27. Fire extinguishers are required per NFPA 1.
28. New elevators are required to be ADA compliant.
29. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
30. Any cutting and welding done will require a Hot Work Permit from Fire Department.
31. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
32. A single source supplier should be used for all through penetrations.
33. Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. No new construction work is allowed in the courtyard area until the final proposals are submitted and approved by the Planning Authority.
3. Safeguards during construction shall be implemented and installed per IBC Chapter 33 and chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Entered 4/10/12 (BS)



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.

ID 2012-04-3738

within
 Demo
 #2012

Location/Address of Construction: <u>38 PERBLE ST</u>			B-3	
Total Square Footage of Proposed Structure/Area <u>14,080 SFT</u>		Square Footage of Lot <u>3884</u> within Historic		
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>F</u> Lot# <u>20</u> <u>02-319A</u>		Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>PERBLE STREET</u> Address <u>18 PORTLAND ST</u> City, State & Zip <u>PORTLAND, ME 04101</u>		Telephone: <u>207 775 0026</u>
RECEIVED APR 10 2012 Dept. of Building Inspections City of Portland Maine		Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____		Cost Of Work: \$ <u>939,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>94100</u>
		Current legal use (i.e. single family) <u>OFFICE</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>TEEN SHELTER / OFFICE (BUSINESS + R-1)</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONVERSION OF BUILDING FROM OFFICE TO TEEN SHELTER + OFFICE (BUSINESS @ BASEMENT + 3RD R-1 - 1ST + 2ND)</u>		
Contractor's name: <u>WRIGHT-RYAN CONSTRUCTION, INC</u>				
Address: <u>10 DANFORTH STREET</u>				
City, State & Zip: <u>PORTLAND, ME 04104</u>			Telephone: <u>(207) 773 3625</u>	
Who should we contact when the permit is ready: <u>PETER HASEL</u>			Telephone: <u>(207) 756 2520</u>	
Mailing address: <u>SAME</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.

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: [Handwritten Signature] Date: 04/09/2012

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



New Commercial 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
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review.
- 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.

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

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

* ROOF R60 +/-
WALLS R20

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.



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Receipts Details:

Tender Information: Check , BusinessName: Wright-Ryan Construction, Check Number:
83277

Tender Amount: 9410.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 4/10/2012

Receipt Number: 42731

Receipt Details:

Referance ID:	6027	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	9410.00	Charge Amount:	9410.00
Job ID: Job ID: 2012-04-3738-CH OF USE - COU to Teen Shelter			
Additional Comments: 38 Preble			

Thank You for your Payment!

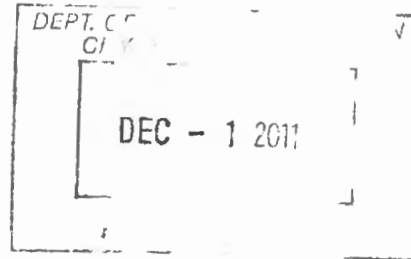
CITY OF PORTLAND, MAINE

PLANNING BOARD

Joe Lewis, Chair
Carol Morrissette, Vice Chair
Lee Lowry, III
Stuart G. O'Brien
Michael J. Patterson
David Silk
Bill Hall

November 30th, 2011

Mark Swann
Preble Street
18 Portland Street, PO Box 1459
Portland, ME 04104



RE: **38 Preble Street, Teen Shelter**
Conditional Use Application #2011-323
CBL: 37-F-20

Dear Mr. Swann:

On November 22, 2011 the Portland Planning Board considered the conditional use and site plan applications for the proposed Emergency Teen Shelter on the first and second floors of 38 Preble Street.

The Planning Board reviewed the proposal for conformance with the standards of the Conditional Use Review and Site Plan Ordinance. The Planning Board voted (6-0, Silk recused) to approve the applications with the following motions and conditions as presented below.

CONDITIONAL USE REVIEW

The Planning Board voted 6-0 (Silk recused) that the proposed use for an Emergency Teen Shelter on the first and second floors of 38 Preble Street is in conformance with the Conditional Use Standards as set forth in Sec. 14-218 (b) (4) & Sec. 14-474 c) (2) of the Land Use Code, as presented in Report #25-11, with the following conditions of approval:

- i. That the conditional use shall be limited to the first and second floors of 38 Preble Street ie a total of 6000 sq ft; and
- ii. That the hours of operation of the emergency teen shelter shall be from 8pm to 8am only and that no teens shall be in the building at any other time; and
- iii. The maximum number of teens staying at the shelter at any one time shall be 24; and
- iv. That any security features such as surveillance cameras and external lights shall be maintained at all times, with cameras recording 24/7 and digital images to be retained for a minimum of 7 days; and
- v. That the associated "in-take" functions shall not be located within 38 Preble Street to the extent practicable.

continued

SITE PLAN REVIEW

The Planning Board voted 6-0 (Silk recused) that the proposed use for an Emergency Teen Shelter on the first and second floors of 38 Preble Street is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

- i. That the detailed locations, specifications and photometric information for all external lighting, cameras, and details of external fencing shall address CPTED principles and be submitted for review and approval by the Planning Authority prior to the issuance of a building permit; and
- ii. That the applicant shall be responsible for making repairs to the Cumberland Avenue sidewalk as identified as being in poor condition in the Memo from Mike Farmer, Department of Public Services, dated November 4, 2011 paras. 2 and 3, details to be submitted for review and approval by the Planning Authority prior to the issuance of a building permit.

The approval is based on the submitted plans and the findings related to conditional use and site plan review standards as contained in Planning Report #25-11 for application 2011-323, which is attached. The standard conditions of approval are listed below.

Standard Conditions of Approval

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit, street opening permit or certificate of occupancy for site plans.
4. The site plan approval and conditional use approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
6. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
7. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
8. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

Philip DiPierro, Development Review Coordinator, must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at 874-8632.

Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If you have any questions, please contact Jean Fraser at 874 8728 or jf@portlandmaine.gov

Sincerely,



Joe Lewis, Chair
Portland Planning Board

Attachments:

1. 11.4.2011 DPS Memo from Mike Farmer
2. Planning Board Report #25-11
3. Performance Guarantee Packet

Electronic Distribution:

Gregary Mitchell, Acting Director, Planning and Urban Development Department	Bill Clark, Public Services
Alexander Jaegerman, Planning Division Director	David Margolis-Pineo, Deputy City Engineer
Barbara Barhydt, Development Review Services Manager	Greg Vining, Public Services
Jean Fraser, Planner	John Low, Public Services
Philip DiPierro, Development Review Coordinator	Jane Ward, Public Services
Marge Schmuckal, Zoning Administrator	Keith Gautreau, Fire
Tammy Munson, Inspections Division Director	Jeff Taring, City Arborist
Gayle Guertin, Inspections Division	Tom Errico, TY Lin
Lannie Dobson, Inspections Division	David Senus, Woodard & Curran
Michael Bobinsky, Public Services Director	Assessor's Office
Kathi Earley, Public Services	Approval Letter File

Hard Copy: Project File



Certificate of Design Application

From Designer: JAMES STERLING, AIA ARCHITECT
 Date: 4/9/12
 Job Name: TEEN SHELTER
 Address of Construction: 38 PEEBLE STREET, PORTLAND, MAINE

2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) BUSINESS/RESIDENTIAL R-1
 Type of Construction TYPE B1B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

YES 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
RESIDENTIAL - ROOMS & CORRIDORS SERVING THEM	= 40 PSF
OFFICES	= 50 PSF
CORRIDORS SERV. 1 ST FLOOR	= 80 PSF
ASSEMBLY AREAS, CORRIDORS, EXIT WAYS & STAIRS	= 100 PSF

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)
B Wind exposure category (1609.4)
0.18 Internal pressure coefficient (ASCE 7)
17.2/19.4 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
11.2/17.0 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

1617.5 Design option utilized (1614.1)
C Seismic use group ("Category")
0.35/0.16 Spectral response coefficients, S_D & S_{D1} (1615.1)
D Site class (1615.1.5)

NA Live load reduction
45 PSF Roof live loads (1603.1.2, 1607.11)
45 PSF Roof snow loads (1603.7.3, 1608)
50 PSF Ground snow load, P_g (1608.2)
45 PSF If $P_g > 10$ psf, flat-roof snow load P_f
0.9 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)
NA Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
1.5 Basic seismic force resisting system (1617.6.2)
1.5 Response modification coefficient, R , and
1.25 deflection amplification factor, C_d (1617.6.2)
1617.5 Analysis procedure (1616.6, 1617.5)
0.28 W Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NO Flood Hazard area (1612.3)
NA Elevation of structure

Other loads

2000 # (OFFICE) Concentrated loads (1607.4)
20 PSF (OFFICE) Partition loads (1607.5)
NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



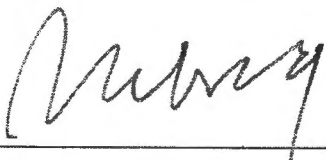
Accessibility Building Code Certificate

Designer: JAMES STERLING AIA

Address of Project: 30 FRISBLE ST.

Nature of Project: RENOVATIONS FOR :
BUSINESS - BASEMENT, 1ST FLOOR
SHELTER - 1ST + 2ND FLOOR

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

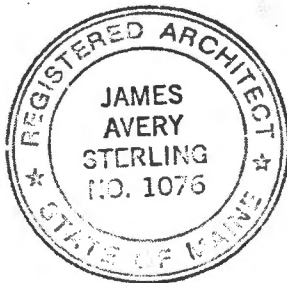
Title: ARCHITECT

Firm: JAMES STERLING ARCHT.

Address: 142 HILBET ST JUNE 612
PORTLAND

Phone: 712 - 0037

(SEAL)



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

Date: 10 April 2012

From: JAMES STERLING AIA

These plans and / or specifications covering construction work on:

38 PRADON STREET

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.
2009

Signature: [Handwritten Signature]

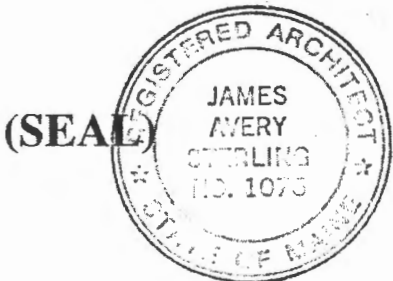
Title: ARCHITECT

Firm: JAMES STERLING ARCHT.

Address: 162 HILLOUT - SUITE 612

PORTLAND

Phone: 702 6037



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

Lannie Dobson - 38 Preble Street, Teen Center - Building Permit Issuance

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 7/9/2012 4:49 PM
Subject: 38 Preble Street, Teen Center - Building Permit Issuance

Hi all, this project, site plan #2011-323, the Preble Street Teen Center located at 38 Preble Street, meets minimum DRC site plan requirements for the issuance of a building permit. The performance guarantee has been accepted, site inspection fees paid, and the preconstruction meeting has been held.

Please contact me with any questions. Thanks.

Phil