



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: MERRILL'S WHARF, 254 COMMERCIAL STREET | | |
| Total Square Footage of Proposed Structure/Area 93,665 S.F. | | Square Footage of Lot 69,313 S.F. |
| Tax Assessor's Chart, Block & Lot Chart# 41 Block# A Lot# 18 | Applicant * <u>must</u> be owner, Lessee or Buyer* Name WATERFRONT MAINE, LP Address 14 MAINE ST. City, State & Zip BRUNSWICK, ME 04011 | Telephone: CHRIS PACHIOS/ DONAL CARROLL 212-695-8090 |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name SAME AS APPLICANT Address City, State & Zip | Cost Of Work: \$ <u>7,867,900</u> C of O Fee: \$ _____ Total Fee: \$ <u>78,699</u> Already pd. - <u>6,050</u> |
| Current legal use (i.e. single family) <u>STORAGE USE - S1-MODERATE HAZARD</u> Now due: \$ <u>72,659</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>BUSINESS USE-OFFICE FLRS 2-5 / FLR. 1 NOT YET DETERMINED</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: RENOVATION OF EXISTING 5 STORY BRICK WAREHOUSE BLDG. FOR CONVERSION INTO COMMERCIAL OFFICE SPACE. ALL NEW SYSTEMS INCLUDING HVAC, ELEC., SPRINKLERS, ALARM, ELEVATORS, STAIRS | | |
| Contractor's name: <u>METRIC CONSTRUCTION, INC.</u> Address: <u>55 HENSHAW STREET</u> City, State & Zip <u>BOSTON, MA 01235</u> Telephone: <u>617-787-1158</u> Who should we contact when the permit is ready: <u>DONAL CARROLL</u> Telephone: <u>212-695-8090</u> Mailing address: <u>WATERFRONT MAINE, LP, 14 MAINE ST., BRUNSWICK, ME 04011</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: *Donal Carroll* Date: **SEPTEMBER 23, 2010**

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



Certificate of Design Application

From Designer:

STEPHEN WEATHERHEAD, WINTON SCOTT ARCHITECTS, PA

Date:

AUGUST 11, 2010

Job Name:

RENOVATIONS TO THE CUMBERLAND COLD STORAGE BUILDING

Address of Construction:

MERRILL'S WHARF, 254 COMMERCIAL STREET

2003 International Building Code

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

Building Code & Year IBC, 2006 Use Group Classification (s) BUSINESS USE FLRS 2-5/FLR 1 NOT YET

Type of Construction NFPA 101, 2006 TYPE III - B DETERMINED

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) YES

Structural Design Calculations

COMPLETED 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 |
|----------------------------|---------------------------|
| Stairs/Lobby/1st Flr Corr. | 100 PSF |
| Corridors above 1st Flr | 80 PSF |
| Offices | 50 PSF + 15 PSF Partition |

Wind loads (1603.1.4, 1609)

METHOD 2 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)
C Wind exposure category (1609.4)
+/- 0.18 Internal pressure coefficient (ASCE 7)
50 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
28 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Equiv. Lat. Force Design option utilized (1614.1)
Occ Cat 2 Seismic use group ("Category")
0.481 & 0.179 Spectral response coefficients, S_D & S_{D1} (1615.1)
E Site class (1615.1.5)

N/A Live load reduction
20 PSF Roof *live* loads (1603.1.2, 1607.11)
42 PSF + DRIFT Roof snow loads (1603.7.3, 1608)
60 Ground snow load, P_g (1608.2)
42 PSF + DRIFT 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
1.1 Roof thermal factor, C_t (1608.4)
42 PSF Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
Conc/Masonry SW Basic seismic force resisting system (1617.6.2)
2.0 / 1.75 Response modification coefficient, R , and
 deflection amplification factor C_{d1} (1617.6.2)
Per ASCE 7-05 Analysis procedure (1616.6, 1617.5)
428k at End wall Design base shear (1617.4, 1617.5.1)
Flood loads (1803.1.6, 1612)
N/A Flood Hazard area (1612.3)
N/A Elevation of structure
Other loads
N/A Concentrated loads (1607.4)
15 PSF Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7,
 1607.12, 1607.13, 1610, 1611, 2404)



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.

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

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)

Fire Department requirements. SEE ATTACHED WRITTEN CODE SUMMARIES AND CODE PLANS

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.



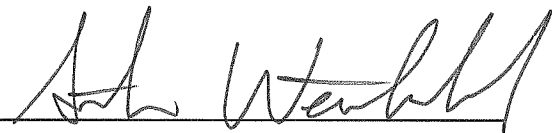
Accessibility Building Code Certificate

Designer: STEPHEN WEATHERHEAD, WINTON SCOTT ARCHITECTS, PA

Address of Project: MERRILL'S WHARF, 254 COMMERCIAL STREET

Nature of Project: RENOVATION OF 5 STORY BRICK WAREHOUSE BUILDING FOR CONVERSION INTO COMMERCIAL OFFICE SPACE. PROJECT INCLUDES ALL NEW SYSTEMS INCLUDING HVAC, ELEC, SPRINKLER, ALARM, ELEVATORS, EXIT STAIRS, BATHROOMS. ALSO MASONRY RESTORATION, WINDOWS AND ROOFING

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: 

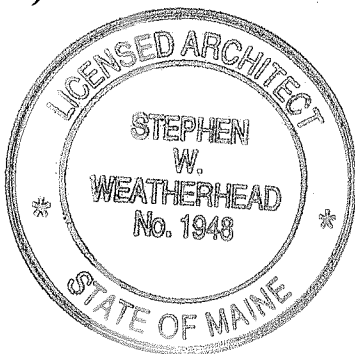
Title: SENIOR ASSOCIATE

Firm: WINTON SCOTT ARCHITECTS, PA

Address: 5 MILK STREET
PORTLAND, ME 04101

Phone: 207-774-4811 EXT. 3

(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

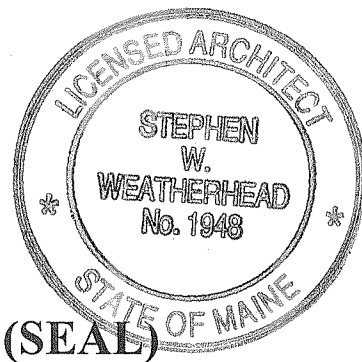
Date: AUGUST 11, 2010

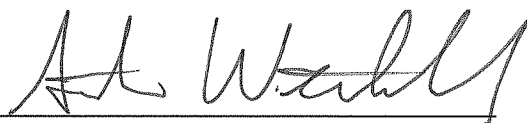
From: STEPHEN WEATHERHEAD, WINTON SCOTT ARCHITECTS, PA

These plans and / or specifications covering construction work on:

RENOVATIONS TO THE CUMBERLAND COLD STORAGE BUILDING AT MERRILL'S WHARF,
254 COMMERCIAL STREET, PORTLAND, ME

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: 

Title: SENIOR ASSOCIATE

Firm: WINTON SCOTT ARCHITECTS

Address: 5 MILK STREET
PORTLAND, ME 04101

Phone: 207-774-4811 EXT. 3

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