

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

PERMIT ISSUED

Permit Number: 070913

APR - 1 2009

CITY OF PORTLAND

This is to certify that PIXLEY ANDREW C /Jayson Cundowhas permission to 14' x 12' rooftop deckAT 705 CONGRESS ST

[047 C03000]

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 altered or closed-in. 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

*Jeannie Bonke* 4/1/09  
Director - Building & Inspection Services

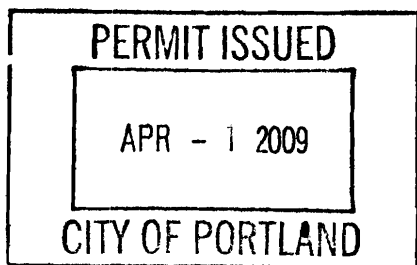
PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Permit No:</b> 07-0913		<b>Issue Date:</b>		<b>CBL:</b> 047 C030004	
<b>Location of Construction:</b> 705 Congress St		<b>Owner Name:</b> PALERMINO, GREGG		<b>Owner Address:</b> 705 CONGRESS ST # 4	
<b>Business Name:</b>		<b>Contractor Name:</b> Jayson Cundow		<b>Contractor Address:</b> 9 Flowing Eagle Dr. Topsham	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Additions - Dwellings	
<b>Past Use:</b> 1 commercial restaurant on the 1st floor and 4 residential condos in the rest of the building		<b>Proposed Use:</b> 1 commercial restaurant on the 1st floor and 4 residential condos in the rest of the building - new 14' x 12' rooftop deck for condo #4		<b>Permit Fee:</b> \$60.00	
<b>Proposed Project Description:</b> 14' x 12' rooftop deck for condo #4				<b>Cost of Work:</b> \$4,000.00	
				<b>CEO District:</b> 2	
		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: R2 Type: SB IRX-2003	
		Signature: <i>Greg Cundow</i>		Signature: <i>JMB 4/1/09</i>	
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____	
<b>Permit Taken By:</b> dmartin		<b>Date Applied For:</b> 07/30/2007		<b>Zoning Approval</b>	

- 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..



<b>Special Zone or Reviews</b>		<b>Zoning Appeal</b>		<b>Historic Preservation</b>	
<input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <i>1A-436</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption given to planning <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM		<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		<input checked="" 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: <i>9/8/07</i>		Date: _____		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

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

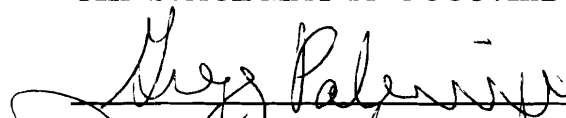
  X   Framing prior to decking over to view fasteners and support structure

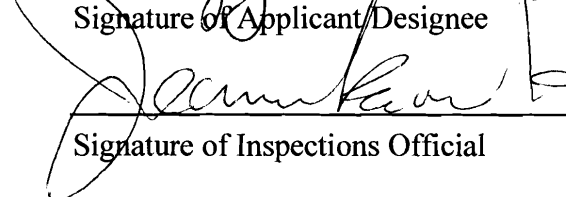
  X   Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  
\_\_\_\_\_  
Signature of Inspections Official

  4/1/09    
Date

  4/1/09    
Date

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0913	<b>Date Applied For:</b> 07/30/2007	<b>CBL:</b> 047 C030004
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<b>Location of Construction:</b> 705 Congress St	<b>Owner Name:</b> PALERMINO, GREGG	<b>Owner Address:</b> 705 CONGRESS ST # 4	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jayson Cundow	<b>Contractor Address:</b> 9 Flowing Eagle Dr. Topsham	<b>Phone:</b> (207) 751-0222
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> 1 commercial restaurant on the 1st floor and 4 residential condos in the rest of the building - new 14' x 12' rooftop deck for condo #4	<b>Proposed Project Description:</b> 14' x 12' rooftop deck for condo #4
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/06/2007

**Note:** **Ok to Issue:**

- 1) This property shall remain a 1 commercial restaurant on the 1st floor and 4 residential condos in the rest of the building. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 04/01/2009

**Note:** **Ok to Issue:**

- 1) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 2) Application approval based upon information provided by applicant, with revisions dated 4/1/09. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 08/07/2007

**Note:** **Ok to Issue:**

<p><b>Comments:</b></p> <p>8/20/2007-jmb: Left voicemail w/Jayson C. For more details, ie. The bearing points of the structure, a detail on the wire round fastening system, what is the structure below, what is the access to the deck, from the unit or common area, is the deck on top of unit 4 or another unit, guardrail details</p> <p>8/21/2007-jmb: Jayson C. Called, we discussed the issues and need for details. He will contact the owner to determine who will submit.</p> <p>8/24/2007-gg: received granted site exemption as of 8/24/07. /gg filed with permit (Jeanie).</p> <p>8/21/2007-jmb: Jason C. Called, he confirmed the submittal for the structural loads imposed on the existing structure. Still need detail on fastening system, access to deck and which unit it is over and guardrail details. He will submit.</p> <p>1/27/2009-jmb: This permit has had no activity, contacted owner Gregg P for status of work. He verified it has not been done, but he would like to pursue the permit but is going out of town until mid Feb. He will call to set up appointment to review details for approval. Put on hold.</p> <p>2/25/2009-jmb: Gregg P. Came into the office and has a new contractor that will provide the requested details. Need guardrail, section of deck on roof, dimensions of the roof and location of the deck and fastening.</p>
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<b>Location of Construction:</b> 705 Congress St	<b>Owner Name:</b> PALERMINO, GREGG	<b>Owner Address:</b> 705 CONGRESS ST # 4	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jayson Cundow	<b>Contractor Address:</b> 9 Flowing Eagle Dr. Topsham	<b>Phone</b> (207) 751-0222
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

3/16/2009-lmd: Gregg came into office with new contractor. Dropped off all information that JMB requested on 2/25/09 - Has new contact, Chris Smith - 207-409-9404. I put all new information on Jeanies chair.

3/17/2009-jmb: Spoke with Chris S. The new contractor who submitted the revisions. He will email the spec sheets on the fastener bracketts and have the engineer stamp the plan showing the change to a 14'x14' deck with 2'x4.5' cantilever bumpout. He will glue a rubber strip to the underside of the purlins and fasten the bracketts to the roof joists below and seal all penetrations into rubber membrane. Received email, still need stamped plan.

4/1/2009-jmb: Greg P. Submitted the revised stamped plan, ok to issue



# General Building Permit Application

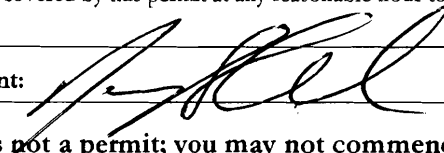
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>705 Congress St. #4 Roof deck</u>		
Total Square Footage of Proposed Structure <u>224 Sq. FT</u>		Square Footage of Lot <u>3387 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>C</u> Lot# <u>31</u> <u>PLAN BOOK 202 Pg. 656</u>	Owner: <u>705 Congress St condominium</u> <u>Gregg Palermo</u>	Telephone: <u>207 838 3998</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Gregg Palermo</u> <u>705 Congress St #4</u> <u>Portland 04102 207 838 3998</u>	Cost Of Work: \$ <u>4,000.00</u> Fee: \$ <u>80</u> C of O Fee: \$ <u>D/A</u>
Current legal use (i.e. single family) <u>Condo</u>	If vacant, what was the previous use? <u>condo deck unit #4</u>	
Proposed Specific use: <u>single family deck</u>	Is property part of a subdivision? <u>no</u> If yes, please name _____	
Project description: <u>Building a Roof deck</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jayson Cundow</u>		
Mailing address: <u>9 Flowing Eagle Dr.</u> Phone: <u>207-751-0222</u> <u>Topsham, ME</u> <u>04086</u>		

Please submit all of the information outlined in the Commercial Application 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](http://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 of applicant:  Date: 06-16-07

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



FLOORPLAN

Borrower: GREGG PALERMINO

File No.: 0039431747

Property Address: 705 CONGRESS STREET

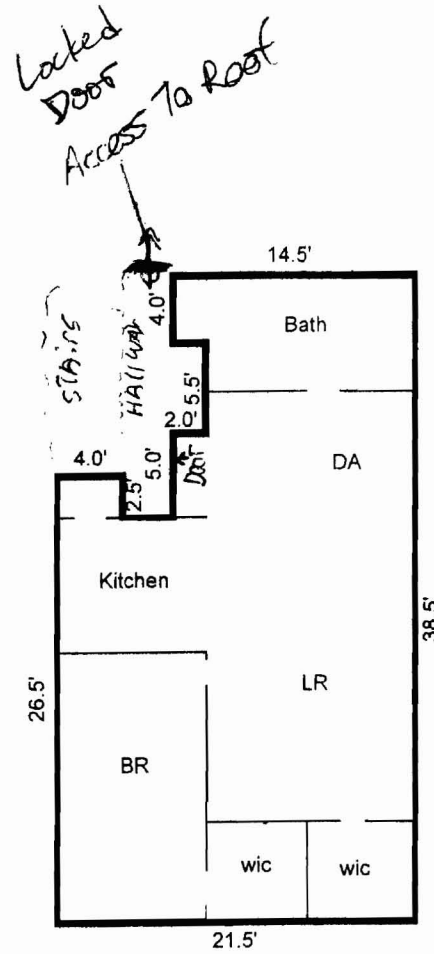
Case No.: 0039431747

City: PORTLAND

State: ME

Zip: 04102

Lender: WELLS FARGO HOME MTG, INC.-MoRe 3091



Congress

Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	725.25	725.25

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
14.5	x	29.0	420.50
7.0	x	24.0	168.00
9.5	x	12.5	118.75
2.5	x	4.0	10.00
2.0	x	4.0	8.00

shall be substantially altered, remodeled or renovated unless such alteration, remodeling or renovation shall be approved by a majority vote of the Executive Board of the Association. Executive Board approval shall not be required for minor alterations or renovations that do not affect the structural integrity of any Common Elements. For purposes of this paragraph, the term "minor alterations or renovations" shall specifically include, without limitation, the following: interior painting, wallpaper installation, carpet installation, refinishing of hardwood flooring, installation of lighting fixtures, and bathroom or kitchen remodeling projects that do not affect the structural integrity of any Common Elements.

(2)

Unit 4 Roof Area. If the record Owner of Unit 4 elects, with the written approval of the Board of Directors of the Association based on the Owner's compliance with the standards set forth hereinafter, all to be evidenced by a recorded instrument duly executed and acknowledged, that portion of the Common Elements located between the Third Floor area of Unit 4 and the Unit 4 Roof Area, as shown on the Plats and Plans, may be thereby subjected to an easement in favor of such Unit running to the midpoint of the space between said Third Floor and Roof Area, for: (1) the removal and alteration of any intervening partition and the creation of an aperture therein for passage back and forth between the two areas; (2) ingress and egress through said aperture for the purpose of access between the two areas; (3) the installation of stairs and related improvements appurtenant thereto. Additionally, the Unit 4 Owner may install without the approval of the Association, except to the extent that the structural integrity of any Common Element is affected, a decking surface over the Unit 4 Roof Area; provided that the underlying roof surface and structure is not altered or damaged; and provided further that such improvements are made at the expense of such Unit Owner and that all local and state building codes, regulations, permit requirements, and ordinances are complied with by the Owner of such Unit. The Owner shall be strictly liable for any resulting damage to the Unit, other Units, the Common Elements, any Limited Common Elements, or the Property. At all times after such election the Unit 4 Owner: (i) shall preserve and maintain the structural integrity and architectural style, the mechanical and utility systems, and the support of all portions of the Property and common Elements; and (ii) shall strictly comply with all fire, building code and other governmental laws, ordinances and requirements, which must be fully satisfied as a condition for the Unit 4 owner to exercise the election described in this Section 9.1(2). The Unit 4 Owner and the Owner's respective heirs, successors or assigns, may at any time revoke such election by instrument duly executed and acknowledged served on the other unit Owners and duly recorded, and thereafter may seal up the aperture and/or remove the stairs and improvements and/or install a permanent flooring, ceiling or other partition, at all times preserving the structural integrity, the mechanical and utility systems and support of all portions of the Property. Nothing contained herein shall be deemed to merge or otherwise affect the separate identity, configuration or the boundaries of said Unit 4.

(i) Labor, Mechanic's Liens. No Owner shall cause any material to be furnished to his Unit or any labor to be performed therein or thereon except in the manner set forth in this Section 9.1. Each Owner shall indemnify and hold the other Owners of his Unit harmless against any loss, damage or claim



**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**  
 CITY OF PORTLAND

<b>Location of Construction:</b> 703 Congress St		<b>Owner Name:</b> Abv Llc		<b>Owner Address:</b> 703 Congress St		<b>Phone:</b> 207-450-7044	
<b>Business Name:</b> n/a		<b>Contractor Name:</b> n/a		<b>Contractor Address:</b> Portland		<b>Phone:</b>	
<b>Lessee/Buyer's Name:</b> n/a		<b>Phone:</b> n/a		<b>Permit Type:</b> Change of Use - Condo Conversion			<b>Zone:</b> B2h
<b>Past Use:</b> 4 Apartment and 1 commercial restaurant		<b>Proposed Use:</b> Change of Use; 4 residential condominiums and 1 commercial condominium.		<b>Permit Fee:</b> \$530.00		<b>Cost of Work:</b> \$0.00	
				<b>CEO District:</b> 2			
		<i>legal use - 4 D.U. in 1st floor Commercial</i>		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: R-2 Type: BOCA 99	
<b>Proposed Project Description:</b> Change of Use from 4 apartments 1 restaurant to 4 residential condominium and 1 commercial condominium.				<b>Signature:</b> <i>HW</i>		<b>Signature:</b> <i>JR</i>	
		<i>Previous permit</i>		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 06/06/2002	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol> <p style="font-size: 2em; margin-left: 20px;"><i>for uses</i></p>		<b>Special Zone or Reviews</b> <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"/> Date: <i>6/7/02</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" 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: <i>S</i>

**CERTIFICATION**

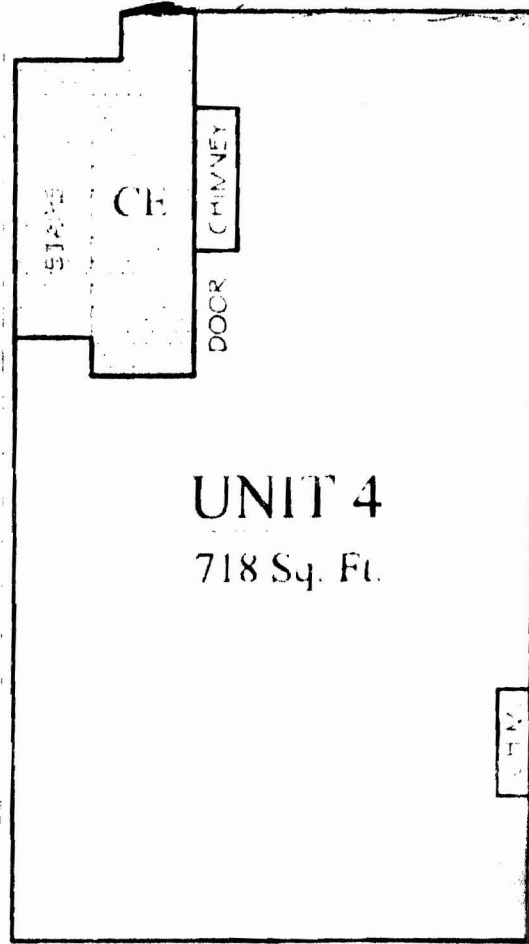
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,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



Door out  
To Roof

where the deck will be



Front

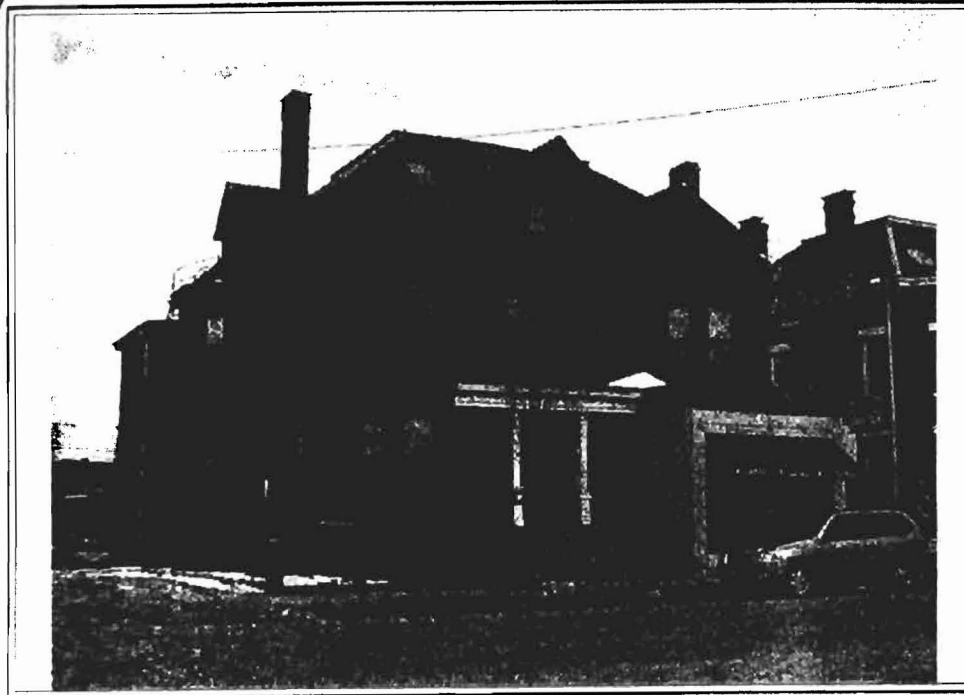
THIRD FLOOR

Congress

## SUBJECT PROPERTY PHOTO ADDENDUM

Appraiser: GREGG PALERMINO  
 Property Address: 705 CONGRESS STREET  
 City: PORTLAND  
 Lender: WELLS FARGO HOME MTG, INC.-MoRe 3091

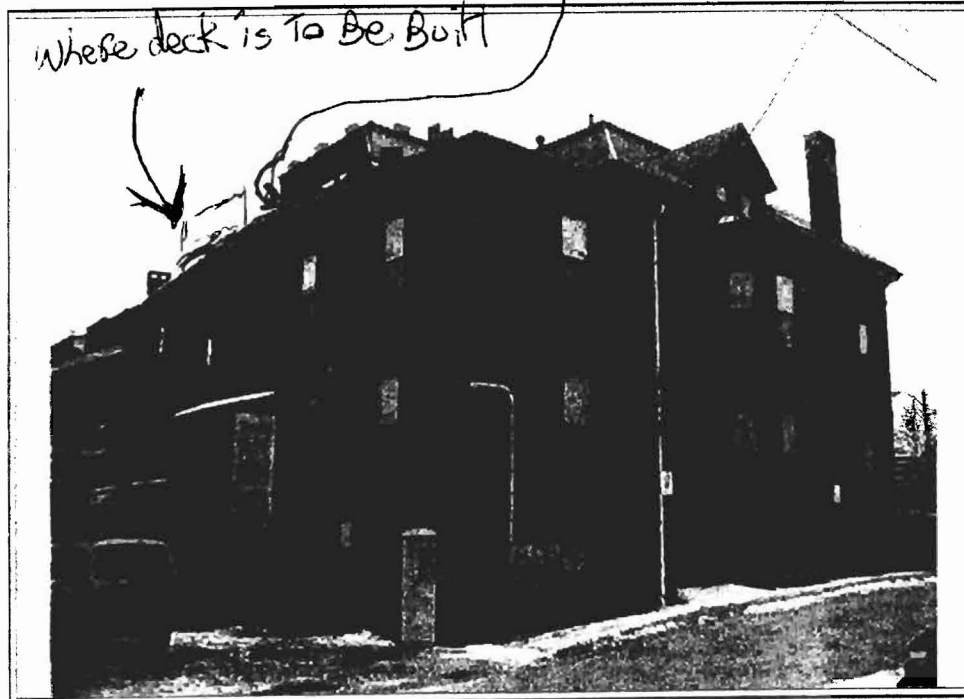
File No.: 0039431747  
 Case No.: 0039431747  
 State: ME  
 Zip: 04102



**FRONT VIEW OF  
 SUBJECT PROPERTY**

Appraised Date: February 12, 2004  
 Appraised Value: \$ 127,000

*Door To Roof*

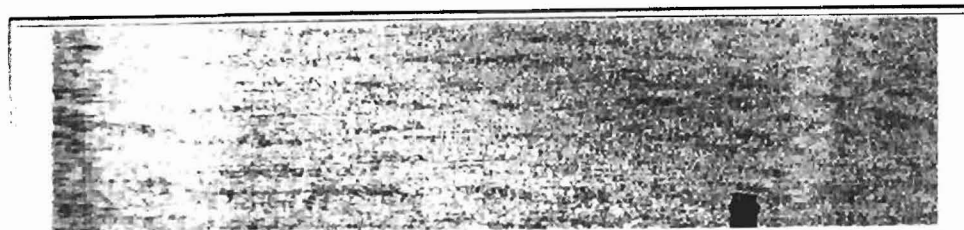


**REAR VIEW OF  
 SUBJECT PROPERTY**

*B2b*

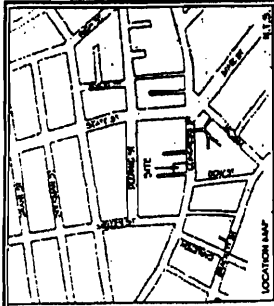
*168' = 12' x 14'*

*MAX height = 45' — ok  
 is less*



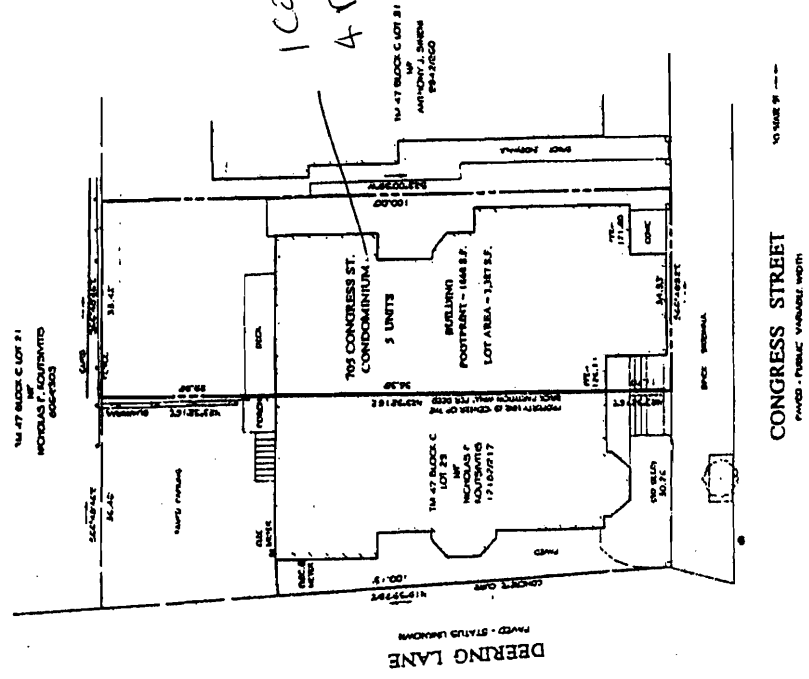
**STREET SCENE**





tabbies  
**EXHIBIT  
 A  
 (PLAT)**

1 Commercial Condo  
 4 Residential Condos

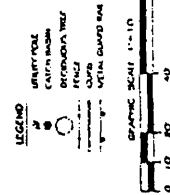


**CONDOMINIUM PLAT**  
**705 CONGRESS STREET CONDOMINIUM**  
 705 CONGRESS STREET, PORTLAND, MAINE  
 WILLIAM D. VAN  
 18 PINE STREET, PORTLAND, MAINE 04102  
**OWEN HASKELL, INC.**  
 18 CONGRESS ST., PORTLAND, MAINE 04102

**NOTICE:**  
 THE UNDERSIGNED HEREBY CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE RECORDING OF THE CONDOMINIUM PLAT AND THAT THE COPY OF THE CONDOMINIUM PLAT IS BEING FILED FOR THE RECORD OF THE CITY OF PORTLAND, MAINE, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONDOMINIUM ACT, CHAPTER 661, SECTION 1001, MAINE STATUTES.

**PLAT SURVEY:**  
 A SURVEY MADE FOR THE PURPOSE OF DETERMINING THE BOUNDARIES OF THE CONDOMINIUM UNITS AND THE COMMON AREAS OF THE CONDOMINIUM PROJECT.

**NOTES:**  
 1. LINES OF RECORD ARE IN RED. ALL OTHER LINES ARE IN BLACK.  
 2. DIMENSIONS SHOWN IN FEET AND INCHES ON THE CITY OF PORTLAND RECORDING MAP #7.  
 3. DIMENSIONS ARE MEASURED PER PLAN REFERENCE 1.  
 4. EXCEPT WHERE SHOWN OTHERWISE.



SUBJECT PROPERTY PHOTO ADDENDUM

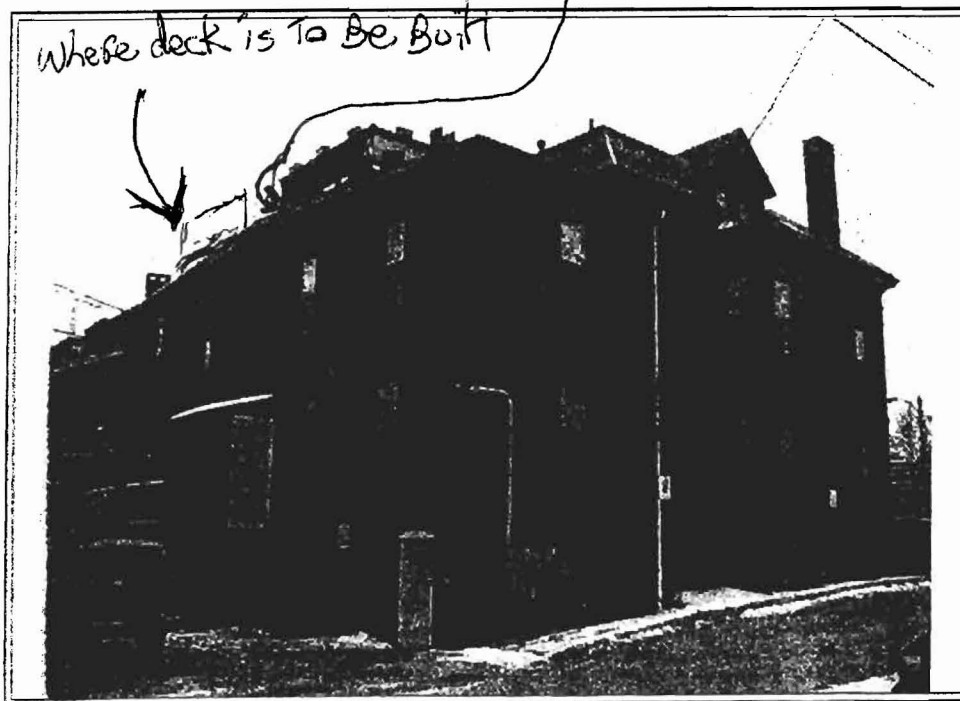
Owner: GREGG PALERMINO	File No.: 0039431747
Property Address: 705 CONGRESS STREET	Case No.: 0039431747
City: PORTLAND	State: ME
Under: WELLS FARGO HOME MTG, INC.-MoRe 3091	Zip: 04102



FRONT VIEW OF  
SUBJECT PROPERTY

Appraised Date: February 12, 2004  
Appraised Value: \$ 127,000

Door To Roof



REAR VIEW OF  
SUBJECT PROPERTY

B2b

168# = 12' x 14'

MAX height = 45' — ok  
is less



STREET SCENE



# 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: <u>705 Congress St. #4 Roof deck</u>		
Total Square Footage of Proposed Structure <u>224 Sq. FT</u>		Square Footage of Lot <u>3387 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>C</u> Lot# <u>31</u> <u>PLAN BOOK 202 Pg. 656</u>	Owner: <u>705 Congress St condominium</u> <u>Gregg Palermo</u>	Telephone: <u>207 838 3998</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Gregg Palermo</u> <u>705 Congress St #4</u> <u>Portland 04102 207 838 3998</u>	Cost Of Work: \$ <u>4,000.00</u> Fee: \$ <u>80</u> C of O Fee: \$ <u>D/A</u>
Current legal use (i.e. single family) <u>Condo</u> If vacant, what was the previous use? <u>condo deck unit #4</u> Proposed Specific use: <u>create family deck</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Building a Roof deck</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jayson Candow</u> Mailing address: <u>9 Flowing Eagle Dr.</u> Phone: <u>207-751-0222</u> <u>Topsham, ME</u> <u>04086</u>		

Please submit all of the information outlined in the Commercial Application 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](http://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 of applicant: 	Date: <u>06-16-07</u>
--	-----------------------

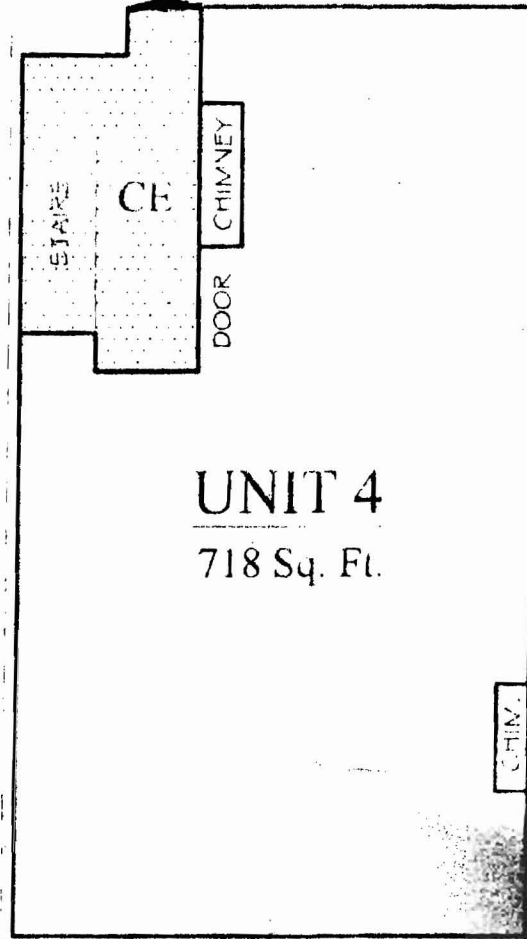
This is not a permit; you may not commence ANY work until the permit is issued.





Door out  
to Roof

where the deck will be



Front

THIRD FLOOR

FLOORPLAN

Borrower: GREGG PALERMINO

File No.: 0039431747

Property Address: 705 CONGRESS STREET

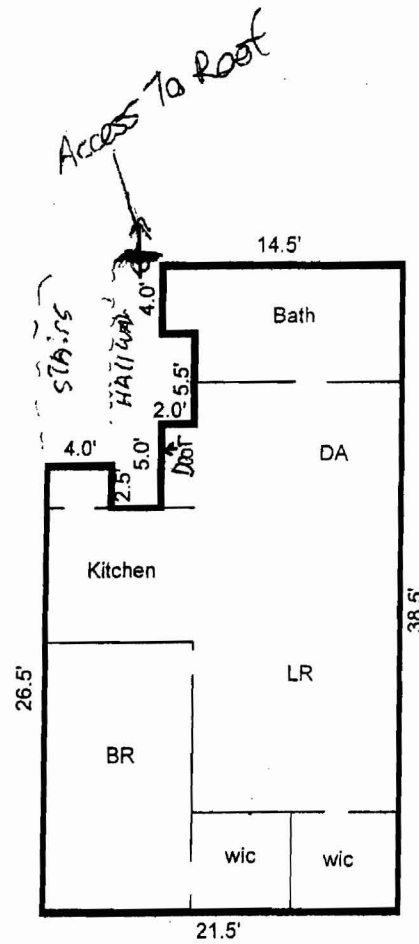
Case No.: 0039431747

City: PORTLAND

State: ME

Zip: 04102

Lender: WELLS FARGO HOME MTG, INC.-MoRe 3091



Apex IV Windows™

AREA CALCULATIONS SUMMARY

Code	Description	Size	Totals
0001	First Floor	725.25	725.25

LIVING AREA BREAKDOWN

Breakdown		Subtotals
First Floor		
14.5 x	29.0	420.50
7.0 x	24.0	168.00
9.5 x	12.5	118.75
2.5 x	4.0	10.00
2.0 x	4.0	8.00

shall be substantially altered, remodeled or renovated unless such alteration, remodeling or renovation shall be approved by a majority vote of the Executive Board of the Association. Executive Board approval shall not be required for minor alterations or renovations that do not affect the structural integrity of any Common Elements. For purposes of this paragraph, the term "minor alterations or renovations" shall specifically include, without limitation, the following: interior painting, wallpaper installation, carpet installation, refinishing of hardwood flooring, installation of lighting fixtures, and bathroom or kitchen remodeling projects that do not affect the structural integrity of any Common Elements.

- (2) Unit 4 Roof Area. If the record Owner of Unit 4 elects, with the written approval of the Board of Directors of the Association based on the Owner's compliance with the standards set forth hereinafter, all to be evidenced by a recorded instrument duly executed and acknowledged, that portion of the Common Elements located between the Third Floor area of Unit 4 and the Unit 4 Roof Area, as shown on the Plats and Plans, may be thereby subjected to an easement in favor of such Unit running to the midpoint of the space between said Third Floor and Roof Area, for: (1) the removal and alteration of any intervening partition and the creation of an aperture therein for passage back and forth between the two areas; (2) ingress and egress through said aperture for the purpose of access between the two areas; (3) the installation of stairs and related improvements appurtenant thereto. Additionally, the Unit 4 Owner may install without the approval of the Association, except to the extent that the structural integrity of any Common Element is affected, a decking surface over the Unit 4 Roof Area; provided that the underlying roof surface and structure is not altered or damaged; and provided further that such improvements are made at the expense of such Unit Owner and that all local and state building codes, regulations, permit requirements, and ordinances are complied with by the Owner of such Unit. The Owner shall be strictly liable for any resulting damage to the Unit, other Units, the Common Elements, any Limited Common Elements, or the Property. At all times after such election the Unit 4 Owner: (i) shall preserve and maintain the structural integrity and architectural style, the mechanical and utility systems, and the support of all portions of the Property and common Elements; and (ii) shall strictly comply with all fire, building code and other governmental laws, ordinances and requirements, which must be fully satisfied as a condition for the Unit 4 owner to exercise the election described in this Section 9.1(2). The Unit 4 Owner and the Owner's respective heirs, successors or assigns, may at any time revoke such election by instrument duly executed and acknowledged served on the other unit Owners and duly recorded, and thereafter may seal up the aperture and/or remove the stairs and improvements and/or install a permanent flooring, ceiling or other partition, at all times preserving the structural integrity, the mechanical and utility systems and support of all portions of the Property. Nothing contained herein shall be deemed to merge or otherwise affect the separate identity, configuration or the boundaries of said Unit 4.

(i) Labor, Mechanic's Liens. No Owner shall cause any material to be furnished to his Unit or any labor to be performed therein or thereon except in the manner set forth in this Section 9.1. Each Owner shall indemnify and hold the other Owners of his Unit harmless against any loss, damage or claim

No 47

SHEET 46 - C

SHEET 46 - C

SHEET 46 - C

DEERING AVENUE

CUMBERLAND

AVENUE

DEERING STREET

MELLEN STREET

STATE STREET

DEERING STREET

DEERING STREET

CONGRESS STREET

DEERING STREET

SHEET 55 - D

SHEET 46 - D

CITY OF PORTLAND  
ASSESSORS PLAN  
SCALE 1" = 50'

RETRACED-5-14-87 BY Revised 8/11/04  
3/20/87

**Jeanie Bourke - 705 Congress St.**

**From:** Christopher Smith <mainetimbersmith@yahoo.com>  
**To:** <JMB@PORTLANDMAINE.GOV>  
**Date:** 3/17/2009 2:57 PM  
**Subject:** 705 Congress St.

Jeannie,

Simpson information requested in attached. There are a total of 18 A33 brackets being used, 6 on each of the three purlins for a cumulative allowable shear load of 11,250 lbs.; proposed deck weight of 1950 lbs. dead load. Brackets able to withstand an additional 9300lbs. of live load. I have called Chris Ray concerning the additional weight of the additional 28 sq.ft.; the change does not impact the stress on the roof or the design. Let me know what you need from Chris Ray. Call or E-mail with any requests or questions.

Christopher Smith  
(207) 409-9404

The NEW SDS Screw Driver has a deep socket and magnetic tip to help provide secure installation for the SDS Screws.

See the Anchor Systems Catalog for full Titen Screw details.

The Simpson Strong-Drive® wood screw has a hex washer head for easy driving with a hex head socket and a low speed drill. The built-in reamer and type 17 tip allow installation without predrilling. Predrilling may be necessary depending on the type and moisture content of wood. Use ½ drill bit.

**WARNING:** Industry studies show that hardened fasteners can experience performance problems in wet environments. Accordingly, use this fastener in dry, interior applications only. (Titen and SDB only)

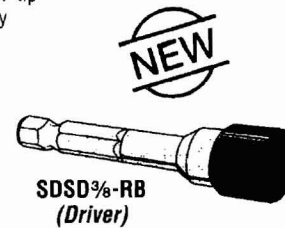
SEE: See page 10 for Code Listing Key Chart.

**Screw Anchors for Concrete**

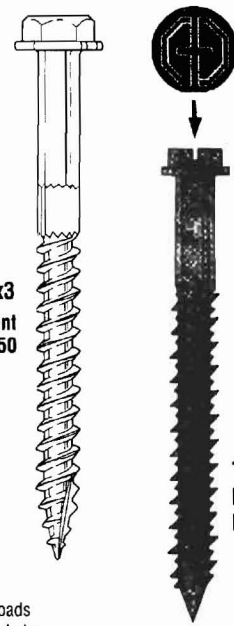
Drill Bit Dia. (in)	Embed. Depth (in)	Critical Spacing (in)	Critical Edge Dist. (in)	Tension Load				Shear Load		Code Ref.
				f'c >= 2000 psi (13.8 MPa) Concrete		f'c >= 4000 psi (27.6 MPa) Concrete		f'c >= 2000 psi (13.8 MPa) Concrete		
				Ultimate lbs.	Allowable lbs.	Ultimate lbs.	Allowable lbs.	Ultimate lbs.	Allowable lbs.	
5/32	1	2 1/4	1 1/8	500	125	640	160	1,020	255	46
5/32	1 1/2	2 1/4	1 1/8	1,220	305	1,850	460	1,670	415	
3/16	1	3	1 1/2	580	145	726	180	900	225	
3/16	1 1/2	3	1 1/2	1,460	365	2,006	500	1,600	400	



Identification on all SDS screw heads (SDS ¼x3 shown)



SDS ¼x3 US Patent 6,109,850

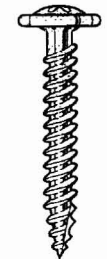


Titen Hex Head

1. These loads also apply to masonry.

**Wood Screws**

Model No.	Description	Metric Equivalent (mm)	Finish <sup>3</sup>	Fasteners per Carton	Doug Fir-Larch/Southern Pine Allowable Loads <sup>1</sup>		Spruce-Pine-Fir Allowable Loads <sup>1</sup>		Code <sup>9</sup> Ref.
					Wood to Wood (DF to DF)	14 ga to 3 ga Shear (100)	Wood to Wood (SPF to SPF)	14 ga to 3 ga Shear (100)	
SDS	½ x 1 ¼" Wood Screw	4.2 x 31.8	EG	—	—	76	—	65	170
SDS	¼ x 1 ½" Wood Screw	6.1 x 38	ZINC	1500	—	295	—	245	27, 96
SDS-HDG	¼ x 1 ½" Wood Screw	6.1 x 38	HDG	N/A	—	295	—	245	
SDS	¼ x 1 ¾" Wood Screw	6.1 x 44.5	ZINC	1400	—	295	—	245	
SDS	¼ x 2" Wood Screw	6.1 x 50.8	ZINC	1300	—	470	—	395	
SDS-HDG	¼ x 2" Wood Screw	6.1 x 50.8	HDG	N/A	—	470	—	395	
SDS	¼ x 2 ½" Wood Screw	6.1 x 63.5	ZINC	1100	240	470	200	395	
SDS-HDG	¼ x 2 ½" Wood Screw	6.1 x 63.5	HDG	N/A	240	470	200	395	
SDS	¼ x 3" Wood Screw	6.1 x 76.2	ZINC	950	240	470	200	395	
SDS	¼ x 3 ½" Wood Screw	6.1 x 88.9	ZINC	900	240	470	200	395	
SDS	¼ x 4 ½" Wood Screw	6.1 x 114.3	ZINC	800	260	470	220	395	
SDS	¼ x 6" Wood Screw	6.1 x 152.4	ZINC	600	260	470	220	395	



SDS 8x1.25

- 1. These loads for SDS screws are based on testing per ASTM D1761.
- 2. Elements are listed by Diameter x Length.
- 3. EG = Electrocoat dichromate.
- 4. Install best with a low speed ½" drill with a ¾" hex head driver.
- 5. These applications are based on a wood thickness of 1 ½" side.
- 6. These applications are based on full penetration into the main member.

- 6. These loads are for 100% duration. They may be increased per the NDS. Max C<sub>d</sub> = 1.33.
- 7. DO NOT USE SDS 8x1.25" wood screws with structural connectors unless specifically stated in this catalog.
- 8. SDS requires 1 ¼" minimum penetration and SDB requires ¾" minimum penetration.
- 9. New tested loads have been submitted to the Code Agencies.
- 10. The SDS screws with HDG finish will ONLY be supplied with their corresponding HDG or ZMAX™ connectors: CCQ, ECCQ, CBSQ, CBQ.

**CONVERSION CHARTS**

Metric Conversion		Bolt Diameter	
Imperial	Metric	in	mm
—	25.40 mm	¾	19.1
—	30.48 mm	½	12.7
—	44.8 mm	¾	19.1
—	44.8 mm	¾	19.1
—	66.95 Pa	1	25.4

**If Common Rafter Roof Pitch is...**

Rise/Run	Slope
1/12	5°
2/12	10°
3/12	14°
4/12	18°
5/12	23°
6/12	27°
7/12	30°
8/12	34°
9/12	37°
10/12	40°
11/12	42°
12/12	45°

**Then Hip/Valley Rafter Roof Pitch becomes...**

Rise/Run	Slope
1/17	3°
2/17	7°
3/17	10°
4/17	13°
5/17	16°
6/17	19°
7/17	22°
8/17	25°
9/17	28°
10/17	30°
11/17	33°
12/17	35°

**US Standard Steel Gauge Equivalents in Nominal Dimensions**

Ga	Approximate Dimensions		Decimals (in)		
	in	mm	Uncoated Steel	Galvanized Steel (G90)	Z-MAX (G185)
3	¼	6.0	0.239	—	—
7	⅜	4.5	0.179	0.186	—
10	⅝	3.5	0.134	0.138	0.140
11	⅞	3.1	0.120	0.123	0.125
12	⅞	2.7	0.105	0.108	0.110
14	⅞	2.0	0.075	0.078	0.080
16	⅞	1.6	0.060	0.063	0.065
18	⅞	1.3	0.048	0.052	0.054
20	⅞	1.0	0.036	0.040	0.042
22	⅞	1.0	0.030	0.033	0.035

Steel thickness varies according to mill standards.

Use these Roof Pitch to Hip/Valley Rafter Roof Pitch conversion tables only for hip/valley rafters that are skewed 45° right or left. All other skews cause the slope to change from that listed.

**NEW! H14 is the high uplift hurricane tie. It can be installed with rafter nailing flanges facing inwards or outwards.**

The H2.5A is designed for easy installation, with higher uplift loads to meet new code requirements. H5A has installed cost benefit, it only requires 6 nails, to meet lower uplift requirements.

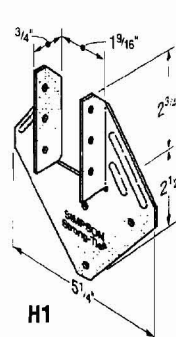
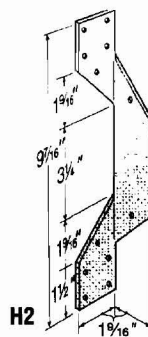
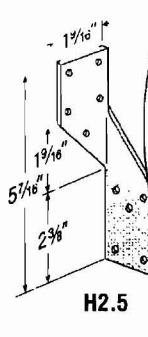
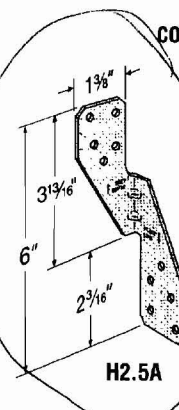
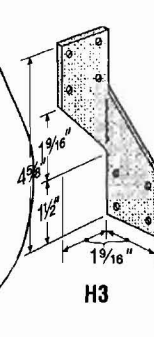
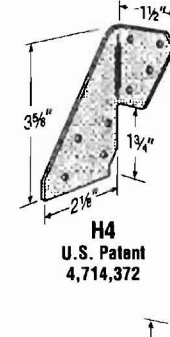
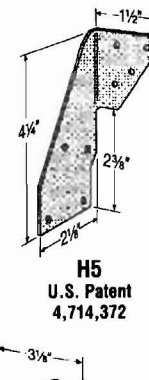
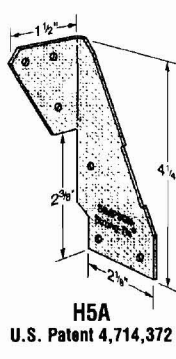
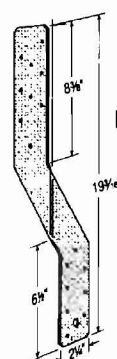
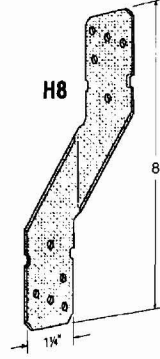
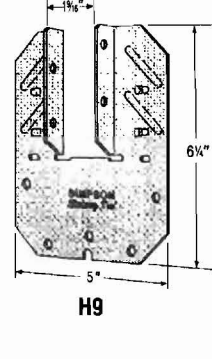
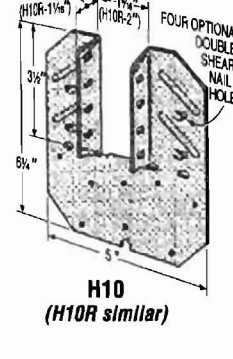
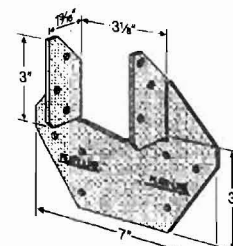
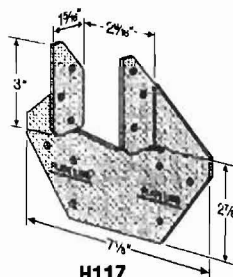
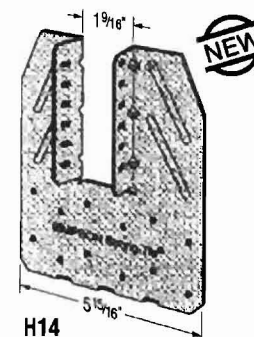
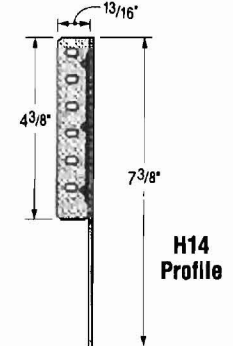
**MATERIAL:** See table

**FINISH:** Galvanized. H11Z-Z-MAX. Some models available in stainless steel or Z-MAX; see Corrosion-Resistance, page 5.

**INSTALLATION:** • Use all specified fasteners. See General Notes.

- H1 can be installed with flanges facing inwards (reverse of H1 drawing number 1).
- H2.5, H3, H4, H5, H5A and H6 ties are only shipped in equal quantities of rights and lefts.
- Hurricane Ties do not replace solid blocking.

**CODES:** See page 10 for Code Listing Key Chart.


**H1**

**H2**

**H2.5**

**H2.5A**

**H3**

**H4**  
U.S. Patent  
4,714,372

**H5**  
U.S. Patent  
4,714,372

**H5A**  
U.S. Patent 4,714,372

**H6**

**H8**

**H9**

**H10**  
(H10R similar)

**H10-2**

**H11Z**

**H14**

**H14**  
Profile

Model No.	Ga	Fasteners			Uplift Avg Uit	DF/SP Allowable Loads				SPF/HF Allowable Loads				Code Ref.		
		To Rafters/Truss	To Plates	To Studs		Uplift		Lateral		Uplift		Lateral				
						(133)	(160)	F <sub>1</sub>	F <sub>2</sub>	(133)	(160)	F <sub>1</sub>	F <sub>2</sub>			
H1	18	6-8dx1 1/2	4-8d	—	1958	490	585	485	165	455	400	400	415	140	370	2, 40, 82, 140
H2	18	5-8d	—	5-8d	1040	335	335	—	—	335	230	230	—	—	230	
H2.5	18	5-8d	5-8d	—	1300	415	415	150	150	415	365	365	130	130	365	160
H2.5A	18	5-8d	5-8d	—	1793	600	600	110	110	480	520	535	110	110	480	
H3	18	4-8d	4-8d	—	1433	455	455	125	160	415	320	320	105	140	290	2, 40, 82, 140
H4	20	4-8d	4-8d	—	1144	360	360	165	160	360	235	235	140	135	235	
H5	18	4-8d	4-8d	—	1485	455	465	115	200	455	265	265	100	170	265	160
H5A	18	3-8d	3-8d	—	1500	350	420	115	180	290	245	245	100	120	170	
H6	16	—	8-8d	8-8d	3983	915	950	650	—	—	785	820	560	—	—	5, 41
H8	18	5-10dx1 1/2	5-10dx1 1/2	—	2422	620	745	—	—	—	530	565	—	—	—	170
H9KT	18	4-SDS 1/4x1 1/2	5-SDS 1/4x1 1/2	—	2812	875	875	680	125	—	755	755	680	125	—	
H10	18	8-8dx1 1/2	8-8dx1 1/2	—	3135	905	990	585	525	—	780	850	505	450	—	9
H10R	18	8-8dx1 1/2	8-8dx1 1/2	—	3135	905	990	585	525	—	780	850	505	450	—	
H10-2	18	6-10d	6-10d	—	2447	760	760	455	395	—	655	655	390	340	—	6, 38
H11Z	18	6-16dx2 1/2	6-16dx2 1/2	—	5097	830	830	525	760	—	715	715	450	655	—	
H14	18	1	12-8dx1 1/2	13-8d	—	4197	1350	1350	515	265	—	1050	1050	480	245	170
		2	12-8dx1 1/2	15-8d	—	4380	1350	1350	515	265	—	1050	1050	480	245	

1. Loads have been increased 33% and 60% for earthquake or wind loading with no further increase allowed; reduce where other loads govern.
2. Allowable loads are for one anchor. A minimum rafter thickness of 2 1/2" must be used when framing anchors are installed on each side of the joist and on the same side of the plate.
3. Allowable uplift load for stud to bottom plate installation is 400 lbs (H2.5); 390 lbs (H2.5A); 360 lbs (H4) and 310 lbs (H8).

4. When cross-grain bending or cross-grain tension cannot be avoided, mechanical reinforcement to resist such forces should be considered.
5. Hurricane Ties are shown installed on the outside of the wall for clarity. Installation on the inside of the wall is acceptable. For a Continuous Load Path, connections must be on same side of the wall.
6. Southern Pine allowable loads for H14: 1465 lbs (133/160), 560 lbs (F<sub>1</sub> Lateral 133/160) and 285 lbs (F<sub>2</sub> Lateral 133/160)

**Straps & Ties**

Z2 clips secure 2x4 flat blocking between joists or trusses to support sheathing.

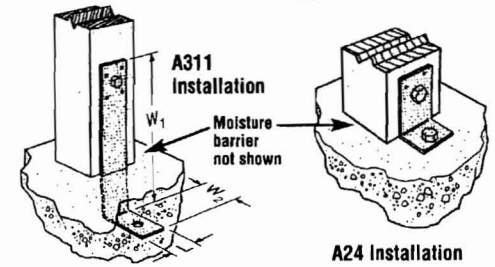
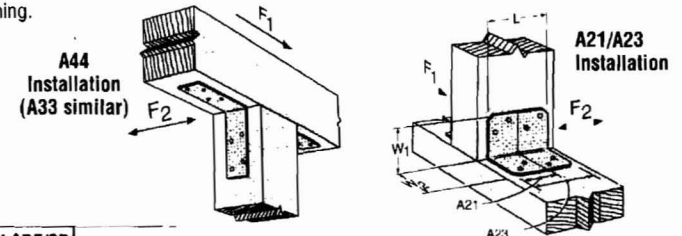
**MATERIAL:** Z clips—see table. A21 and A23—18 ga.; all other A angles—12 ga.

**FINISH:** Galvanized. Some products available in stainless steel or Z-MAX; see Corrosion-Resistance, page 5.

**INSTALLATION:** • Use all specified fasteners. See General Notes.

• Z clips do not provide lateral stability. Do not walk on stiffeners or apply load until diaphragm is installed and nailed to stiffeners.

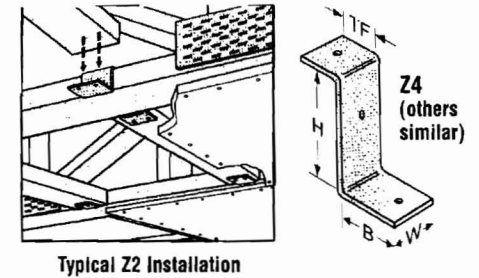
**CODES:** See page 10 for Code Listing Key Chart.



Model No.	Dimensions			Fasteners				Avg Ult F <sub>2</sub>	Allowable Loads <sup>2</sup> DF/SP				Code Ref.
	W <sub>1</sub>	W <sub>2</sub>	L	Base		Post			(133)		(160)		
				Bolts	Nails	Bolts	Nails		F <sub>1</sub>	F <sub>2</sub>	F <sub>1</sub>	F <sub>2</sub>	
A21	2	1½	1¾	—	2-10dx1½	—	2-10dx1½	540	180	175	245	175	4, 37, 87, 104
A23	2	1½	2¾	—	4-10dx1½	—	4-10dx1½	1767	485	485	585	565	
A33	3	3	1½	—	4-10d	—	4-10d	2635	625	330	750	330	
A44	4¾	4¾	1½	—	4-10d	—	4-10d	2490	625	295	750	295	170
A66	5¾	5¾	1½	2-¾	—	2-¾	—	N/A	N/A	N/A	N/A	N/A	
A88	8	8	2	3-¾	—	3-¾	—	N/A	N/A	N/A	N/A	N/A	
A24	3¾	2	2½	1-½	—	1-½	2-10d	N/A	N/A	N/A	N/A	N/A	
A311	11	3¾	2	1-½	—	1-½	4-10d	N/A	N/A	N/A	N/A	N/A	

Model No.	Ga	Dimensions				Fasteners <sup>1</sup> (Total)	Avg Ult	Allowable <sup>2</sup> Download (125)	Code Ref.
		W	H	B	TF				
Z2	20	2½	1½	1¾	1¾	4-10dx1½	1507	465	170
Z4	12	1½	3½	2½	1¾	2-16d	1450	465	4, 37, 87
Z6	12	1½	5¾	2	1¾	2-16d	1517	485	87
Z28	28	2½	1½	1¾	1¾	10dx1½ <sup>1</sup>	—	—	170
Z38	28	2½	2½	1¾	1¾	10dx1½ <sup>1</sup>	—	—	
Z44	12	2½	3½	2	1¾	4-16d	2800	865	4, 37

- Z28 and Z38 do not have nail holes. Fastener quantities are as required.
- Allowable loads have been increased 25% for roof loading Z clips, 33% and 60% for earthquake or wind loading (A angles—no further increase allowed; reduce where other loads govern).
- Z4 and Z6 loads apply with a nail into the top and a nail into the seat.



**L/LS/GA** REINFORCING AND SKEWABLE ANGLES

The GA Gusset Angles' embossed bend section provides added strength.

L—Staggered nail pattern reduces the possibility for splitting. LS—field-adjustable 0° to 135° angles.

**MATERIAL:** L—16 gauge; GA and LS—18 gauge

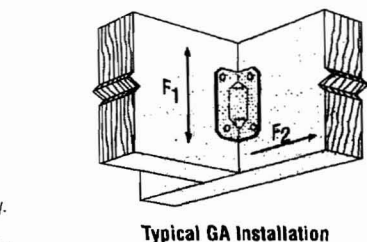
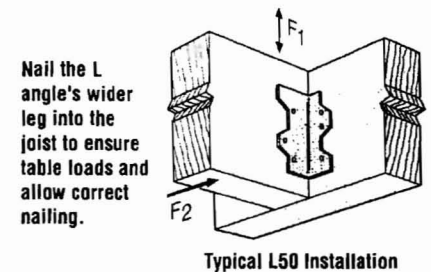
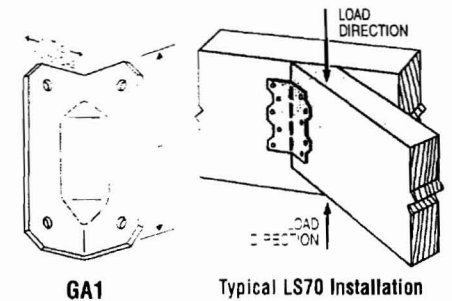
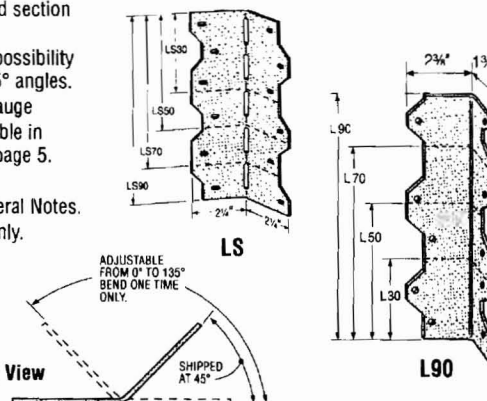
**FINISH:** Galvanized. Some products available in Z-MAX; see Corrosion-Resistance, page 5.

**INSTALLATION:**

- Use all specified fasteners; see General Notes.
- LS—field skewable; bend one time only.
- Joist must be constrained against rotation (for example, with solid blocking) when using a single LS per connection.

**CODES:** See page 10 for Code Listing Key Chart.

LS Top View



Model No.	L	Fasteners	Down Avg Ult	Doug-Fir-Larch/So. Pine Allowable Loads <sup>1,2,3</sup>				Spruce-Pine-Fir Allowable Loads				Code Ref.
				Floor (100)	Snow (115)	Roof (125)	133/160	Floor (100)	Snow (115)	Roof (125)	133/160	
GA1	2¾	4-10d	612	185	185	185	185	160	160	160	160	33
GA2	3¾	6-10d	1600	335	385	415	490	290	335	335	335	
L30	3	4-10d	758	220	240	240	240	190	205	205	205	3, 39, 88
L50	5	6-10d	1983	335	385	420	445	290	335	360	385	
L70	7	8-10d	1983	445	510	555	565	380	435	475	485	3, 28, 39, 88
L90	9	10-10d	4667	555	640	695	740	480	550	600	640	3, 39, 88
LS30	3¾	6-10d	1933	335	385	420	420	290	335	335	335	
LS50	4¾	8-10d	2180	450	520	560	600	390	450	485	520	7, 90, 140
LS70	6¾	10-10d	4233	560	645	675	675	485	560	580	580	
LS90	7¾	12-10d	3233	670	770	840	890	580	670	730	770	

- L angles—loads are for condition F1 or F2; LS angles—loads are for condition F1 only.
- GA1 and GA2 angles table loads are F1—loads for F2 are 220 and 335 lbs (100) and 280 and 415 lbs (125), respectively.
- Roof loads are 125% of floor loads unless limited by other criteria.
- Use a minimum lumber thickness of 1¾". For 1½" lumber, use 0.81 of table load, except GA1 in F1 direction, use 185 lbs.





This product is preferable to similar connectors because of a) easier installation, b) higher loads, c) lower installed cost, or a combination of these features.

This design uses SDS screws to provide faster installation and maintain the wood cross grain. The SDS screws provide for a lower profile compared to standard through bolts.

**AVAILABLE MODELS:** CCQ3, ECCQ3, CCQ4, ECCQ4, CCQ6, ECCQ6—7 gauge; all others—3 gauge.

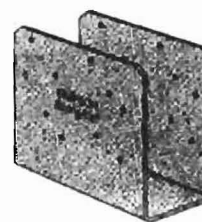
**FINISH:** Simpson gray paint, available in HDG with HDG screws.

**INSTALLATION:** Fasteners provided. See General Notes.

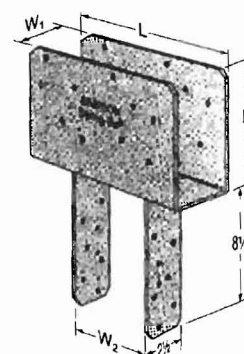
• Install Simpson's code-recognized SDS $\frac{1}{4}$ "x2 $\frac{1}{2}$ " wood screws, which are provided with the column cap. (Lag screws will not achieve the same load.)

**POSTS:** Straps may be rotated 90° where  $W_1 > W_2$ . For end conditions, specify ECCQ.

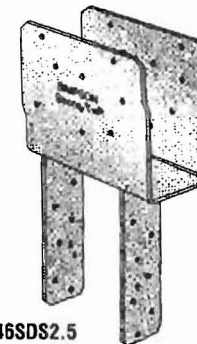
**NOTES:** See page 10 for Code Listing Key Chart.



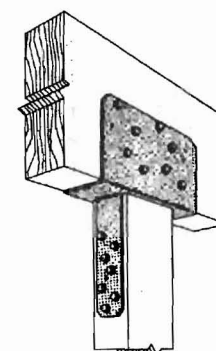
CCQ4-SDS2.5



CCQ46SDS2.5



ECCQ46SDS2.5



CCQ46SDS2.5  
Typical  
Installation

Model No.	Dimensions				No. of <sup>3</sup> SDS $\frac{1}{4}$ "x2 $\frac{1}{2}$ " Screws		CCQ Uplift Avg UIt	Allowable Loads				Code Ref.		
	W <sub>1</sub>	W <sub>2</sub>	L		Beam	Post		CCQ		ECCQ				
			CCQ	ECCQ				Uplift (133)	Down (160)	Uplift (133/160)	Down (100)			
CCQ3-SDS2.5	3 $\frac{1}{4}$	3 $\frac{1}{4}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	19250	3695	6125	46
CCQ4-SDS2.5	3 $\frac{1}{4}$	5 $\frac{1}{4}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	19250	3695	9625	
CCQ5-SDS2.5	3 $\frac{1}{4}$	3 $\frac{3}{8}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	24065	4040	7655	
CCQ5-SDS2.5	3 $\frac{3}{8}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	5955	7145	24065	4040	12030	
CCQ48SDS2.5	3 $\frac{3}{8}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	5955	7145	24065	4040	16405	
CCQ5-4SDS2.5	5 $\frac{1}{4}$	3 $\frac{3}{8}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	31570	4040	10045	
CCQ5-6SDS2.5	5 $\frac{1}{4}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	31570	5535	15785	
CCQ5-8SDS2.5	5 $\frac{1}{4}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	31570	5535	21525	
CCQ64SDS2.5	5 $\frac{1}{2}$	3 $\frac{3}{8}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	37815	4040	12030	
CCQ66SDS2.5	5 $\frac{1}{2}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	5955	7145	37815	4040	18905	
CCQ68SDS2.5	5 $\frac{1}{2}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	5955	7145	37815	4040	25780	
CCQ6-7.13SDS2.5	5 $\frac{1}{2}$	7 $\frac{1}{8}$	11	8 $\frac{1}{2}$	7	16	14	23837	5955	7145	37815	4040	24490	160
CCQ74SDS2.5	6 $\frac{3}{8}$	3 $\frac{3}{8}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	41580	4040	13230	46
CCQ76SDS2.5	6 $\frac{3}{8}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	41580	5535	20790	
CCQ77SDS2.5	6 $\frac{3}{8}$	6 $\frac{3}{8}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	41580	5535	25515	
CCQ78SDS2.5	6 $\frac{3}{8}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	41580	5535	28350	
CCQ7-1-4SDS2.5	7 $\frac{1}{8}$	3 $\frac{3}{8}$	11	8 $\frac{1}{2}$	7	16	14	18513	5680	5680	57750	4040	19030	
CCQ7-1-6SDS2.5	7 $\frac{1}{8}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	57750	5535	28875	160
CCQ7-1-7.1SDS2.5	7 $\frac{1}{8}$	7 $\frac{1}{8}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	57750	5535	37405	
CCQ7-1-8SDS2.5	7 $\frac{1}{8}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	57750	5535	39375	
CCQ86SDS2.5	7 $\frac{1}{2}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	51565	5535	25780	
CCQ88SDS2.5	7 $\frac{1}{2}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	51565	5535	35155	
CCQ96SDS2.5	8 $\frac{3}{8}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	53900	5535	26950	160
CCQ98SDS2.5	8 $\frac{3}{8}$	7 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	53900	5535	36750	
CCQ106SDS2.5	9 $\frac{1}{2}$	5 $\frac{1}{2}$	11	8 $\frac{1}{2}$	7	16	14	23837	6270	7245	65315	5535	32655	

- Downloads are determined using  $F_{c\perp}$  equal to: 560 psi for glulam sizes and 625 psi for all others; reduce where end bearing value of post, L/R of post, or other criteria are limiting.
- Spliced conditions must be detailed by the specifier to transfer tension loads between spliced members by means other than the column cap.
- Uplift loads do not apply to splice conditions.
- Post sides are assumed to lie in the same vertical plane as the beam sides.
- Loads may not be increased for short-term loading.
- Uplift loads have been increased 33% and 60% for earthquake or wind loading; reduce for other loading conditions in accordance with the code.
- ECCQ downloads assume a post of  $W_1 \times W_2$ .

- When using structural composite lumber columns, screws must be applied to the wide face of the column.
- ECCQ uses 14-SDS screws into the beam and 14-SDS screws into the post.

Mitered edges ensure a tight fit when installed between joists.  
**INSTALLATION:** • Install between joists. IS16 for 16" o.c. spacing; IS24 for 24" o.c. spacing. Follow insulation manufacturer's installation instructions.  
 • Wear safety glasses, gloves and other appropriate safety equipment.

Model	Gauge	Length
IS16	14 ga	15 $\frac{1}{2}$ "
IS24	14 ga	23 $\frac{1}{2}$ "



Typical IS Installation



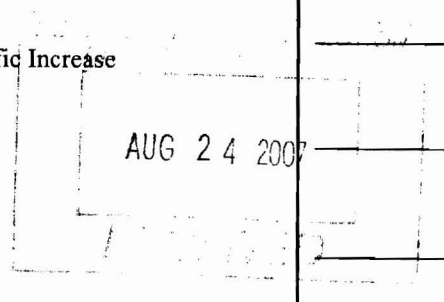
APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant: Wagon Wheel Contractors Application Date: 6/6/07  
 Applicant's Mailing Address: 7 Flamingo Lane NE, Dupont, ME Project Name/Description: \_\_\_\_\_  
 Consultant/Agent/Phone Number: 707-247-0408 Address of Proposed Site: 700 US Congress St

CBL: 007-0-000000

Description of Proposed Development: Add a 12' x 14' back to the building for code unit 4

Please Attach Sketch/Plan of Proposal/Development	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Criteria for Exemptions: See Section 14-523 (4) on back side of form		
a) Within Existing Structures; No New Buildings, Demolitions or Additions		✓
b) Footprint Increase Less Than 500 Sq. Ft.		
c) No New Curb Cuts, Driveways, Parking Areas		
d) Curbs and Sidewalks in Sound Condition/Comply with ADA		
e) No Additional Parking/ No Traffic Increase		
f) No Stormwater Problems		
g) Sufficient Property Screening		
h) Adequate Utilities		



**Planning Division Use Only**

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

Planner's Signature: Barbara Beckett Date: Aug 22, 2007

**NOTE:**

This Plan was reviewed for adequacy of existing Roof Framing to Support imposed loads by proposed Construction of wood Deck only. Contractor shall Verify installation of all anchors into existing structure and report to Engineer deteriorated or inadequate existing conditions.

*Chris Fuph Ray*  
4/1/09

Reviewed for Conformance to IBC 2006. Existing BLDG was not Reviewed as part of this Limited building Design.

**EXISTING WALL TO THIRD FLOOR**

**DOORWAY**

**A PURLINS**

2X6 @ 12" SPACING PERPENDICULAR TO ROOF FRAMING & FASTENED WITH SIMPSON ANGLE BRACKETS WITH 1/2" X 3" X 3" SIMPSON SIS-LAG BOLTS @ 24" O.C.

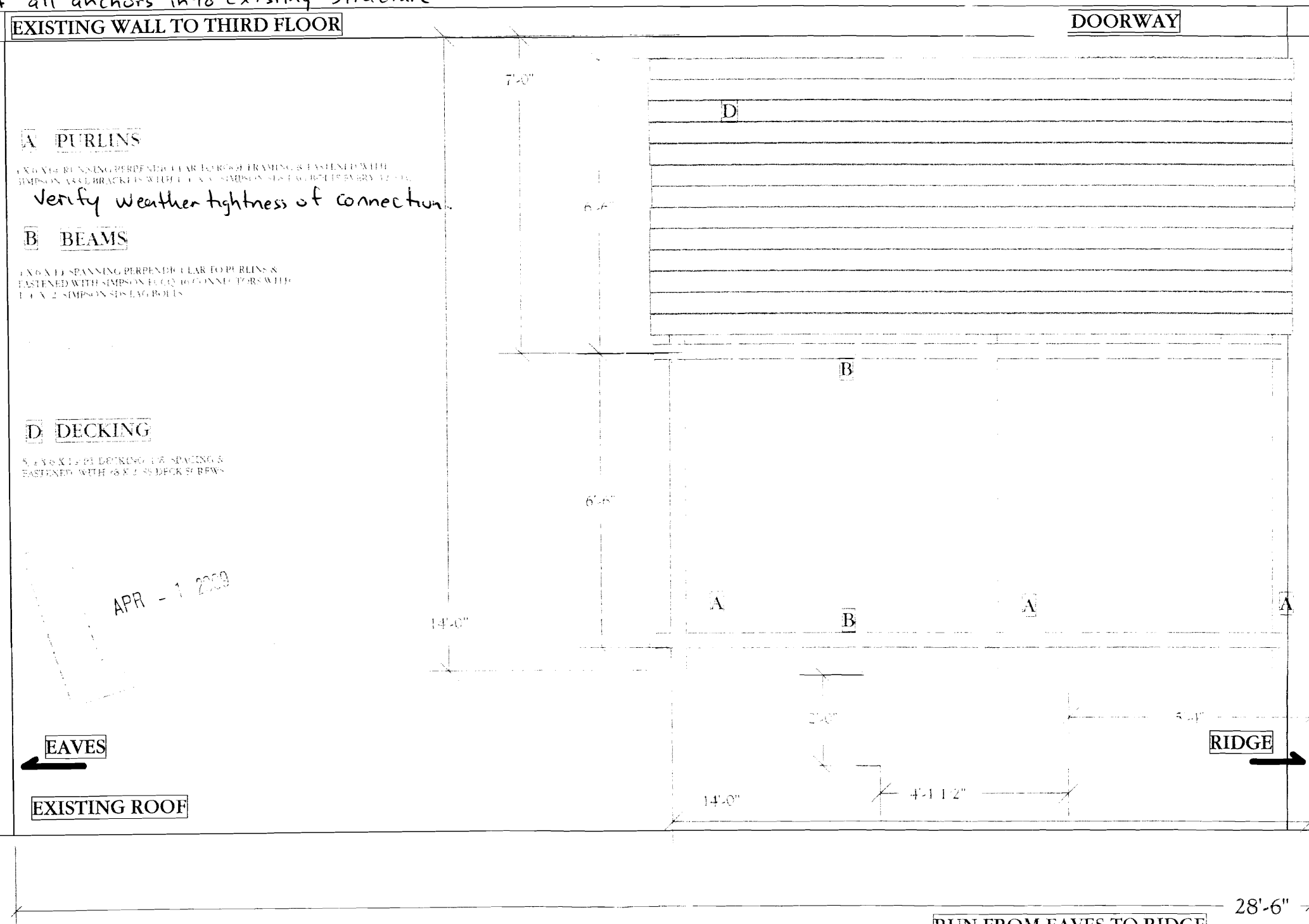
Verify weather tightness of connection.

**B BEAMS**

2X6 @ 12" SPACING PERPENDICULAR TO PURLINS & FASTENED WITH SIMPSON FC-100 10" CONNECTIONS WITH 1/2" X 3" X 3" SIMPSON SIS-LAG BOLTS

**D DECKING**

5/4 X 8 X 1 1/2" DECKING @ 16" SPACING & FASTENED WITH 1/2" X 3" X 3" DECK SIS-BOLTS



**EAVES**

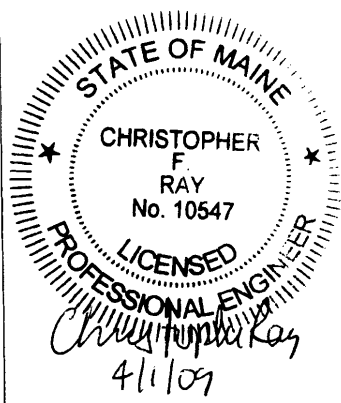
**EXISTING ROOF**

**RIDGE**

**RIDGE LENGTH**

**ROOF DIMENSION**

**RUN FROM EAVES TO RIDGE**



EXISTING WALL TO THIRD FLOOR

DOORWAY

EXISTING ROOF

**A PURLINS**

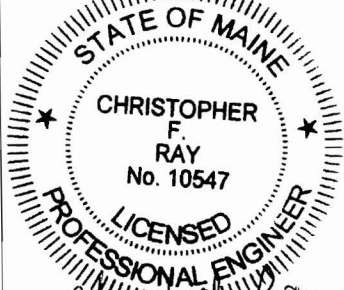
4 X 6 X 14' RUNNING PERPENDICULAR TO ROOF FRAMING & FASTENED WITH SIMPSON A33 L-BRACKETS WITH 1 4" X 3" SIMPSON SDS LAG BOLTS EVERY 42" O.C

**B BEAMS**

1 X 6 X 11' SPANNING PERPENDICULAR TO PURLINS & FASTENED WITH SIMPSON FCCQ 46 CONNECTORS WITH 1 4" X 2" SIMPSON SDS LAG BOLTS

**D DECKING**

5 4 X 6 X 1 1/2" PT DECKING 1 8" SPACING & FASTENED WITH 1 1/2" X 2" SS DECK SCREWS



*Christopher Ray  
41109*

*Refer to notes on  
Plot Plan*

*APR 1 2009*

14'-0" 7'-0"

6'-6"

6'-6"

D

B

A

B

A

A

2'-0"

5'-4"

14'-0"

4'-1 1/2"

TITLE

**FLOOR PLAN**

DRAWN BY CCS

DATE 3/13/09

SCALE: 1/2" = 1'

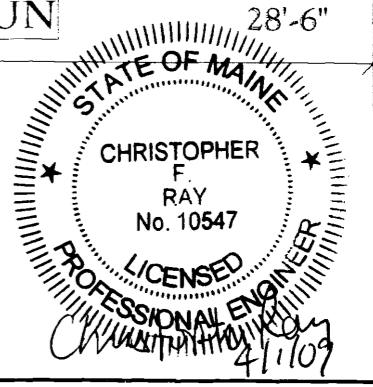
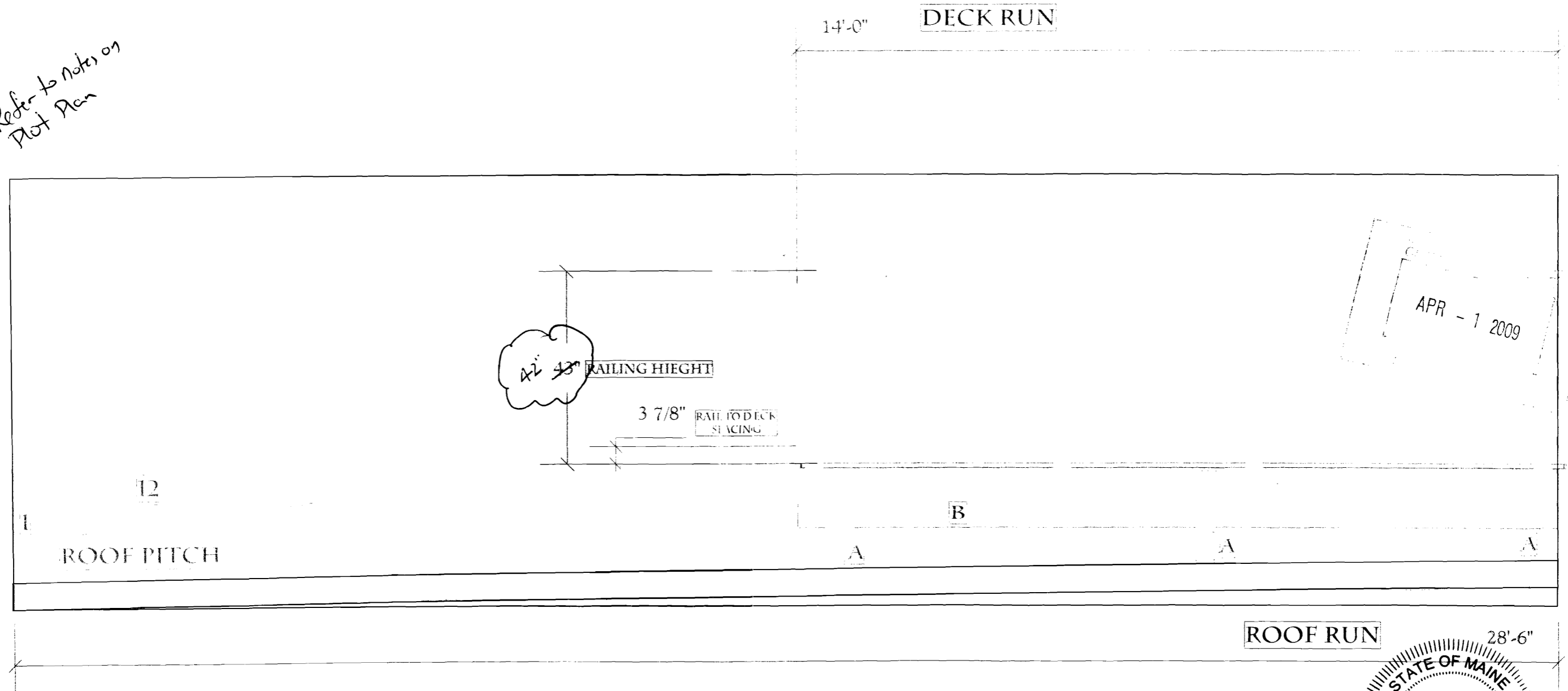
**PALERMINO DECK**

705 CONGRESS ST. UNIT 4 PORTLAND, MAINE

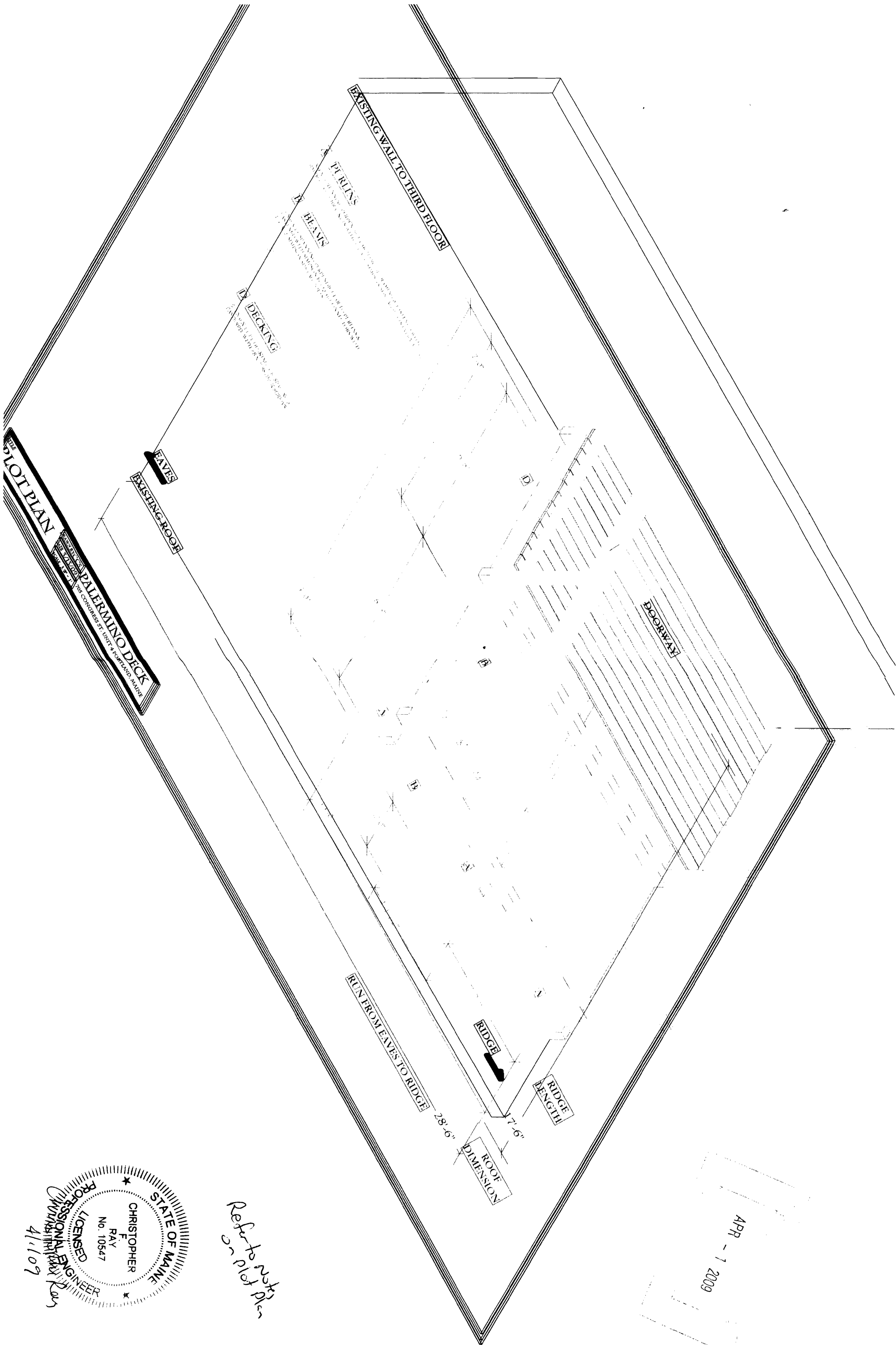
**DECK RAILING**

RAILINGS POSTS 4 X 4 RUN THROUGH DECKING & FASTEN TO JOIST WITH 1 1/4" X 3" TIMBERLOK LAGS  
TOP & BASE RAILS 2 X 4 FASTENED WITH #10 X 3" DECK SCREWS  
RAILING CAP 2 X 6 FASTENED WITH #10 X 3" DECK SCREWS  
BALLUSTERS 1 X 4 WITH 3 7/8" SPACING FASTENED WITH #8 X 2" SS SCREWS

*Refer to notes on  
Plot Plan*



TITLE	DRAWN BY CCS	<b>PALERMINO DECK</b> 705 CONGRESS ST. UNIT 4 PROTLAND, MAINE
<b>NW ELEVATION</b>	DATE 3/14/09	
	SCALE: 1/2" = 1'	



THE DECK PLAN  
 PALERMINO DECK  
 RAY  
 REGISTERED PROFESSIONAL ENGINEER  
 105 CONGRESS ST. SUITE 4 PORTLAND, MAINE  
 405-777-1100

STATE OF MAINE  
 CHRISTOPHER F. RAY  
 NO. 10547  
 LICENSED PROFESSIONAL ENGINEER  
 4/1/09

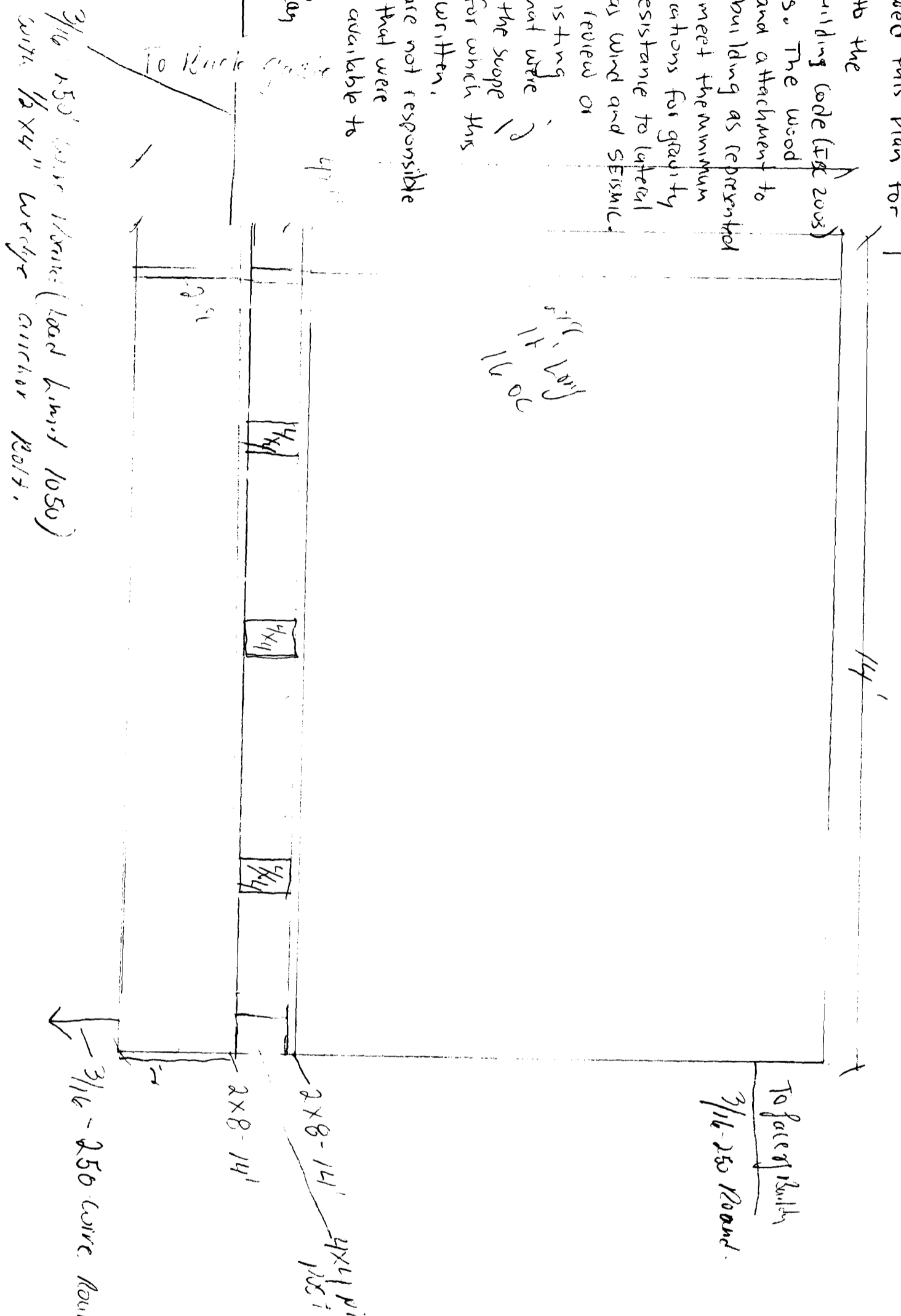
*Refer to submittal on plot for details*

APR - 1 2009

**NOTE:**

We have reviewed this Plan for Conformance to the International Building Code (IBC 2003) Structural loads. The wood Framed Deck and attachment to the existing building as represented on this Plan meet the minimum design Specifications for gravity loads and resistance to lateral forces such as wind and seismic. We did not review or evaluate existing conditions that were not within the scope of services for which this review was written. Therefore we are not responsible for conditions that were unseen or not available to review.

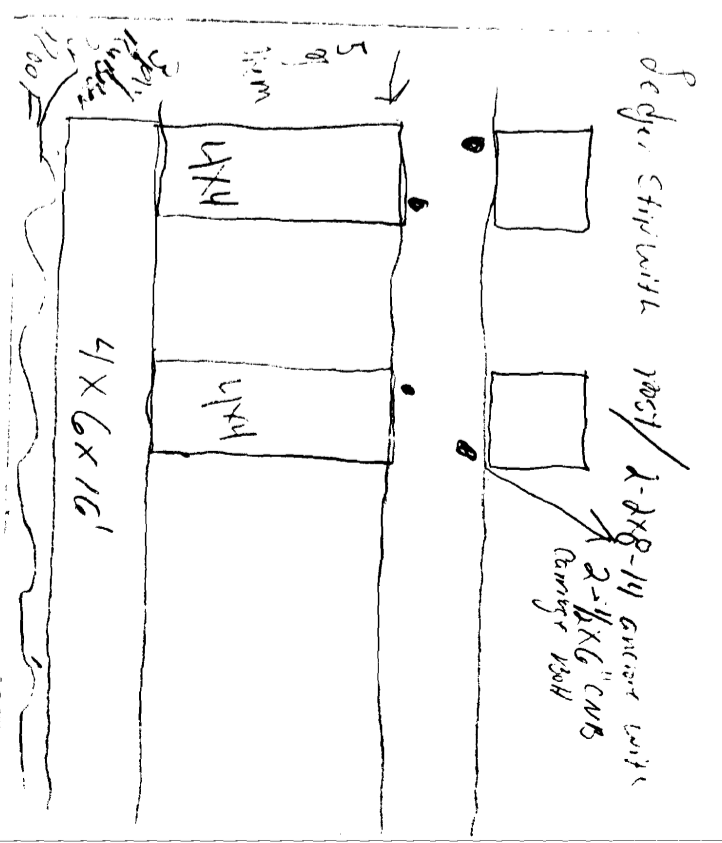
Chris Topolkan  
7.27.07



- all POST'S

3/16-250 wire Round (Load Limit 1050)

Wire is 3/16 x 250 wire Round with 1050 Limit  
Anchor by 3/8 x 4 1/2" A's screw to face of Building  
Between deck & 4x4 screw is a 3/8 x 8" or 4" Turn Buckle for Tying  
- wire will be looped wire 3/16 - Champ Set 1, 1



**NOTE:** This plan was reviewed for adequacy of existing structure to support imposed loads by proposed construction of wood Decking. Contractor shall verify installation of all anchors into existing structure and report to Engineer deteriorated or inadequate Existing conditions.

