

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 060539
APR 28 2006
CITY OF PORTLAND

This is to certify that MAINE CENTER FOR THE BLIND & VISUALLY IMPAIRED/D/B

has permission to Temporary stairs for emergency egress

AT 189 PARK AVE PERMIT NO. 052 C003001

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procedure before this building or part thereof is locked or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Carr 4-25-06

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services
4/26/06

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0539	Issue Date: PERMIT ISSUED APR 21 2006	GBL: 052 C003001
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Location of Construction: 189 PARK AVE	Owner Name: MAINE CENTER FOR THE BLIN	Owner Address: 189 PARK AVE	Phone: APR 21 2006
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: 207-598-7600
Lessee/Buyer's Name	Phone:	Permit Type: CITY OF PORTLAND	Zone: C37

Past Use: Multi-unit	Proposed Use: Multi-unit - Temporary stairs for emergency egress	\$0.00	1
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Proposed Project Description: Temporary stairs for emergency egress	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: TEMP STAIRS Type: 50 Signature: <i>Greg Carr</i> Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
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Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/19/2006	Zoning Approval
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1. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>4/21/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input 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 <i>ABM</i> Date: _____
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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.

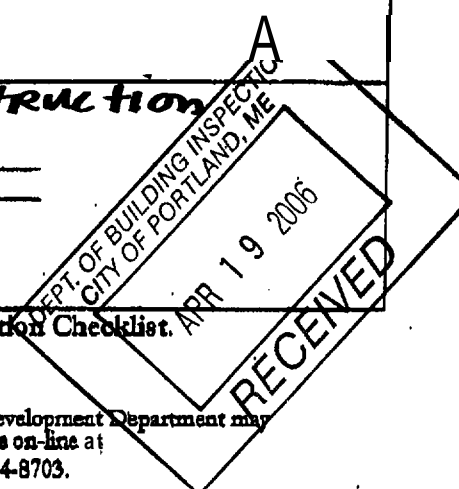
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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: 189 PARK AVENUE PORTLAND, ME. 04102		
Total Square Footage of Proposed Structure 320 sq. feet		Square Footage of Lot 84,750 sq. feet
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 52 C 3	Owner: The Iris Network 189 PARK AVENUE PORTLAND, ME. 04102	Telephone: 774-6273
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Iris Park Apartments, LP 189 PARK AVENUE PORTLAND, ME. 04102 774-6273	Cost Of Work: \$ 50,000 Fee: \$ 171 C of O Fee: \$
Current Specific use: none Proposed Specific use: Temporary stairs for emergency egress Project description: (see above)		
Contractor's name, address & telephone: Benchmark Construction		
Who should we contact when the permit is ready: GARY GUERETTE		
Mailing address: 24 THOMAS DRIVE WESTBROOK, ME. 04092		Phone: 591-7609



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 visit us on-line at www.portlandmaineinspections.com stop by the Building Inspections 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: **Reginald Mac Donald** Date: **April 20th, 2006**

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0539	Date Applied For: 04/19/2006	CBL: 052 C003001
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Location of Construction: 189 PARK AVE	Owner Name: MAINE CENTER FOR THE BLIN	Owner Address: 189 PARK AVE	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: (207) 591-7600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Multi-unit - Temporary stairs for emergency egress	Proposed Project Description: Temporary stairs for emergency egress
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 04/21/2006
Note: **Ok to Issue:**
 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
 2) This permit is being approved with the understanding that these steps are temporary as an emergency egress and that they will be removed when the construction is finished.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 04/26/2006
Note: **Ok to Issue:**
 1) Must be removed upon completion of permanent egress scheme.

Dept: Fire **Status:** Approved **Reviewer:** Cptn Greg Cass **Approval Date:** 04/25/2006
Note: **Ok to Issue:**

From: Sarah Hopkins
To: Ann Machado
Date: 4/21/2006 1:25:41 PM
Subject: Re: 189 Park Ave - Maine Center for the Blind

Hi Ann,
Since the stairs are temporary and only for construction, we don't have any issue with them. We are officially signed-off.
-Sarah

>>> Ann Machado 04/21/2006 10:38:39 AM >>>
Sarah -

I have the building permit for the temporary stairs for emergency egress at the Iris Park Apartments. I know that we talked about it at Site Plan Review. I don't know if it was an ammendment to the original site plan, an exemption or what. If you could just send me an email saying that planning has signed off on it, then I could move the permit forward.

Thanks, Ann



Simple & Drane Architects
4% Congress Street
Portland, Maine 04101
www.sempledrane.com
(207) 774-0152 fax

TRANSMITTAL MEMO

TO: **Mike** Nugent, Director of **Codes** Enforcement, City of Portland
FROM: Steve Drane, AIA, LEED-AP
RE: Iris **Park** Apartments L.P. - **Temp.** Exit Stair Drawings / Permit Application
DATE: April 17, 2006

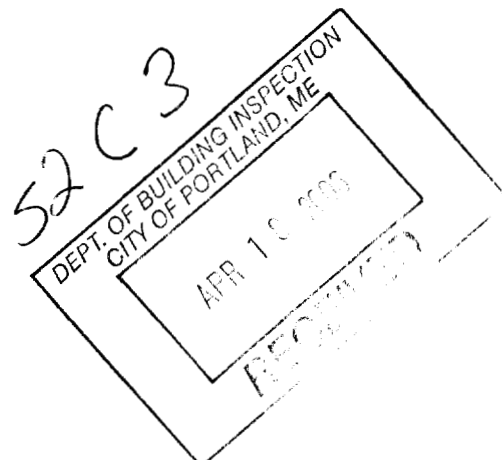
Dear Mr. Nugent,

Please find **attached** for your use, **as** discussed **at** our meeting last week, 2 copies each of Plan and Detail Drawing SK-9 and the previously submitted Site Sketch CSK-6. **This** drawing was modified **to** reflect a safer and preferred exit pathway **from** the proposed temporary **stair** to **the Park** Ave. sidewalk.

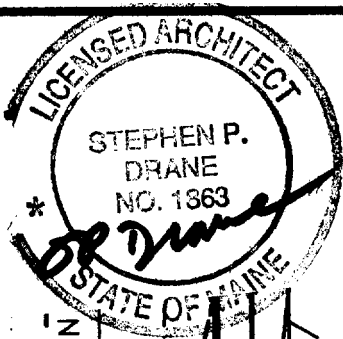
If any questions, please **contact** me directly. We eagerly await your approval and any final requirements **needed** for the issuance of the Building Permit required for **this** temporary **addition**.

Sincerely,

Steve Drane



cc: Gary Guerette - Benchmark, File



150.00'
115.1543"W

16' WIDE COMMON RIGHT-OF-WAY AND EASEMENT BK. 4445, PG. 01

DROP-OFF

EX. FIN. FLR. EL. 43.5

43.46

ENTRY PORCH

NEW TEMP. 2-STORY STAIRWELL

PROP. BLDG BASEM

4'-0" WIDE +/- COMPACTED STONE ADJUST WALKWAY W/ EDGING + SAFETY'S FENCE.

NEW OPG. W/EXG. SECURITY FENCE. L=118.69'

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME

EXG. WALK

R=2865.34'

81.6'
S75°42'49"

25
ONE

24

PARK AVENUE

SEMPLER & DRANE ARCHITECTS

496 CONGRESS STREET
PORTLAND, MAINE 04101
TEL: (207) 761-4231 FAX: 774-0152
asempler@maine.rr.com

**IRIS PARK APARTMENTS LP.
RENOVATION & ADDITIONS**

PORTLAND, ME 04101
DRAWING: TEMP. FIRESTAIR
MODIFICATION SKETCH

DATE: 04/01/06

SCALE: 1"=20'-0"

FILE: 0322

PAGE # 1

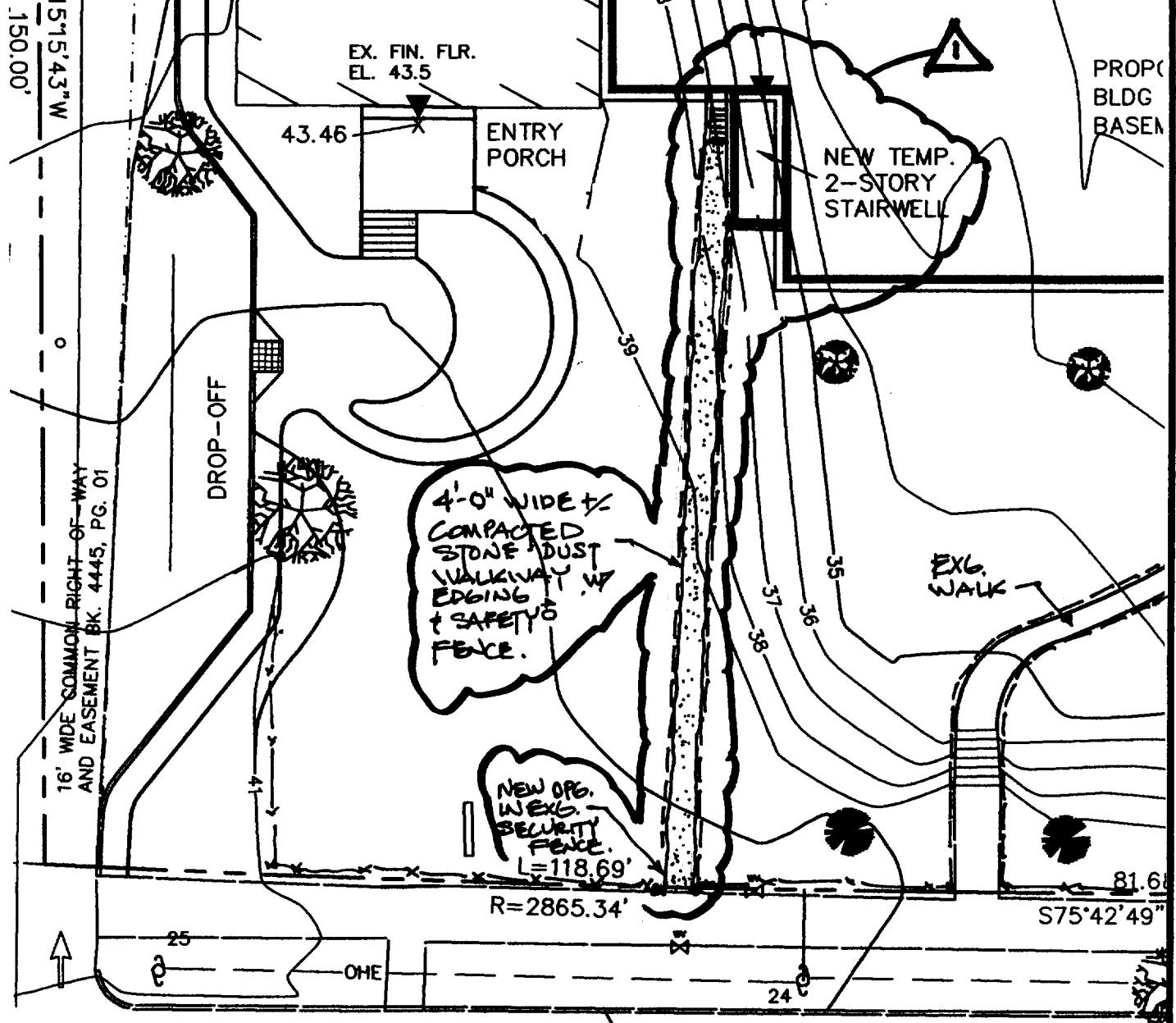
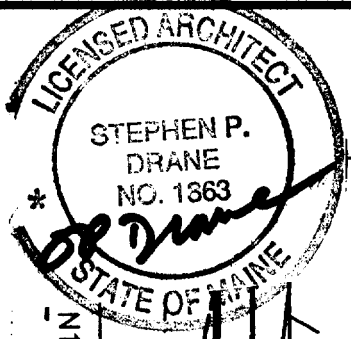
REV. 1: TEMP. STAIR

REV. 2: WALK 4/7/06

SKETCH#

CSK

6



PARK AVENUE

SEMPLÉ & DRANE ARCHITECTS

496 CONGRESS STREET
 PORTLAND, MAINE 04101
 TEL: (207) 761-4231 FAX: 774-0152
 asempl@maine.rr.com

IRIS PARK APARTMENTS LP.
 RENOVATION & ADDITIONS
 PORTLAND, ME 04101
 TEMP. FIRESTAIR
 MODIFICATION SKETCH

DATE: 04/01/06
 SCALE: 1"=20'-0"
 FILE: 0322
 PAGE # 1
 REV. 1: TEMP. STAIR

SKETCH #
CSK
6

REV. 2: WALK 4/17/06

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
APR 19 2006
RECEIVED



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

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

FROM: STEPHEN DRANE, AIA; SEMPLE & DRANE ARCHITECTS

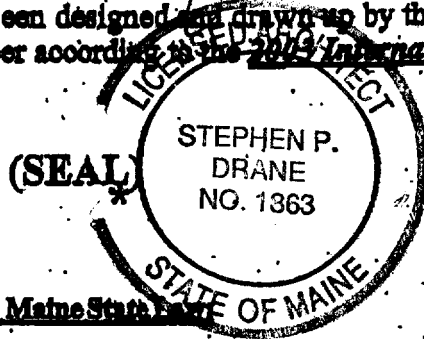
RE: Certificate of Design

DATE: 4/20/06

These plans and/ or specifications covering construction work on:

TEMPORARY EGRESS STAIR & ENCLOSURE AT
PHASE I of IRIS PARK APARTMENTS (PARK AVE.) ¹⁸⁹⁻²⁰¹

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



Signature: Stephen Drane

Title: Principal

Firm: SEMPLE & DRANE ARCHITECTS

Address: 496 CONGRESS ST.
PORTLAND, ME

As per Maine State Law
\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: SEMPLE + DRINE ARCHITECTS
 DATE: 4/20/06
 Job Name: TEMPORARY EGRESS STAIR @ IRIS PARK APTS. - PH. 1
 Address of Construction: 189 - 201 PARK AVENUE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) INST. R-2
 Type of Construction New - 2B UNPART. W/ ENCLOSURE OF TYPE 5B. (TEMPORARY)
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Y
 Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3) _____
 Supervisory alarm system? Y Geotechnical/Soils report required? (See Section 1801.2) N

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members (102.1, 108.1.1)

DESIGN LOADS ON CONCRETE FLOOR SLABS (1008)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1603.1.1, 1609.5)

_____ Basic wind speed (1609.3)

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

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.4.2.2)

_____ Main force wind pressures (7603.1.1, 1609.5.2.1)

Earthquake design data (1606.1.3, 1614-1622)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category") (Table 1604.2, 1616.2)

_____ Spectral response coefficients, S_{DS} & S_{D1} (1616.1)

_____ Site class (1616.1.5)

_____ Live load reduction (1608.1.1, 1607.8, 1607.10)

_____ Roof live loads (1608.1.2, 1607.11)

_____ Roof snow loads (7603.7.1, 7608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)

_____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.5.1)

_____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.6)

_____ Roof thermal factor, C_t (Table 1608.6.2)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.6)

_____ Basic seismic-force-resisting system (Table 1617.2.2)

_____ Response modification coefficient, R , and reduction amplification factor, C_r (Table 1617.2.2)

_____ Analysis procedure (1616.2, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1608.1.6, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Impact loads (1607.8)

_____ Misc. loads (Table 1607.9, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 1604)

SEE ORIGINAL APPLICATION FOR BUILDING. NO ANALYSIS PERFORMED FOR ENCLOSURE OF TEMP. STAIR.



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

ACCESSIBILITY CERTIFICATE

Designer: SEMPLE & DRANE ARCHITECTS

Address of Project: 139-201 PARK AVE.

Nature of Project: TEMPORARY EMERGENCY EGRESS
STAIR W/ ENCLOSURE FOR
2 STORIES (10 SINGLE BEDROOM APTS.)
OF PHASE 1 AT IRIS PARK APTS.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: Stephen Drane

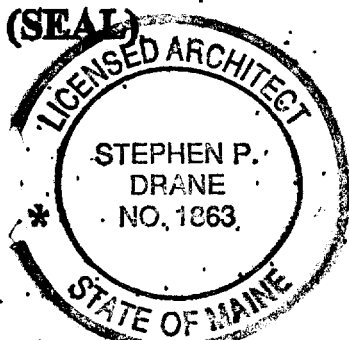
Title: PRINCIPAL

Firm: SEMPLE & DRANE ARCHITECTS

Address: 496 CONGRESS ST.

PORTLAND

Phone: 207-761-4231



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.