

PAY TO THE ORDER OF \_\_\_\_\_ \$ \_\_\_\_\_

DOLLARS  
Security features included.  
Details on back.

MEMO \_\_\_\_\_

\_\_\_\_\_  
AUTHORIZED SIGNATURE **MP**

⑈013417⑈ ⑆211274450⑆ 0240266553⑈

**LEDDY HOUSER ASSOCIATES**

**13417**

**LEDDY HOUSER ASSOCIATES**

**13417**

Location/Address of Construction: <u>32 Thomas St., Portland ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>420' Bell Tower / 18,000 Total Building</u>		Square Footage of Lot <u>.413 Acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>E</u> Lot# <u>5</u> <u>062 E005001</u>		Applicant <b>must be owner, Lessee or Buyer*</b> Name <u>32 Thomas St. LLC</u> Address <u>477 Congress St., STE 601</u> City, State & Zip <u>Portland, ME 04101</u>
Lessee/DBA (If Applicable)		Telephone: <u>+617</u> <u>3834-3344</u>
Owner (if different from Applicant) Name Address City, State & Zip		Cost Of Work: \$ <u>10,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>110.00</u>
Current legal use (i.e. single family) <u>Religious &amp; Education</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Removal of existing and decaying Bell Tower Floor Landing Framing and ship Ladders for replacement with new landing + framing per attached structural Design with intent to stabilize the interior masonry</u>		
Contractor's name: <u>Leddy Houser Associates</u> Address: <u>72 Ocean St. Ste 104</u> City, State & Zip: <u>South Portland, ME 04106</u> Telephone: <u>767 0903</u> Who should we contact when the permit is ready: <u>office</u> Telephone: <u>Same</u> Mailing address: <u>Same</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](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: <u>[Signature]</u>	Date: <u>2-21-2017</u>
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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)**

Date:

2/2/12

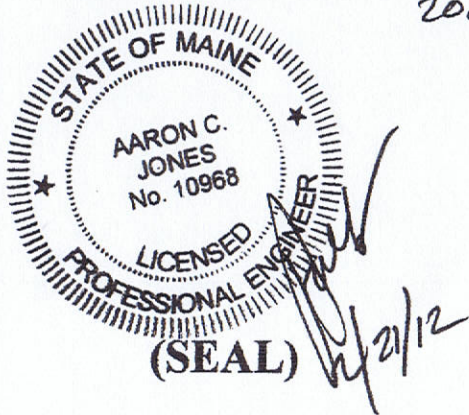
From:

Structural Integrity, Inc

These plans and / or specifications covering construction work on:

Floor + Landing Framing Replacement/Repairs  
at Bell Tower.

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



Signature:

[Signature]

Title:

President

Firm:

Structural Integrity, Inc.

Address:

77 OAK ST  
Portland, ME 04107

Phone:

207-774-4614

From Designer: \_\_\_\_\_

Date: \_\_\_\_\_

Job Name: \_\_\_\_\_

Address of Construction: \_\_\_\_\_

32 Thomas St. Portland, ME

2009 MUBEC /

~~2003~~ International Building Code

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

Building Code & Year \_\_\_\_\_ Use Group Classification (s) \_\_\_\_\_

Type of Construction \_\_\_\_\_

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC \_\_\_\_\_

Is the Structure mixed use? \_\_\_\_\_ If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? \_\_\_\_\_ Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

**Structural Design Calculations**

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

**Design Loads on Construction Documents (1603)**

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
LANDINGS	100 PSF
FLOORS	100 PSF
_____	_____
_____	_____

**Wind loads (1603.1.4, 1609)**

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)

\_\_\_\_\_ Basic wind speed (1809.3)

\_\_\_\_\_ Building category and wind importance Factor,  $I_w$   
table 1604.5, 1609.5

\_\_\_\_\_ Wind exposure category (1609.4)

\_\_\_\_\_ Internal pressure coefficient (ASCE 7)

\_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)

\_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

**Earth design data (1603.1.5, 1614-1623)**

\_\_\_\_\_ Design option utilized (1614.1)

\_\_\_\_\_ Seismic use group ("Category")

\_\_\_\_\_ Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)

\_\_\_\_\_ Site class (1615.1.5)

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

**Flood loads (1803.1.6, 1612)**

\_\_\_\_\_ N/A Flood Hazard area (1612.3)

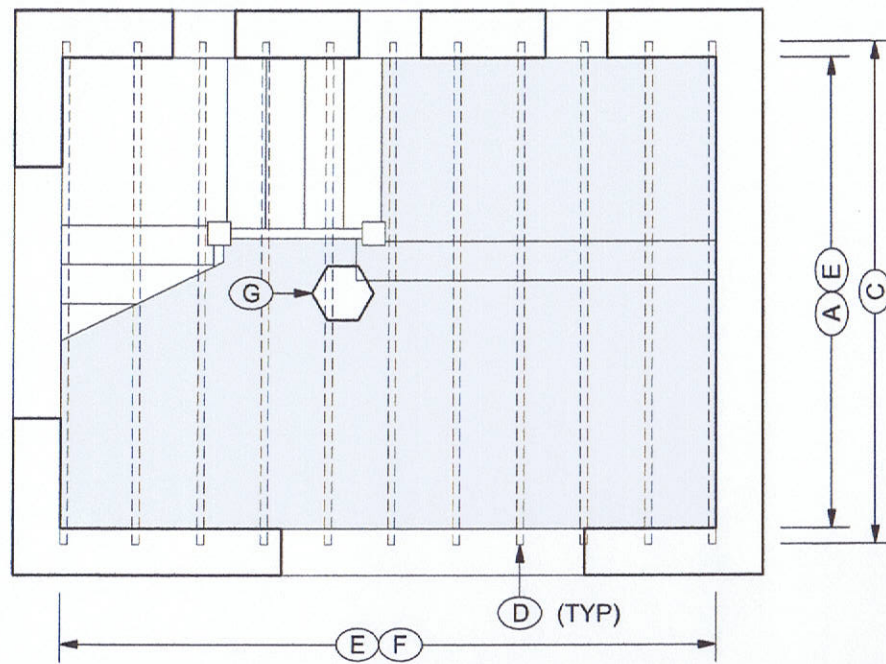
\_\_\_\_\_ N/A Elevation of structure

**Other loads**

\_\_\_\_\_ N/A Concentrated loads (1607.4)

\_\_\_\_\_ N/A Partition loads (1607.5)

\_\_\_\_\_ N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)



1

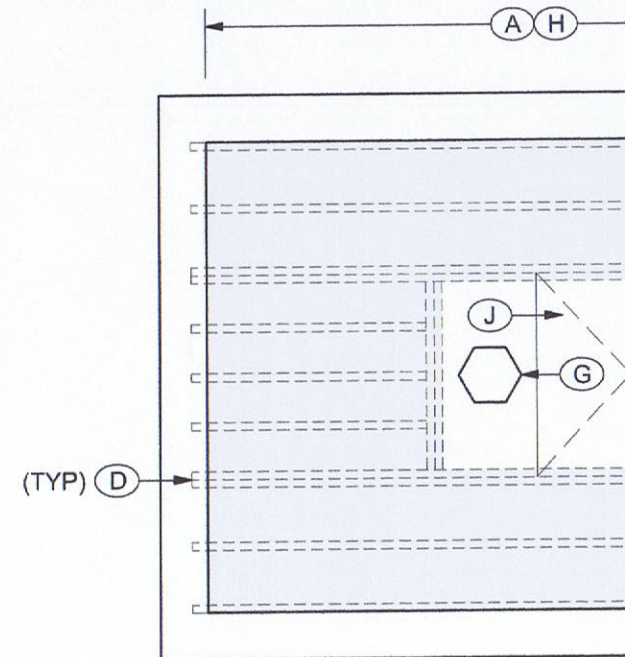
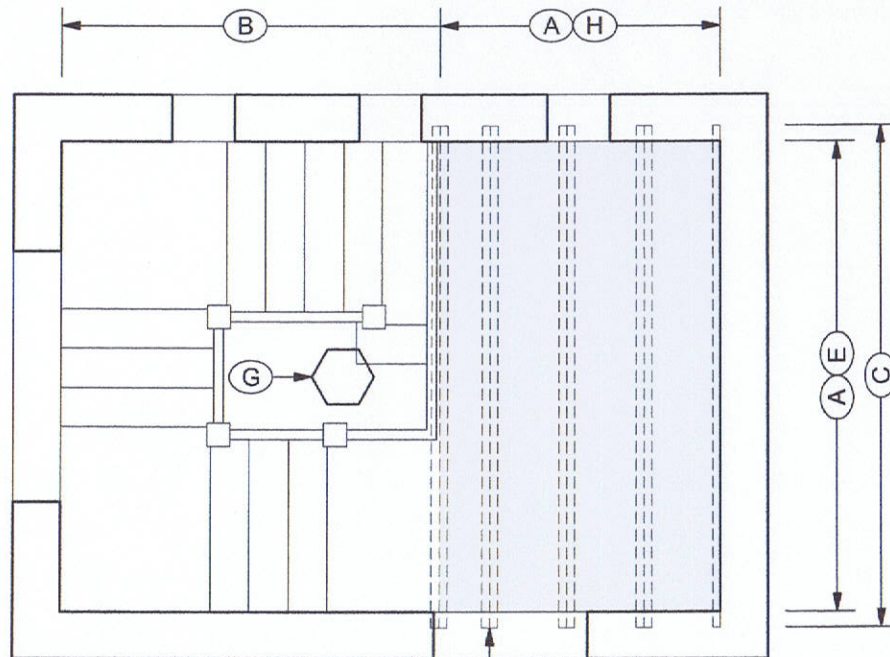
### BELL TOWER FIRST FLOOR PLAN

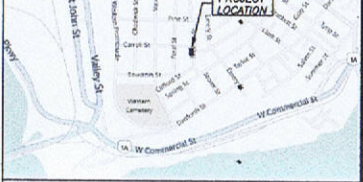
1/4" = 1'-0"

- (C) REMOVE EXISTING ROTTED 2X10 FRAMING AS SHOWN. NEW FRAMING SHALL BE 2X10. ALL FRAMING SHALL MEASURE AND RECORD EXISTING DIMENSIONS. REMOVE ALL FINISHES. POSITION NEW FRAMING IN SUCH A MANNER AS TO PROTECT BALUSTRADE, BASEBOARDS, FLOOR HATCH, ETC.
- (D) EXISTING MASONRY POCKETS TO REMAIN OR TO BE RECONSTRUCTED ARE MIN. 4" TO EITHER SIDE OF EACH POCKET.
- (E) CUT AND POINT 2' HIGH SWATH OF MASONRY TO BE RESTORED. RESTORATION MORTAR SHALL MEET REQUIREMENTS FOR HYDRATED TYPE N LIME (CODEX HIGH-CALCIUM MORTAR). MORTAR TO BE MATCH EXIST. REMOVE MORTAR FROM JOINTS TO A DEPTH GREATER, DO NOT DAMAGE BRICK. USING A LIFT TO RESTORE JOINTS IN 1/4" LAYERS. ALLOW EACH LIFT TO SET BEFORE SUCCEEDING LAYER. AT THE END OF EACH WORK DAY, COVER WITH PLASTER.
- (F) INSTALL NEW WOOD FRAMING AS PER STRUCTURAL DRAWINGS.
- (G) EXISTING BUILT-UP WOOD COLUMN TO REMAIN.
- (H) REINSTALL SALVAGED HARDWOOD FLOORING TO MATCH EXISTING. REMOVE TO FACILITATE INSTALLATION OF NEW FRAMING.
- (J) REINSTALL SALVAGED HATCH CASING. FABRICATE NEW CASING TO MATCH EXISTING. INSTALL 4 NEW 6" MARINE GRADE STAINLESS STEEL HATCHES.

#### GENERAL NOTES

1. PRIOR TO CONSTRUCTION, GC GENERAL SHALL VERIFY ALL DIMENSIONS AND COMMENT.
2. ALL WORK SHALL CONFORM TO CITY OF PORTLAND HISTORIC DISTRICT REGULATIONS.
3. THIS PROPERTY IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES. WORK REQUIRED TO CONFORM TO THE SECRETARY OF THE INTERIOR'S REGULATIONS FOR HISTORIC PROPERTIES.





VICINITY MAP  
N.T.S.

NEAL STREET

3" O/S GRANITE MONUMENT FOUND (HELD 0.25' OFF LINE)

N/F McLELLAN SCHOOL HOUSES-CONDOMINIUMS 62-E-1

N/F Sidney TRIPP 15671/307 62-E-2

REBAR FOUND BENT  
UTILITY POLE SEE NOTE 6

1" IRON PIPE FOUND

GARAGE

PAVED AREA

SLIGHT ENCROACHMENT OF PAVED AREA

N/F MCKEE ASSOCIATES LLC. 15262/140 62-E-12

AGUTTER'S DWELLING

1" IRON PIPE FOUND



1 1/2" IRON PIPE FOUND

IRON FENCE

ABUTTER PAVED PARKING

1 1/2" IRON PIPE FOUND

INTERIOR LOT LINE

CHURCH

N/F WILLISTON CHURCH 525/221 & 652/460 62-E-5 17,998 S.F.

BULKHEAD

PAVED AREA

PORCH

CHURCH

PUMP

REBAR WITH CAP SET (TYP.)

FIRE ESCAPE

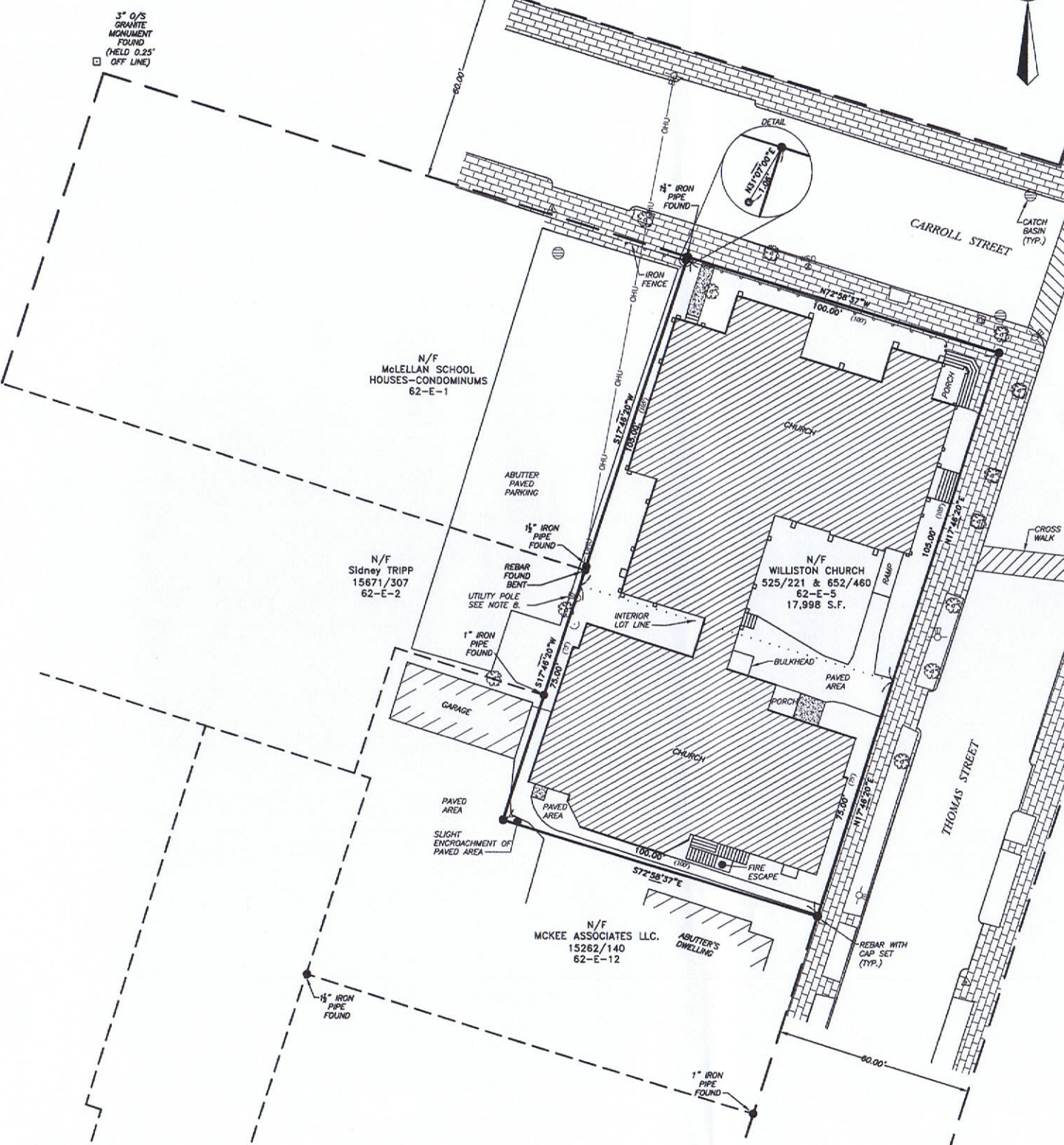
REBAR WITH CAP SET (TYP.)

CARROLL STREET

CATCH BASIN (TYP.)

CROSS WALK

THOMAS STREET



**DESIGN LIVE LOADS:**

2009 IBC/MUEBC, U.O.N.  
100 psf

- \* Floors and Landings

**STRUCTURAL STEEL:**

- \* Angles, misc: ASTM A36
- \* Expansion Anchors shall be ICC-ES approved, installed in accordance with manufacturers specifications.  
In concrete: Wedge Type  
In solid masonry: Sleeve Type
- \* Non-shrink grout beneath column base and beam bearing plates shall be non-metallic with minimum compressive strength 5000psi.

**WOOD FRAMING:**

- \* Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
- \* SPF #2 and better (Maximum Moisture Content 19%) U.O.N.  
Plates: Sill plates: Pressure Treated SPF or Southern Pine:  
"Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.  
Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.  
Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).  
DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS.  
All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX. (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors and ASTM A153 for fasteners.  
For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.  
Do not mix galvanized and stainless products.  
Do not allow aluminum to contact treated wood.

- \* All plywood and oriented strand board shall be indicated on drawings indicating appropriate maximum spans.  
Floor sheathing: nominal 5/8" thick CDX plywood.  
Minimum nailing shall comply with applicable code drawings.
- \* Cross bridge all dimension lumber joist supports and joist ends.
- \* Metal connectors: Simpson Strong-Tie shall be used to achieve maximum rated capacity.
- \* All beams shall be braced against lateral-torsional buckling.
- \* Drypack grout all beam pockets.
- \* Unless otherwise indicated, interior framing under column loads.
- \* Lead holes for lag bolts shall be 1/8" diameter.

**STRUCTURAL ERECTION AND**

- \* The structural drawings illustrate the framing to be supported and braced. The contractor shall be responsible for achieving the required framing as may be required to achieve the design intent.
- \* These plans have been engineered for the specific site. The engineer assumes no responsibility for use of these plans at any other building site without the approval of the engineer.
- \* Observations of framing requirements shall be accomplished by the contractor as requested.

Structural I	
S-0	General Notes
S-1	Bell Tower First Floor
S-2	Bell Tower Second Floor
S-3	Bell Tower Third Floor
S-4	Sections

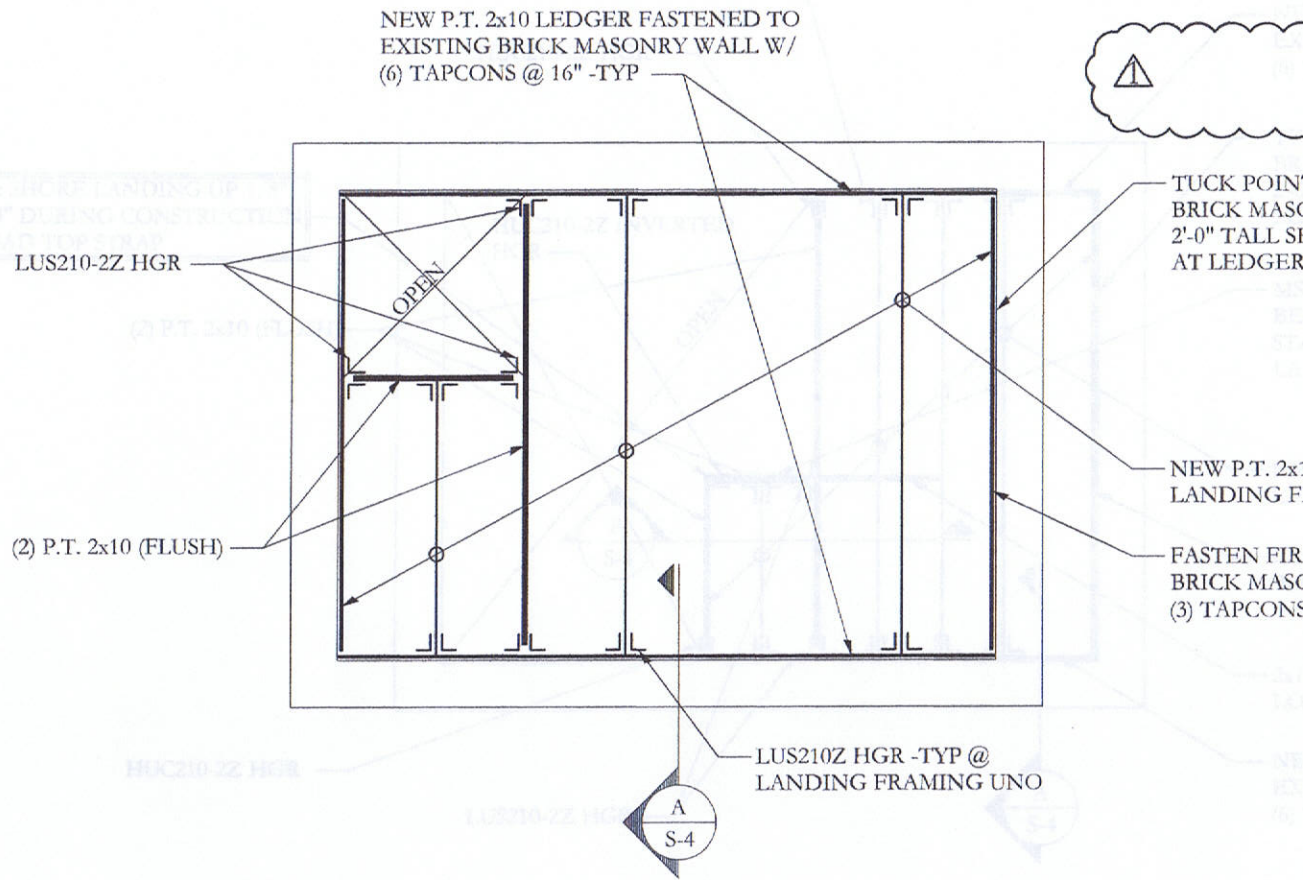
Drawing:

Date:

Scale:

Project:





## BELL TOWER FIRST FLOOR LANDING FRAMING

### NOTES:

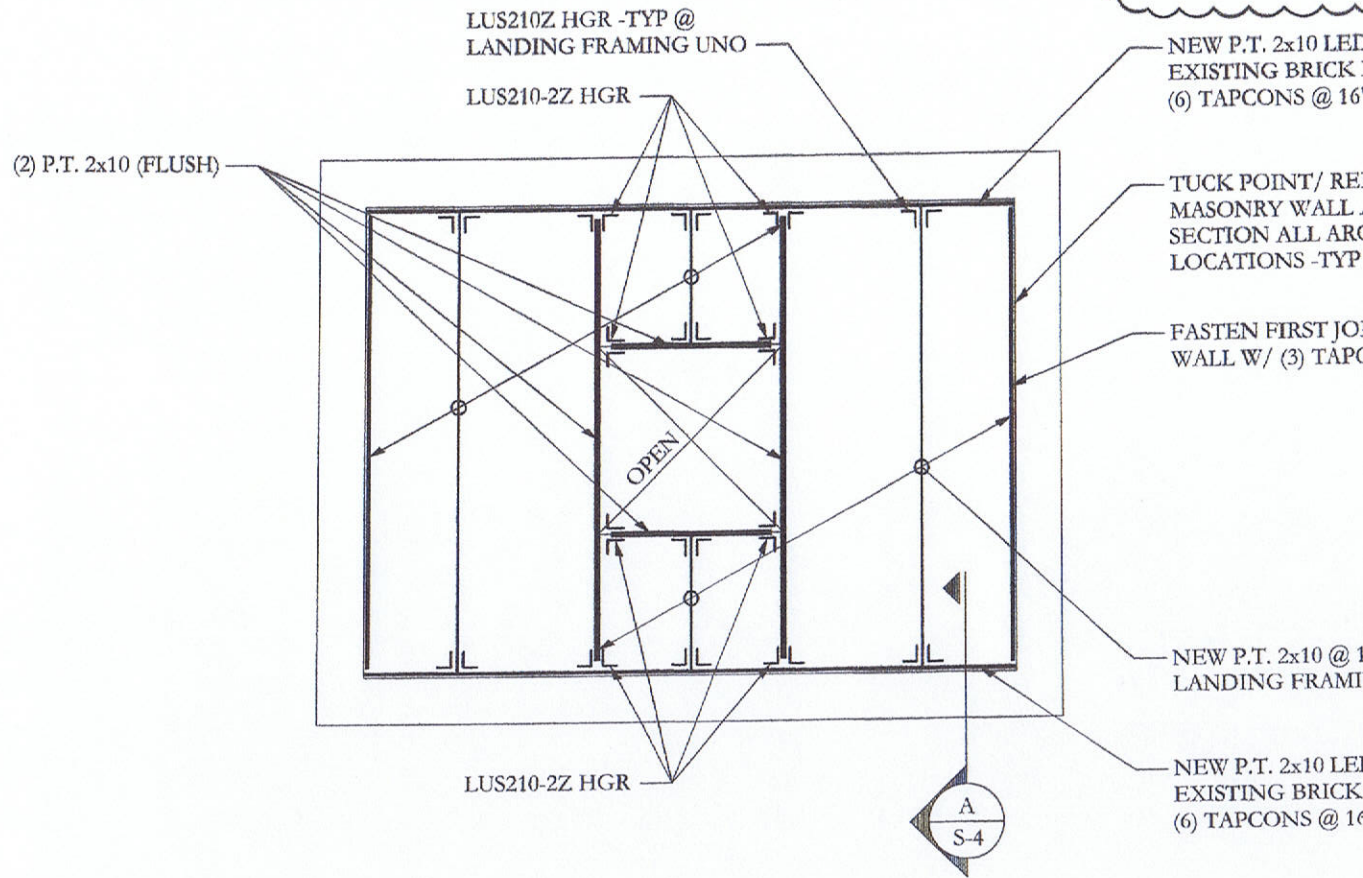
1. ALL FRAMING TO BE PRESSURE TREATED SOUTHERN YELLOW PINE
2. ALL CONNECTORS TO BE GALVANIZED -TYP
3. ALL BEAMS ARE FLUSH, UNO
4. ALL FLOOR JOIST TO BE 2x10's @ 16" -TYP
5. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

Drawing:

Date:

Scale:

Project:



## BELL TOWER THIRD FLOOR LANDING FRAMING

### NOTES:

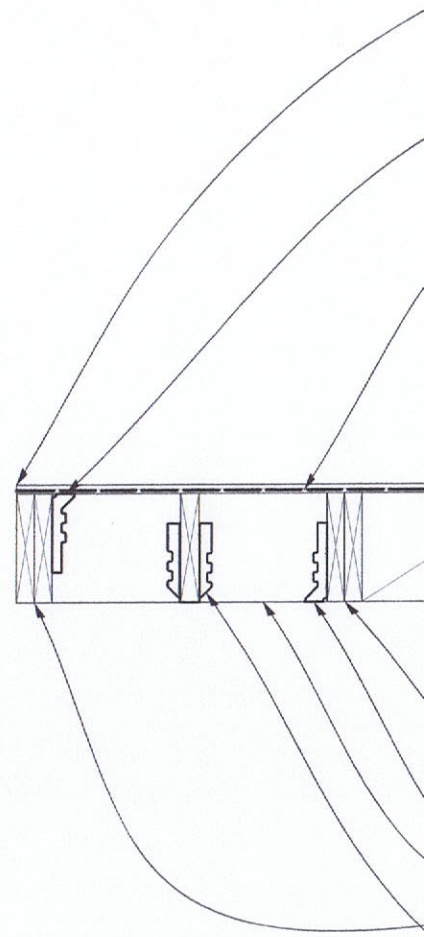
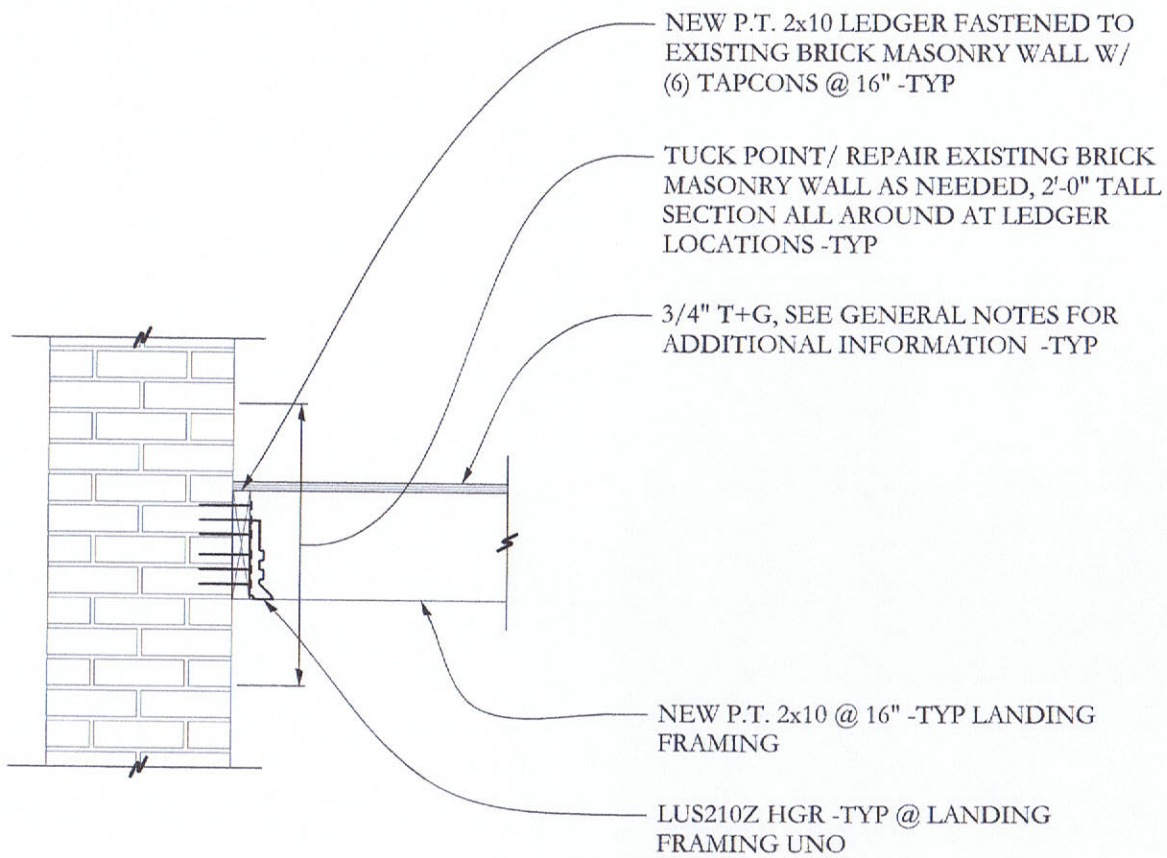
1. ALL FRAMING TO BE PRESSURE TREATED SOUTHERN YELLOW PINE
2. ALL CONNECTORS TO BE GALVANIZED -TYP
3. ALL BEAMS ARE FLUSH, UNO
4. ALL FLOOR JOIST TO BE 2x10's @ 16" -TYP
5. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFORMATION

Drawing:

Date:

Scale:

Project:



SECTION A  
S-4 3/4"=1'-0

SECTION

Drawing:

Date:  
2/22/10

Scale:  
3/4" = 1'-0"

Project:

NOTE: SHORE LANDING UP 1/8"  
TO 1/4" DURING CONSTRUCTION  
TO LOAD TOP STRAP

(2) P.T. 2x10 (FLUSH)

LUS210Z HGR -TYP @  
LANDING FRAMING UNO

HUC210-2Z HGR

HUC210-2Z INVERTED  
HGR

OPEN

HUC210-2Z HGR

LUS210-2Z HGR

B  
S-4

A  
S-4

NEW P.  
EXISTIN  
(6) TAPC

TUCK P.  
BRICK I  
2'-0" TA  
LEDGE

MSTA49  
BETWE  
START  
LANDI

NEW P.  
LANDD

FASTER  
WALL V

2x10 BL  
LOCAT

NEW P.  
EXISTI  
(6) TAP

## BELL TOWER SECOND FLOOR LANDING

### NOTES:

1. ALL FRAMING TO BE PRESSURE TREATED SOUTHERN YELLOW PINE
2. ALL CONNECTORS TO BE GALVANIZED -TYP
3. ALL BEAMS ARE FLUSH, UNO
4. ALL FLOOR JOIST TO BE 2x10's @ 16" -TYP
5. FLOOR SHEATHING TO BE 3/4" T+G, SEE GENERAL NOTES FOR ADDITIONAL INFO

Drawing:

Date:

Scale:

Project: