

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (37) 874-8703, Fax: (207) 874-8716

Permit No: 05-014	Issue Date: FEB 2 2005	CBL: PERMIT ISSUED -150-C001001
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Location of Construction: 1103 Forest Ave	Owner Name: Shalom House Inc	Owner Address: 400 Congress St	Phone: 207 774 9000
Business Name:	Contractor Name: Thaxter Corporation	Contractor Address: Box 7320 One Canal Plaza Portland	Phone: 207 774 9000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2
Past Use: Commercial - the Creative Resource Center	Proposed Use: Shalom House / Renovated existing 3 story building to a 6 bedroom handicap family unit	Permit Fee:	Cost of Work: CEO District:
Proposed Project Description: Renovated existing 3 story building to a 6 bedroom handicap family unit		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R4 Type: 3.0 2/15/05 signature: <i>[Signature]</i>
		Signature: <i>[Signature]</i>	signature: <i>[Signature]</i>
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 02/08/2005	Zoning Approval		
1.	Special Zone or Reviews	Zoning Appeal	Historic Preservation	
2.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark	
3.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review	
	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review	
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved	
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions	
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	Denied	
	date: 9 2/11 05	date:	date: <i>[Signature]</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	



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

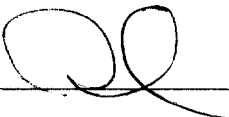
ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: 1103 Forest Ave.

Nature of Project: Renovation of a (3) story wood house into a (6) bedroom residential board and care facility.

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: 

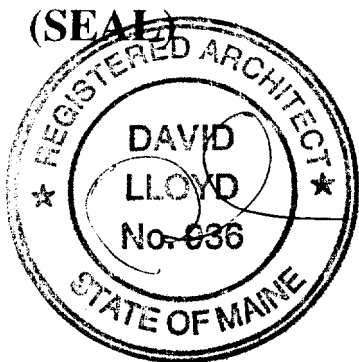
Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0141	Date Applied For: 02/08/2005	CBL: 150 C001001
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Location of Construction: 1103 Forest Ave	Owner Name: Shalom House Inc	Owner Address: 400 Congress St	Phone:
Business Name:	Contractor Name: Thaxter Corporation	Contractor Address: Box 7320 One Canal Plaza Portland	Phone (207) 774-9000
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Shalom House / Renovated existing 3 story building to a 6 bedroom handicap family unit	Proposed Project Description: Renovated existing 3 story building to a 6 bedroom handicap family unit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/11/2005

Note: **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family handicap dwelling unit. Any change of use shall require a separate permit application for review and approval.
- 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:** Pending **Reviewer:** Residential Plan Review **Approval Date:**

Note: **Ok to Issue:**

Comments:

2/17/2005-mjn: Emailed and Spoke w/ John Shields, need structurals on Deck and Ramp. Headroom on third floor is only 6'8" and the use group class should be R4 not R2



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
35Y 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: Archetype, P.A.

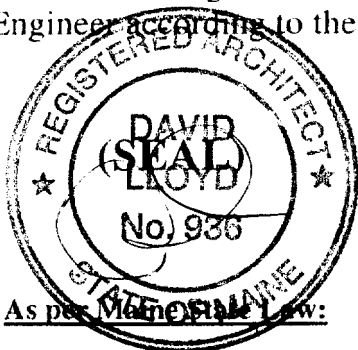
RE: Certificate of Design

DATE: 2/4/05

These **plans and** / or specifications covering construction work on:

1103 Forest Ave.

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



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.

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101

Residential 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: 1103 Forest Ave.		Total Square Footage of Proposed Structure: 1,034	
Square Footage of Lot 4929 +/-		Owner: Shalom Apartments, Inc. C/O Shalom House, Inc. P.O. Box 560 Portland, ME 04112	
Tax Assessor's Chart, Block & Lot Chart# 150 Block# C Lot# 1		Applicant name, address & telephone: THAXTER COMPANY 55 BELL ST. PORTLAND ME 04103	
Cost of Work: \$266,222.00	Fee: \$2,595	Lessee/Buyer's Name (If Applicable)	
Telephone: (207) 874-1080		Current Specific use: Unoccupied, previously The Creative Resource Center, Mercantile	

Handwritten note: Building on the side of the lot

Proposed Specific use: Residential Board & Care		Project description: Existing 3 story house, renovated as a 6 bedroom board and care facility.	
Contractor's name, address & telephone: THAXTER CO 4002 HOOD ST		Who should we contact when the permit is ready: STEVE KETLICK	
Mailing address:		RECEIVED DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME FEB 8 2005	
Phone: 878-5553 x105		Contractor's name, address & telephone: THAXTER CO 4002 HOOD ST	

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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, 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: *[Handwritten Signature]*
 Date: 2/08/05

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

FROM DESIGNER: Archetype, P.A.

DATE: 2/4/05

Job Name: 1103 Forest Ave

Address of Construction: 1103 Forest Ave.

2003 International Building Code

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

Building Code and Year: ICC 2003 Use Group Classification(s): R-4

Type of Construction: SB

Will the Structure have a Fire suppression system in Accordance with Section 903.5.1 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 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS

(1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use

Loads Shown

42 nsf

Dwelling

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

Ground snow load, P_g (1608.2)

Roof snow loads (1603.1.3, 1608)

Roof live loads (1603.1.2, 1607.11)

Live load reduction (1603.1.1, 1607.9, 1607.10)

N/A

N/A

60 nsf

42 nsf

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.4)

Seismic design category (1616.3)

Basic seismic-force-resisting system (Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 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 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1609.3)

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 (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

Design option utilized (1614.1)

Seismic use group ("Category") (Table 1604.5, 1616.2)

Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

Site class (1615.1.5)

NOTE: Lateral System Unchanged

From: "John Shields" <shields@archetypepa.com>
To: "Mike Nugent" <MJN@portlandmaine.gov>
Date: 2/18/2005 12:08:52 PM
Subject: Shalom House, 1103 Forest Ave

Hello Mike -

1. Attached is a revised form listing the occupancy as R-4.
2. Attached is Ska-1 with structural details of the ramp/stair system at the rear of the house.
3. Headroom: see Building Section 1/A.4. The ceilings on the third floor are 8'-0" A.F.F. throughout, except in Bedroom 304 where there is a knee wall condition. The knee wall condition reduces the headroom to less than 7'-0" in 26 square feet of the bedroom, the remaining 134 square feet have headroom equal to or greater than 7'-0". This bedroom meets the requirements of Section R304.
4. The stair from the second to the third floor is new and is detailed on Drawings 2a & 2b/A.4. Basically it is 7/11, 36 clear tread width, handrails both sides.

John

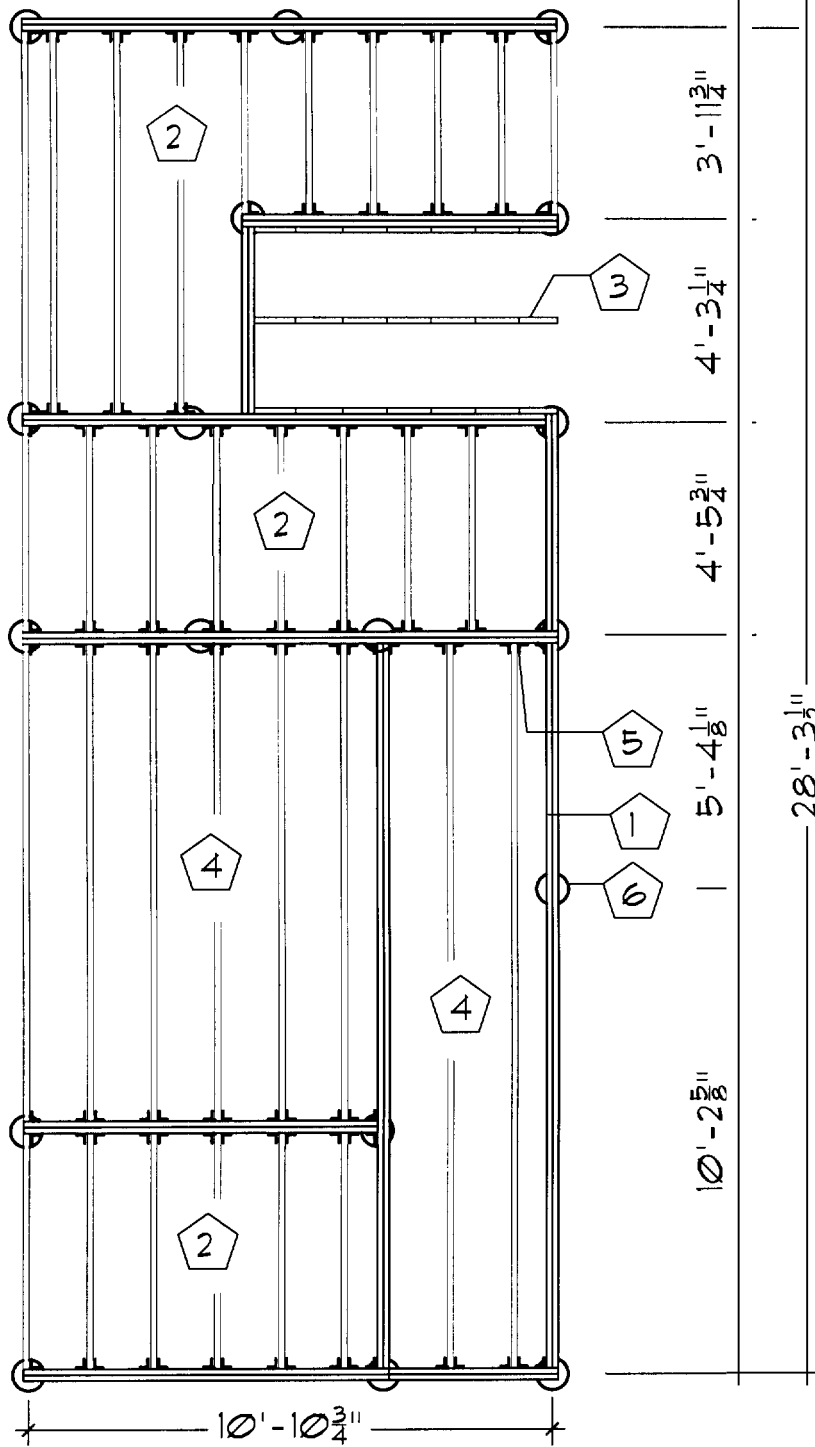
-----Original Message-----

From: Mike Nugent [mailto:MJN@portlandmaine.gov]
Sent: Wednesday, February 16, 2005 4:39 PM
To: shields@archetypepa.com
Subject: Headroom

Page A1 of the Shalom House plans shows a ceiling height of 6'8" on the new third level. Section R305.1 requires that it be 7'.

Are the stairs to the third floor new? Either way what are the tread and riser and width and headroom dimensions.

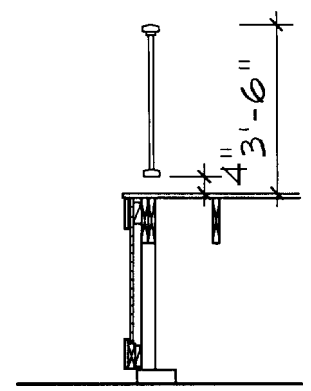
CC: "Bill Floyd" <bfloyd@shalomhouseinc.org>, "Steve Keltonic (Steve Keltonic)" <steve@thaxtercompany.com>



- 1 (2) 2x12 (TYP.)
- 2 2x8 @ 16" OC (TYP.)
- 3 2x12 STRINGER (TYP. OF 3)
- 4 2x12 @ 16" OC (TYP.)
- 5 SIMPSON HANGER (TYP.)
- 6 CONCRETE PIER (TYP.)

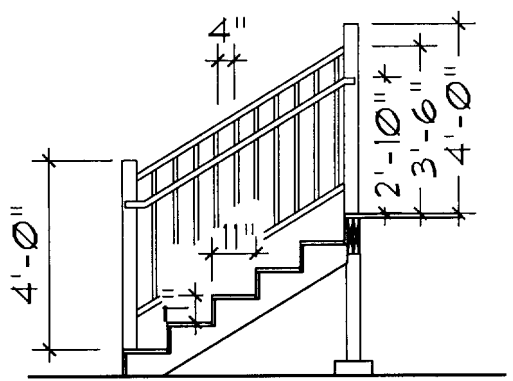
RAMP/DECK FRAMING

SCALE: 1/4" = 1'-0"



TYP. GUARDRAIL

SCALE: 1/4" = 1'-0"



Stairs: min. clear tread width - 48", treads - 1 1/2" deep with no nosing, risers - 7" max, builder to field verify total rise.

STAIR SECTION

SCALE: 1/4" = 1'-0"

PROJECT: SHALOMHOUSE 1103 FOREST AVE. PORTLAND, ME	DRAWING: RAMP DETAILS
	ARCHETYPE, P.A. PORTLAND, MAINE
SCALE: As Noted	
DATE: Feb. 18, 2005	SKa - 1