

PERMIT ISSUES

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

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

Permit No: 03-1000	Issue Date: SEP 19 2003	CBL: 153 A025001
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Location of Construction: <del>191 Harvard St</del> 19-22 Sullivan <del>23-26 Sullivan</del>	Owner Name: Mial Construction Inc	Owner Address: 191 State Rd Ste # 2 CITY OF PORTLAND	Phone:
Business Name: PARTY Radcliffe Glen	Contractor Name: Mial Construction	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R3

Past Use: Approved for 33 unit PRUD Radcliffe Glen	Proposed Use: 33 Unit PRUD Radcliffe Glen: Construct 8 of the 33 units (#19-26)	Permit Fee:	Cost of Work: \$938,000.00	CEO District: 2	Zone: PRU
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Proposed Project Description: Construct 8 units (#19-26) of 33 unit approved PRUD (Radcliffe Glen) 2 Bldgs with 4 units EACH	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB 9/19/03 Signature: [Signature]
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Permit Taken By: kwd	Date Applied For: 08/18/2003	<b>Zoning Approval</b>	
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<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>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone 8/19/03 <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan original # 2002-0060 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 9/17/03	<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:
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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 \_\_\_\_\_

TO: Inspections  
FROM: Jay Reynolds, Development Review Coordinator  
DATE: May 21, 2004  
RE: C. of O.'s for Sullivan Court, Units 19-26  
Radcliffe Glen; Lead CBL (153A025); Id# (2002-0060)

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After visiting Celebration Court, I have the following comments:

1. Incomplete site work to be finished as part of the PRUD site development.

#34 Sullivan Ct.,	Unit 19
#32 Sullivan Ct.,	Unit 20
#30 Sullivan Ct.,	Unit 21
#28 Sullivan Ct.,	Unit 22
#33 Sullivan Ct.,	Unit 23
#31 Sullivan Ct.,	Unit 24
#29 Sullivan Ct.,	Unit 25
#27 Sullivan Ct.,	Unit 26

For the above stated units, **I recommend issuing a Permanent Certificate of Occupancy.**

Please contact me if you have any questions or comments.  
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager  
Mike Nugent, Inspection Services Manager  
file

File: O:\plan\drc\radcliffeunits19-26.doc

PERMIT ISSUED

SEP 19 2003

CITY OF PORTLAND

Form # P04

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 031000

This is to certify that Nial Construction Inc /Nial Construction  
has permission to Construct 8 units (#19-26) of a unit approved PR 00 (Radcliff Glen)  
AT ~~191 Harvard St~~ 19 → 22 Sullivan Ct (Rd) 23 → 26 Sullivan Ct (Bldg) L 153 A025001

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 occupied or closed-in. **HEAVY 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. AMM  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 9/19/03  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 03-1000	Date Applied For: 08/18/2003	CBL: 153 A025001
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Location of Construction: 19-26 Sullivan Ct.	Owner Name: Nial Construction Inc	Owner Address: 191 State Rd Ste # 2	Phone:
Business Name:	Contractor Name: Nial Construction	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: 33 Unit PRUD Radcliffe Glen: Construct 8 of the 33 units (#19-26) two 4-unit bldgs	Proposed Project Description: Construct 8 units (#19-26) of 33 unit approved PRUD (Radcliffe Glen)
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Dept: Zoning Note:	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/21/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building Note:	Status: Approved	Reviewer: Mike Nugent	Approval Date: 09/19/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire Note:	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 09/09/2003 Ok to Issue: <input checked="" type="checkbox"/>

1) smoke detectors shall be installed in accordance with NFPA 101 life safety code

**Comments:**  
9/19/2003-mjn: See Permit Package 020962 for much of the structural/plan review issues that had been previously addressed.

NOTES: N.R. — Not required  
N.A. — Not applicable

## ADMINISTRATION (Chapter 1)

Complete construction documents  
(107.5, 107.6, 107.7)

Signed/sealed construction documents  
(107.7, 114.1)

## BUILDING PLANNING (Chapters 3, 4, 5, 6)

### R-3 USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

Single Use Group \_\_\_\_\_ Specific occupancy areas (302.1.1)  
 \_\_\_\_\_ Mixed Use Groups \_\_\_\_\_ Accessory areas (302.1.2)

## GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

### AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 0%</u>
% Increase for open perimeter (506.2)	<u>+ 0%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 0%</u>
Total percentage factor	<u>= 100%</u>
Conversion factor	<u>1 x 100% = 100%</u> (Total percentage factor/100%)

Open perimeter (506.2)	_____	North	_____	East	_____	South	_____	West
Open perim. _____ ft.				Perimeter _____ ft.				
% Open perimeter =		$\frac{\text{Open perim.}}{\text{perim.}} \times 100\%$						
% Tab. area increase = (506.2)		$2 \times (\% \text{ Open perim.} - 25\%)$						

### CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area <u>6160 ÷ 2 = 3080</u> ft. <sup>2</sup>	Actual building height <u>22</u> feet <u>2</u> stories
Adjusted floor area* <u>4800</u> ft. <sup>2</sup>	Allowable building height <u>35</u> feet <u>2</u> stories

\*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction All Type of construction assumed for review (602.3) FB

ATRIUMS

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

- N/A
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- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405.0)
- Open parking structures (406.0)

**FIRE PROTECTION (Chapters 6, 7, 8, 9)**

**FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)**

Note: Entry in  indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- Exterior walls
- Interior elements
- Roof

CONSTRUCTION DOCUMENTS (703.0)

UL Listed Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance				
Loadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Nonloadbearing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

N/R Exterior opening protectives (705.3, 706.0)

N/R Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- N/A Exit enclosures (709.0, 710.0, 1014.11)
- N/A Other shafts (709.0, 710.0)
- N/A Mixed use and fire area separations (313.1.2)
- N/A Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

- N/A Exit access corridors (711.0, 1011.4)
- N/A Tenant separations (711.0)
- 1 HR + 2 HR Dwelling unit separations (711.0)
- N/A Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- 2 HR Fire and party walls (707.0 and Table 707.1) *to Double Stud*
- N/A Smoke barriers (712.0)
- 0 Nonloadbearing partitions (Table 602)
- 0 Interior loadbearing walls, columns, girders, trusses (716.0)
- 0 Supporting construction (716.0)
- 0 Floor construction (713.0, 1006.3.1)
- 0 Roof construction (713.0, 715.0)
- ? Penetrations (714.0) *NOT SHOWN*
- ? Opening protectives (717.0, 719.0, 720.0)
- N/A Fire dampers (718.0)
- SEE MEMO Fireblocking/draftstopping (721.0)
- H9+60 Thermal and sound-insulating materials (723.0) *STC*

STANDPIPE SYSTEMS

- W/A Building height (915.2.1)
- W/A Building area (915.2.2)
- W/A Malls (915.2.3)
- W/A Stages (915.2.4)
- W/A Approved system (915.3, 915.3.1)
- W/A Piping design (915.4)
- W/A Water supply (915.5)
- W/A Control valves (915.6)
- W/A Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- W/A Required (916.1)
- W/A Connections (916.2)

YARD HYDRANTS

- W/A Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- W/A Approval (918.3)
- W/A Assembly (A-4), Educational (E) (918.4.1)
- W/A Business (B) (918.4.2)
- W/A High-hazard (H) (918.4.3)
- W/A Institutional (I) (918.4.4)
- W/A Residential (R-1) (918.4.5)
- W/A Residential (R-2) (918.4.6)
- W/A Location/details (918.5)
- W/A Power supply/wiring (918.6, 918.7)
- W/A Alarm-notification appliances (918.8)
- W/A Voice/alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- W/A Approval (919.3)
- W/A Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- W/A Residential (R-1) (919.4.4)
- W/A Sprinklered buildings exception (919.5)
- W/A Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- W/A Residential (R-1) (920.3.1)
- W/A Residential (R-2, R-3) (920.3.2)
- W/A Institutional (I-1) (920.3.3)
- W/A Interconnection (920.4)
- W/A Battery backup (920.5)

FIRE EXTINGUISHERS

- W/A Approval (921.1)
- W/A Required (921.2)

SMOKE CONTROL SYSTEMS

- W/A Passive system (922.2.1)
- W/A Mechanical system (922.2.2)
- W/A Smoke removal (922.3)
- W/A Activation (922.4)
- W/A Standby power (922.5)

SMOKE AND HEAT VENTS

- W/A Size and spacing (923.2)

SUPERVISION

- W/A Fire suppression systems (924.1)
- W/A Fire alarm systems (924.2)

# ROOFS AND ROOF STRUCTURES (Chapter 15)

<u>✓</u>	Performance requirements (1505.0)	<u>NO</u>	Low-slope roof coverings (1507.5)
<u>CLASS C</u>	Fire classification (1506.0)	<u>YES</u>	Flashing (1508.0)
<u>NO</u>	Steep-slope roof coverings (1507.4)	<u>RUSSES</u>	Roof structures (1510.0)

## STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

### STRUCTURAL LOADS (Chapter 16)

#### DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
<u>1570 EXERCISE - GIRDERS?</u>	<u>50 + 10</u>
<u>2ND BEDROOM</u>	<u>50 + 10</u>
<u><del>STAIRS</del></u>	<u>60</u>

NONE Live load reduction (1603.2, 1606.7)

50 Roof live loads (1603.3, 1607.0)

60 - DESIGNED FOR  
Roof snow loads (1603.4, 1608.0)  
Ground snow load,  $P_g$  (1608.3)

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

1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.4)

  Sloped roof snowload,  $P_s$  (1608.5)

1.0 If  $P_g > 10$  psf, snow load importance factor,  $I$  (Table 1609.5)

90 DESIGNED FOR  
Wind loads (1603.5, 1609.0)  
Basic wind speed (1609.3)

B Wind exposure category (1609.4)

1.1 Wind importance factor,  $I$  (Table 1609.5)

20.7 Wind design pressure,  $P$  (1609.7)

#### Earthquake loads (1603.6, 1610.0)

0.1 Peak velocity-related acceleration,  $A_v$  (1610.1.3)

0.1 Peak acceleration,  $A_a$  (1610.1.3)

I Seismic hazard exposure group (1610.1.5)

C Seismic performance category (1610.1.7)

  Soil-profile type (Table 1610.3.1)

LIGHT FRAMED WALLS  
Basic structural system and seismic-resisting system (Table 1610.3.3)

0.5/4 Response modification factor,  $R$ , and deflection amplification factor,  $C_d$  (Table 1610.3.3)

ELFP Analysis procedure (1610.4, 1610.5)

#### Other loads

  Attic load (1606.2.2, 1606.2.3)

  Partition loads (1606.2.4)

  Concentrated loads (1606.3)

  Impact loads (1606.6)

  Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

#### STRUCTURAL DESIGN CALCULATIONS

YES Submitted for all structural members (107.7)

YES Signed/sealed (107.7, 114.1)

YES Deflection limits considered (1604.5)



## STEEL (Chapter 22)

_____	Structural steel design/construction standard specified (2203.1, 2203.2)	_____	Formed steel design/construction standard specified (2206.1)
_____	Shop drawing preparation specified (2203.4)	_____	Formed steel member identification (2206.6)
_____	Open-web steel joist design/construction standard specified (2205.1)		

## WOOD (Chapter 23)

_____	Installation inspections (2301.2)	_____	Seismic bracing (2305.8)
_____	Design/construction standard specified (2303.1)	<u>3/4" bolts</u>	<u>4" O.C.</u> Foundation anchorage (2305.17)
_____	Grade mark specified (2303.1.1)	_____	Wood structural panels (2307.0)
HEAVY TIMBER CONSTRUCTION	Minimum dimensions (2304.0)	<u>NA</u>	Particleboard (2308.0)
_____	Design/construction standard specified (2304.1)	_____	Fiberboard (2309.0)
		_____	Fire-retardant-treated wood (2310.0)
WOOD FRAME CONSTRUCTION		<u>CI/S3 465 SIMPSON LUGS</u>	Decay and termite protection (2311.0)
_____	Fastening and construction details (2305.0, Table 2305.2)	_____	Prefabricated components (2313.1, 2313.3.2)
_____	Wind bracing design required (2305.7)	<u>ROOF SHEATHING</u>	Metal-plate-connected trusses (2313.3.2)

## NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

### GLASS AND GLAZING (Chapter 24)

_____	Skylights (2404.0)	<u>11 + 14 A102</u> <u>SHEET A104 UNIT 15 + 12 BAY</u>	Safety glazing (2405.0, 2406.0, 2407.0)
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### GYPSUM BOARD AND PLASTER (Chapter 25)

_____	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	_____	Plaster (2504.0, 2505.0, 2506.0)
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### PLASTIC (Chapter 26)

_____	Approved materials (2601.2)	_____	FOAM PLASTIC (2603.0)
_____	Identification (2601.4)	_____	Labeling (2603.2)
_____	Interior trim (2603.7)	_____	Surface burning characteristics (2603.0)
_____	Alternative approval (2603.8)	_____	Thermal barrier (2603.4)
		_____	Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

Diffusing systems (2604.5)

Roof panels (2607.0)

Wall panels (2605.0)

Skylight glazing (2608.0)

## BUILDING SERVICES (Chapters 28, 30)

### MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0)

Refuse vaults (2808.0)

### ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Holstway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

## SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

### SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

### EXISTING STRUCTURES (Chapter 34)

#### ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

Compliance alternative evaluation (3408.0)

### BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter: _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	servicing number of floors _____



Applicant: Stendivant Date: 8/21/03

Address: #19 → 22 Sullivan Ct. <sup>PRUD #6</sup>  
#23 → 26 Sullivan Ct. <sup>Alen</sup> C-B-L: 153-A-25  
154-B-11

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New construction

Zone Location - R-3 PRUD for these Bldgs

Interior or corner lot - construct 2-4 unit Bldgs <sup>one Bldg unit 19, 20, 21, 22</sup>  
<sup>one Bldg unit 23, 24, 25, 26</sup>

Proposed Use/Work -

Sewage Disposal - city

Lot Street Frontage - I min Bldg setback from external subdivision property lines

Front Yard - (R-3) → 4 or more units in A Bldg → 35 min req - 35' shown in rear

Rear Yard - II max length of Bldg - 140' for Bldgs w/ garages  
140' shown

Side Yard -  
Projections - III - min distance between detached PRUD P.U.  
16' min req - 70' shown

Width of Lot -  
Height - - 35' max - 28.5' to ridge scabed

Lot Area - IV - recreation areas req. to be min of 25' from D.U.  
exactly 25' shown

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - see original

Loading Bays -

Site Plan - major & subdivision  
# 2002-0060

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

03-1000

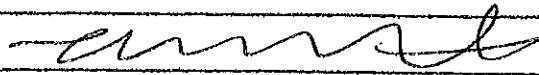
# All Purpose Building Permit Application

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.

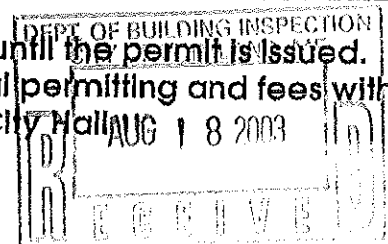
Location/Address of Construction: <u>Vicinity of 267 (191) Harvard St</u>		
Total Square Footage of Proposed Structure <u>15040 units 19-26</u>	Square Footage of Lot <u>369,339 2.42 AC</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>153</u> Block# <u>A</u> Lot# <u>025</u>	Owner:	Telephone: <u>207-752-0091</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>NIAL CONSTRUCTION 15 GARSOE DRIVE PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>932,000</u> <u>8463.00</u> Fee: \$ <del>500.00</del>
Current use: <u><del>WOOD LOT</del> 33 unit PRUD</u>	<u>2070 + 600.00</u>	
If the location is currently vacant, what was prior use: <u>WOOD LOT</u>	<u><del>2070</del></u>	<u>\$9063.00</u>
Approximately how long has it been vacant: _____		
Proposed use: <u><del>33 UNIT PRUD</del> 8 of the 33 units:</u>		
Project description: <u>units 19-26</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Laurance J. Sturdivant</u>		
Mailing address: <u>15 GARSOE DRIVE PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

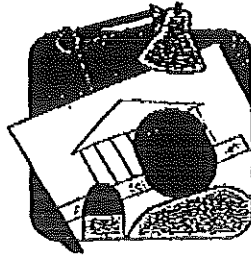
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>8/18/03</u>
--	----------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall





# CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

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

FROM DESIGNER: Michael P. Charek

Michael Charek Architects

DATE: 9/18/02

Job Name: Radcliffe Glen

Address of Construction: Harvard St, Portland, ME

### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

To the best of my belief,

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

Building Code and Year BOCA 1999 Use Group Classification(s) R-3

Type of Construction 5B Bldg. Height 28'-0" ± to Ridge Per bldg. Bldg. Sq. Footage Ground Floor = 6160 sf  
2nd Floor = 1752 sf

Seismic Zone \_\_\_\_\_ Group Class 1-C

Roof Snow Load Per Sq. Ft. P<sub>f</sub> = 50 Dead Load Per Sq. Ft. 15

Basic Wind Speed (mph) 90 Effective Velocity Pressure Per Sq. Ft. 20.7

Floor Live Load Per Sq. Ft. 50

Structure has full sprinkler system? Yes \_\_\_\_\_ No X Alarm System? Yes \_\_\_\_\_ No X  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_\_\_ No X

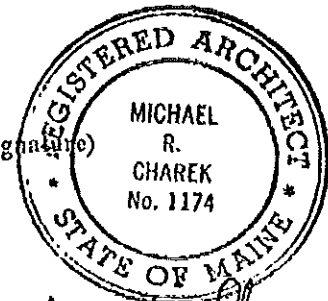
If mixed use, what subsection of 313 is being considered \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project.

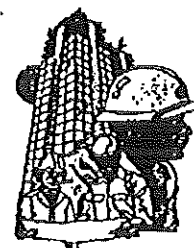
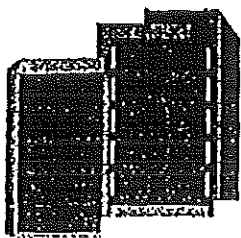
→ Seismic Hazard Exposure Group = 1  
Seismic Performance Category = C  
(Designers Stamp & Signature)

PSH 6/07/2K

occupant load 200 sf/person  
of gross building area



*Michael Charek*



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101

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

FROM: Michael R. Charek

RE: Certificate of Design

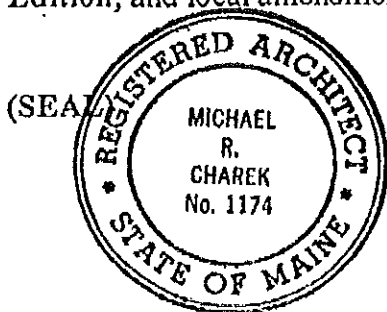
DATE: 9/10/02

These plans and/or specifications covering construction work on:

Radcliffe Glen

Harvard St, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer, according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments. and, to the best of his knowledge and belief, in accordance with



Signature Michael R. Charek

Title Principal

Firm Michael Charek Architects

Address 25 Hartley St  
Portland, ME 04103

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.

PSH 6/20/2K



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

Designer: Michael R. Charek

Address of Project Harvard St, Portland, ME

Nature of Project Planned Residential Unit Development /  
Condominium

Date 9/18/02

The undersigned, to the best of his knowledge, agrees that

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.

(SEAL)

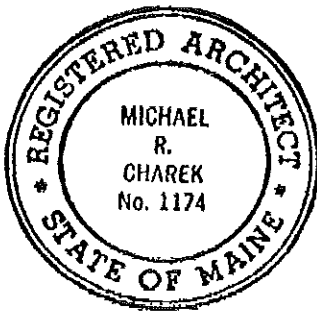
Signature M.R.C.

Title Principal

Firm Michael Charek Architects

Address 25 Hartley St  
Portland, ME 04103

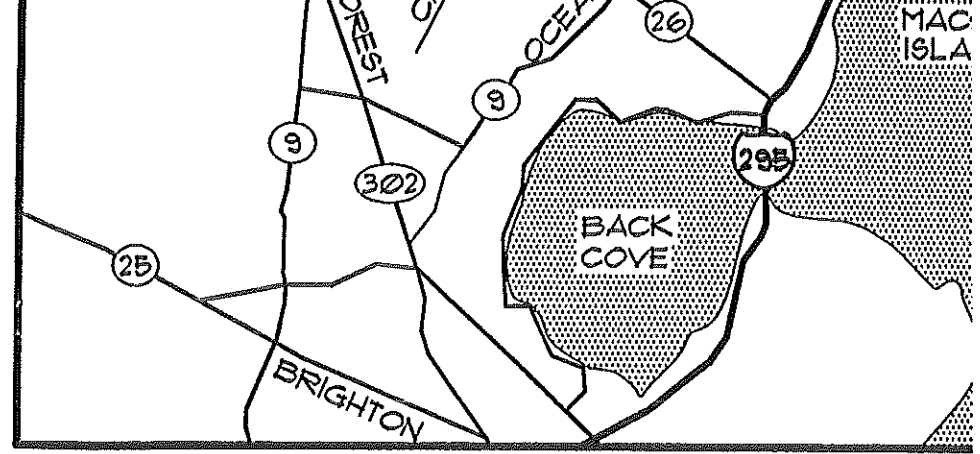
Telephone 761-0556





**MENT LINE DATA**

BEARING	LENGTH
35°15'W	30.00'
14°45'E	320.00'
35°15'E	125.00'
14°45'W	30.00'
35°15'E	125.00'
14°45'W	960.00'
14°45'W	560.00'
35°15'E	34.87'

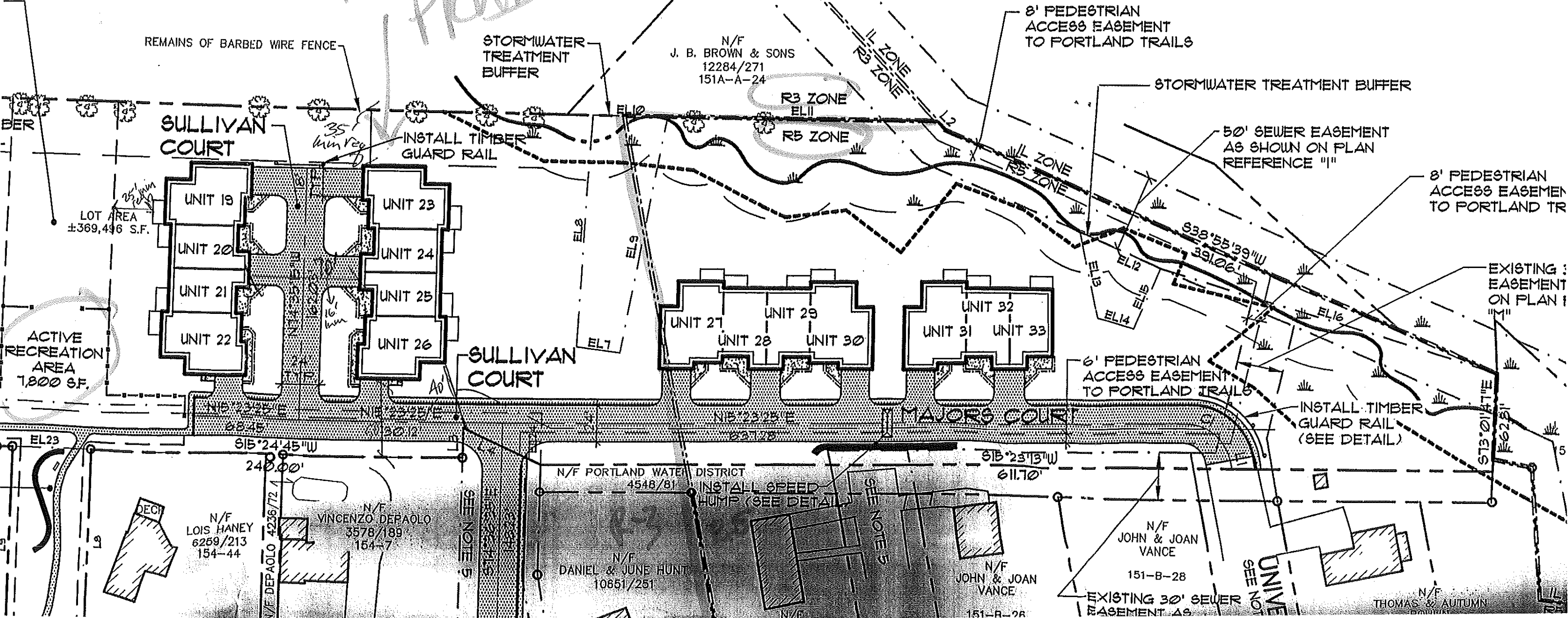


**LOCATION MAP**

N/F  
THE FIRST BAPTIST  
CHURCH IN PORTLAND  
MAINE  
7459/165  
153-A-1  
154-B-39

N/F  
J. B. BROWN & SONS  
12284/271  
151A-A-22

*R-3 PRIND*



S82°58'37"E	39.56'
N09°34'08"E	38.39'
N64°03'43"W	17.03'
S55°05'13"W	46.32'
S23°01'20"W	27.93'
N71°56'35"W	149.33'
S64°24'01"E	154.84'
N15°58'34"E	48.18'
N15°58'34"E	173.15'
N38°55'39"E	57.31'
N86°47'35"W	56.63'
S32°11'53"W	24.42'
S51°04'21"E	43.11'
N32°37'15"E	227.58'

### PWD EASEMENT LINE DATA

LINE	BEARING	LENGTH
EL17	N74°35'15"W	30.00'
EL18	N15°24'45"E	320.00'
EL19	S74°35'15"E	125.00'
EL20	S15°24'45"W	30.00'
EL21	S74°35'15"E	125.00'
EL22	S15°24'45"W	960.00'
EL23	S15°24'45"W	560.00'
EL24	S74°35'15"E	34.81'

