

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 031000

This is to certify that Nial Construction Inc /Nial Construction
has permission to Construct 8 units (#19-26) of unit approved Plan (Radcliff Glen)
AT 19-22 Sullivan Ct (Rd) 23-26 Sullivan Ct (Rd) 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.

Notification of inspection must be given and written permission procured before this building or part thereof is laid or closed-in. **HEAVY NOTICE IS REQUIRED.**

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

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

OTHER REQUIRED APPROVALS

Fire Dept. U.M.W.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Ally... 9/19/03
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

Permit No: 03-1000	Issue Date:	CBL: 153 A025001
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Location of Construction: 19-22 Sullivan St 23-26 Sullivan St	Owner Name: Nial Construction Inc	Owner Address: 191 State Rd Ste # 2	Phone:
Business Name: Radcliffe Glen	Contractor Name: Nial 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	PRUD
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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: 5B 9/19/03
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 08/18/2003	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Special Zone</i></p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>around # 2002-0060</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/24/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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 _____

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)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

R-3 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>$\frac{1 \times 100\%}{100\%} = 100\%$</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 = $\frac{2 \times (\% \text{ Open perim.} - 25\%)}{\text{perim.}}$ (506.2)				

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. ²	Actual building height <u>22</u> feet <u>2</u> stories
Adjusted floor area* <u>4800</u> ft. ²	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) SB

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

- 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- N/A Exterior opening protectives (705.3, 706.0)
- N/A 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 (713.1.2)
- N/A Other separation assemblies (702.1.1, Table 602)

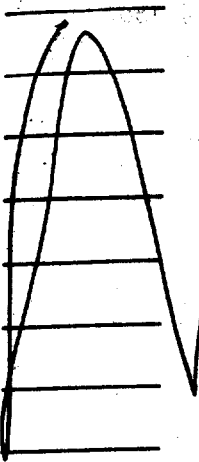
FIRE PARTITIONS

- 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

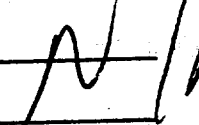
- 2 HR Fire and party walls (707.0 and Table 707.1) *to Dumb Bell mb*
- N/A Smoke barriers (712.0)
- 0 Nonloadbearing partitions (Table 602)
- 0 Interior loadbearing walls, columns, girders, trusses (716.0)
- 0 Supporting construction (716.0)
- 0 Floor construction (713.0, 1006.3.1)
- 0 Roof construction (713.0, 715.0)
- ? Penetrations (714.0) *not shown*
- Opening protectives (717.0, 719.0, 720.0)
- N/A Fire dampers (718.0)
- SEL N/A Fireblocking/draftstopping (721.0)
- 49+60 STC Thermal and sound-insulating materials (723.0)

STANDPIPE SYSTEMS



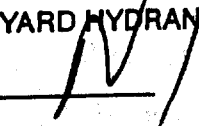
- Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS



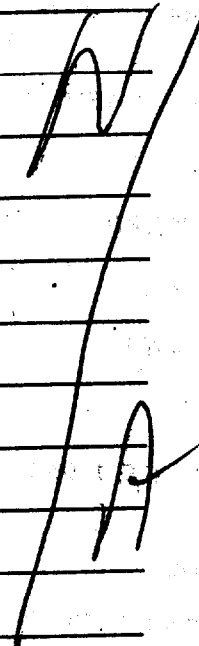
- Required (916.1)
- Connections (916.2)

YARD HYDRANTS



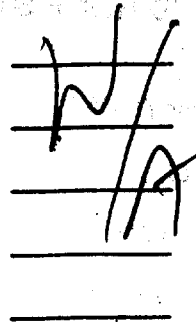
- Fire hydrants (917.1)

FIRE ALARM SYSTEMS



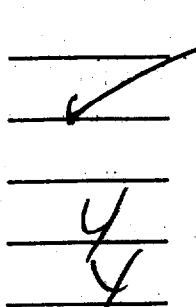
- Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances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

AUTOMATIC FIRE DETECTION SYSTEMS



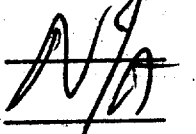
- Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS



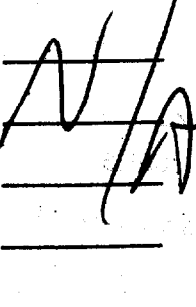
- Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS



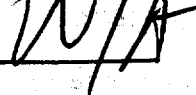
- Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS



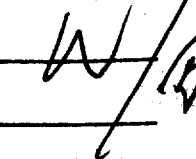
- Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS



- Size and spacing (923.2)

SUPERVISION



- Fire suppression systems (924.1)
- 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>YE</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>1ST FLOOR LIVING - GIRDERS</u>	<u>50 + 10</u>
<u>2ND BEDROOM</u>	<u>50 + 10</u>
<u>3RD BEDROOM BATHS</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)

1 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)

N/A Partition loads (1606.2.4)

N/A Concentrated loads (1606.3)

N/A 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)
_____ Shear drawing preparation specified
(2203.4)
_____ Open-web steel joist design/construction
standard specified (2205.1)

_____ Formed steel design/construction
standard specified (2206.1)
_____ Formed steel member identification
(2206.6)

WOOD (Chapter 23)

_____ Installation inspections (2301.2)
_____ Design/construction standard specified
(2303.1)
_____ Grade mark specified (2303.1.1)
HEAVY TIMBER CONSTRUCTION
_____ Minimum dimensions (2304.1, 2304.0)
_____ Design/construction standard specified
(2304.1)

WOOD FRAME CONSTRUCTION

_____ Fastening and construction details
(2305.0, Table 2305.2)
_____ Wind bracing design required (2305.7)

_____ Seismic bracing (2305.8)
3/4" BOLTS 4' O.C.
_____ Foundation anchorage (2305.17)
_____ Wood structural panels (2307.0)
_____ Particleboard (2308.0)
_____ Fiberboard (2309.0)
_____ Fireretardant-treated wood (2310.0)
_____ Decay and termite protection (2311.0)
CI/S3 YES SIMON LUGS
_____ Joist hangers (2312.0)

_____ Prefabricated components (2313.1, 23
ROOF 5
_____ Metal-plate-connected trusses (2313.3
2313.3.2)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

_____ Skylights (2404.0)

11 + 14 A102
SHEET A104 UNIT 15 + 18 BAY
_____ Safety glazing (2405.0, 2406.0, 2407.0)

GYPSUM BOARD AND PLASTER (Chapter 25)

_____ Gypsum board materials (2503.0,
Table 2503.2, Table 2503.3)

_____ Plaster (2504.0, 2505.0, 2506.0)

PLASTIC (Chapter 26)

_____ Approved materials (2601.2)
_____ Identification (2601.4)
_____ Interior trim (2603.7)
_____ Alternative approval (2603.8)

FOAM PLASTIC (2603.0)

_____ Labeling (2603.2)
_____ Surface burning characteristics (2603.
_____ Thermal barrier (2603.4)
_____ Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Diffusing systems (2604.5)

Wall panels (2605.0)

Unprotected openings (2606.0)

Roof panels (2607.0)

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 (3007.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Hoistway 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 _____	_____ serving number of floors _____

Applicant: Stendivant Date: 8/21/03
Address: #19 → 22 Sullivan Ct. Radcliffe
#23 → 26 Sullivan Ct. Glen C-B-L: 153-A-25
154-B-16

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New construction

Zone Location - R-3 RRUD for these Bldgs

Interior or corner lot - construct 2-4 unit Bldgs } One Bldg unit 19, 20, 21, 22
One Bldg unit 23, 24, 25, 26

Proposed Use/Work -

Sevage Disposal - City

Lot Street Frontage - I min Bldg setback from external subdivision property
Front Yard - (R-3) → 40 more units in A Bldg → 35 min req - 35' shown in rear

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

Projections - III - min distance between detached RRUD P.U.
Width of Lot - 16' min req - 70' shown

Height - 35' max - 28.5' to ridge shown

Lot Area - IV - recreation areas req. to be min of 25' from D.H.
Lot Coverage/ Impervious Surface - exactly 25' shown

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.

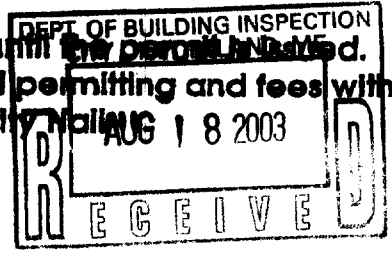
Location/Address of Construction: <u>Vicinity of 267 (191) Harvard St</u>		
Total Square Footage of Proposed Structure <u>15040 Units 19-26</u>	Square Footage of Lot <u>369,389 8.48 AC</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>153</u> Block# <u>A</u> Lot# <u>005</u>	Owner:	Telephone: <u>207-752-0091</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: \$ _____
Current use: WOOD LOT <u>33 unit PRUD</u> <u>COFO + 600.00</u>		
If the location is currently vacant, what was prior use: <u>WOOD LOT</u> _____ <u>\$9063.00</u>		
Approximately how long has it been vacant: _____		
Proposed use: WOOD LOT <u>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: _____		

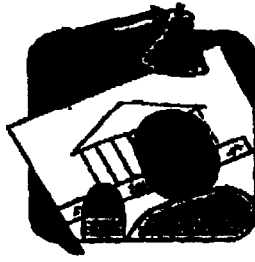
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>8/13/03</u>
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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 4th 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: 9/10/02

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 Bldg. Sq. Footage per bldg. Ground Floor = 6160 sf 2nd Floor = 1752 sf

Seismic Zone _____ Group Class I-C

Roof Snow Load Per Sq. Ft. P_f = 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

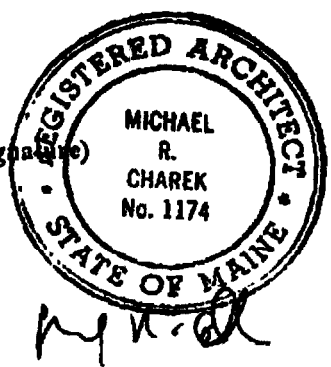
If mixed use, what subsection of 313 is being considered _____

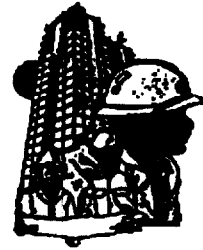
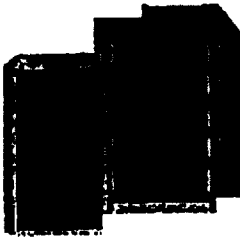
List Occupant loading for each room or space, designed into this Project.

Seismic Hazard Exposure Group = 1
Seismic Performance Category = C

PSH 6/07/2K

occupant load 200 sf/person of gross building area





**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

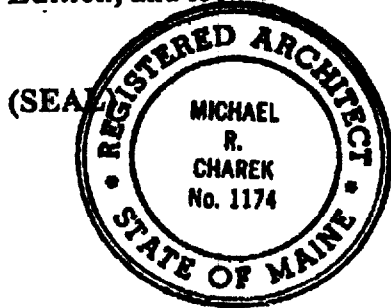
RE: Certificate of Design

DATE: 9/10/02

These plans and/or specifications covering construction work on:

Redcliffe 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 6/20/01



**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 9/10/02

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 [Handwritten Signature]

Title Principal

Firm Michael Charek Architects

Address 25 Hartley St
Portland, ME 04103

Telephone 761-0556

