

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 051128

This is to certify that Bellino/grosso Llp/Bellino - sso

has permission to Self Storage/ one story wood framed

AT 980 Riverside St

360 A007001

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 laid or occupied closed-in. 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. _____

Health Dept. _____

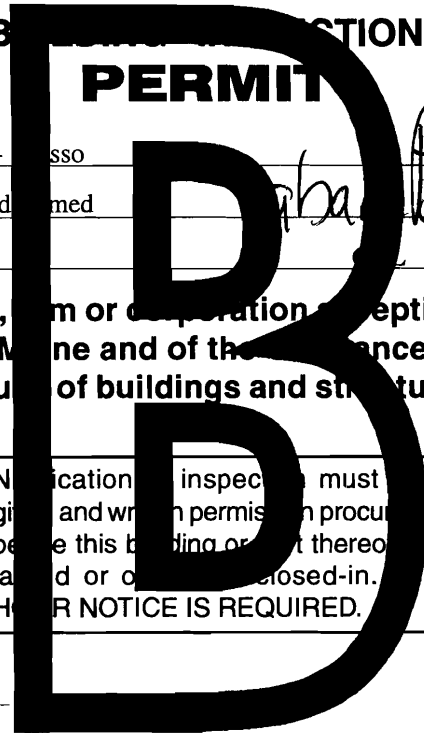
Appeal Board _____

Other _____

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



*PERMIT HAS been
 abandoned + has expired
 1/22/08*

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1128	Issue Date:	CBL: 360 A007001
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Location of Construction: 980 Riverside St	Owner Name: Bellino/grosso Llp	Owner Address: 980 Riverside St	Phone:
Business Name:	Contractor Name: Bellino - Grasso	Contractor Address: 980 Riverside St Portland	Phone 2078782087
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone:

Past Use: Commercial / Self Storage, Mechanical Contractor	Proposed Use: Commercial/ Self Storage/ one story wood framed	Permit Fee: \$861.00	Cost of Work: \$85,000.00	CEO District: A-B AND ONE
Proposed Project Description: Self Storage/ one story wood framed		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Use Group: Type:		
		Signature: <i>[Signature]</i> Date: 1/27/08 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

*PERMIT HAS BEEN
+ HAS EXPIRED*

Permit Taken By: Idobson	Date Applied For: 08/05/2005	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 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"/> Date:	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 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:	

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

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>780 RIVERSIDE ST.</u>		
Total Square Footage of Proposed Structure <u>2,000</u>	Square Footage of Lot <u>39,877</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>N.A. 360 A 7</u> Block# <u>7</u> Lot# <u>7</u>	Owner: <u>John Bellino</u> <u>Bob Grosso</u>	Telephone: <u>878-2087</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>207-878-2087</u> <u>BELLINO - GROSSO</u> <u>980 RIVERSIDE ST.</u> <u>PORTLAND, ME. 04103</u>	Cost Of Work: <u>85,000</u> Fee: \$ <u>786</u>
Current use: <u>SELF STORAGE, MECHANICAL CONTRACTOR.</u>		
If the location is currently vacant, what was prior use: <u>N</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>SELF STORAGE</u>		
Project description: <u>ONE STORY WOOD FRAME, VINYL SIDING, ASPHALT SHINGLE ROOF, CONCRETE SLAB, FROST WALL.</u>		
Contractor's name, address & telephone: <u>878-2087</u>		
Who should we contact when the permit is ready: <u>John Bellino or Bob Grosso</u>		
Mailing address: <u>980 RIVERSIDE ST. PORT. 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: John Bellino Date: 4/25/05

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

ACCESSIBILITY CERTIFICATE

Designer: Richard Abrahams, A.I.A.

Address of Project: 980 Riverside St., Portland

Nature of Project: Self Storage Building

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: Richard Abrahams

Title: Principal

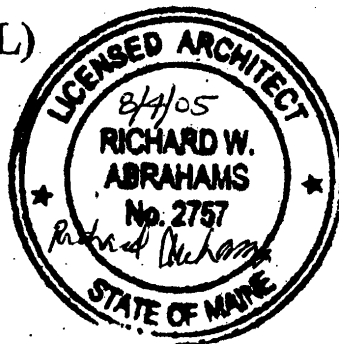
Firm: Richard Abrahams Associates

Address: 5 Iris Drive

Scarborough, ME. 04074

Phone: 885-0214

(SEAL)



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.



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: Richard Abrahams, AIA.

RE: Certificate of Design

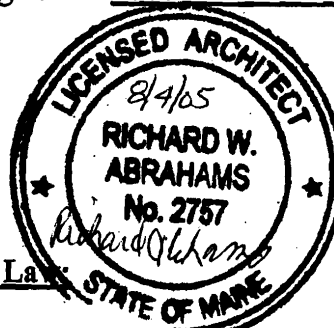
DATE: 4/25/05

These plans and/ or specifications covering construction work on:

Self Storage Building

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

(SEAL)



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: Richard Abrahams

Title: Principal

Firm: Richard Abrahams Associates

Address: 5 IRIS DRIVE
SCARBOROUGH, ME. 04177

FROM DESIGNER: RICHARD ABRAHAMS, AIA. ARCHITECT
 DATE: 5/20/05
 Job Name: PROPOSED SELF STORAGE BUILDING BELLINO/GROSSO
 Address of Construction: 980 RIVERSIDE ST. PORTLAND, ME. 04103

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) STORAGE LOW HAZARD

Type of Construction 5

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? NO Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
 (1003.1, 1003.1.1)
 ROOF TRUSS PER MANUFACTURER
 DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (1803)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
STORAGE	125 PSF
(SLAB ON GRADE)	

NA Live load reduction
 (1808.1.1, 1807.9, 1807.10)

16 PSF Roof live loads (1803.1.2, 1807.11)

Roof snow loads (7603.7.3, 1808)

50 PSF Ground snow load, P_g (1808.2)

48 PSF If $P_g > 10$ psf, flat-roof snow load, P_f
 (1808.8)

0.9 If $P_g > 10$ psf, snow exposure factor, C_e
 (Table 1808.3.1)

0.8 If $P_g > 10$ psf, snow load importance
 factor, I_s (Table 1808.3)

1.2 Roof thermal factor, C_t (Table 1808.8.2)

50.4 PSF Sloped roof snowload, P_s (1808.4)

C Seismic design category (1818.8)
 LIGHT FRAMED WALLS WITH SHEAR PANELS.
 Basic seismic-force-resisting system
 (Table 1817.8.2)

R₁ = 7
CD = 2.5 Response modification coefficient, R ,
 and deflection amplification factor, C_d
 (Table 1817.8.2)

1617.5 Analysis procedure (1818.8, 1817B)

8760 LB. Design base shear (1817A, 1817.8.1)

Wind loads (1803.1.4, 1809)

1609.6 Design option utilized (1803.1.1, 1809B)

100 MPH Basic wind speed (1809.3)

I, 0.87 Building category and wind importance
 factor, K_z (Table 1804.8, 1809.5)

B Wind exposure category (1809.4)

7.3, -14.9 Internal pressure coefficient (ASCE 7)

Component and cladding pressures
 (1803.1.1, 1809.8.2.2)

Main force wind pressure (7603.1.1,
 1809.8.2.1)

Flood loads (1803.1.4, 1812)

NA Flood hazard area (1812.3)

100' Elevation of structure

Other loads

NA Concentrated loads (1807A)

NA Partition loads (1807.5)

NA Impact loads (1807.8)

NA Misc. loads (Table 1807.8, 1807.8.1,
 1807.7, 1807.12, 1807.18, 1810,
 1811, 8404)

Earthquake design data (1803.1.5, 1814-1823)

1614.1.3 Design option utilized (1814.1)

I Seismic use group ("Category")
 (Table 1804.5, 1816.2)

S_{DS} = 0.35
S_{D1} = 0.1 Spectral response coefficients, S_{DS} &
 S_{D1} (1818.1)

D Site class (1818.1.8)

ROOF: 15 PSF UPLIFT
 20 PSF WALLS

RICHARD ABRAHAMIS, AIA
51215 DRIVE
SCARBOROUGH, ME. 04074

①

GROSSO SELF STORAGE BLDG.

WIND LOADS

COMPONENT & CLADDING PRESSURES:

$$P_{NET} = r I_w P_{NET30}$$

$$r = 1.00 \text{ [Table 1609.6.2.1(4)]} \quad \text{ROOF SLOPE} = 5/12 = 28^\circ$$

$$I_w = 0.87 \text{ (Table 1604.5)}$$

$$P_{NET30} = 7.3, -14.9 \text{ (Table 1609.6.2.1[2])}$$

$$P_{NET30} = -33.5 \text{ (Table 1609.6.2.1[3])} \quad \text{ROOF OVERHANG}$$

SEISMIC LOADS (1617.5, 1616.6.1)

$$V = \frac{1.2 S_{DS} W}{R} \quad S_{DS} = 0.35; R = 7$$

$$W = 25\% \text{ OF REDUCED FLOOR LINE LOAD} = 0.25 (125 \text{ psf}) = 31 \text{ psf}$$

$$\text{PARTITION LOAD} = 10 \text{ psf} \times 2,000 \text{ SF} = 20,000 \text{ POUNDS}$$

$$\text{OPERATING EQUIP.} = 0 \text{ psf}$$

$$\text{FLAT ROOF SNOW LOAD} = 60 \text{ psf}$$

$$20\% \times 60 \text{ psf} = 12 \text{ psf} \times 2,000 \text{ SF} = 24,000 \text{ LBS}$$

$$\text{TOTAL ESTIMATED DEAD LOAD} = 80' \times 500 \text{ psf} = 40,000 \text{ LBS}$$

$$\text{FLOOR LINE LOAD} = 31 \text{ psf} \times 2,000 \text{ SF} = 62,000 \text{ LBS}$$

$$W = 20,000 \text{ LBS} + 0 + 24,000 \text{ LBS} + 40,000 \text{ LBS} + 62,000 \text{ LBS} \\ = 146,000 \text{ LBS}$$

②

$$V = \frac{1.2 S_{DS}}{R} \quad W = \frac{1.2(0.35)(146,000 \text{ LBS})}{7}$$

$$= 8,760 \text{ LBS.}$$

**CHARD ABRAHAMS ASSOCIATES
ARCHITECTS**

5 Iris Drive
Scarborough, ME 04074

(207) 885-0214

360A7

LETTER OF TRANSMITTAL

TO CITY OF PORTLAND
BUILDING INSPECTOR - ROOM 315
389 CONGRESS STREET
PORTLAND, ME 04101

DATE	8.4.05	JOB NO.
ATTENTION	BUILDING INSPECTOR	
RE:	GROSSO COMPANY #	
	PROPOSED STORAGE BLDG.	
	980 RIVERSIDE ST.	
	PORTLAND, ME 04103	

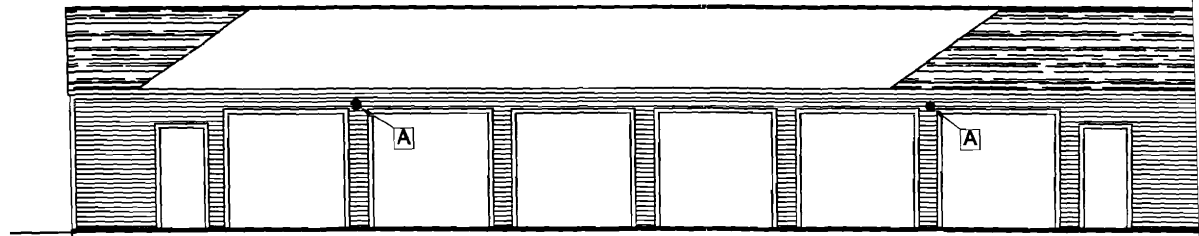
WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	8.4.05		PDF FILE ON CD - PLANS
1	6.14.05	A-1, A-2	18" x 24" ARCHITECTURAL PLANS - SEALED
1	6.16.05	A-1, A-2	11" x 17" ARCHITECTURAL PLANS - SEALED
1	4.25.05		ALL PURPOSE BUILDING PERMIT APPLICATION
1			SEALED BUILDING CODE CERTIFICATE - PORTLAND
1			SEALED ACCESSIBILITY CERTIFICATE - PORTLAND
1	8.4.05		CHECK FOR APPLICATION FEE - \$786 ⁰⁰
1	5.20.05		2003 IBC CALCULATIONS + SUMMARY FORM.

THESE ARE TRANSMITTED as checked below:
 For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

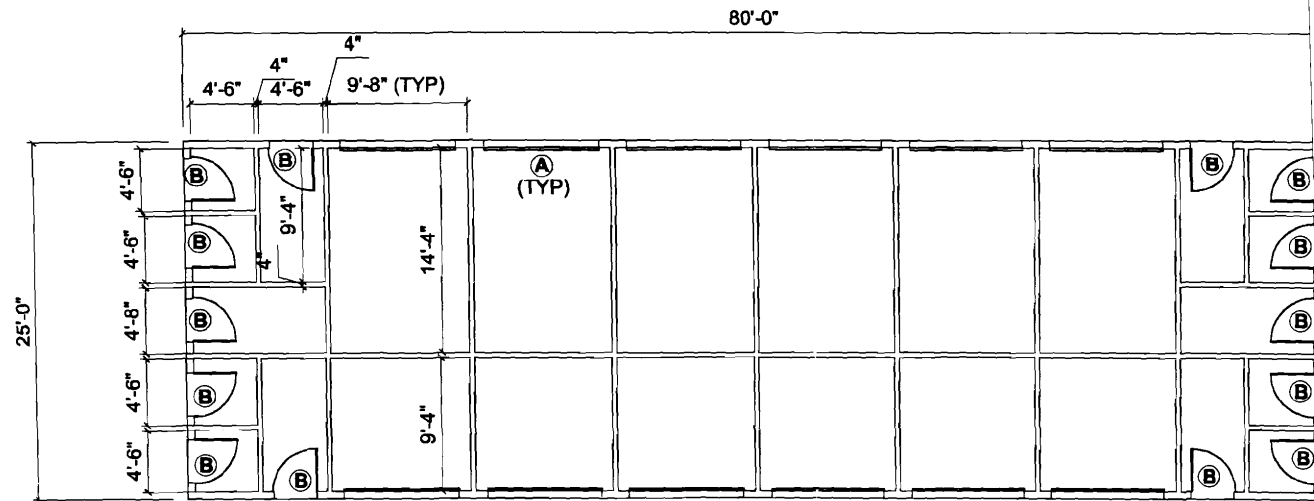
REMARKS _____

Richard Abrahams



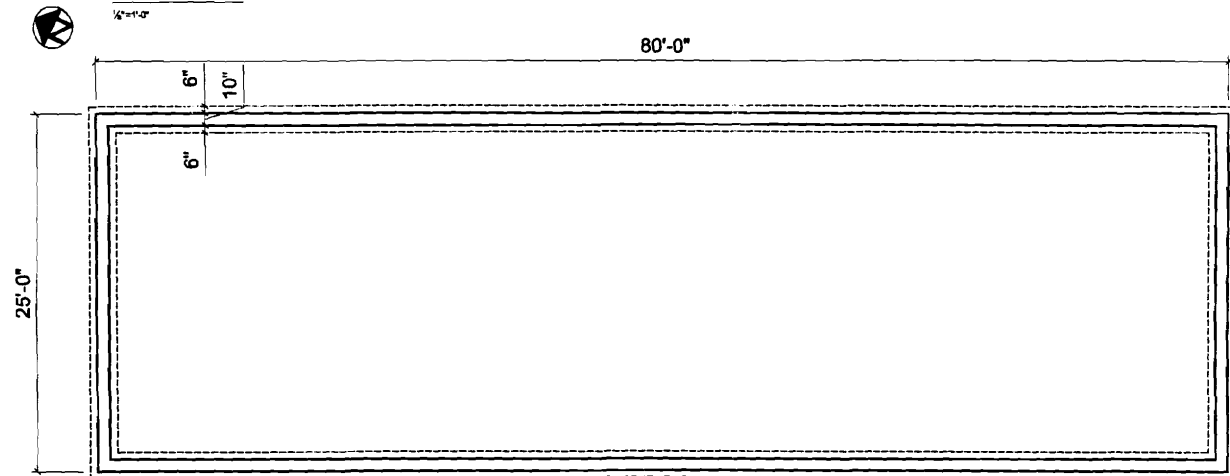
FRONT/REAR ELEVATIONS

1/4"=1'-0"



FLOOR PLAN

1/4"=1'-0"



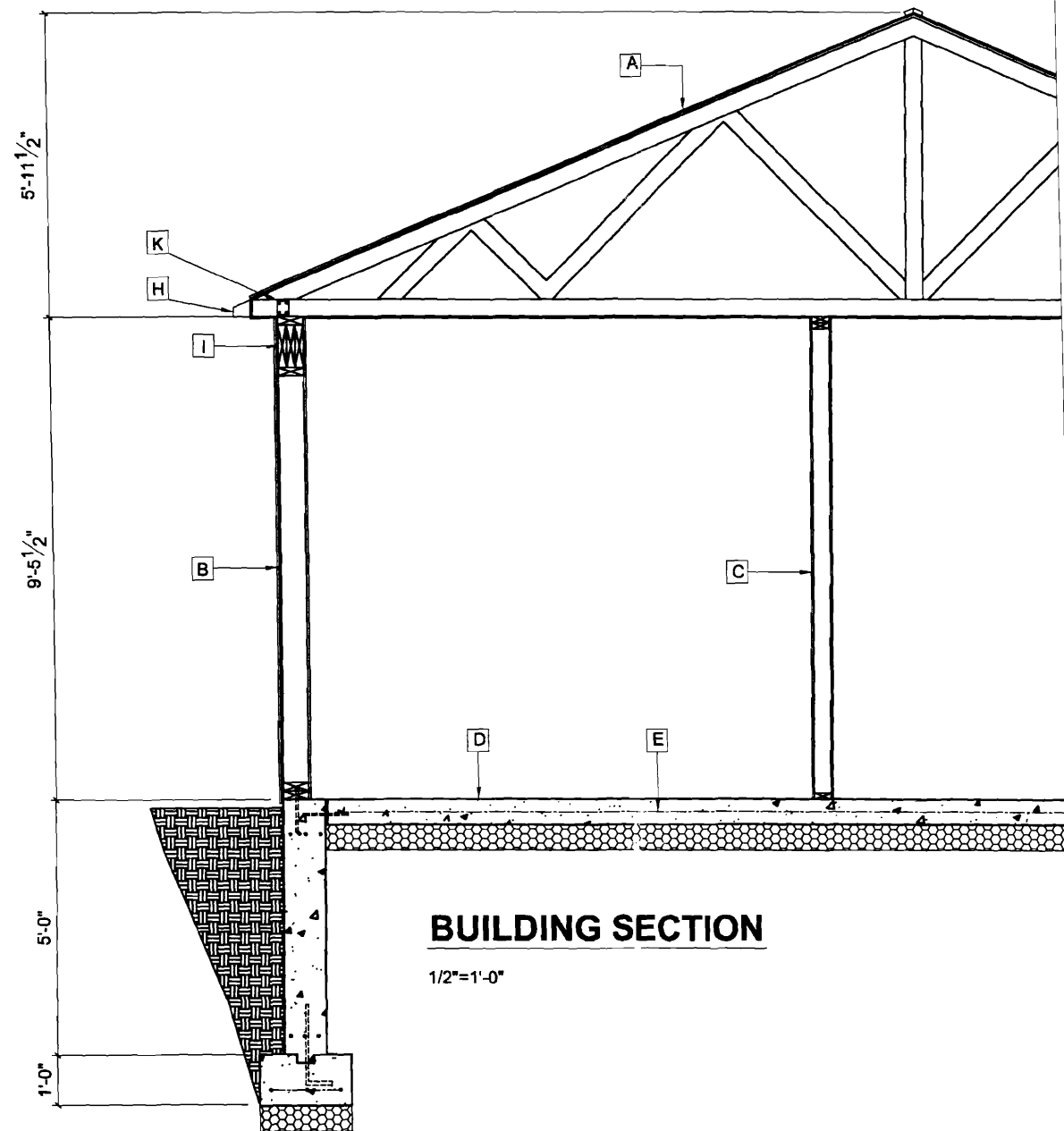
FOUNDATION PLAN

1/4"=1'-0"

KEYNOTES

(A) WALL MTD. EXTER. LIGHT (TYP).

DOOR SCHEDULE						
SYMBOL	SIZE	TYPE	RATING	FINISH	HARDWARE	
(A)	1-3/4" X 96" X 96"	METAL OVERHEAD	NA	PAINT	LOCKSET	
(B)	1-3/4" X 36" X 84"	HOLLOW METAL	NA	PAINT	LOCKSET	



KEYNOTES

- A** TYP. ROOF: ASPHALT SHINGLES ON BLDG PAPER ON 1/2" T&G PLYWD. SHEATHING ON WOOD ROOF TRUSS (DESIGNED BY TRUSS MANUF).
- B** TYP. EXTER. WALL: VINYL SIDING ON BUILDING WRAP ON 5/8" T&G PLYWD SHEATHING ON 2X6 @16" O.C. WD. STUDS.
- C** TYP. INTER. WALL: 1/2" OSB EACH SIDE OF 2X4 @16" O.C. WD. STUDS.
- D** TYP. FLOOR: 6" REINF. CONC. SLAB ON 6 MIL POLY VAPOR BARRIER ON 6" COMPACT GRAVEL.
- E** STEEL REINF: 6 X 6 / W1.4 X W1.4.
- F** 1/2" DIA. STEEL ANCHOR BOLT @ 4'-0" O.C. EMBED IN CONC. MIN. 7" (TYP).
- G** (3) # 5 BARS CONTINUOUS (BOTH WAYS @ FTGS) (TYP).
- H** CONT. ALUM. GUTTER AND LEADER (TYP).
- I** (3) 2 X 10 HEADER AT DOORS (TYP).
- J** CONT. VINYL SOFFIT VENT (TYP).
- K** STEEL HOLD DOWN ANCHORS TYP @ EA. TRUSS BOTH ENDS.
- L** 1/2" DIA. STEEL DOWEL @4'-0" O.C., EMBED MIN. 7" EA. END (TYP).
- M** # 5 BAR @ 4'-0" O.C. MIN. 4" COVER AND MIN. 12" FROM CORNERS (TYP).

FAS
CON
TOP
STUD
DOUB
TOP F
CONT
1/2" F
TO FF
1/2" V
PART