



Certificate of Design Application

From Designer: MARK SENDELMANN dba ALPHA architects
 Date: 5-11-11
 Job Name: HASCALL & HALL OFFICES
 Address of Construction: 279 PREGUMPSCOT ST OAKS

2009 International Building Code
 Construction project was designed to the building code criteria listed below:

Building Code & Year 2009 IRC Use Group Classification (a) B - BUSINESS
 Type of Construction TYPE 5A
 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? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.14)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>OFFICE</u>	<u>50 psf + 20 psf REDUCTION</u>

Wind loads (1603.1.4, 1609)

SIMPLIFIED Design option utilized (1609.1.1, 1609.6)
90 MPH Basic wind speed (1809.3)
I/C Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
0.18 Internal pressure coefficient (ASCE 7)
20 psf (1609.5.1); 20 psf (1609.5.2) Component and cladding pressures (1609.1.1, 1609.6.2.2)
12.0 psf (1609.5.1); 12.0 psf (1609.5.2) Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

GROUND MOTION Design option utilized (1614.1)
II Seismic use group ("Category")
0.325g / 0.10g Spectral response coefficients, S_s & S_1 (1614.2)
D Site class (1615.1.5)

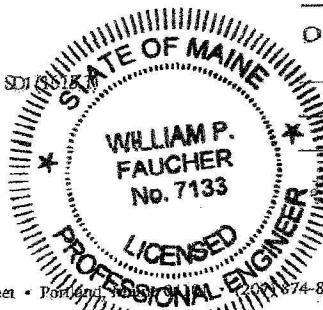
Live load reduction 20%
 Roof live loads (1603.1.2, 1607.11)
 Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
416 PSF If $P_g > 10$ psf, flat-roof snow load p_f
0.9 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
416 PSF Sloped roof snowload, P_s (1608.4)
B Seismic design category (1616.3)
A-II Basic seismic force resisting system (1617.6.2)
R=1.5; C=1.5 Response modification coefficient, R and deflection amplification factor, C_d (1617.6.2)
 Analysis procedure (1616.6, 1617.5)
 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)
 Elevation of structure

Other loads

Concentrated loads (1607.4)
 Partition loads (1607.5)
 Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)
5 psf 2nd Floor TOPTING @ 2nd Floor



PROJECT ARCHITECT

CONSULTING ENGINEER



General 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>273 PRESUMPCOT ST PORTLAND 04103</u>		
Total Square Footage of Proposed Structure/Area <u>4042</u>	Square Footage of Lot <u>212,975</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>420 B005001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ROB BERGERON</u> <u>HASSELL & HALL</u> Address <u>273 PRESUMPCOT ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>775-1481</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>105,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT OFFICE</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SECOND FLOOR OFFICE FIT-UP W/ UPGRADED</u> <u>2 HR SEPERATION BETWEEN TENANTS</u>		
Contractor's name: <u>RDB CONSTRUCTION</u> Address: <u>155 CENTER ST, SUITE 9-6</u> City, State & Zip: <u>AUBURN ME 04210</u> Telephone: <u>783-6339</u> Who should we contact when the permit is ready: <u>RDB</u> Telephone: <u>783-6339</u> Mailing address: <u>ABOVE</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, 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: *Mark Jorgel* Date: 5-11-11

This is not a permit; you may not commence ANY work until the permit is issued



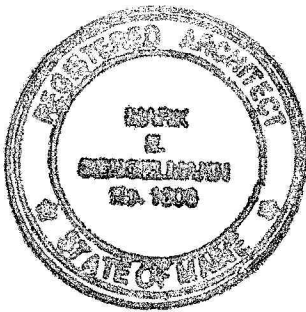
Accessibility Building Code Certificate

Designer: MARK SENGELEMAN
ALPHA architects

Address of Project: 213 PRESUMPSCOT ST PORTLAND 04103

Nature of Project: OFFICE FIT-UP

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: Mark Sengel

Title: PRINCIPAL

Firm: ALPHA architects

Address: 17 Chestnut St
Portland ME 04101

Phone: 761-9500

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

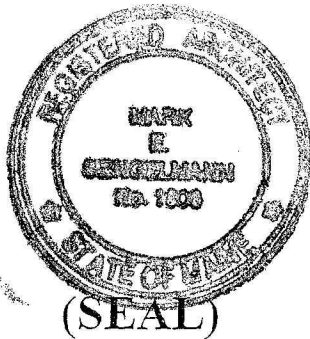
Date: 5-11-11

From: Mark Sengdmann
ALPHA architects

These plans and / or specifications covering construction work on:

273 Presumpscot St Portland, Second Floor
Office fit-up & 2 HR separation from tenants below.

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



Signature: Mark Sengdmann

Title: PRINCIPAL

Firm: ALPHA architects

Address: 17 Chestnut St
Portland 04101

Phone: 761-9500

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May 11, 2011



Robert Bergeron, Applicant
Hascall and Hall
273 Presumpscot Street
Portland ME 04103
(207) 775-1481

ALPHAarchitects, Project Architect
17 Chestnut Street
Portland ME 04101
(207) 761-9500

B- Business occupancy over S- Storage occupancy
4042sf Second Floor Remodel

2 hour separation between second floor office tenant and (2) first floor Storage Tenants

Life Safety Plan = A1.0