

**Laurie Leader - RE: 93 Cumberland Avenue - Rear**

From: "Allen, Mark" <allenm@unitil.com>
To: Laurie Leader <LRL@portlandmaine.gov>
Date: 6/24/2014 2:39 PM
Subject: RE: 93 Cumberland Avenue - Rear

Per supervisor Chris Clark of Unitil, the service line to this building has been retired.

Mark Allen
Customer Project Coordinator



ME Gas Operations
1075 Forest Ave
Portland, ME 04103-3586
Phone: (207) 541-2502
Fax: (207) 797-3763

From: Laurie Leader [mailto:LRL@portlandmaine.gov]
Sent: Tuesday, June 24, 2014 1:36 PM
To: Allen, Mark
Subject: 93 Cumberland Avenue - Rear

Hi Allen,

Per our conversation, can you verify if the gas has been disconnected at this property?

Thank you,

Laurie



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 06/24/14

Laurie Leader
Plan Review/Code Enforcement
City of Portland, Maine
Inspections Division
389 Congress Street
Portland, ME 04101

P: 207-874-8714

F: 207-874-8716

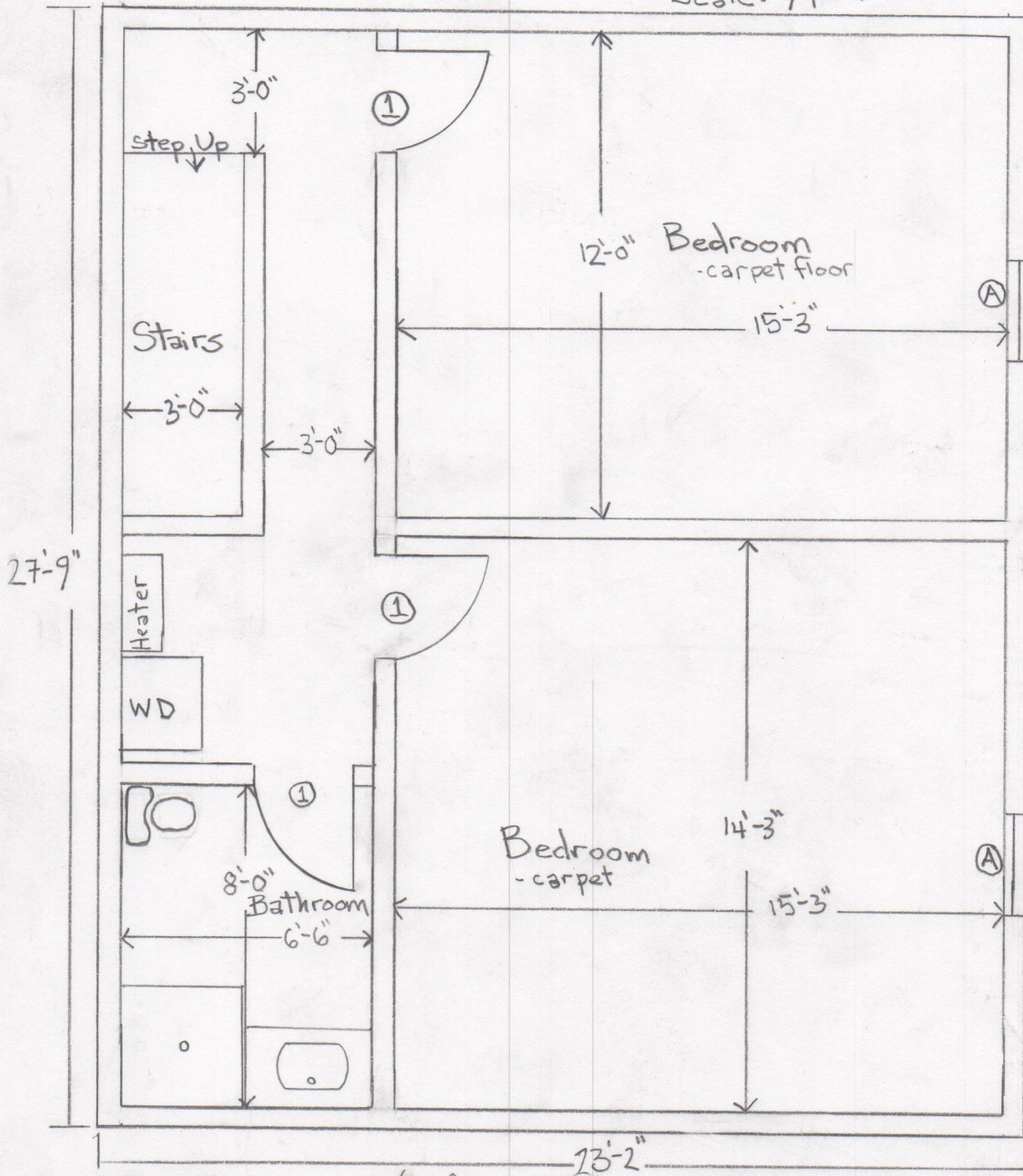
E: lrl@portlandmaine.gov

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



Basement Floor Plan

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



①: Interior door 2⁶ x 6⁸

Ⓐ Casement Window Size TBD (egress min.)

23'-2"

27'-9"

Stairs

step Up

12'-0" Bedroom
- carpet floor

3'-0"

3'-0"

15'-3"

Heater

WD

Bedroom
- carpet

8'-0" Bathroom
6'-6"

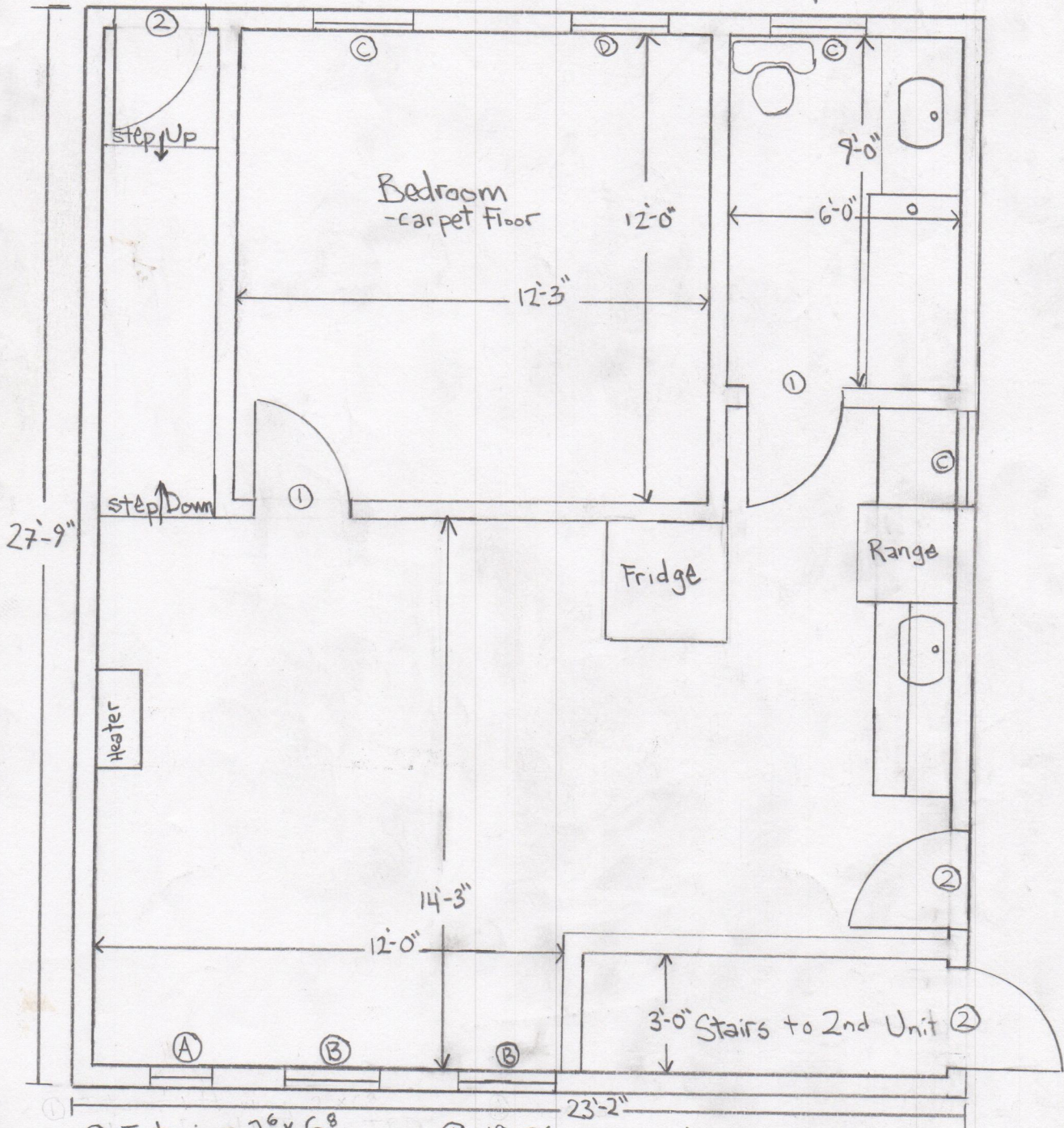
14'-3"

15'-3"



First Floor Plan

1/4" = 1 foot



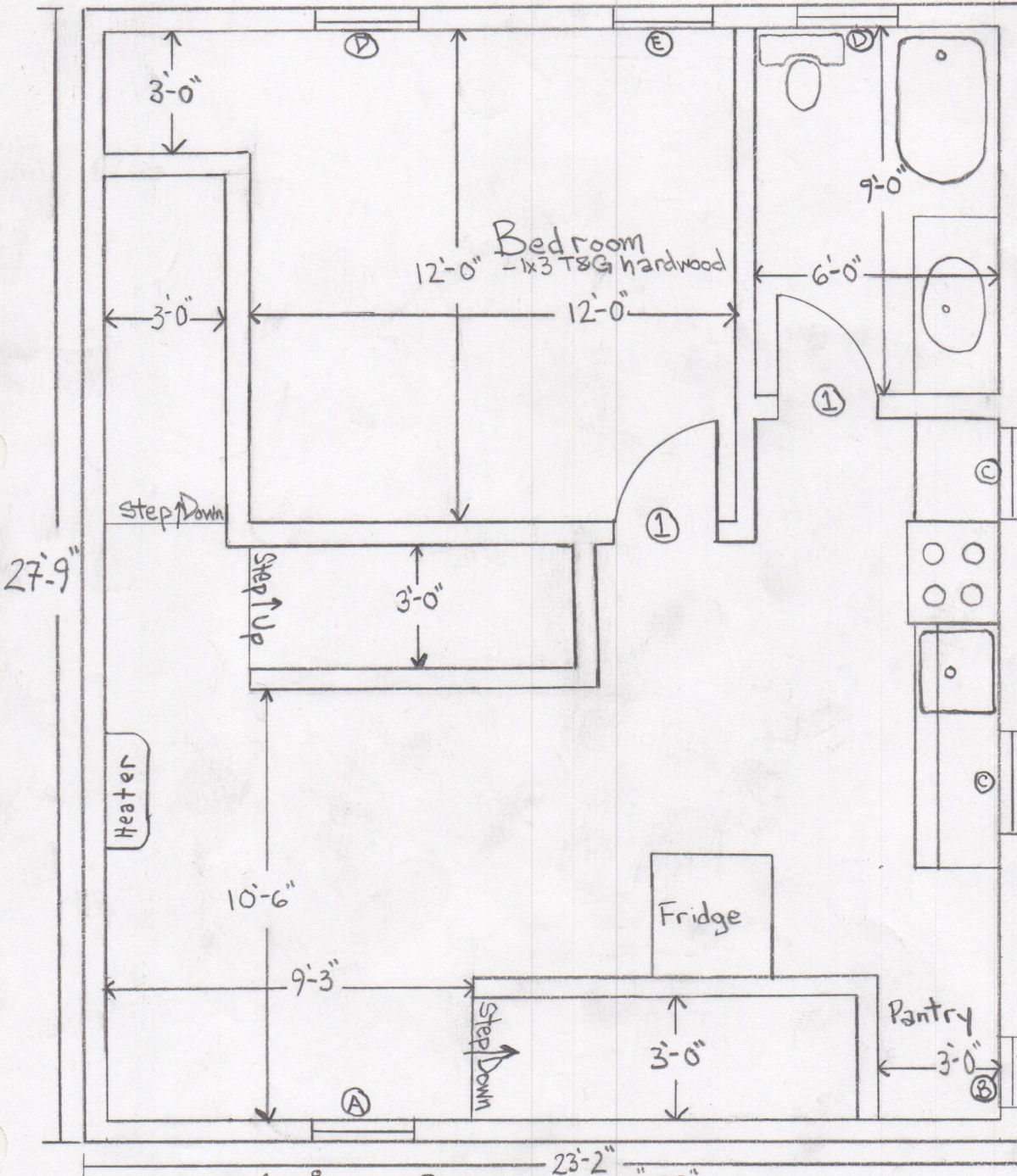
- ①: Interior 2' x 6'
- ②: Exterior fire size: TBD

- Ⓐ: 18x26 casement
- Ⓑ: 31x56 double hung
- Ⓒ: 30x48 double hung
- Ⓓ: Casement egress size: TBD



Second Floor Plan

1/4" = 1 foot

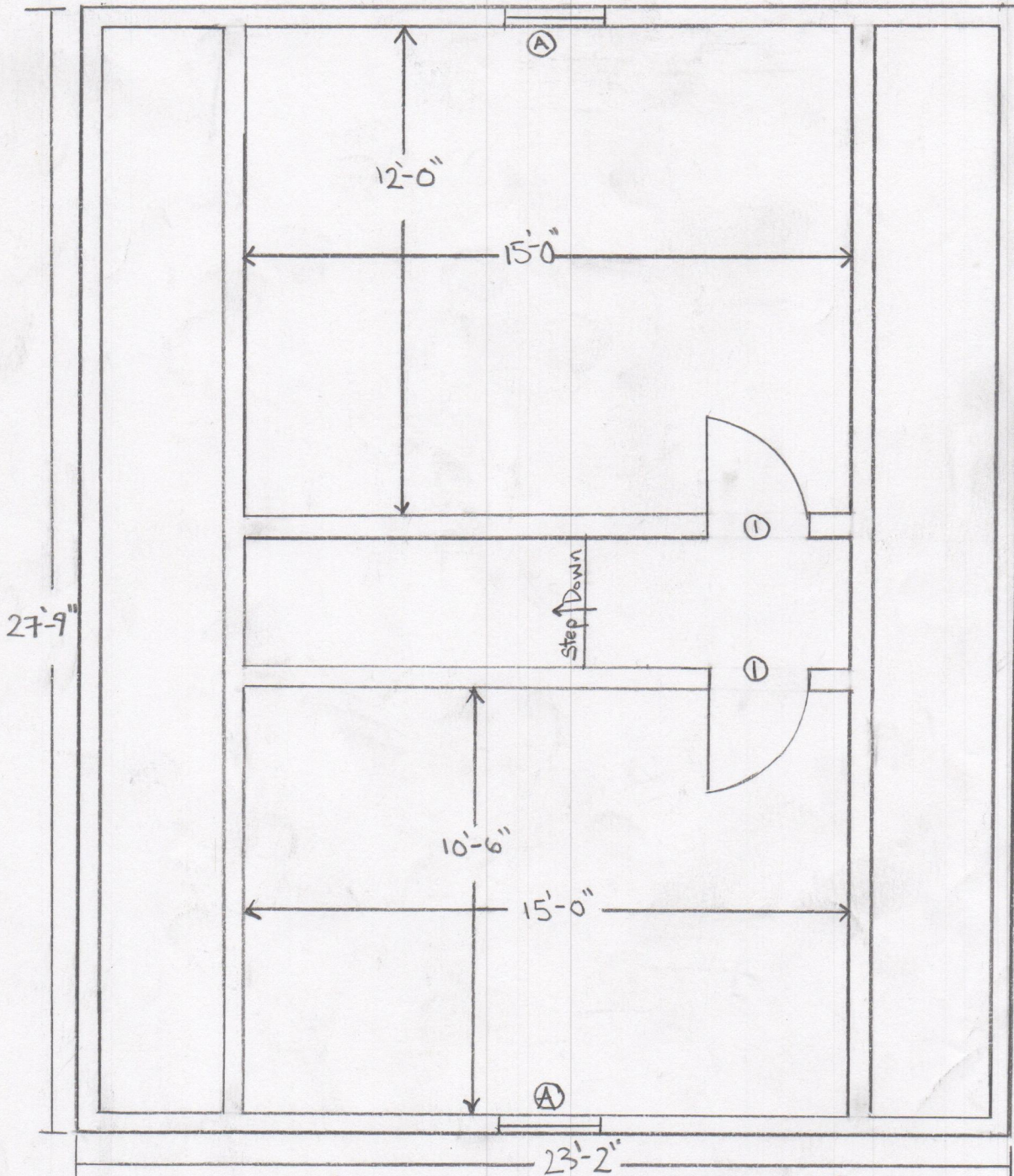


① Interior 2⁶ x 6⁸

- Ⓐ Double Hung 28" x 53"
- Ⓑ Double Hung 21" x 63"
- Ⓒ Double Hung 25" x 44"
- Ⓓ Double Hung 30" x 48"
- Ⓔ Casement size: TBD (egress)



Third Floor Plan $\frac{1}{4}'' = 1 \text{ foot}$

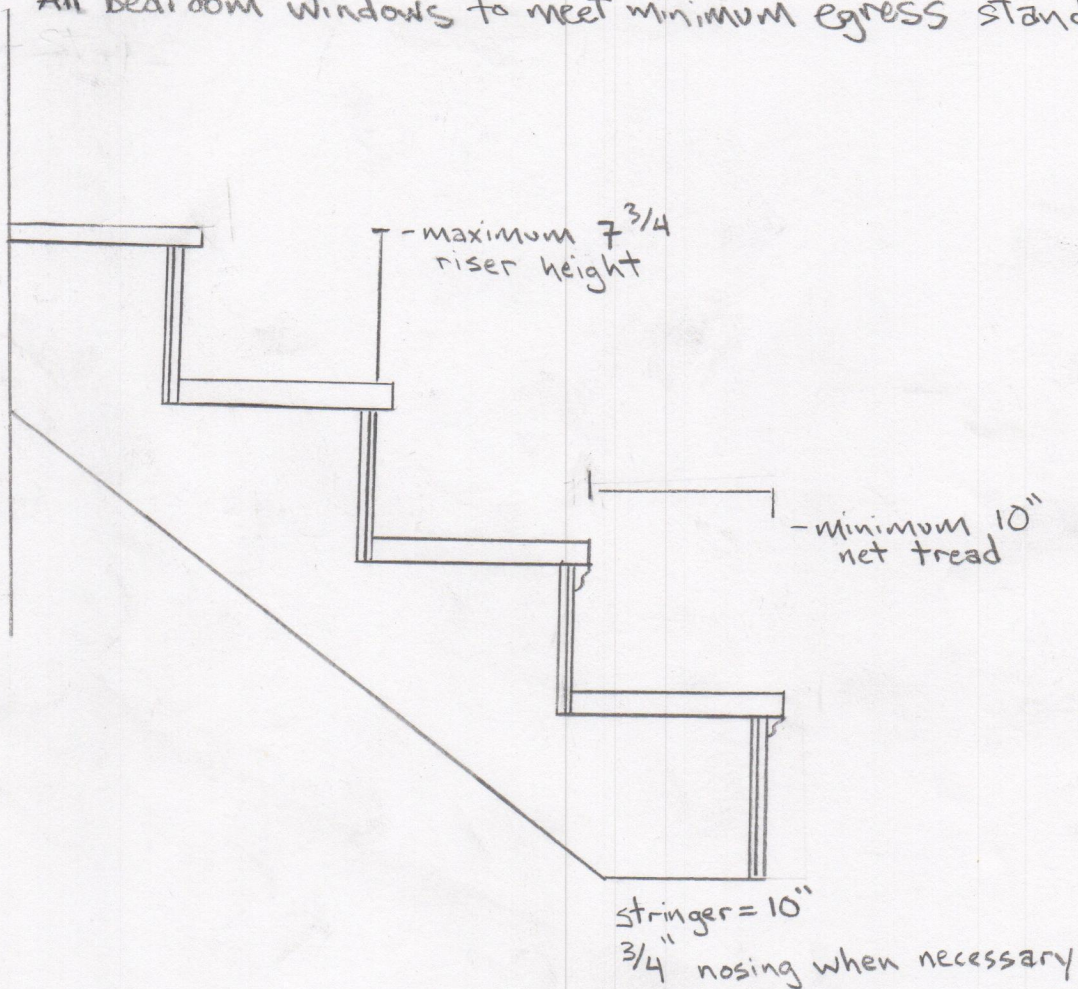


① Interior $2^6 \times 6^8$

Ⓐ Casement egress 31×56



- Spray-foam insulation for all exterior walls
- 5/8" Gypsum x-board fire rated separating units
- 1/2" Sheetrock for all other walls & ceilings
- All bedroom windows to meet minimum egress standard





PORTLAND MAINE

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Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/24/14

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
- I intend to deliver a payment method through the U.S. Postal Service mail once my permit paperwork has been electronically delivered.

Applicant Signature: Michael D'Amboise

Date: 10/15/2013

I have provided digital copies and sent them on:

Date: 10/15/2013

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.



Residential Additions/Alterations Permit Application Checklist



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/24/14

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2009
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Electronic files in pdf format are also required
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

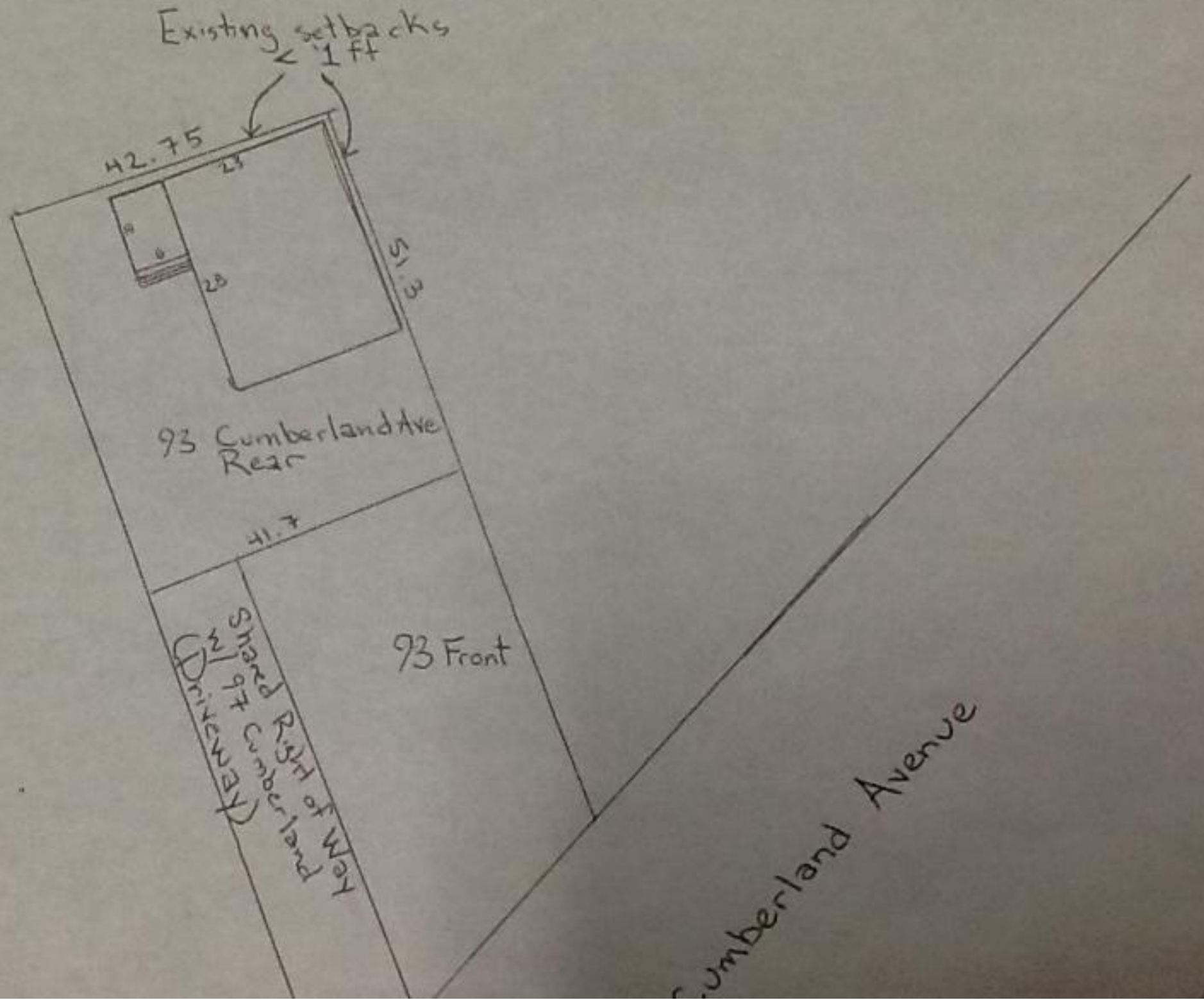
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

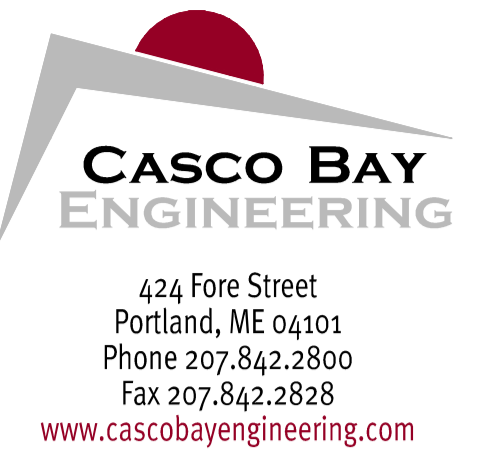
This is not a Permit; you may not commence any work until the Permit is issued.



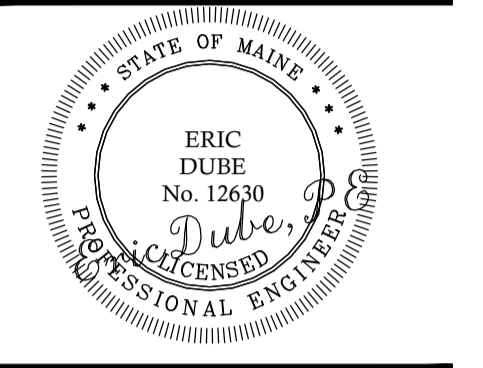
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Approved with Conditions

Date: 06/24/14





424 Fore Street
Portland, ME 04101
Phone 207.842.2800
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www.cascobayengineering.com



CUMBERLAND AVE. RENOVATION
PORTLAND, ME
93 CUMBERLAND AVE
BUILDING RENOVATION

THE FOLLOWING BUILDING CODES AND STANDARDS SHALL BE REFERENCED DURING CONSTRUCTION:
IBC 2009 EDITION OF THE IBC INTERNATIONAL BUILDING CODE
ASCE 7 AMERICAN SOCIETY OF CIVIL ENGINEERS, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
ACI 308 AMERICAN CONCRETE INSTITUTE SPECIFICATION FOR STRUCTURAL CONCRETE
ACI 301 AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 318 AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ASTM AMERICAN SOCIETY OF TESTING AND MATERIALS
NDS NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY NATIONAL FOREST PRODUCTS ASSOCIATION, 2005.

GENERAL NOTES SCALE: NTS
LIVE LOAD:
LIVING AREA = 40 PSF LIVE LOAD
SNOW LOADS:
GROUND SNOW LOAD, Pg = 50 PSF
SNOW EXPOSURE FACTOR, Ce = 1.0
SNOW LOAD IMPORTANCE FACTOR, I = 1.0
THERMAL FACTOR, Ct = 1.1
FLAT ROOF SNOW LOAD, Pf = 38.5 PSF + DRIFT
WIND LOADS:
BASIC WIND SPEED = 100 MPH
IMPORTANCE FACTOR, Iw = 1.0
WIND EXPOSURE B
MAIN WINDFORCE-RESISTING SYSTEM (INCLUDES WINDWARD + LEeward) = 15 PSF

DESIGN CRITERIA SCALE: NTS
ALL CONCRETE WORK, INCLUDING MATERIAL SELECTION, ADMIXTURES, MIXING, AND PLACEMENT OF CONCRETE SHALL BE IN CONFORMANCE WITH APPLICABLE BUILDING CODES. IN ADDITION, REFERENCE THE FOLLOWING CONCRETE STANDARDS AND SPECIFICATIONS:

ACI 318 AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE
ACI 301 AMERICAN CONCRETE INSTITUTE SPECIFICATIONS FOR STRUCTURAL CONCRETE
ACI 305 STANDARD SPECIFICATION FOR HOT WEATHER CONCRETING
ACI 306 STANDARD SPECIFICATION FOR COLD WEATHER CONCRETING
ACI 308 STANDARD PRACTICE FOR CURING CONCRETE
REQUIRED CONCRETE PARAMETERS ARE AS FOLLOWS:
TABLE: LOCATION, MAX W/C RATIO, fc, AIR-ENTRAINMENT
WHERE: W/C = WATER TO CEMENT RATIO AND fc = COMPRESSIVE STRENGTH OF CONCRETE AT 28 DAYS
MAXIMUM AGGREGATE SIZE SHALL BE 3/4", IN CONFORMANCE WITH ASTM C33.
USE PORTLAND CEMENT TYPE II, IN CONFORMANCE WITH ASTM 150.
AIR ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C 260.
ADMIXTURES SHALL CONFORM TO "SPECIFICATION FOR CHEMICAL ADMIXTURES FOR CONCRETE" ASTM C 494.
FLY ASH USED AS ADMIXTURES SHALL CONFORM TO ASTM C 618.
CALCIUM CHLORIDE OR ADMIXTURES CONTAINING CALCIUM CHLORIDE IS NOT PERMITTED.
MAXIMUM SLUMP AFTER THE ADDITION OF A WATER-REDUCING ADMIXTURE IS 8 INCHES.
CONCRETE EXPOSED TO FREEZING AND THAWING, INCLUDING FOUNDATIONS, FOOTINGS, FOUNDATION WALLS, AND EXTERIOR WALKWAYS SHALL BE AIR ENTRAINED WITH AIR CONTENT BETWEEN 5% AND 6%. CONTRACTOR SHALL NOT PLACE CONCRETE ON FROZEN GROUND OR IN WATER. ADEQUATE EQUIPMENT SHALL BE PROVIDED FOR HEATING CONCRETE MATERIALS AND PROTECTING CONCRETE DURING NEAR-FREEZING OR FREEZING WEATHER. REFERENCE ACI 306, AS NOTED ABOVE, FOR RECOMMENDATIONS FOR COLD WEATHER CONCRETING.
CONTRACTOR SHALL SUBMIT PROPOSED CONCRETE MIX DESIGN AND LABORATORY TESTS OF FABRICATED CYLINDERS VERIFYING CONCRETE STRENGTH OR PERFORMANCE HISTORY OF MIX TO ENGINEER FOR ACCEPTANCE PRIOR TO PLACEMENT OF CONCRETE. CONCRETE USED ON SITE SHALL BE FIELD TESTED IN ACCORDANCE WITH AND IN THE PRESENCE OF AN APPROVED TESTING AGENCY. FIELD TESTING INFORMATION SHALL INDICATE SLUMP, AIR CONTENT, AND TEMPERATURE. COMPRESSION TEST 1 CYLINDER AT 7 DAYS AND 2 AT 28 DAYS. HOLD AN ADDITIONAL CYLINDER FOR A 56 DAY BREAK, IF NECESSARY. PROVIDE A SET OF 4 CYLINDERS FOR EACH PLACEMENT AND PER 50 CUBIC YARDS OF CONCRETE PLACED. THE OWNER SHALL PAY FOR ALL CONCRETE TESTING.
CONSTRUCTION JOINTS IN WALLS SHALL BE PERMITTED AS DETAILED ON THE STRUCTURAL DRAWINGS. SURFACES OF CONCRETE CONSTRUCTION JOINTS SHALL BE CLEANED AND LAITANCE REMOVED. IMMEDIATELY BEFORE NEW CONCRETE IS PLACED, CONSTRUCTION JOINTS SHALL BE WETTED AND STANDING WATER REMOVED. VERTICAL CONSTRUCTION JOINTS IN WALLS SHALL NOT EXCEED A SPACING OF 40 FEET.
WHERE ELECTRICAL CONDUIT/ RADIANT HEATING TUBES RUN IN THE SLAB, THEY SHALL BE LOCATED AT MID-DEPTH OF THE SLAB. ALUMINUM CONDUIT AND SLEEVES ARE NOT PERMITTED.
ANCHOR BOLTS SHALL CONFORM TO ASTM F1554. ANCHOR BOLTS SHALL HAVE HEAVY HEX NUTS AND LOCK WASHERS.

CONCRETE NOTES SCALE: NTS

USE DEFORMED BILLET-STEEL REINFORCING BARS, GRADE 60, IN CONFORMANCE WITH ASTM A615. REINFORCEMENT SHALL BE ACCURATELY PLACED AND SUPPORTED PRIOR TO CONCRETE PLACEMENT, AND SHALL BE SECURED AGAINST DISPLACEMENT.
THE CONTRACTOR SHALL SUBMIT REINFORCING SHOP DRAWINGS TO THE ENGINEER FOR REVIEW AND ACCEPTANCE PRIOR TO COMMENCING FABRICATION. REINFORCEMENT SHALL BE DETAILED IN ACCORDANCE WITH ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING OF REINFORCED CONCRETE STRUCTURES". SHOP DRAWINGS SHALL SHOW REINFORCING STEEL PLACEMENT DETAILS AND SECTIONS.
MINIMUM CONCRETE COVER FOR REINFORCEMENT
CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH 3 INCHES
CONCRETE EXPOSED TO EARTH OR WEATHER 2 INCHES
CONCRETE NOT EXPOSED TO EARTH OR WEATHER IN SLABS AND WALLS (FOR PRIMARY REINFORCEMENT, TIES, AND STIRRUPS) 1 1/2 INCHES
CONCRETE NOT EXPOSED TO EARTH OF WEATHER IN COLUMNS AND BEAMS 1 1/2 INCHES
CONTINUOUS REINFORCEMENT SHALL BE TENSION LAP SPLICED PER LAP SPLICE LENGTH TABLE, U.N.O.
LAP SPLICE LENGTH TABLE
TABLE: BAR SIZE, MIN LAP SPLICE (INCHES)
REINFORCEMENT HOOKS SHALL CONFORM TO STANDARD HOOKS ACCORDING TO ACI 318. WELDING OF REINFORCEMENT IS NOT PERMITTED, U.N.O.

CONCRETE REINFORCING NOTES SCALE: NTS
SUBGRADE PREPARATION AND DETERMINATION (INCLUDING ALLOWABLE BEARING PRESSURE, STRUCTURAL FILL GRADATION REQUIREMENTS, COMPACTION REQUIREMENTS AND POST-CONSTRUCTION SETTLEMENT ANALYSIS) BENEATH FOOTINGS AND SLABS-ON-GRADE AND BEHIND FOUNDATION WALLS SHALL BE PROVIDED BY A GEOTECHNICAL ENGINEER. ALL FILL USED TO SUPPORT FOUNDATIONS AND SLABS-ON-GRADE SHALL CONSIST OF A WELL-GRADED, GRANULAR MATERIAL PER THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. STRUCTURAL SLABS SHALL BE CONSTRUCTED ON A MINIMUM 12" THICK LAYER OF STRUCTURAL FILL SOIL WITH PROPERTIES PER THE GEOTECHNICAL ENGINEER.
PRESUMED ALLOWABLE SOIL BEARING PRESSURE USED IN DESIGN = 2,000 PSF. BEARING CAPACITIES SHALL BE VERIFIED BY GEOTECHNICAL ENGINEER.
MINIMUM FROST DEPTH COVER = 4'-6" FOR EXTERIOR FOOTINGS BELOW FINAL EXTERIOR GRADE. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
FOUNDATIONS SHALL BEAR ON UNDISTURBED NATIVE SOIL, UNLESS NOTED OTHERWISE. BEARING ELEVATIONS SHALL BE LOWERED WHERE SUITABLE SOILS ARE NOT ENCOUNTERED. WHERE OVEREXCAVATION HAS OCCURRED, CONTRACTOR MAY PLACE LEAN CONCRETE ON TOP OF NATIVE SOIL. THE CONTRACTOR SHALL NOTIFY THE GEOTECHNICAL AND STRUCTURAL ENGINEER IF ANY UNSUITABLE SOILS ARE ENCOUNTERED PRIOR TO PLACING FOUNDATIONS.
FOUNDATION WALLS SHALL BE BACKFILLED SIMULTANEOUSLY ON BOTH SIDES OF THE WALL. FOUNDATION WALLS AND SLAB-ON-GRADES SHALL REACH THEIR FULL 28 DAY COMPRESSIVE STRENGTH PRIOR TO BACKFILLING. THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING/BRACING FOR WALLS WHEN BACKFILL IS PLACED PRIOR TO CONCRETE ACHIEVING ITS FULL 28 DAY STRENGTH. BACKFILL FOR FOUNDATION WALLS IS BASED ON DRAINED CONDITIONS. SEE ARCHITECTURAL, CIVIL, AND MECHANICAL DRAWINGS FOR FOUNDATION DRAINAGE SYSTEM.
PROTECT FOUNDATIONS FROM FROST AND KEEP BOTTOM OF TRENCH DRY DURING CONSTRUCTION. IF GROUNDWATER IS ENCOUNTERED NEAR OR ABOVE THE BASE OF THE FOOTINGS, EXCAVATIONS SHALL BE DEMATERED DURING CONSTRUCTION. SURFACE WATER SHALL BE DIVERTED AWAY FROM EXCAVATIONS.
CONTRACTOR SHALL BE RESPONSIBLE FOR THE SHORING AND BRACING OF EXISTING STRUCTURES DURING EXCAVATION, BACKFILLING, AND CONSTRUCTION. CONTRACTOR SHALL SLOPE EXCAVATIONS TO ACHIEVE SOIL STABILITY.

FOUNDATION NOTES SCALE: NTS
ALL LUMBER SHALL BE VISUALLY GRADED AND STAMPED WITH GRADE DESIGNATION, SPECIES, AND ADDITIONAL INSPECTION INFORMATION, U.N.O.
CARE SHALL BE TAKEN TO PROTECT TIMBER FROM WEATHER AND DAMPNESS. DO NOT STACK IN SUCH A WAY AS TO CAUSE WARPING OR PREVENT ADEQUATE AIR CIRCULATION.
WOOD GRADES AND SPECIES:
1. SPRUCE-PINE-FIR, No.1/No.2 OR BETTER FOR TYPICAL LUMBER (JOISTS, WALLS, ETC) U.N.O.
2. USE SOUTHERN YELLOW PINE FOR EXTERIOR EXPOSURE APPLICATIONS AND WHERE SHOWN ON DRAWINGS AS PRESERVATIVE PRESSURE TREATED LUMBER (PT OR PPT).
3. WHERE NOTED LVL ON DRAWINGS, PROVIDE VERSA LAM 3100 BY BOISE CASCADE, OR EQUIVALENT, WHICH HAS THE FOLLOWING MINIMUM ALLOWABLE STRESSES:
A. LVL PROPERTIES:
Fb = 3100 PSI Fc = 2510 PSI (PARALLEL TO GRAIN)
Fv = 285 PSI Fc = 750 PSI (PERPENDICULAR TO GRAIN)
Et = 1555 PSI E = 2,000,000 PSI
STRUCTURAL LUMBER SHALL HAVE A MAXIMUM MOISTURE CONTENT OF 19%.
PROVIDE PRESSURE TREATED OR WOLVANIZED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE. ALL CONNECTORS THAT ARE IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE HOT-DIPP GALVANIZED, U.N.O.
NOMINAL SIZES ARE TYPICALLY REFERENCED ON THE DRAWINGS. PROVIDE ACTUAL SIZES AS SET FORTH IN U.S. DEPARTMENT OF COMMERCE VOLUNTARY PRODUCT STANDARD PS20-99.
ALL PLYWOOD SHALL BE APA RATED CDX SHEATHING:
1. USE 1/2" PLYWOOD WALL SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO WALL STUDS. STAGGER PANEL ENDS AND BLOCK ALL PANEL EDGES.
2. USE 3/8" PLYWOOD ROOF SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS. USE SHEATHING CLIPS BETWEEN SHEETS WHERE BLOCKING IS NOT REQUIRED.
3. USE 3/4" PLYWOOD FLOOR SHEATHING. ATTACH PLYWOOD WITH LONG SIDE PERPENDICULAR TO FRAMING. STAGGER PANEL ENDS.
PROVIDE FULL DEPTH BLOCKING AT ENDS AND INTERIOR SUPPORTS OF ALL JOISTS AND RAFTERS WHERE JOISTS AND RAFTERS FRAME OVER SUPPORTS. PROVIDE 1x3 DIAGONAL BRIDGING OR FULL DEPTH SOLID BLOCKING FOR EACH 8'-0" OF SPAN FOR ALL JOISTS AND RAFTERS.
WHERE BEAMS ARE LABELED ON PLAN, DO NOT SPLICE BEAM NOR ANY PLY OF BEAM BETWEEN SUPPORTS.
FASTENERS SHALL COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF REFERENCED BUILDING CODE, U.N.O. ON DRAWINGS, SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" O.C. STAGGERED, UNLESS OTHERWISE NOTED IN BOCA OR ON THE DRAWINGS. NAIL MULTIPLE LVL'S TOGETHER AS RECOMMENDED BY THE MANUFACTURER USING A MINIMUM OF 2-ROWS OF 16d NAILS AT 12" o.c. STAGGERED. ALL FASTENERS, NUTS, AND WASHERS SHALL BE HOT-DIPPED GALVANIZED.
ALIGN COLUMNS SUCH THAT COLUMNS BEAR CONTINUOUSLY TO FOUNDATION SUPPORT.
PROVIDE HORIZONTAL BLOCKING FOR ALL LOAD BEARING WALLS AT 4'-0" O.C. VERTICAL, MAXIMUM.
SUBMIT SHOP DRAWINGS FOR ALL PREFABRICATED WOOD JOISTS AND WALL PANELS TO ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.

WOOD NOTES SCALE: NTS

ALL STRUCTURAL STEEL WORK SHALL CONFORM TO:
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
ALL STEEL, U.N.O. ASTM A992, GRADE 50
ANGLES, PLATES ASTM A36, Fy=36 KSI
STRUCTURAL TUBING ASTM A500, GRADE B, Fy=46 KSI
STEEL PIPE ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI
SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION.
SHOP DRAWINGS SUBMITTALS SHALL INCLUDE:
1. CERTIFIED MILL TEST REPORTS OF STRUCTURAL STEEL (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
2. CERTIFIED MILL TEST REPORTS OF BOLTS, NUTS AND WASHERS (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
3. STRUCTURAL STEEL FABRICATION AND ERECTION DRAWINGS WHICH INCLUDE BOLTED CONNECTIONS (SHOP AND FIELD) AND WELDED CONNECTIONS (SHOP AND FIELD) DEPICTING AWS WELDING SYMBOLS.
4. METAL DECK SHOP DRAWINGS DEPICTING SHEAR STUD LAYOUT ON BEAMS AND GIRDERS.
OWNER SHALL RETAIN A QUALIFIED TESTING AGENCY TO PERFORM AND VERIFY THE FOLLOWING:
1. VISUAL INSPECTION OF ALL WELDS.
2. ULTRASONIC TESTING, IN ACCORDANCE WITH ASTM E-164, ON 100% OF ALL FIELD FULL PENETRATION WELDS.
3. PROVIDE RANDOM VERIFICATION VIA ULTRASONIC TESTING OF SHOP FULL PENETRATION WELDS.
4. FIELD BOLTED CONNECTIONS, INCLUDING VERIFICATION OF BOLT GRADES.
5. SHEAR STUD QUANTITY, PROPER INSTALLATION, SIZE, AND SPACING. SHEAR STUDS SHALL CONFORM TO AWS D1.1.
BOLTED CONNECTIONS:
1. FIELD CONNECTIONS SHALL UTILIZE MINIMUM 3/4" DIAMETER A325 HIGH STRENGTH BOLTS, U.N.O.
BOLTED CONNECTION SHALL BE SLIP CRITICAL (SC) AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. BOLT HOLES SHALL BE STANDARD SIZE, U.N.O.
2. HIGH STRENGTH BOLTS SHALL BE INSTALLED AND TIGHTENED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36, STANDARD HEX HEAD FURNISHED WITH HEAVY HEX NUTS AND LOCK WASHERS.
4. CONTRACTOR SHALL DESIGN CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. DESIGN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER AND SUBMITTED PRIOR TO COMMENCING FABRICATION.
WELDED CONNECTIONS:
1. WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.
STRUCTURAL STEEL SHALL RECEIVE THE FOLLOWING PROTECTIVE COATINGS:
1. DO NOT PAINT SURFACES TO RECEIVE METAL DECK AND/ OR SHEAR CONNECTORS FASTENED BY WELDING, CONTACT SURFACES OF HIGH STRENGTH BOLTED CONNECTIONS, FINISHED BEARING SURFACES, AND SURFACES TO BE WELDED IN THE FIELD, IF REQUIRED, PROTECT THESE SURFACES BY RUST-INHIBITING COATING THAT CAN BE REMOVED EASILY PRIOR TO ERECTION.
2. UNEXPOSED STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PAINTED WITH PRIMER PAINT, TNEC 10-99, OR EQUIVALENT, U.N.O.
3. EXPOSED STRUCTURAL STEEL TO RECEIVE ZINC-RICH EPOXY PAINT SHALL BE FIRST CLEANED IN ACCORDANCE WITH SSPC-SP6 ,COMMERCIAL BLAST CLEANING. USE TNEC 2IN-RICH EPOXY PAINT, OR EQUIVALENT. APPLY FINISH COAT PER ARCHITECT.
4. EXPOSED STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED SHALL BE IN ACCORDANCE WITH ASTM A123.
SHEAR CONNECTOR STUDS:
1. SHEAR CONNECTOR STUDS SHALL BE NELSON, OR EQUIVALENT, 3/4" DIAMETER, U.N.O. WELD STUDS PER STUD MANUFACTURER'S RECOMMENDATIONS THROUGH METAL DECKING. STUD LENGTH SHALL BE 1" BELOW TOP OF CONCRETE SLAB-ON-DECK.
2. SHEAR STUDS, WHERE REQUIRED, ARE INDICATED ON THE DRAWINGS AS [xx] WHERE XX IS THE NUMBER OF STUDS EQUALLY SPACED BETWEEN SUPPORTS ON A BEAM OR GIRDER.

STRUCTURAL STEEL NOTES SCALE: NTS
ALL STRUCTURAL STEEL WORK SHALL CONFORM TO:
AISC AMERICAN INSTITUTE OF STEEL CONSTRUCTION, MANUAL OF STEEL CONSTRUCTION, NINTH EDITION
AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES
STRUCTURAL STEEL MEMBERS SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
ALL STEEL, U.N.O. ASTM A992, GRADE 50
ANGLES, PLATES ASTM A36, Fy=36 KSI
STRUCTURAL TUBING ASTM A500, GRADE B, Fy=46 KSI
STEEL PIPE ASTM A53, TYPE E OR S, GRADE B, Fy=35 KSI
SHOP DRAWINGS SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW PRIOR TO COMMENCING FABRICATION.
SHOP DRAWINGS SUBMITTALS SHALL INCLUDE:
1. CERTIFIED MILL TEST REPORTS OF STRUCTURAL STEEL (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
2. CERTIFIED MILL TEST REPORTS OF BOLTS, NUTS AND WASHERS (INCLUDING NAMES AND LOCATIONS OF MILLS AND SHOPS).
3. STRUCTURAL STEEL FABRICATION AND ERECTION DRAWINGS WHICH INCLUDE BOLTED CONNECTIONS (SHOP AND FIELD) AND WELDED CONNECTIONS (SHOP AND FIELD) DEPICTING AWS WELDING SYMBOLS.
4. METAL DECK SHOP DRAWINGS DEPICTING SHEAR STUD LAYOUT ON BEAMS AND GIRDERS.
OWNER SHALL RETAIN A QUALIFIED TESTING AGENCY TO PERFORM AND VERIFY THE FOLLOWING:
1. VISUAL INSPECTION OF ALL WELDS.
2. ULTRASONIC TESTING, IN ACCORDANCE WITH ASTM E-164, ON 100% OF ALL FIELD FULL PENETRATION WELDS.
3. PROVIDE RANDOM VERIFICATION VIA ULTRASONIC TESTING OF SHOP FULL PENETRATION WELDS.
4. FIELD BOLTED CONNECTIONS, INCLUDING VERIFICATION OF BOLT GRADES.
5. SHEAR STUD QUANTITY, PROPER INSTALLATION, SIZE, AND SPACING. SHEAR STUDS SHALL CONFORM TO AWS D1.1.
BOLTED CONNECTIONS:
1. FIELD CONNECTIONS SHALL UTILIZE MINIMUM 3/4" DIAMETER A325 HIGH STRENGTH BOLTS, U.N.O.
BOLTED CONNECTION SHALL BE SLIP CRITICAL (SC) AT ALL MOMENT FRAMES, BRACED FRAMES, AND AT ADDITIONAL LOCATIONS INDICATED IN THE DRAWINGS. SLIP CRITICAL CONNECTIONS SHALL UTILIZE LOAD INDICATOR WASHERS OR TENSION CONTROL BOLTS. BOLT HOLES SHALL BE STANDARD SIZE, U.N.O.
2. HIGH STRENGTH BOLTS SHALL BE INSTALLED AND TIGHTENED PER AISC SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 BOLTS.
3. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554, GRADE 36, STANDARD HEX HEAD FURNISHED WITH HEAVY HEX NUTS AND LOCK WASHERS.
4. CONTRACTOR SHALL DESIGN CONNECTIONS NOT ALREADY DETAILED ON STRUCTURAL DRAWINGS. DESIGN SHALL BE STAMPED BY A LICENSED STRUCTURAL ENGINEER AND SUBMITTED PRIOR TO COMMENCING FABRICATION.
WELDED CONNECTIONS:
1. WELDING SHALL CONFORM TO AWS D1.1. USE LOW-HYDROGEN SMAW ELECTRODES WITH MINIMUM TENSILE STRENGTH OF 70 KSI.
STRUCTURAL STEEL SHALL RECEIVE THE FOLLOWING PROTECTIVE COATINGS:
1. DO NOT PAINT SURFACES TO RECEIVE METAL DECK AND/ OR SHEAR CONNECTORS FASTENED BY WELDING, CONTACT SURFACES OF HIGH STRENGTH BOLTED CONNECTIONS, FINISHED BEARING SURFACES, AND SURFACES TO BE WELDED IN THE FIELD, IF REQUIRED, PROTECT THESE SURFACES BY RUST-INHIBITING COATING THAT CAN BE REMOVED EASILY PRIOR TO ERECTION.
2. UNEXPOSED STRUCTURAL STEEL SHALL BE CLEANED IN ACCORDANCE WITH SSPC-SP3 AND PAINTED WITH PRIMER PAINT, TNEC 10-99, OR EQUIVALENT, U.N.O.
3. EXPOSED STRUCTURAL STEEL TO RECEIVE ZINC-RICH EPOXY PAINT SHALL BE FIRST CLEANED IN ACCORDANCE WITH SSPC-SP6 ,COMMERCIAL BLAST CLEANING. USE TNEC 2IN-RICH EPOXY PAINT, OR EQUIVALENT. APPLY FINISH COAT PER ARCHITECT.
4. EXPOSED STRUCTURAL STEEL TO BE HOT-DIPPED GALVANIZED SHALL BE IN ACCORDANCE WITH ASTM A123.
SHEAR CONNECTOR STUDS:
1. SHEAR CONNECTOR STUDS SHALL BE NELSON, OR EQUIVALENT, 3/4" DIAMETER, U.N.O. WELD STUDS PER STUD MANUFACTURER'S RECOMMENDATIONS THROUGH METAL DECKING. STUD LENGTH SHALL BE 1" BELOW TOP OF CONCRETE SLAB-ON-DECK.
2. SHEAR STUDS, WHERE REQUIRED, ARE INDICATED ON THE DRAWINGS AS [xx] WHERE XX IS THE NUMBER OF STUDS EQUALLY SPACED BETWEEN SUPPORTS ON A BEAM OR GIRDER.

STRUCTURAL STEEL NOTES SCALE: NTS

Table with 4 columns: Symbol, Description, Symbol, Description. Includes abbreviations for structural steel components like ANCHOR BOLT, BEAM, COLUMN, etc.

ABBREVIATIONS SCALE: NTS

Table with 3 columns: SLOPE DESIGNATION, ELEVATION MARK, ROOF PITCH, SPAN DIRECTION, SECTION MARK. Includes symbols for SLOPE, ELEVATION MARK, ROOF PITCH, SPAN DIRECTION, SECTION MARK.

LEGEND SCALE: NTS

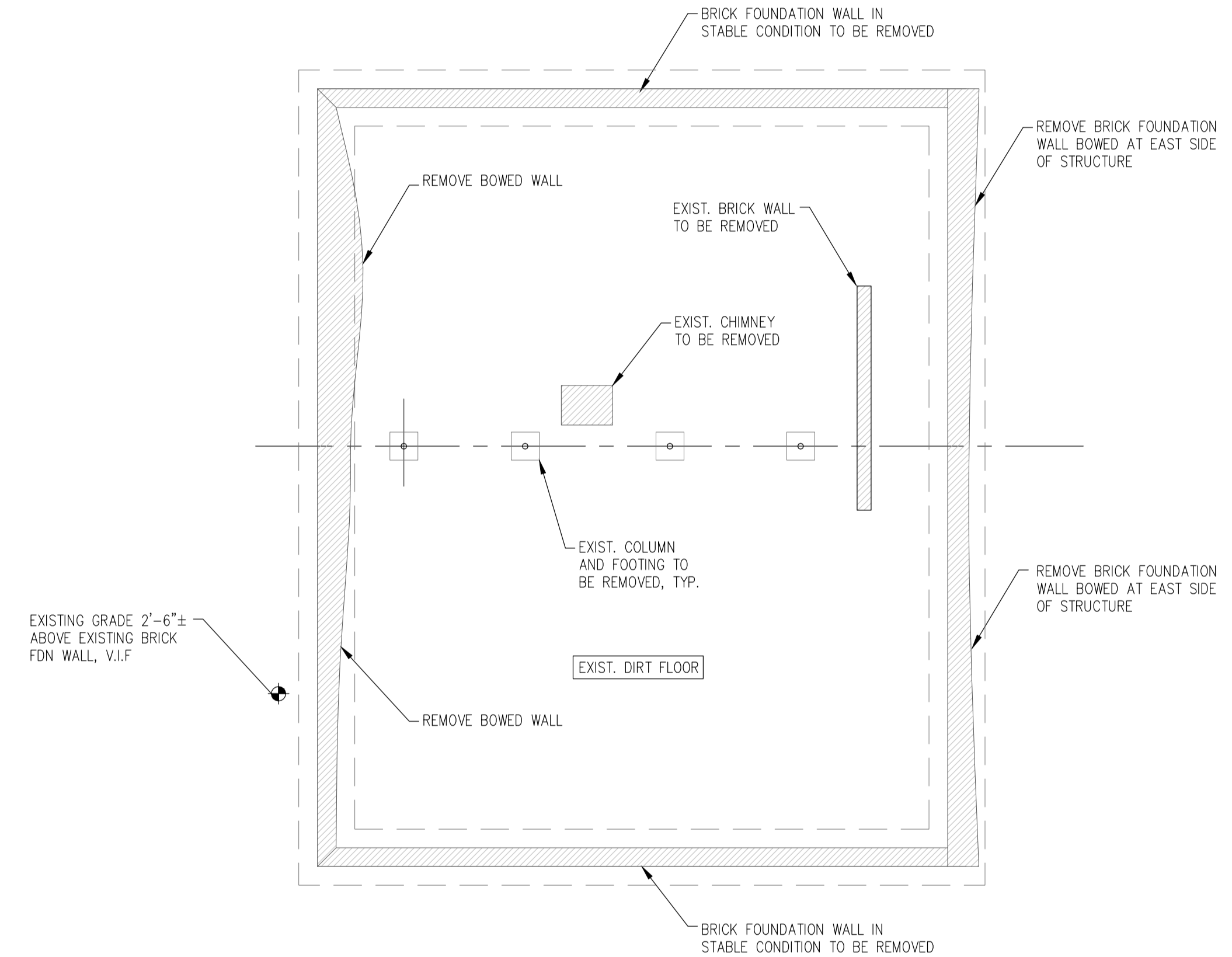
ISSUED SHEET TITLE: STRUCTURAL NOTES. Table with columns: No, A, B, DR, CHK, DATE, BY, DATE, SJP, ED, SJP, ED, FOR PERMIT ONLY, FOR PERMIT ONLY-REVISION #1.

DESIGNED: SJP
DRAWN: SJP
DATE: 9-17-13
PROJECT NUMBER: 13-099

S000



PLAN NORTH

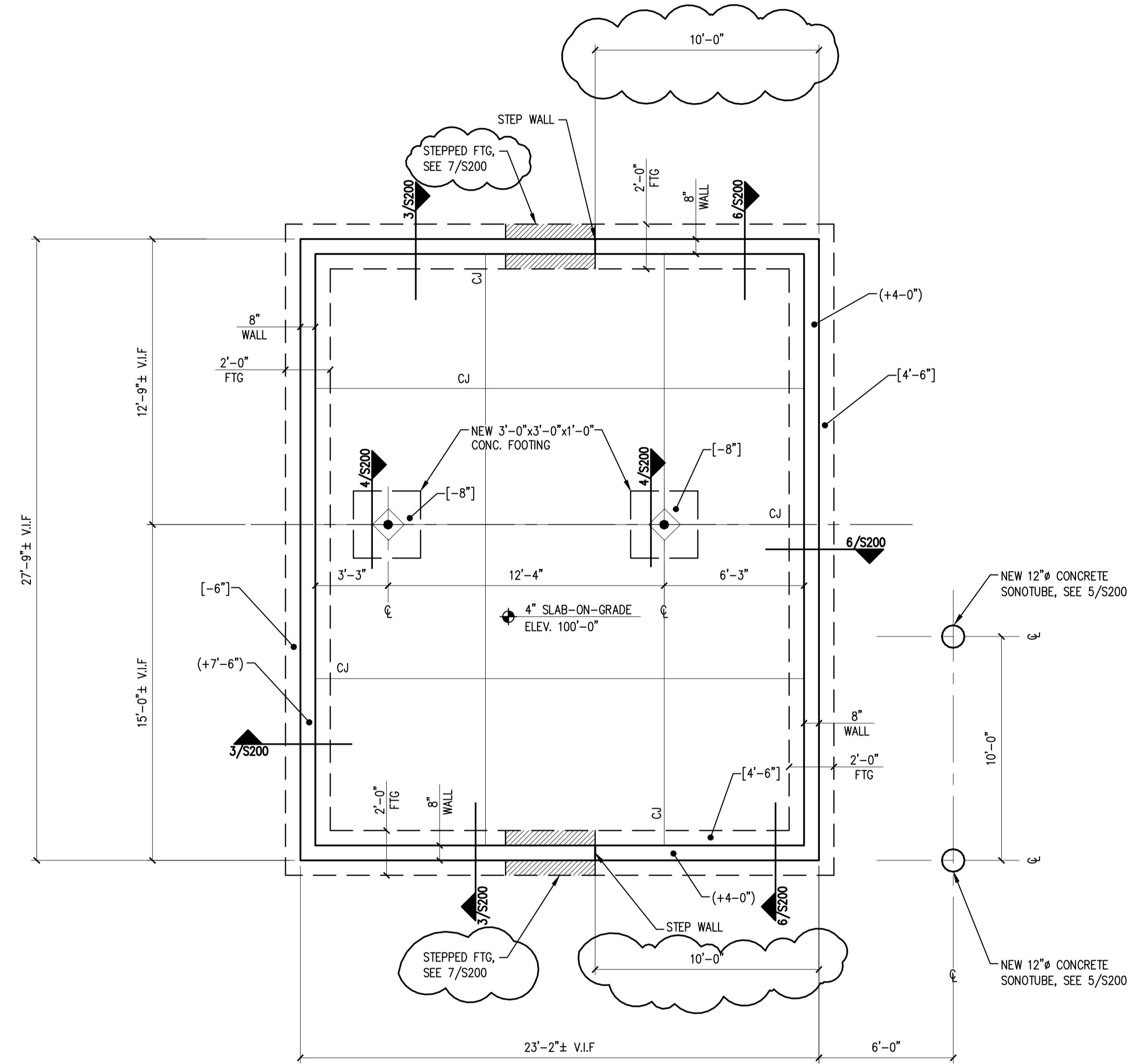


FOUNDATION DEMO PLAN

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



PLAN NORTH



- NOTES:**
1. SEE S200 FOR TYPICAL SLAB-ON-GRADE AND TYPICAL WALL REINFORCING DETAILS.
 2. REFERENCE FINISHED SLAB ELEVATION = 100'-0".
 3. TOP OF CONCRETE ELEVATIONS ARE NOTED [X'-X"]
 4. TOP OF FOOTING ELEVATIONS ARE NOTED [X'-X"]
 5. PROVIDE (3) 2x6 STUDS AT ALL COLUMNS AND CORNERS, U.N.O.
 6. CONTRACTOR TO VERIFY EXISTING FOUNDATION CONDITIONS AND PROPOSED GRADE ELEVATIONS AS SHOWN ON PLAN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

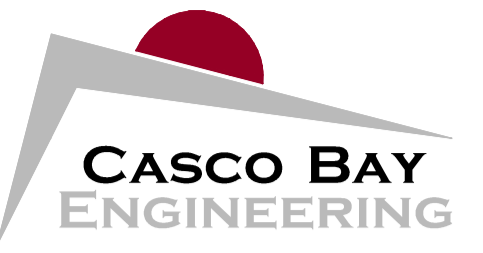
PLAN LEGEND

	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

FOUNDATION PLAN

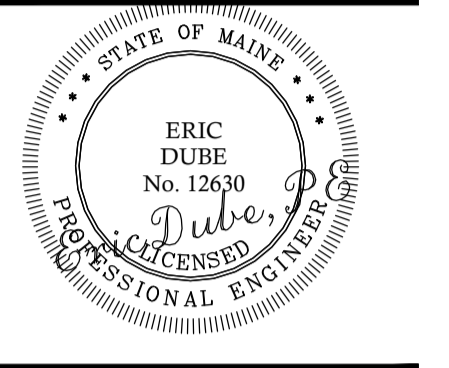
SCALE: 1/4"=1'-0" 2

PRINTED: Nov 21, 2013



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CLIENT:
MIKE D'AMBOISE
93 CUMBERLAND AVE
PORTLAND, ME 04101



CUMBERLAND AVE. RENOVATION
93 CUMBERLAND AVE
PORTLAND, ME

BUILDING RENOVATION

No.	ISSUED DESCRIPTION	DR.	CHK.	DATE
A	FOR PERMIT ONLY	SJP	ED	10-10-13
B	FOR PERMIT ONLY-REVISION #1	SJP	ED	10-30-13
C	FOR PERMIT ONLY-REVISION #2	SJP	ED	11-22-13

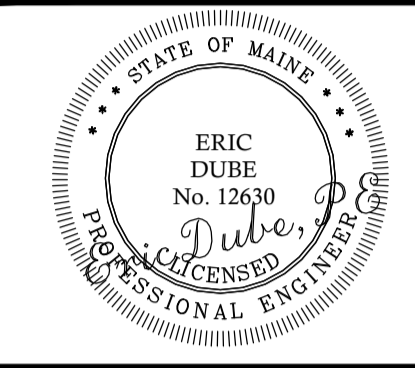
SHEET TITLE:
DEMO & FOUNDATION PLAN

DESIGNED: SJP
DRAWN: SJP
DATE: 9-17-13
PROJECT NUMBER: 13-099

S100

CLIENT:

MIKE D'AMBOISE
93 CUMBERLAND AVE
PORTLAND, ME 04101



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93 CUMBERLAND AVE
PORTLAND, ME

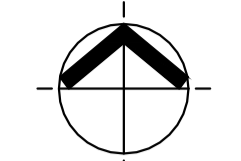
BUILDING RENOVATION

No.	DESCRIPTION	DR.	CHK.	DATE
A	FOR PERMIT ONLY	SJP		
B	FOR PERMIT ONLY-REVISION #1	SJP		

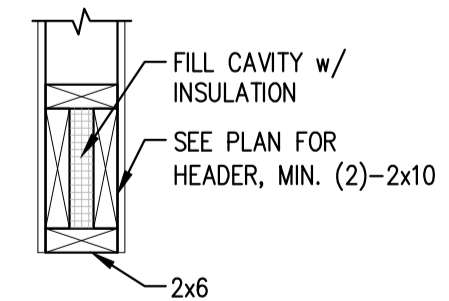
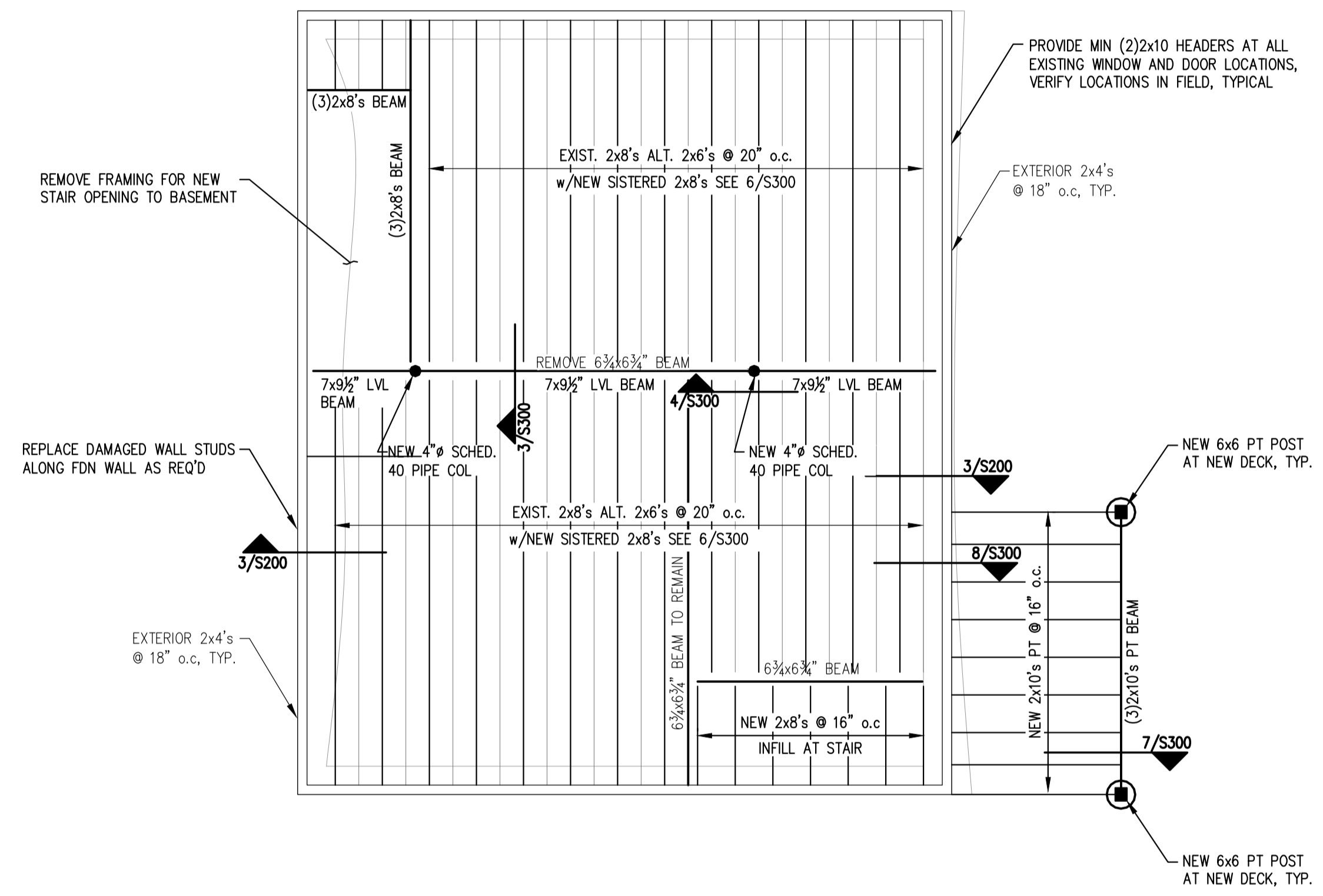
SHEET TITLE:
FIRST AND SECOND FLOOR FRAMING PLANS

DESIGNED: SJP
DRAWN: SJP
DATE: 9-17-13
PROJECT NUMBER: 13-099

S101



PLAN NORTH

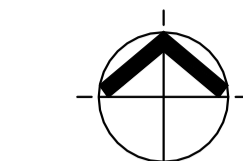


NOTE:
1. PROVIDE # OF FULL HEIGHT KING STUDS ON EACH SIDE OF OPENING TO MATCH 1/2 OF INTERRUPTED STUDS @ WALL OPENING. MINIMUM (2) FULL HEIGHT KING STUDS @ EACH SIDE OF OPENING.
2. ALL HEADERS SUPPORTED BY MINIMUM OF (1) JACK STUD.
3. WINDOW SILL PLATES MINIMUM (2)-2x6 ON THE FLAT.

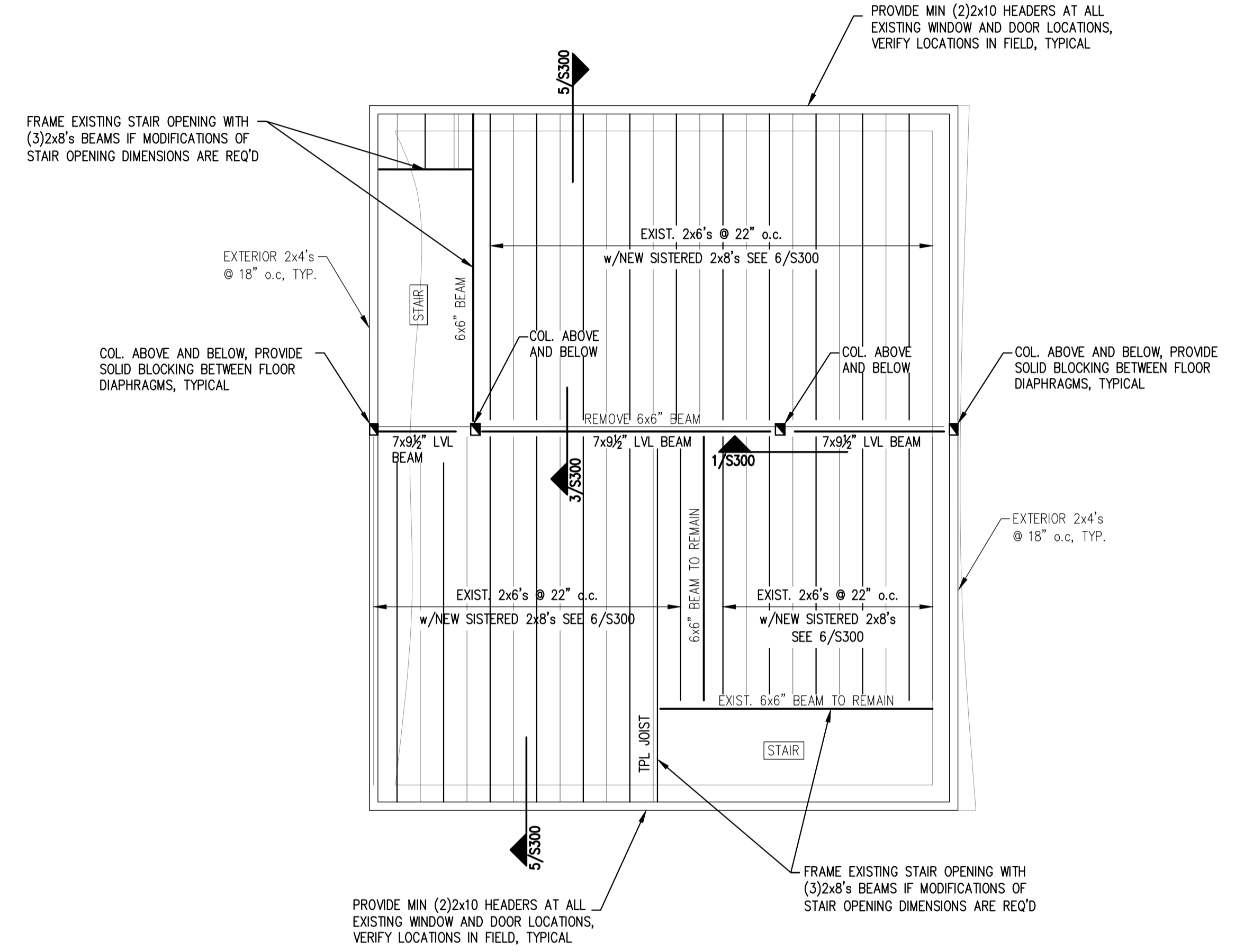
TYPICAL HEADER DETAIL

FIRST FLOOR FRAMING PLAN

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



PLAN NORTH



NOTES:
1. PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
2. WINDOW HEADERS SHALL BE (2)-2x10's, U.N.O. SEE TYPICAL HEADER DETAIL THIS DWG.
3. PROVIDE (3) 2x6 STUDS AT ALL COLUMNS AND CORNERS, U.N.O.
4. CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROPOSED FRAMING AS SHOWN ON PLAN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
5. SEE TYPICAL SHEATHING DETAIL S102

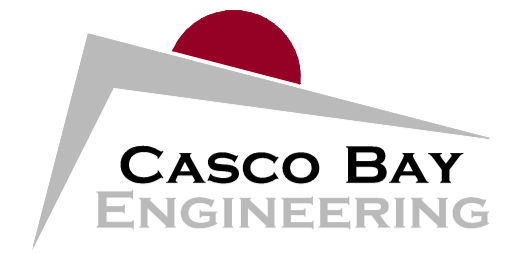
PLAN LEGEND

	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

SECOND FLOOR FRAMING PLAN

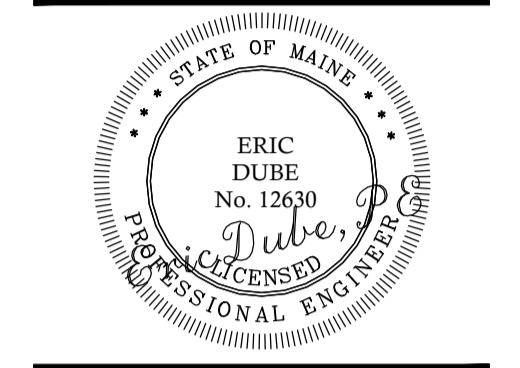
SCALE: 1/4"=1'-0" 2

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PORTLAND, ME
BUILDING RENOVATION

No.	DESCRIPTION	ISSUED		FOR PERMIT ONLY		FOR PERMIT ONLY-REVISION #1			
		DR.	CHK.	BY	DATE	DR.	CHK.	BY	DATE
A					10-10-13				
B					10-30-13				

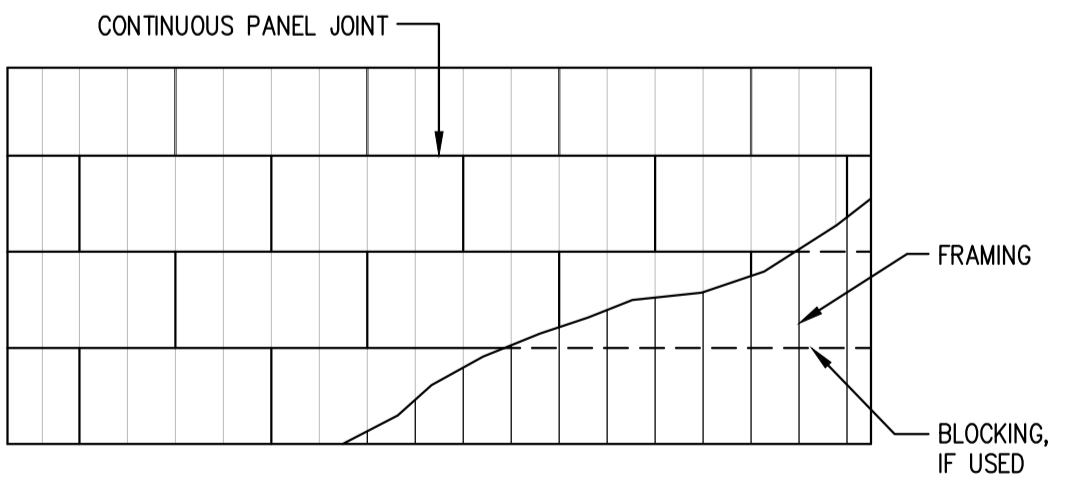
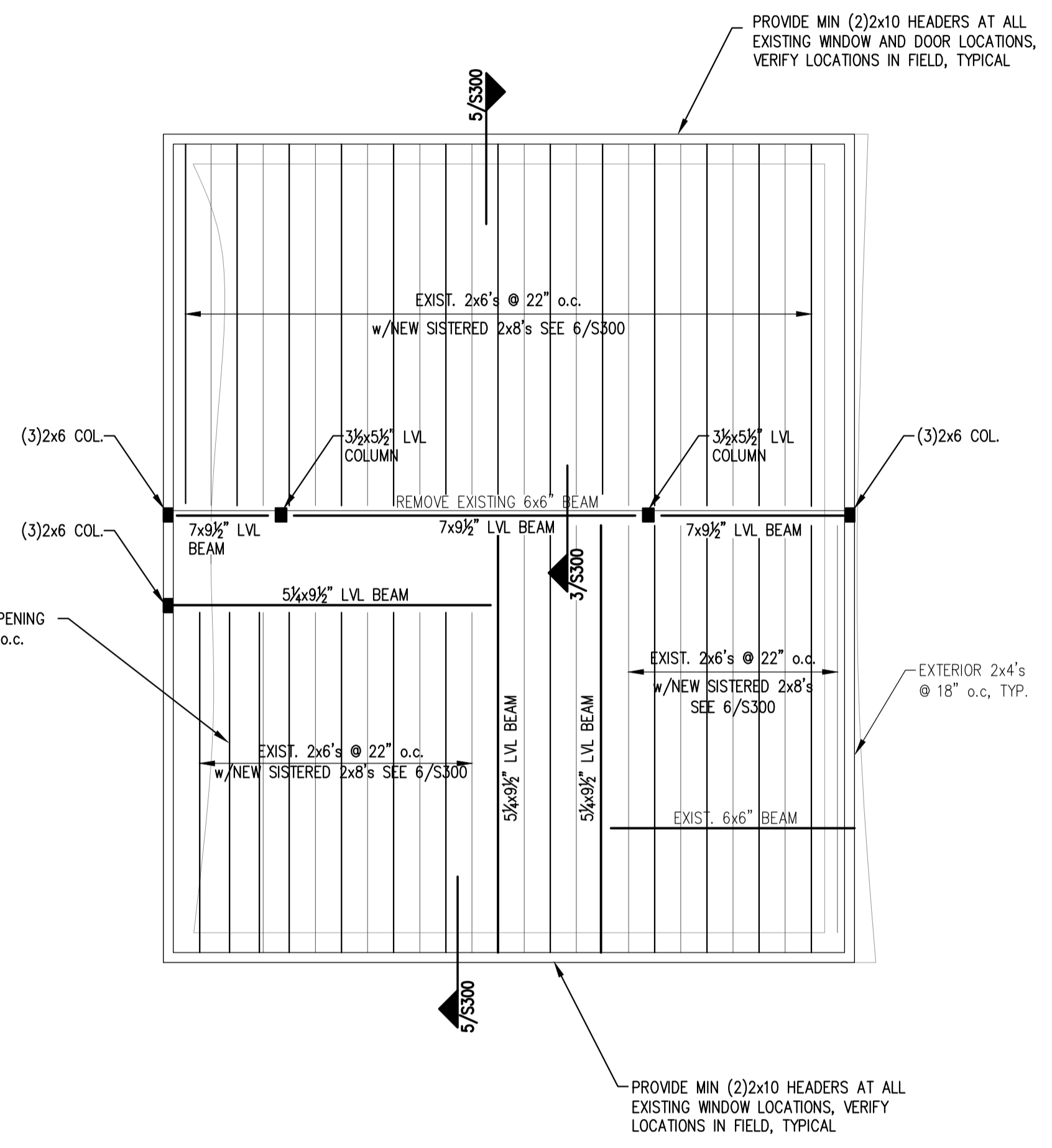
SHEET TITLE:
THIRD FLOOR & ROOF FRAMING PLAN

DESIGNED: SJP
DRAWN: SJP
DATE: 9-17-13
PROJECT NUMBER: 13-099

S102



PLAN NORTH



- NOTES FOR TYPICAL FLOOR/ROOF SHEATHING DETAIL:
- SEE S000 FOR WOOD NOTES FOR SHEATHING REQUIREMENTS.
 - USE APA RATED 5/8-INCH CDX PLYWOOD SHEATHING ON ROOF.
 - USE APA RATED 3/4-INCH PLYWOOD SHEATHING ON FLOOR.
 - ATTACH ROOF AND FLOOR DIAPHRAGMS W/8d NAILS SPACED 12" o.c. ALONG INTERMEDIATE FRAMING MEMBERS AND 6" o.c. AT SUPPORTED EDGES.
 - FLOOR AND ROOF DIAPHRAGMS ARE UNBLOCKED, EXCEPT AS NOTED ON ROOF FRAMING PLAN.
 - USE SHEATHING CLIPS BETWEEN SHEETS ON ROOF WHERE BLOCKING IS NOT REQUIRED.

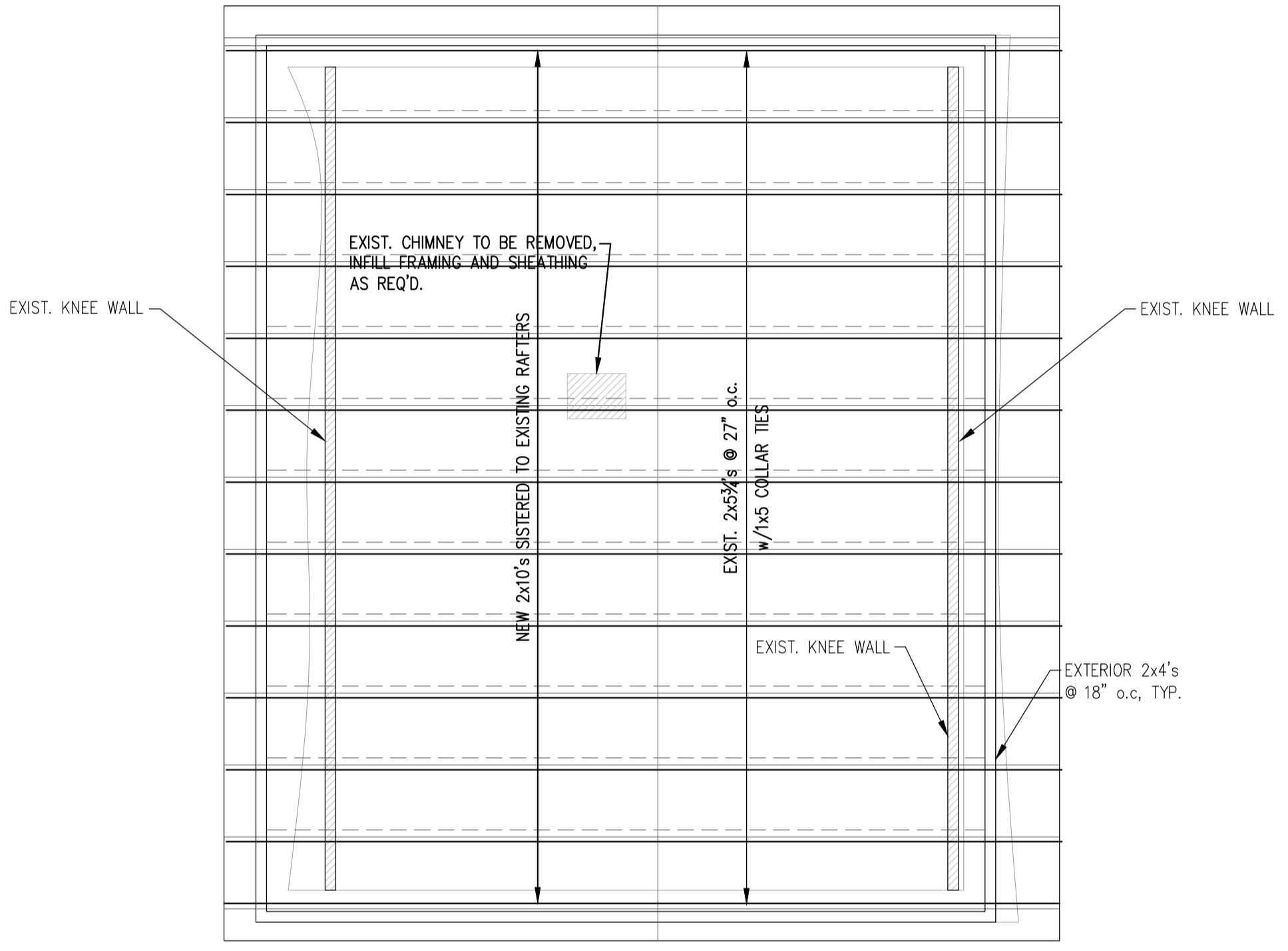
TYPICAL FLOOR/ROOF SHEATHING DETAIL

THIRD FLOOR FRAMING PLAN

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



PLAN NORTH



- NOTES:
- PROVIDE SIMPSON JOIST HANGERS AT ALL JOIST ENDS, TYP.
 - WINDOW HEADERS SHALL BE (2)-2x10's, U.N.O., SEE TYPICAL HEADER DETAIL S101
 - PROVIDE (3) 2x6 STUDS AT ALL COLUMNS AND CORNERS, U.N.O.
 - CONTRACTOR TO VERIFY EXISTING CONDITIONS AND PROPOSED FRAMING AS SHOWN ON PLAN AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION
 - SEE TYPICAL SHEATHING DETAIL THIS DWG.

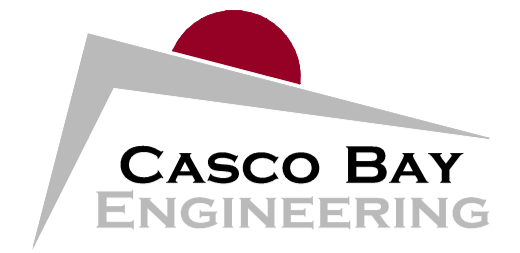
PLAN LEGEND

	SHEAR WALL
	BEAM
	HSS COLUMN
	COLUMN FROM ABOVE
	COLUMN BELOW
	COLUMN ABOVE AND BELOW
	HOLD-DOWN

ROOF FRAMING PLAN

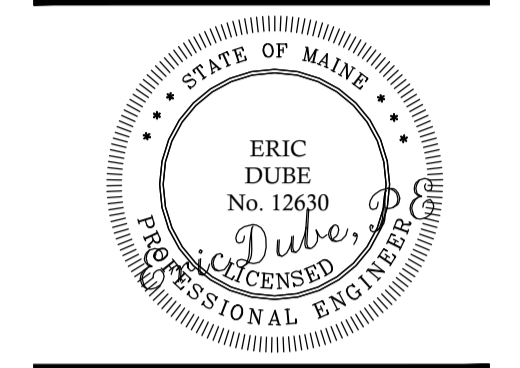
SCALE: 1/4"=1'-0" 1

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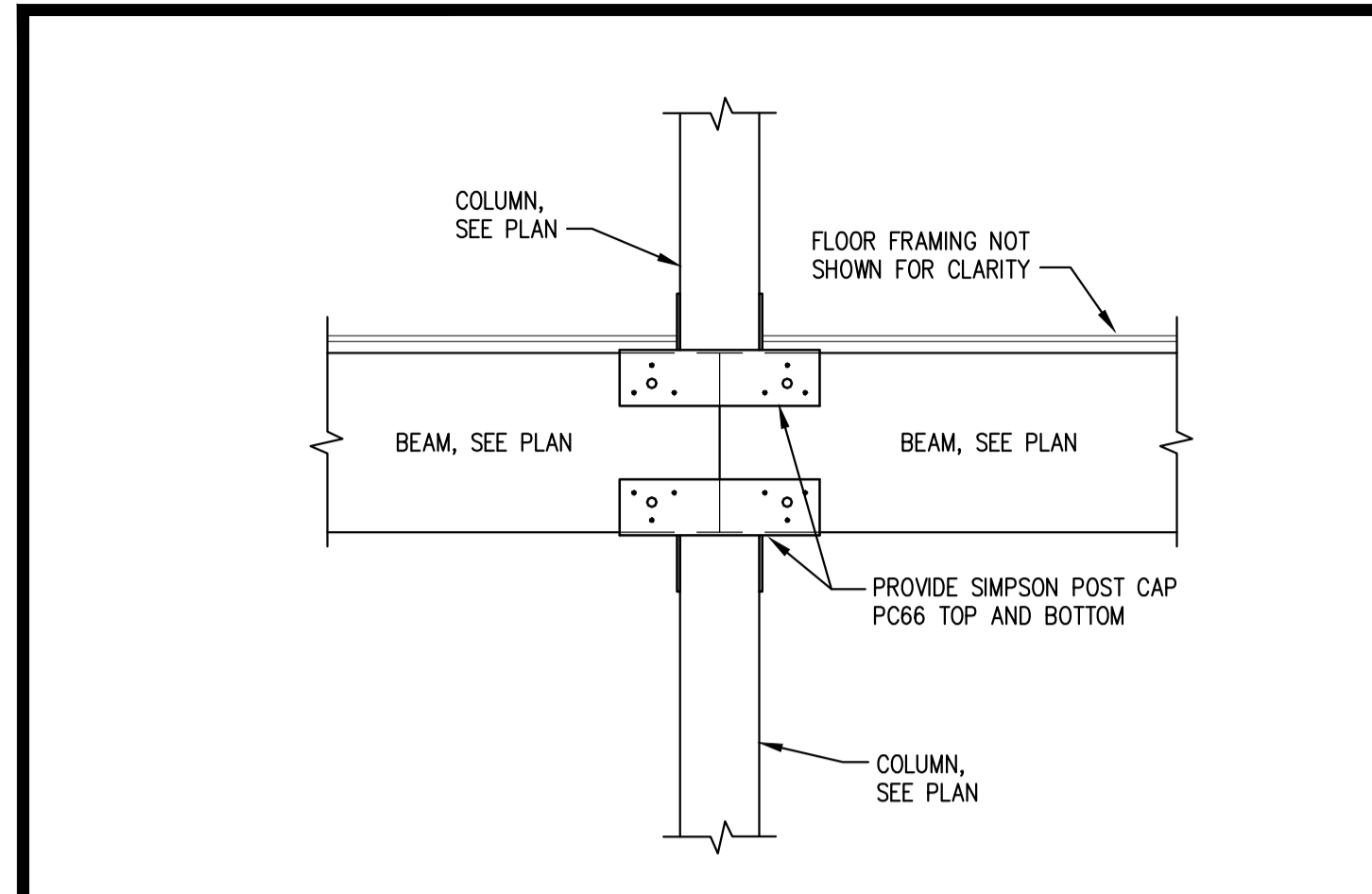
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			BY	BY	
A			SJP	ED	10-10-13

SHEET TITLE:
FRAMING DETAILS

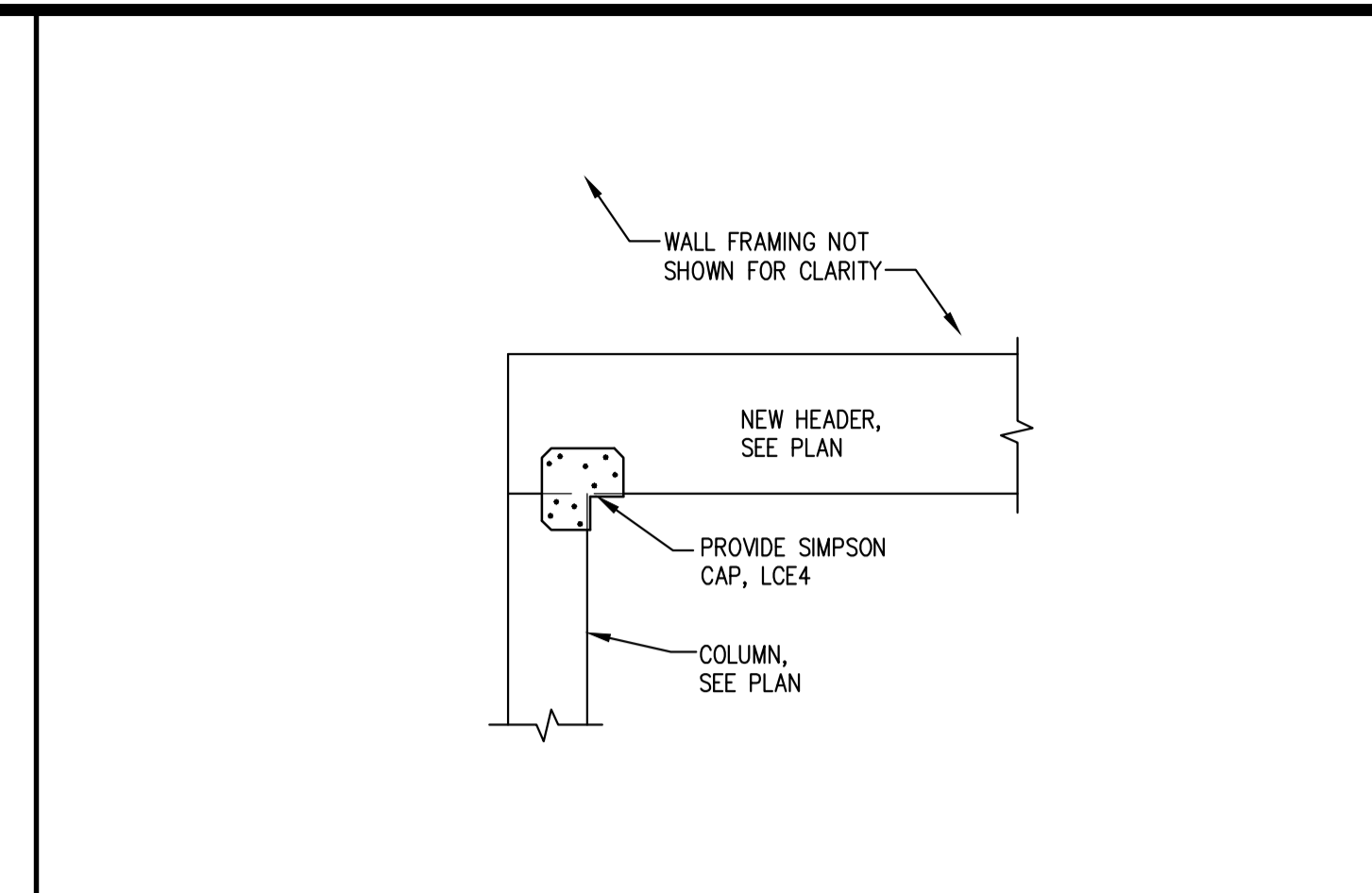
DESIGNED: SJP
 DRAWN: SJP
 DATE: 9-17-13
 PROJECT NUMBER: 13-099

S300

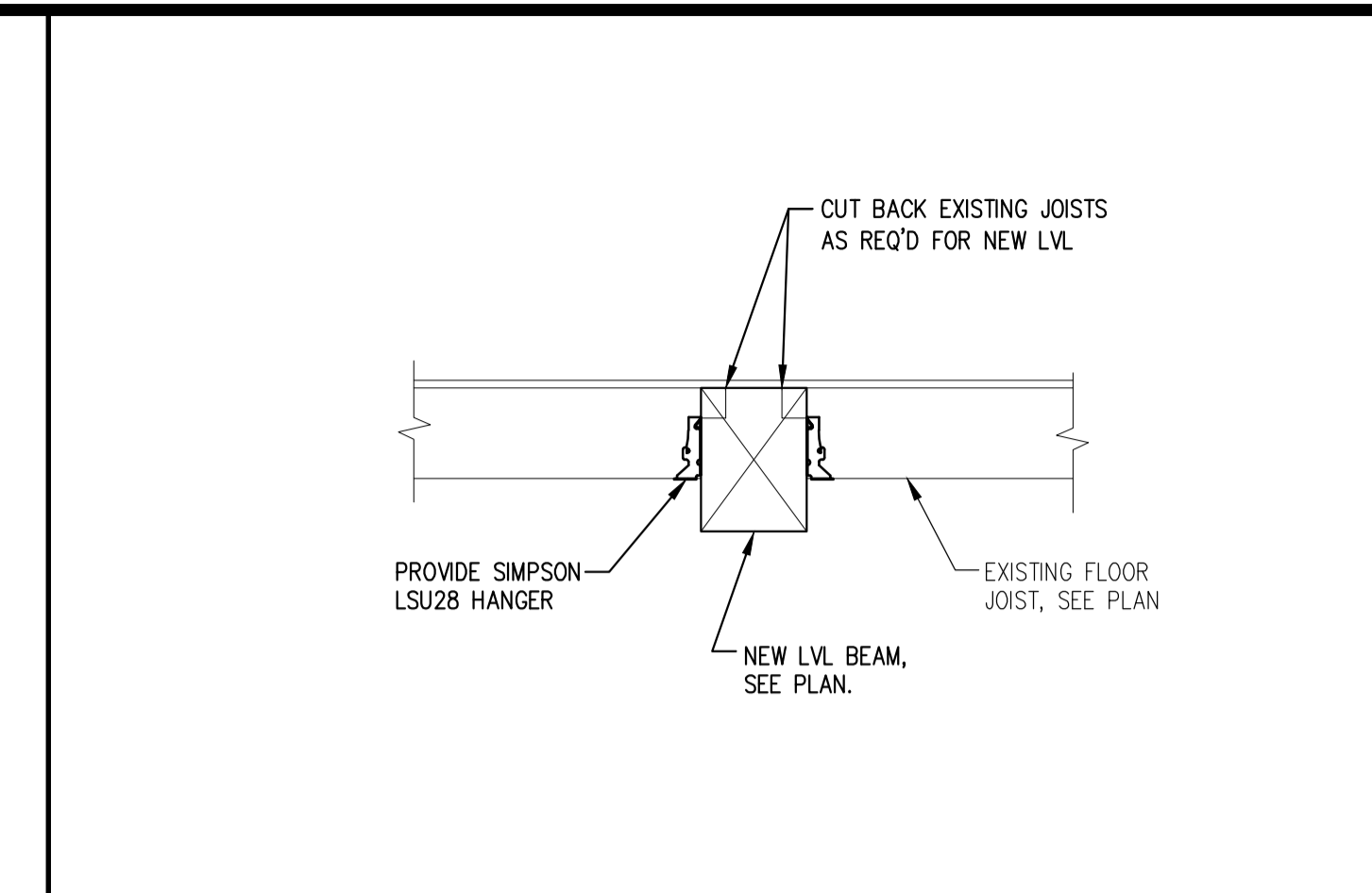
PRINTED: Nov 21, 2013



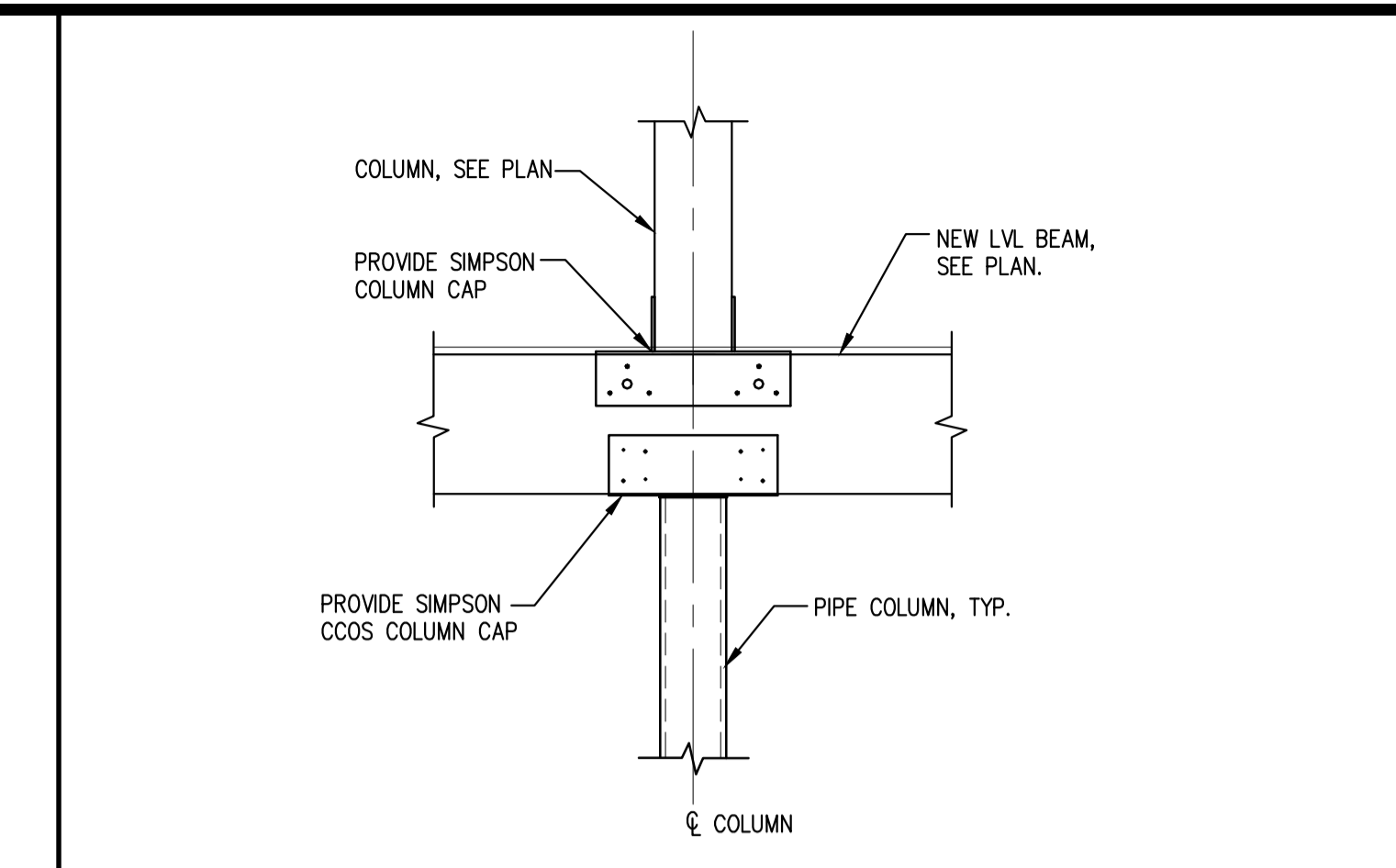
TYPICAL BEAM TO COLUMN SCALE: 1"=1'-0" 1



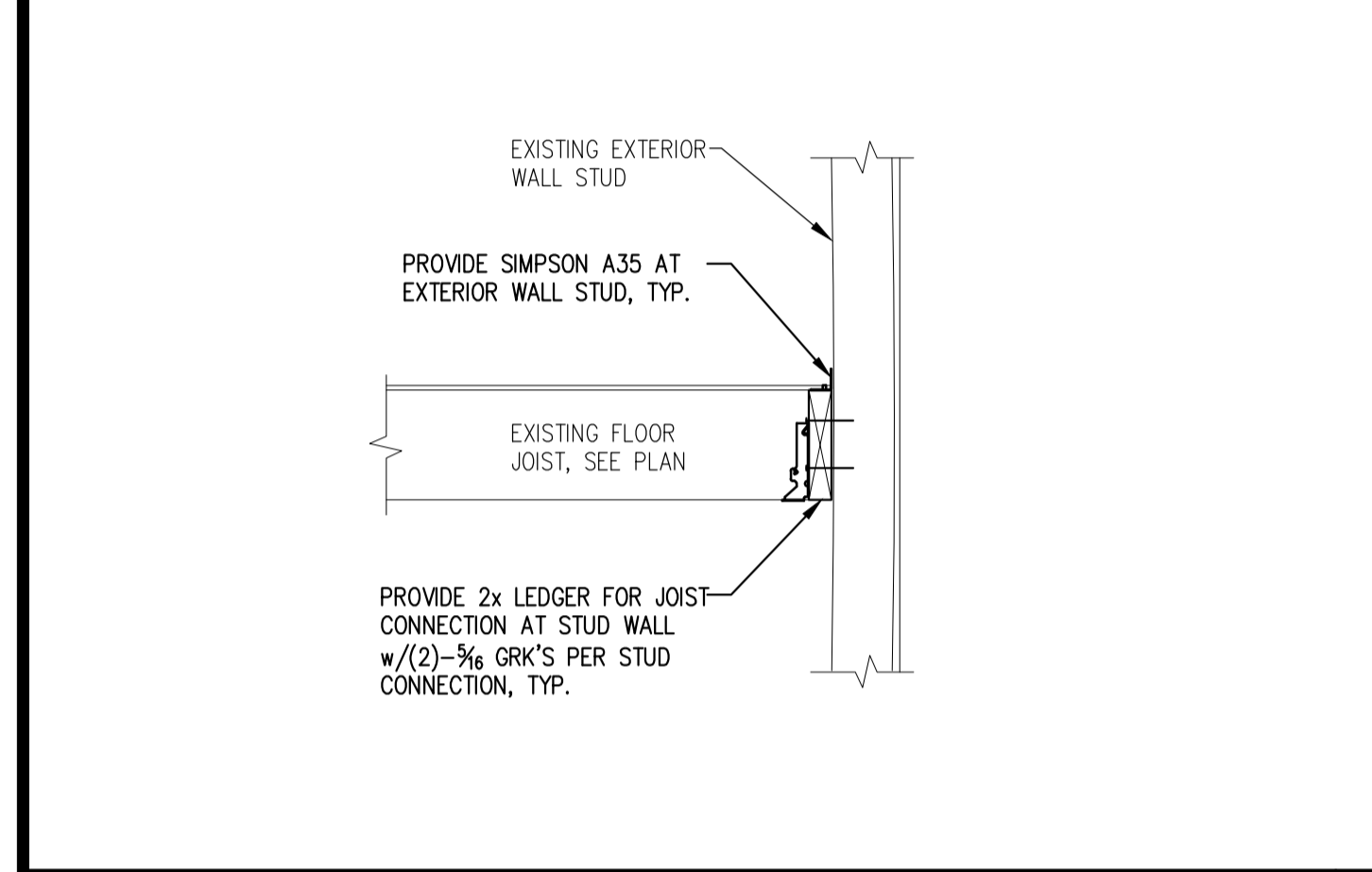
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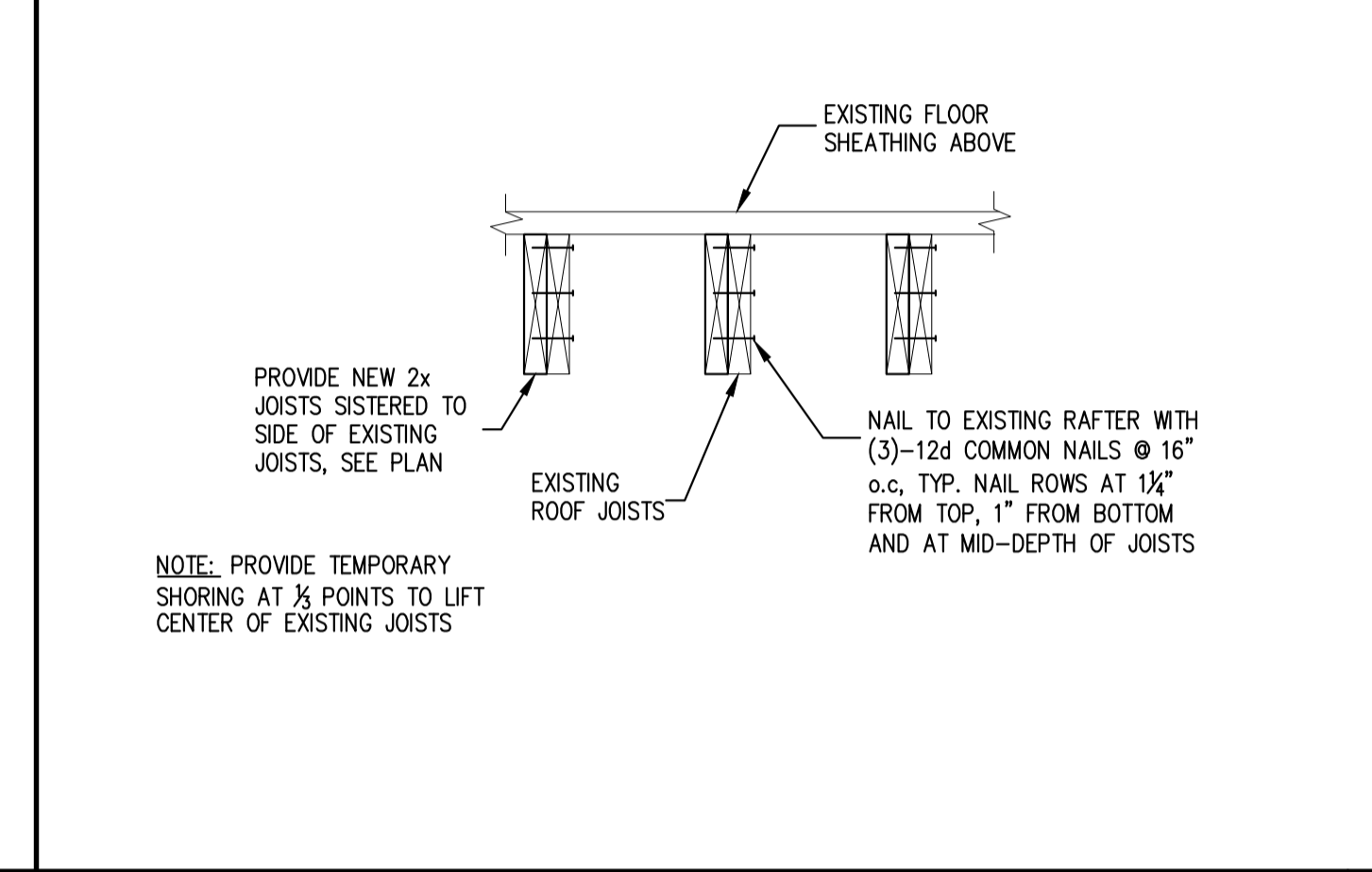
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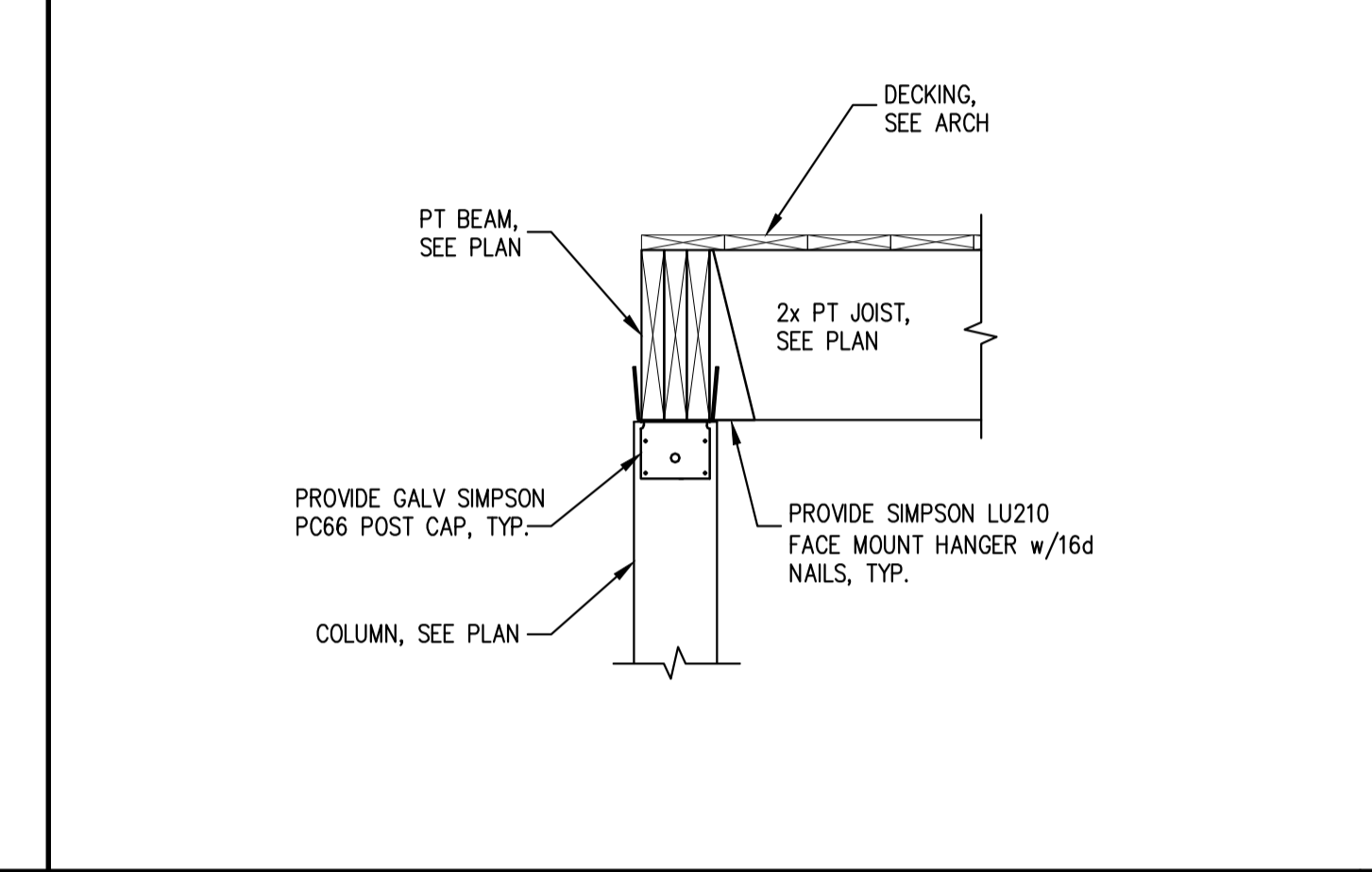
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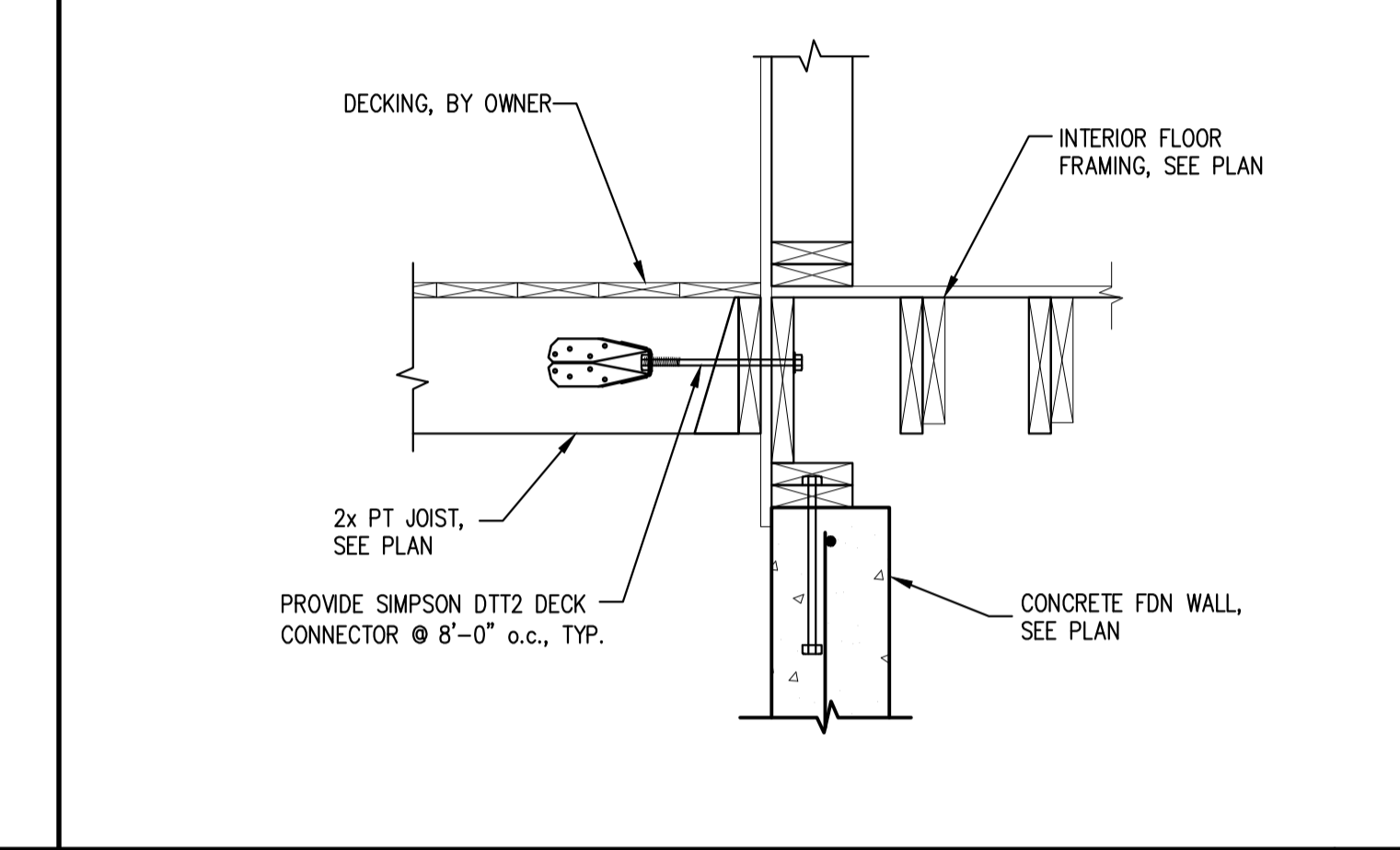
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SECTION SCALE: 1"=1'-0" 6



SECTION SCALE: 1"=1'-0" 7



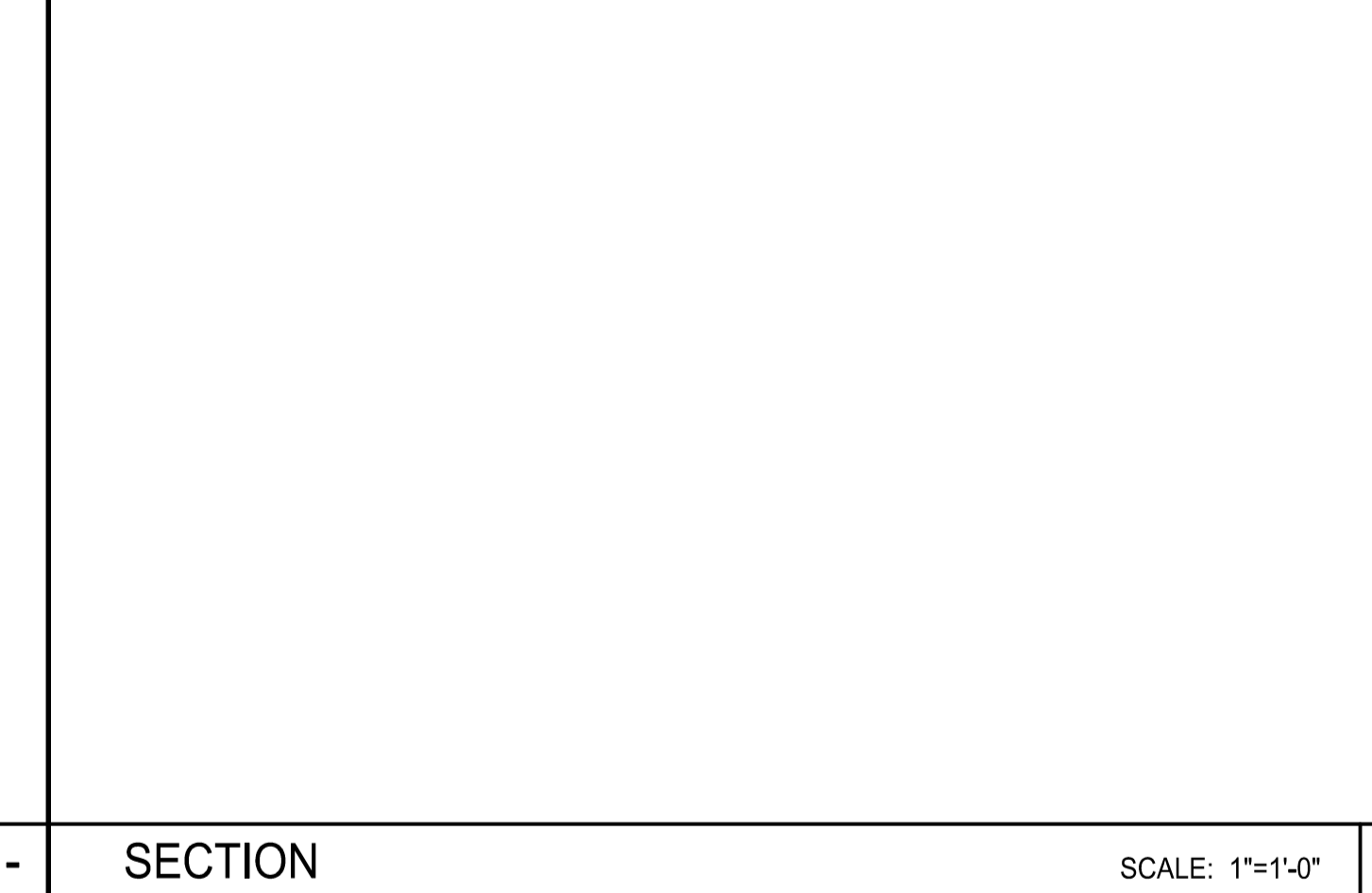
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SECTION SCALE: 1"=1'-0" -



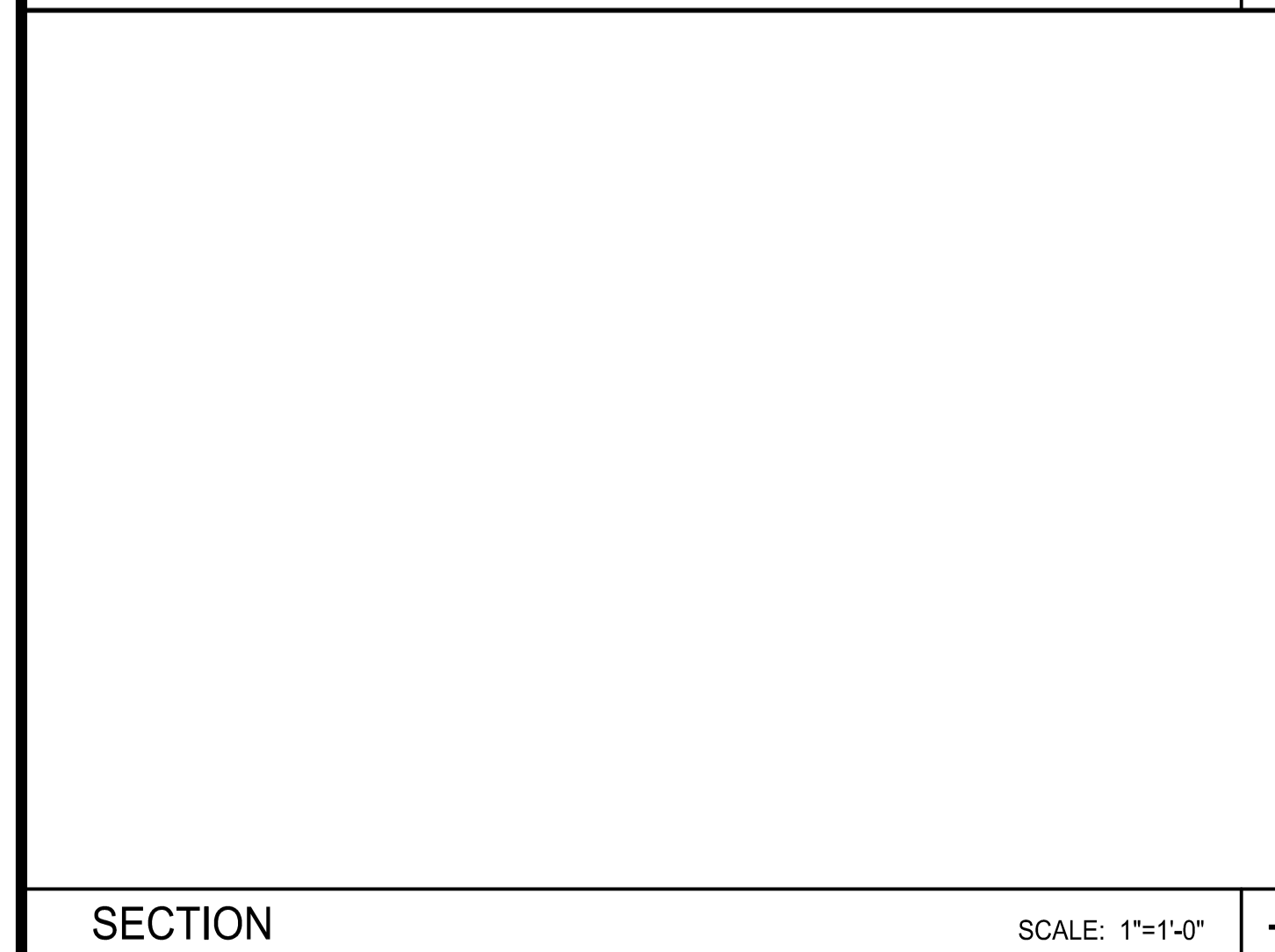
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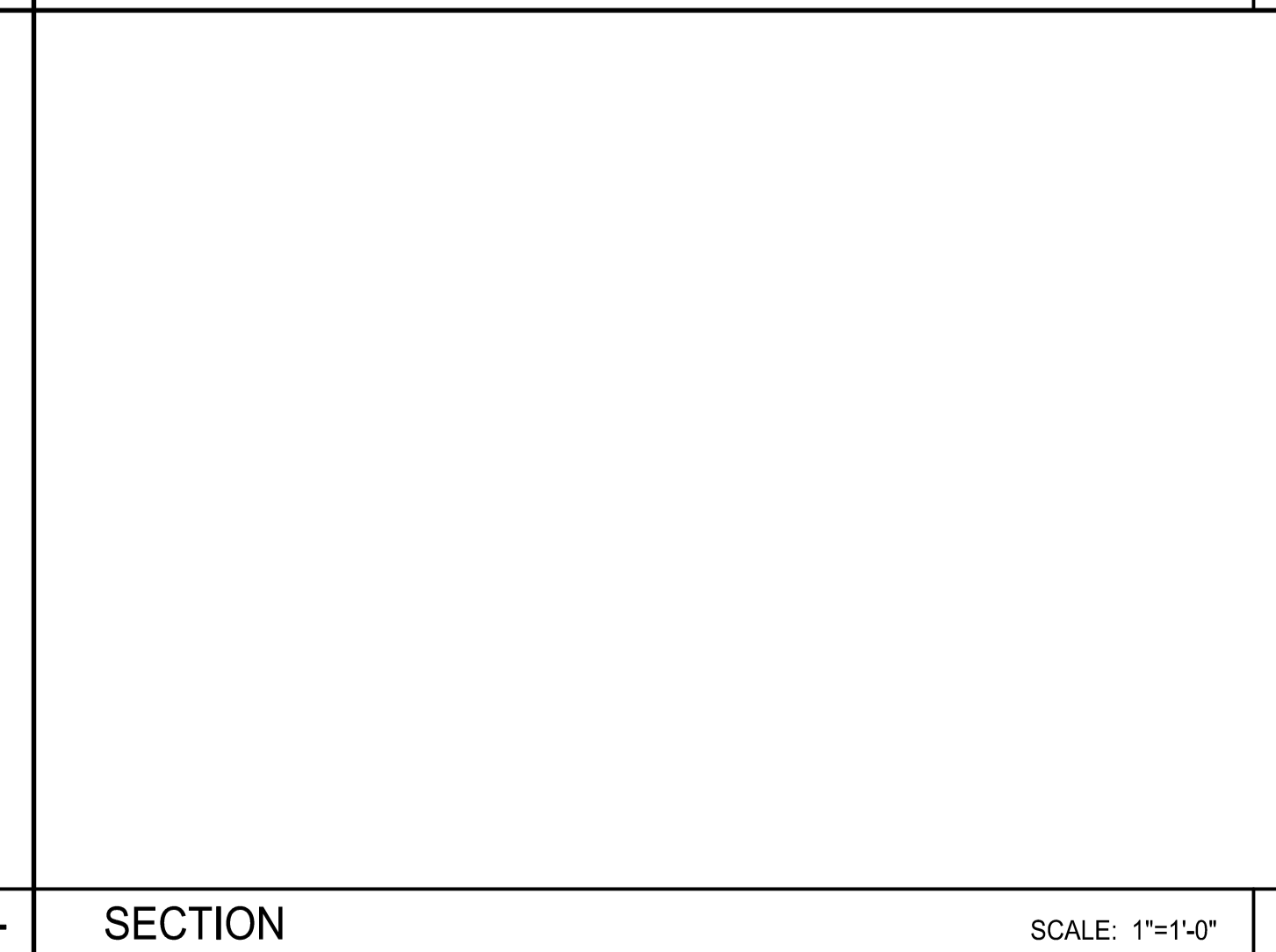
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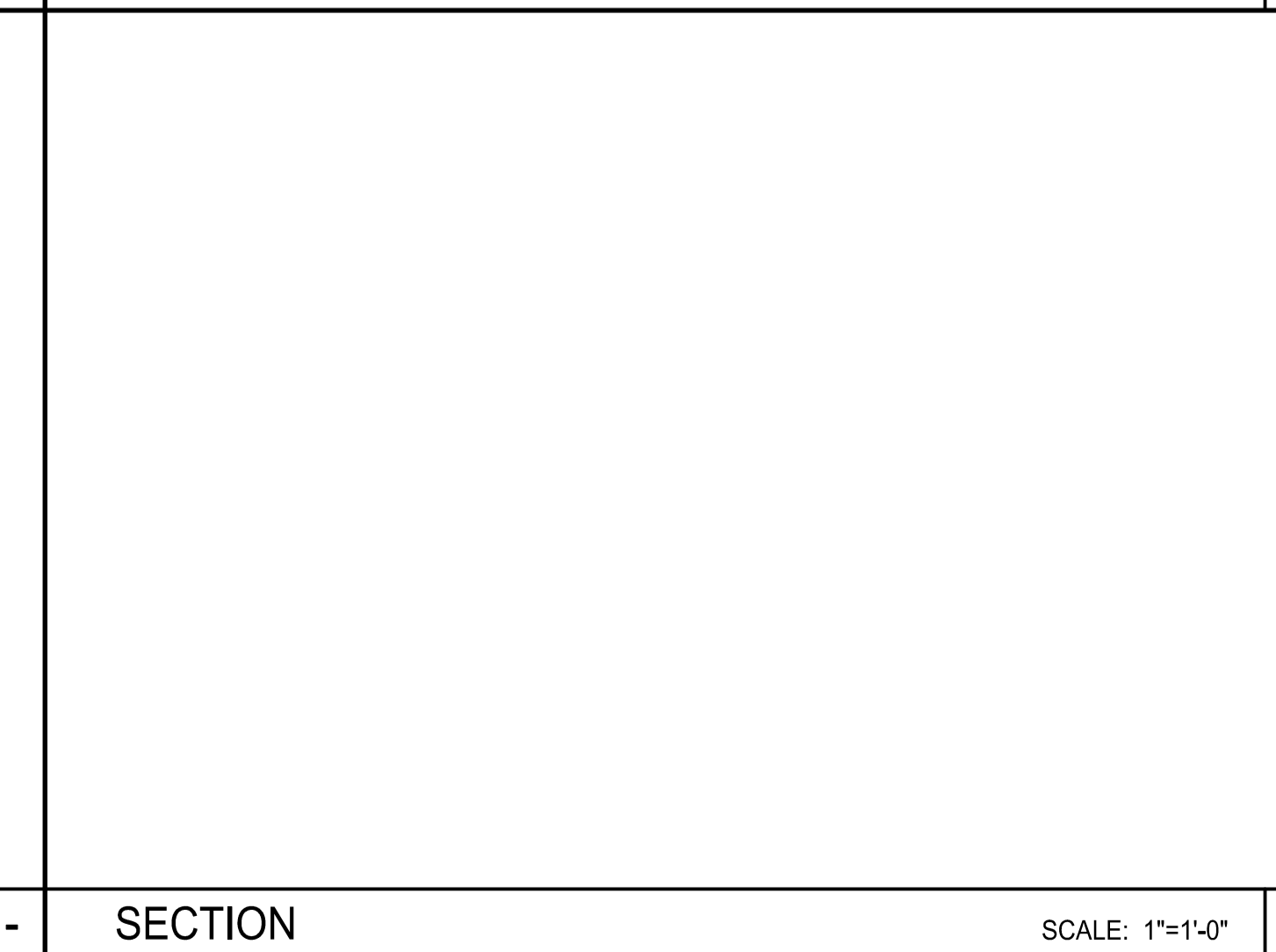
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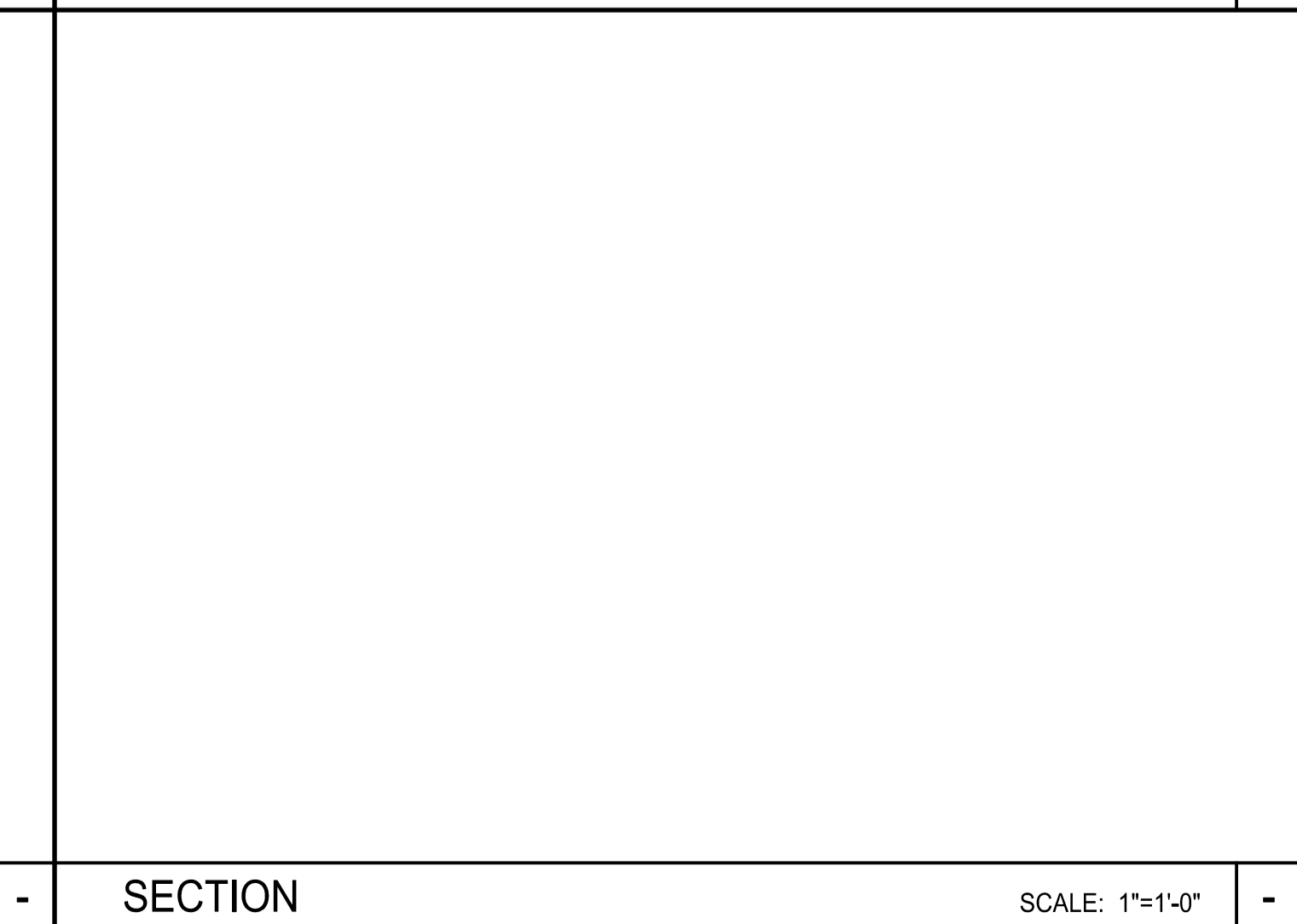
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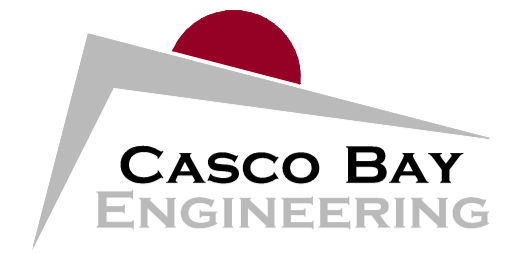
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SECTION SCALE: 1"=1'-0" -



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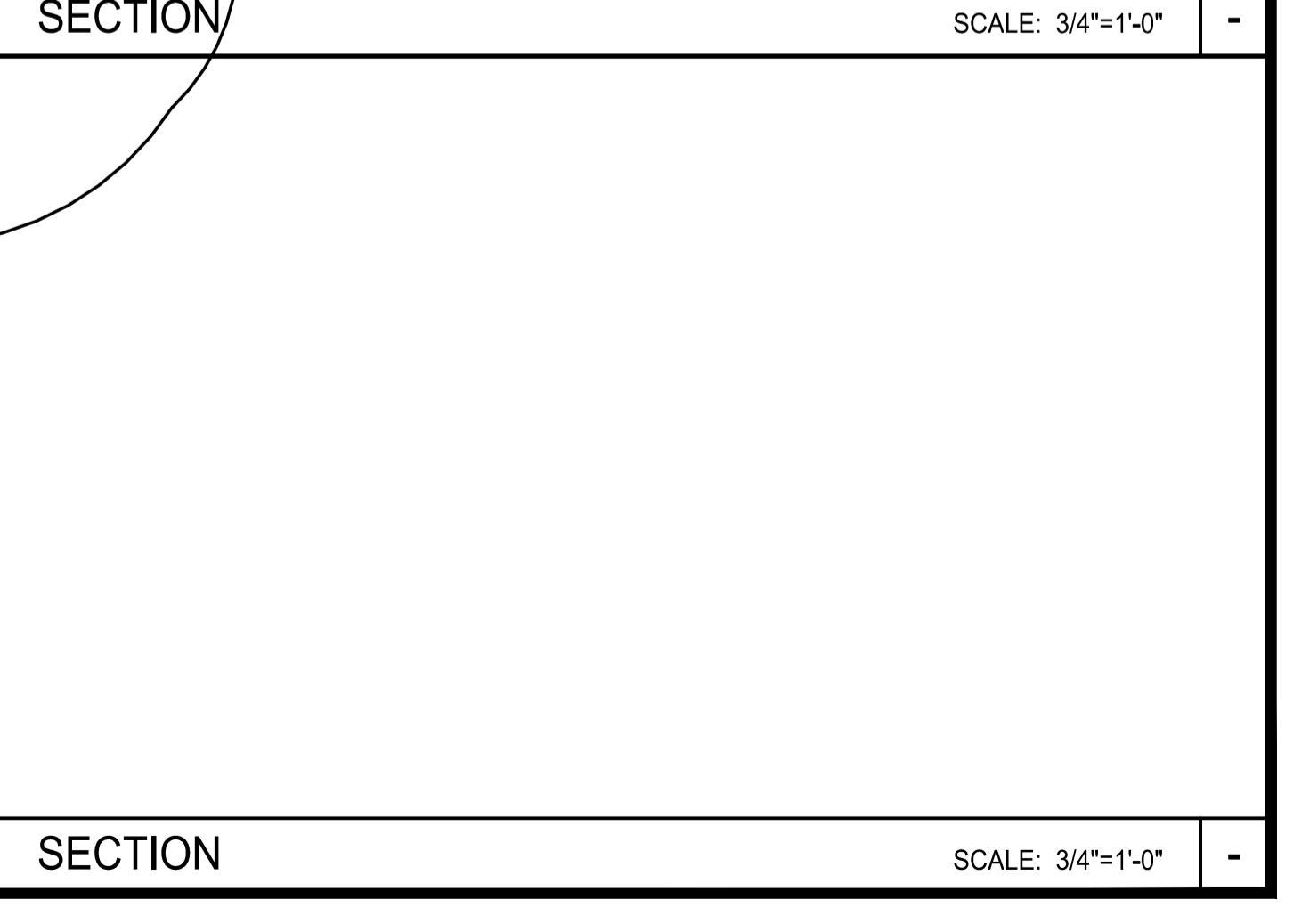
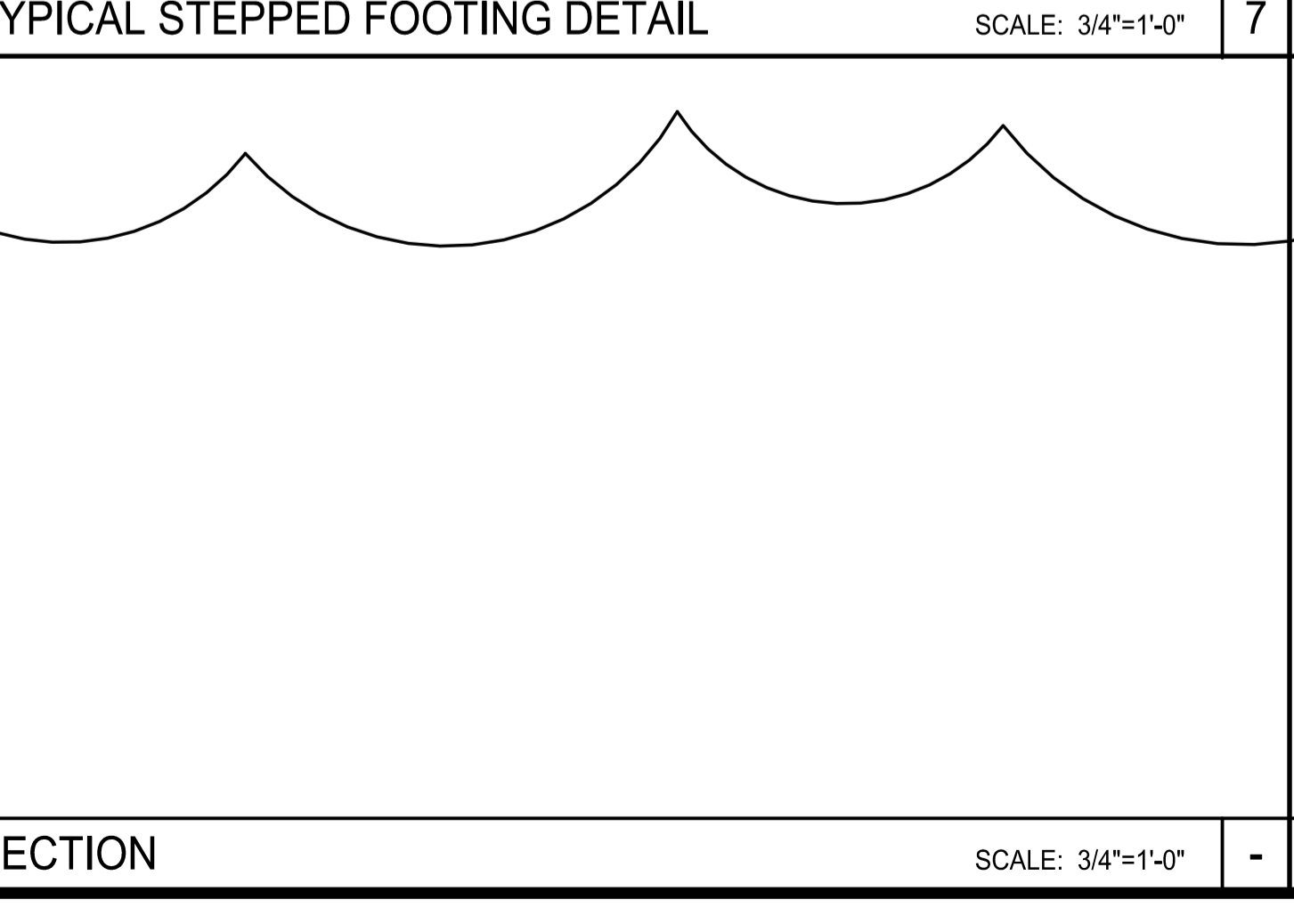
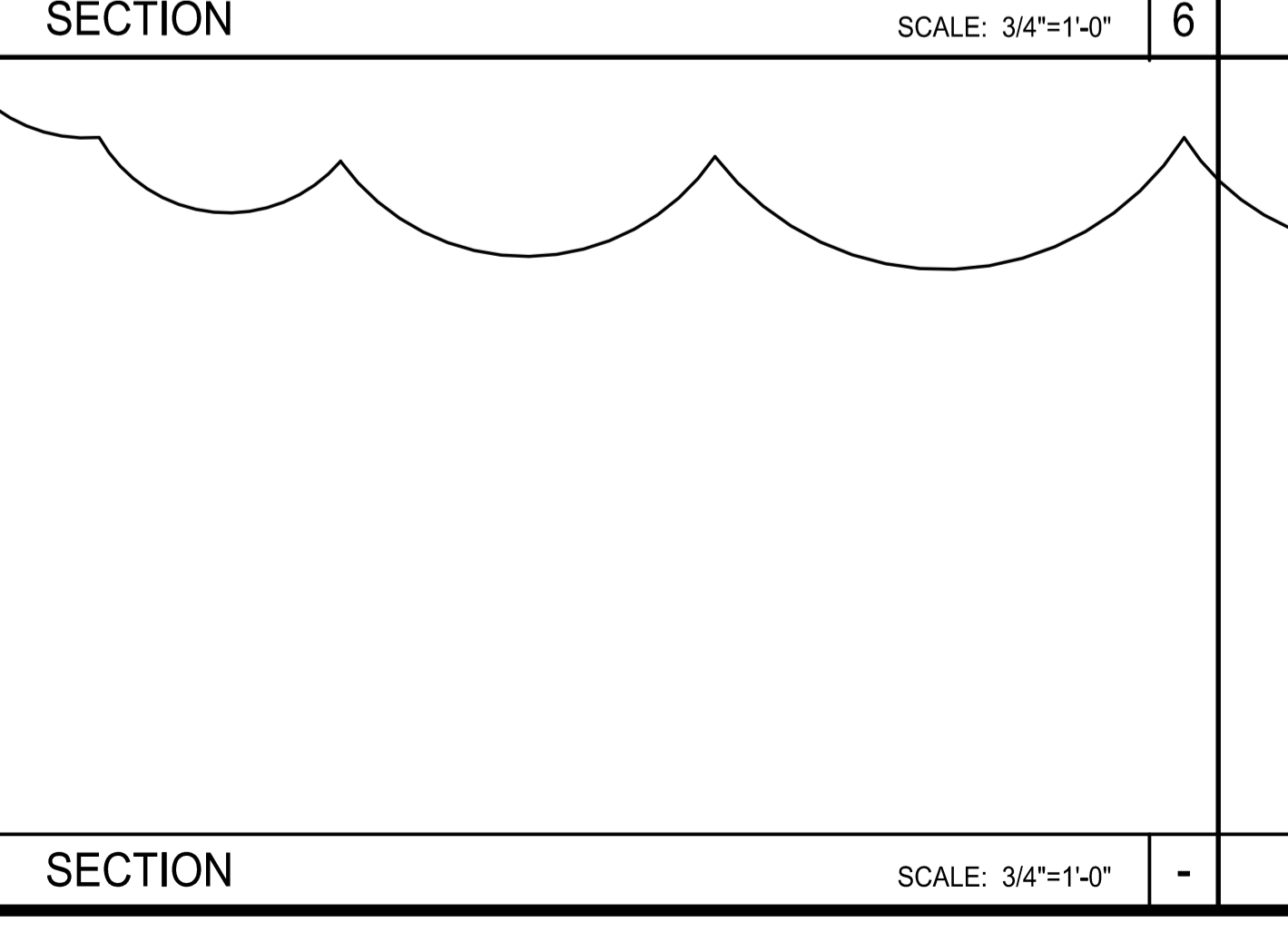
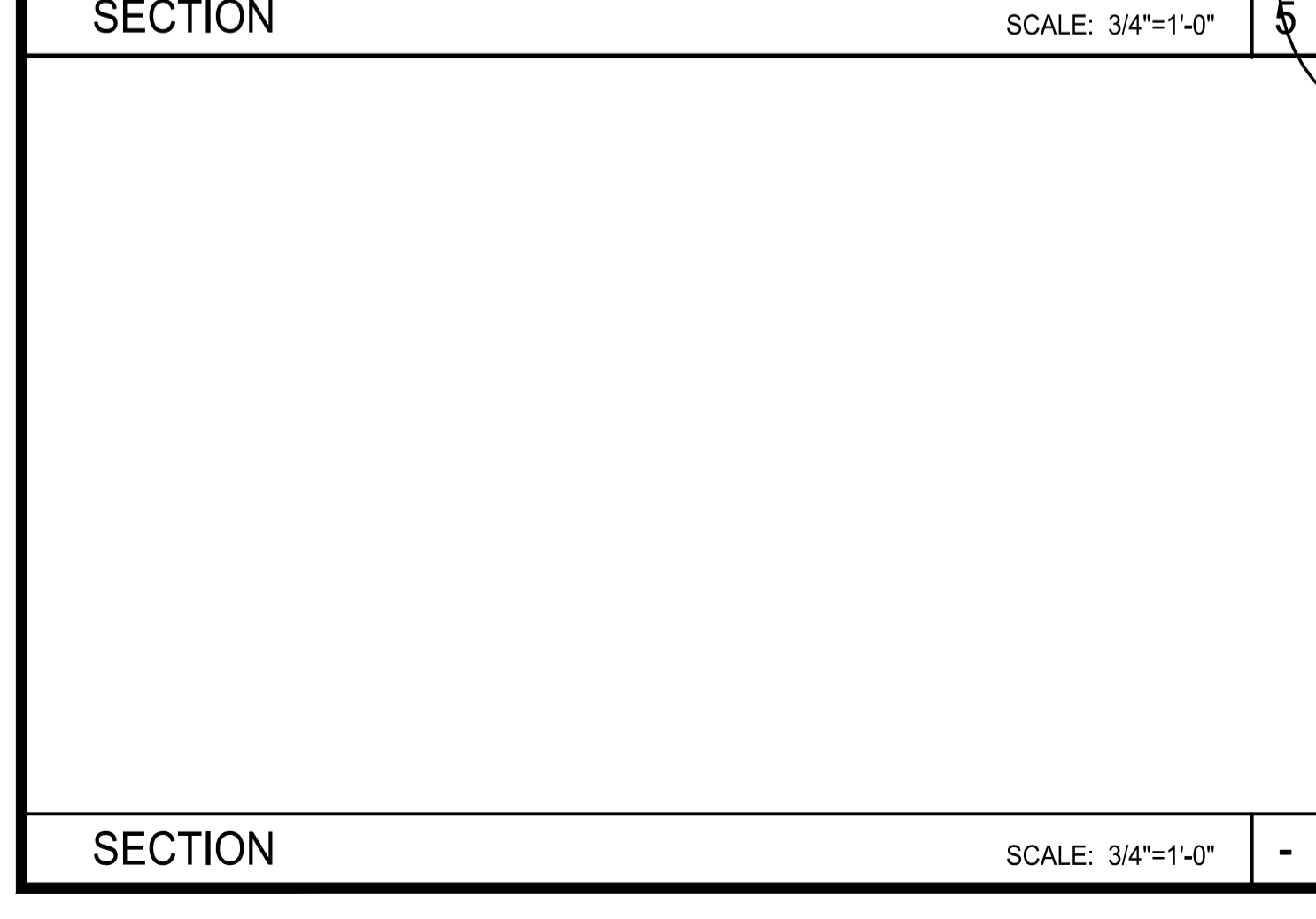
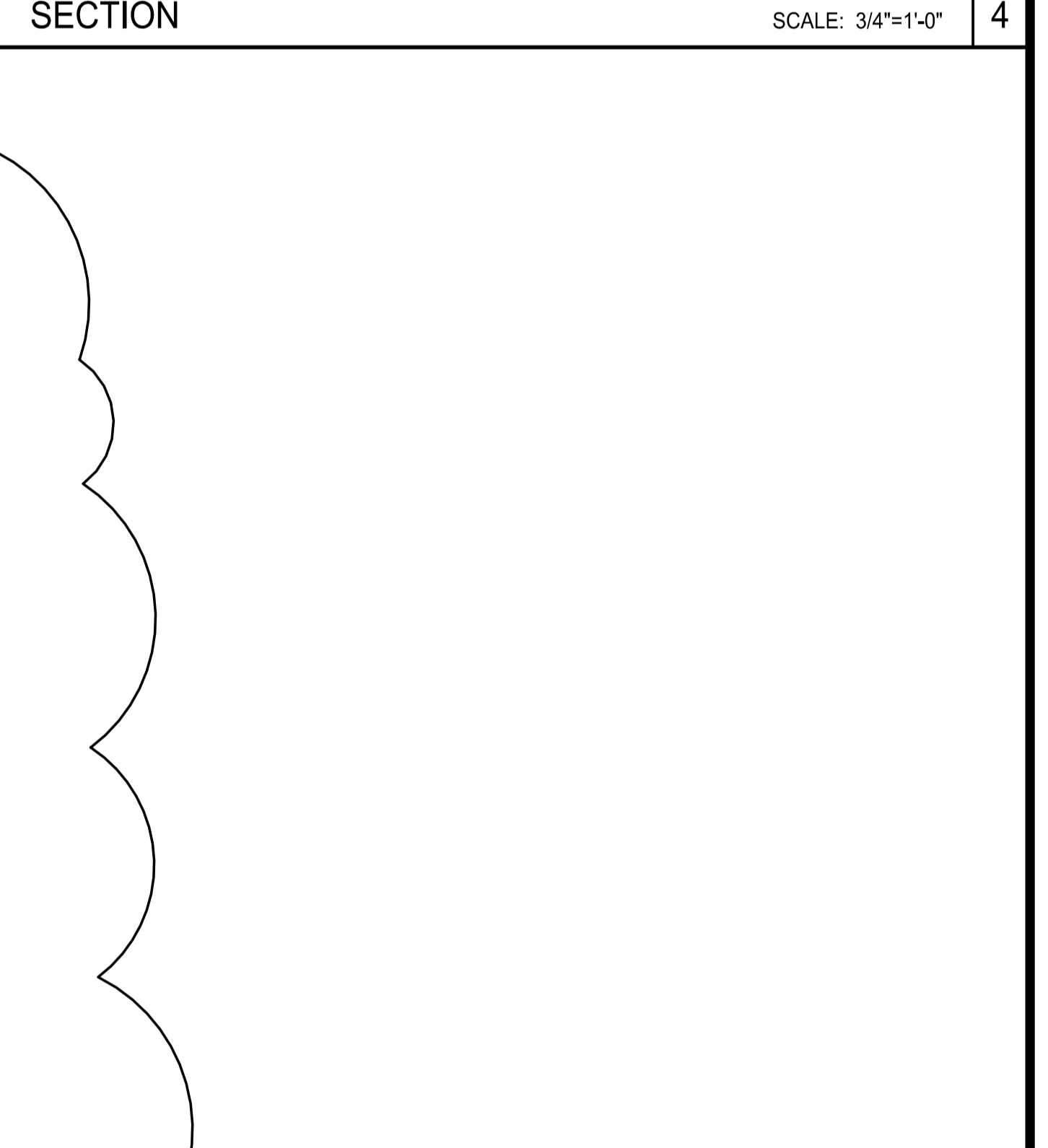
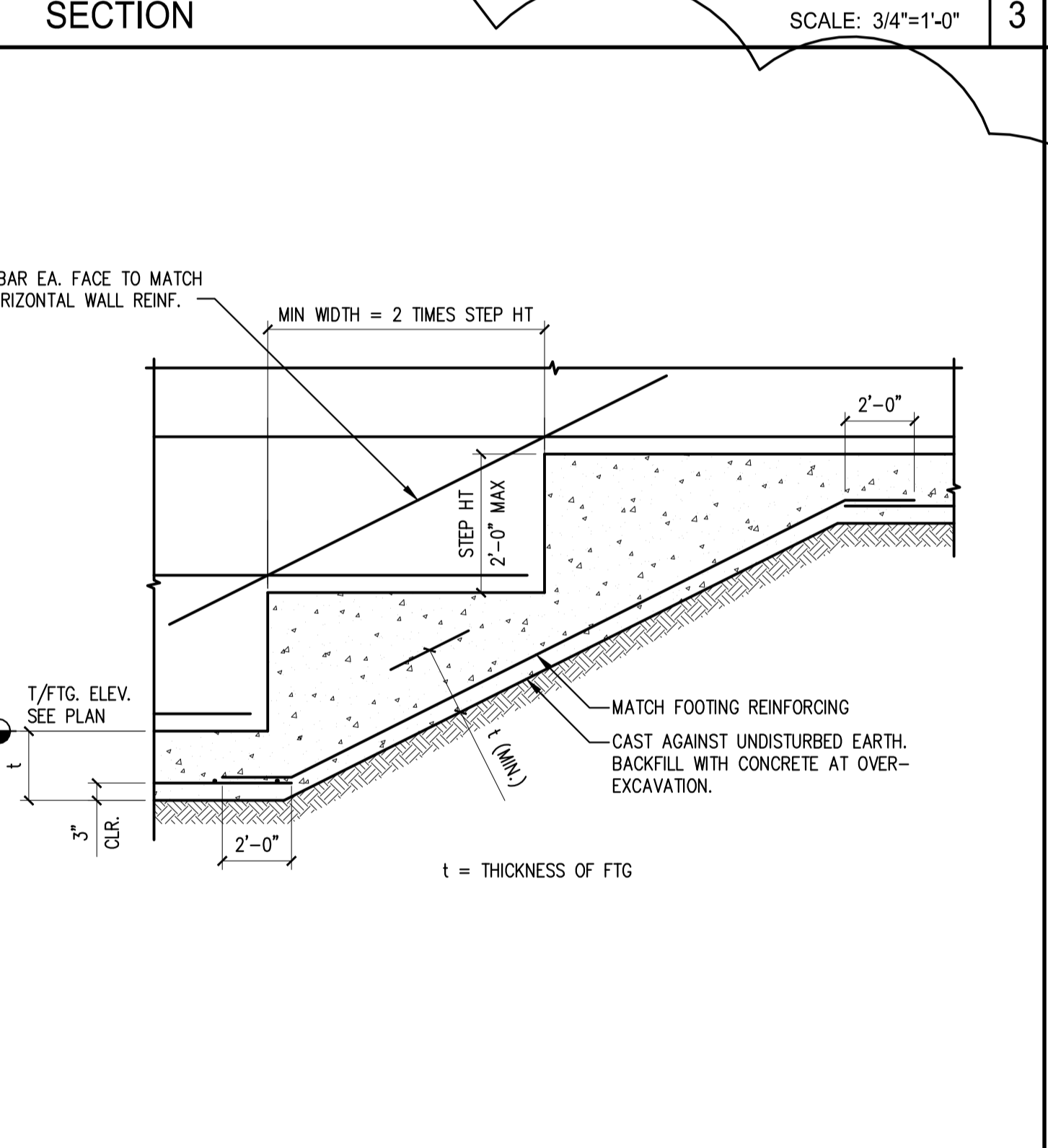
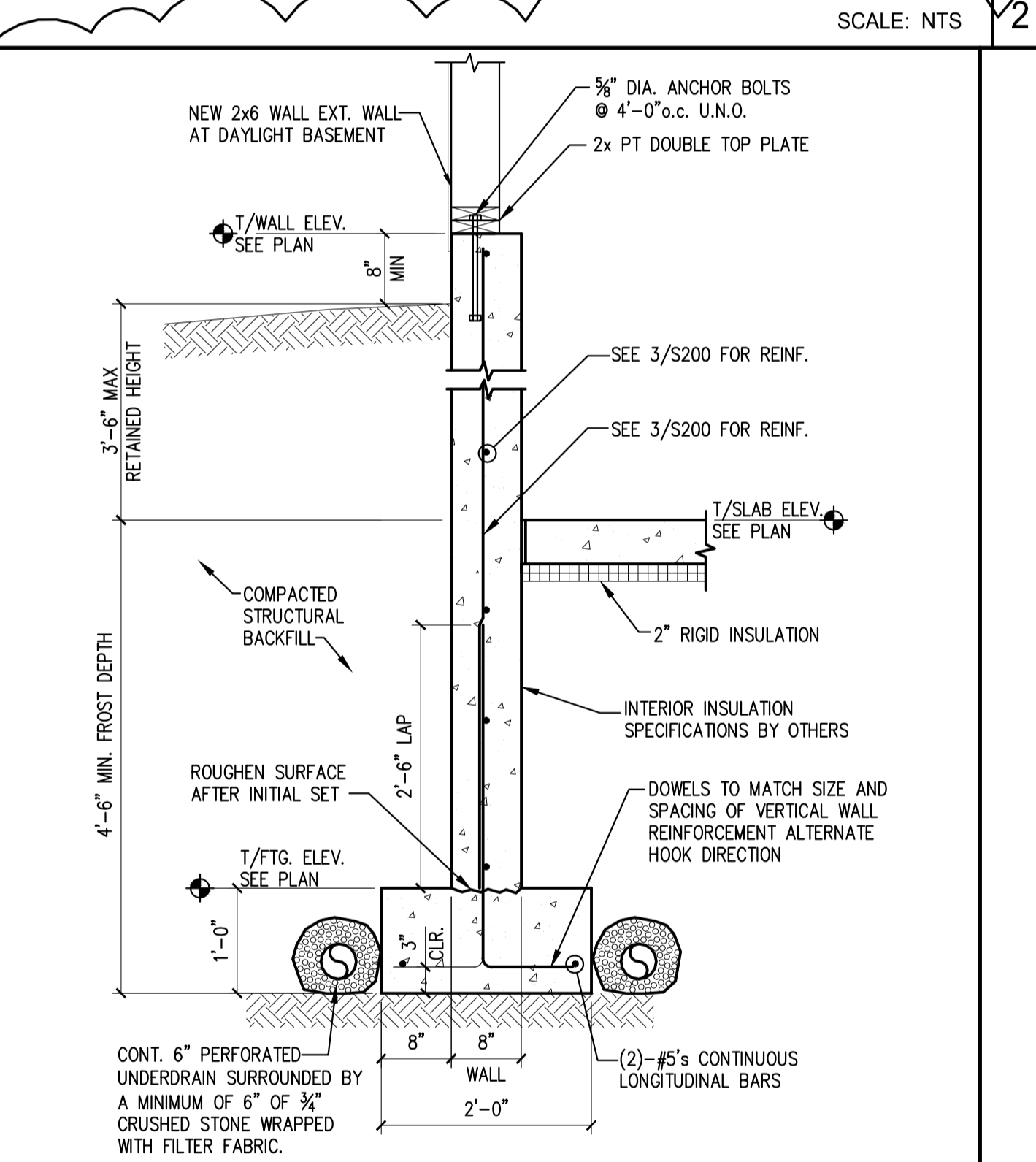
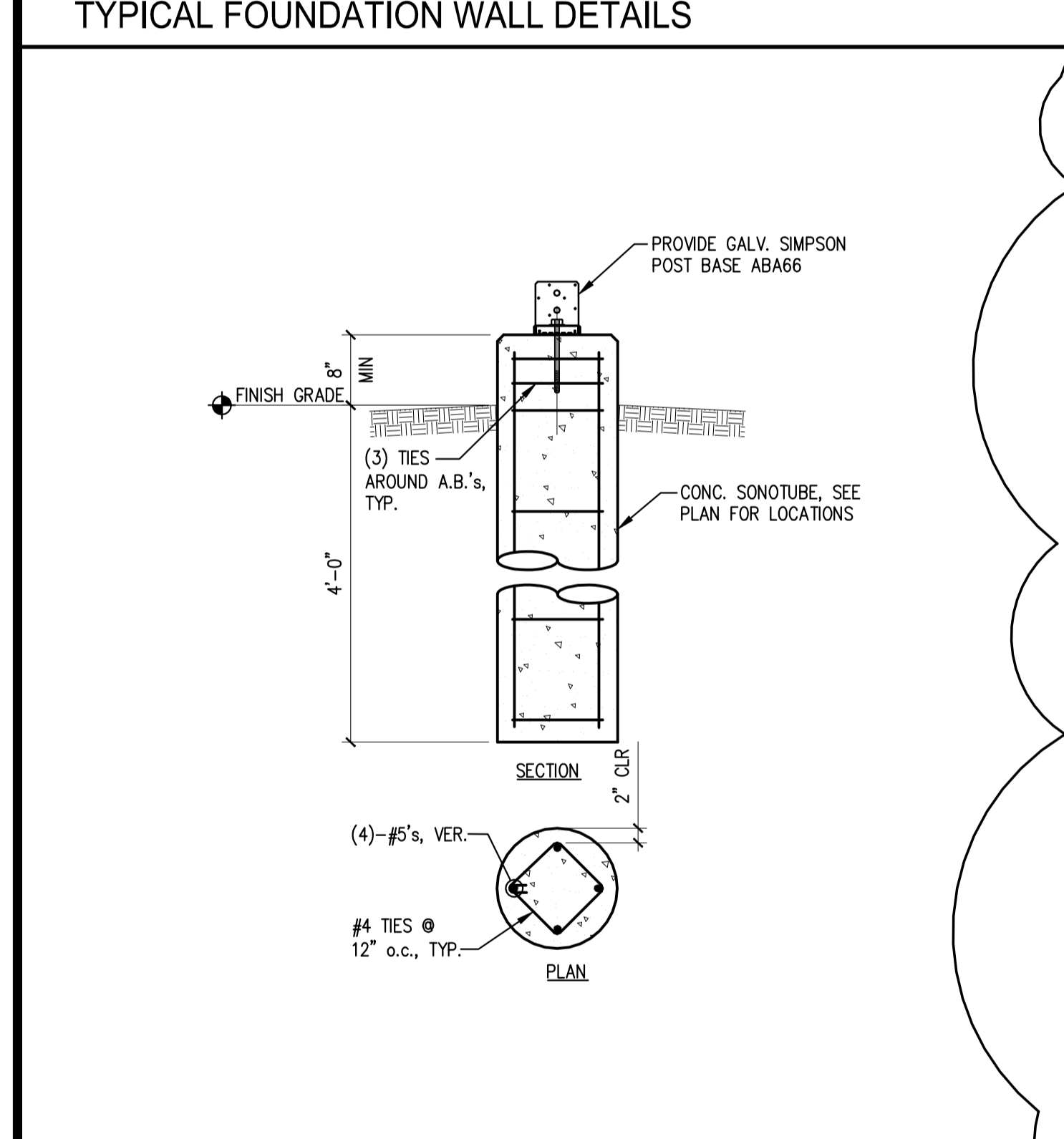
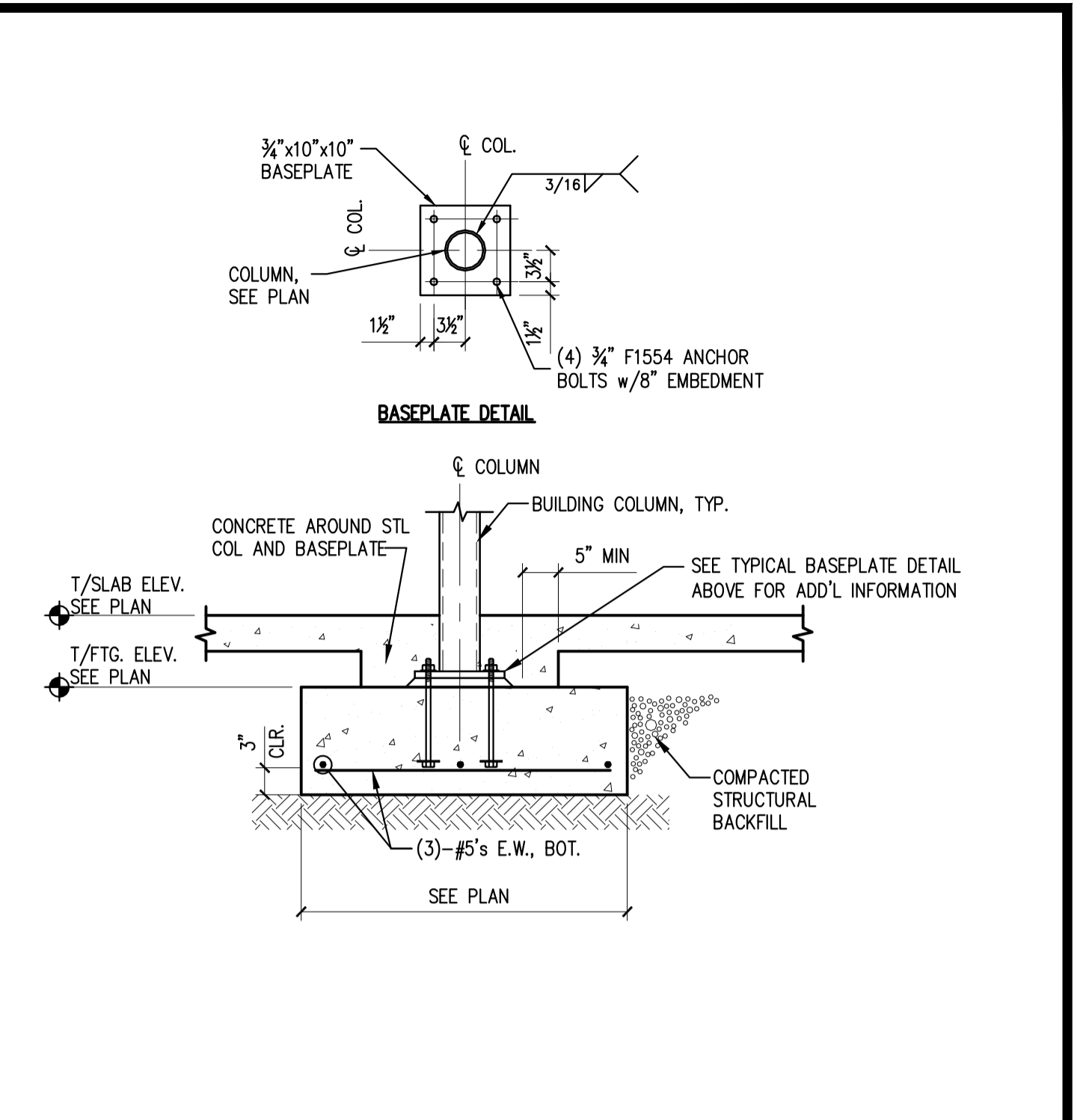
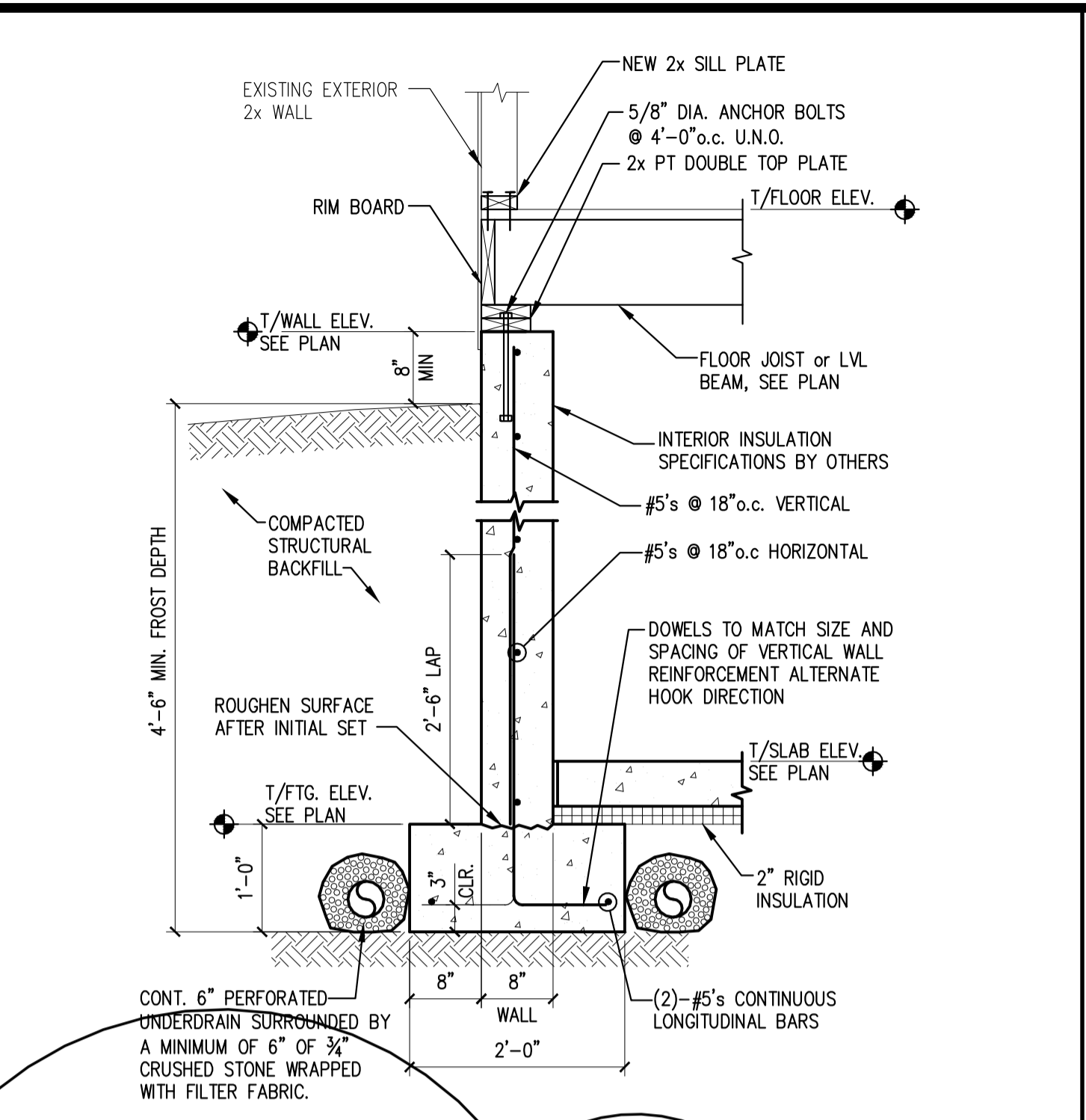
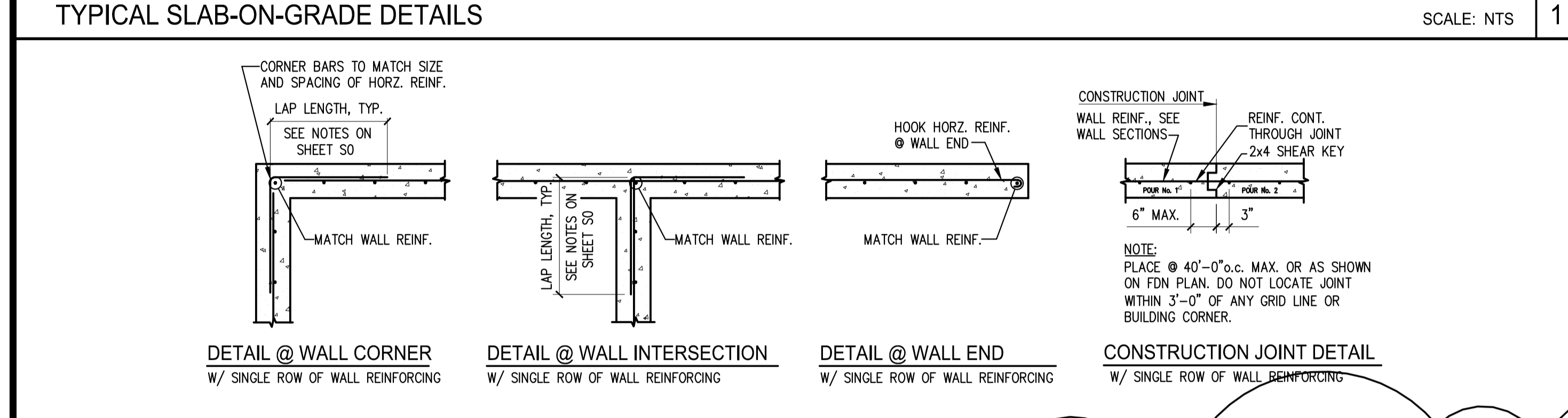
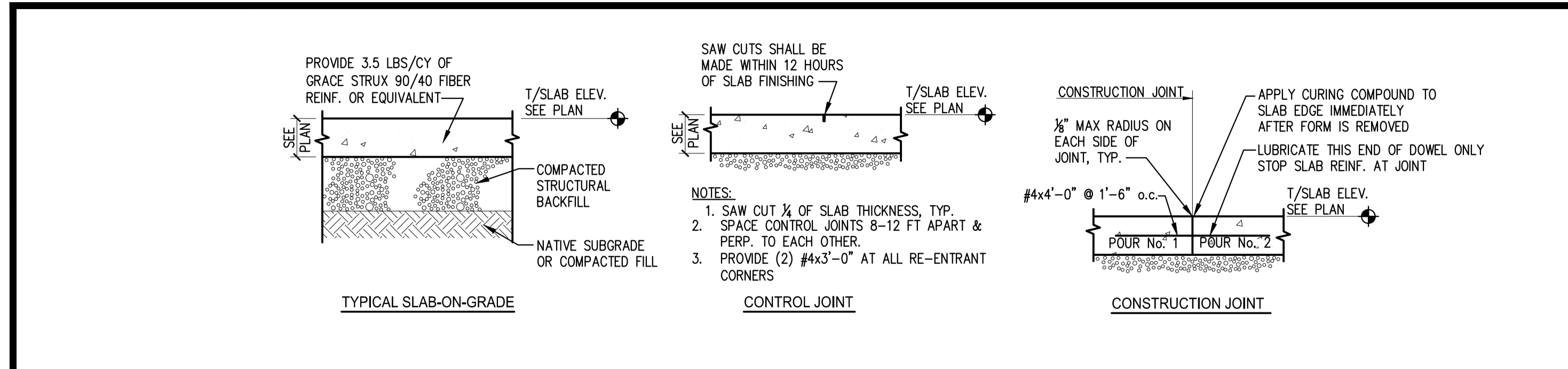
CUMBERLAND AVE. RENOVATION
 PORTLAND, ME
 93 CUMBERLAND AVE
BUILDING RENOVATION

No.	ISSUED	DESCRIPTION	CHK.	DATE
			DR.	BY
A	FOR PERMIT ONLY			10-10-13
B	FOR PERMIT ONLY-REVISION #1			10-30-13
C	FOR PERMIT ONLY-REVISION #2			11-21-13

SHEET TITLE:
CONCRETE DETAILS

DESIGNED: SJP
DRAWN: SJP
DATE: 9-17-13
PROJECT NUMBER: 13-099

S200



PRINTED: Nov 21, 2013

STREET EXCAVATION AND/OR
SEWER CONNECTION PERMIT

CITY OF PORTLAND, MAINE
DEPARTMENT OF PUBLIC SERVICES

PERMIT NO. P0069
DIG SAFE NO. 20141



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
06/24/14

THIS PERMIT EXPIRES THIRTY DAYS FROM DATE OF ISSUE

ISSUE DATE: 05/01 Date: 06/24/14

PERMISSION IS HEREBY GIVEN TO Michael D'Amboise name 5 Adelbert St. address

TO OPEN 93 - 93 Cumberland Ave

FOR THE PURPOSE OF Sewer cap for building raised and new foundation - rear of building

SAID WORK SHALL BE PROPERLY DONE ACCORDING TO The Excavation Ordinance, Chapter 25 of the Municipal Code, "STREETS, SIDEWALKS AND OTHER PUBLIC PLACES" and abide by all provisions of Chapter 6, Plumbing code and Chapter 24, Sewer Use Ordinance, of the Municipal Codes of the City of Portland, Maine. I HAVE READ AND UNDERSTAND MY RESPONSIBILITIES AS A LICENSED EXCAVATOR AS DESCRIBED IN THE STREET EXCAVATOR ORDINANCE, SECTION 25, ARTICLE VII OF THE MUNICIPAL CODE.

COMMENTS/SPECIAL INSTRUCTION

Michael J. Bobinsky
Director of Public Services

This permit does not create in the applicant any permission for him to enter or use the land of another property owner, either temporarily or permanently, for the purposes of connection with the City sewer line. Questions concerning such permission should be referred to Applicant's attorney.

Qty	Description	Rate per Unit	Charge	Paid	Adj	Due
1.000	Sewer permit	\$50.00 Each	\$50.00	\$50.00	\$0.00	\$0.00
Totals:			<u>\$50.00</u>	<u>\$50.00</u>	<u>\$0.00</u>	<u>\$0.00</u>

ALL CONTRACTORS/INDIVIDUALS MUST NOTIFY THE CITY OF PORTLAND, PUBLIC SERVICES DISPATCH AT 874-8793 THE MORNING OF THE EXCAVATION AND ONE HOUR BEFORE COMPLETION