

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2009-0026
Application I. D. Number
3/9/2009
Application Date
44-46 Cumberland Avenue
Project Name/Description

Reed Richard K & Gunnel Larsdotter &
Applicant
30 Pleasant Ave , Portland , ME 04101
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

44 - 46 Cumberland Ave, Portland, Maine
Address of Proposed Site
013 L008001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

5509 **0** **R6**
Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____ Design Review
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Housing Replacement
- After the Fact - Minor PAD Review 14-403 Streets Review Other _____

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 3/9/2009

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

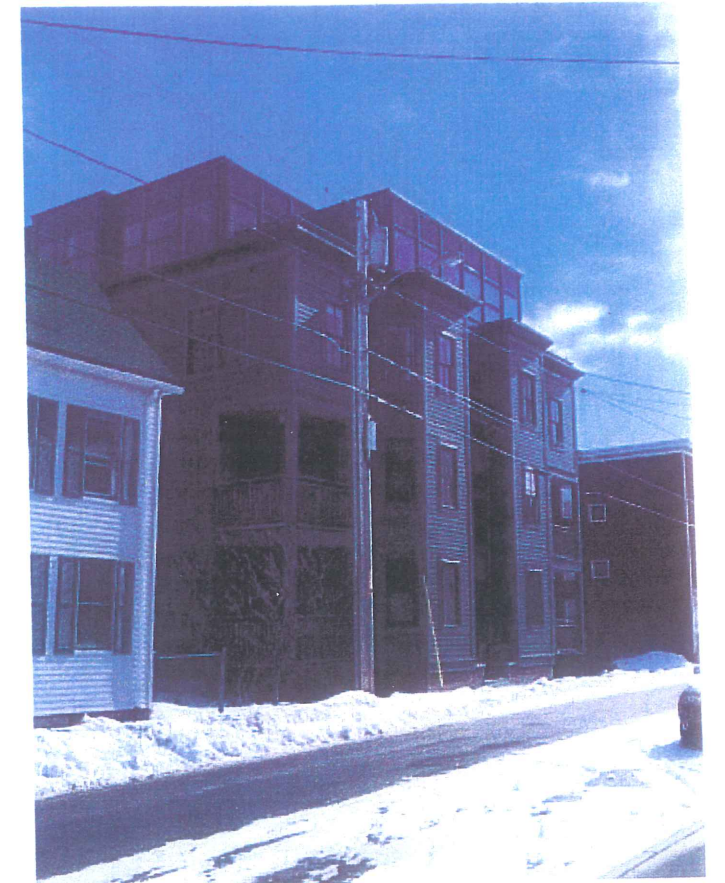
OK to Issue Building Permit _____ signature _____ date _____

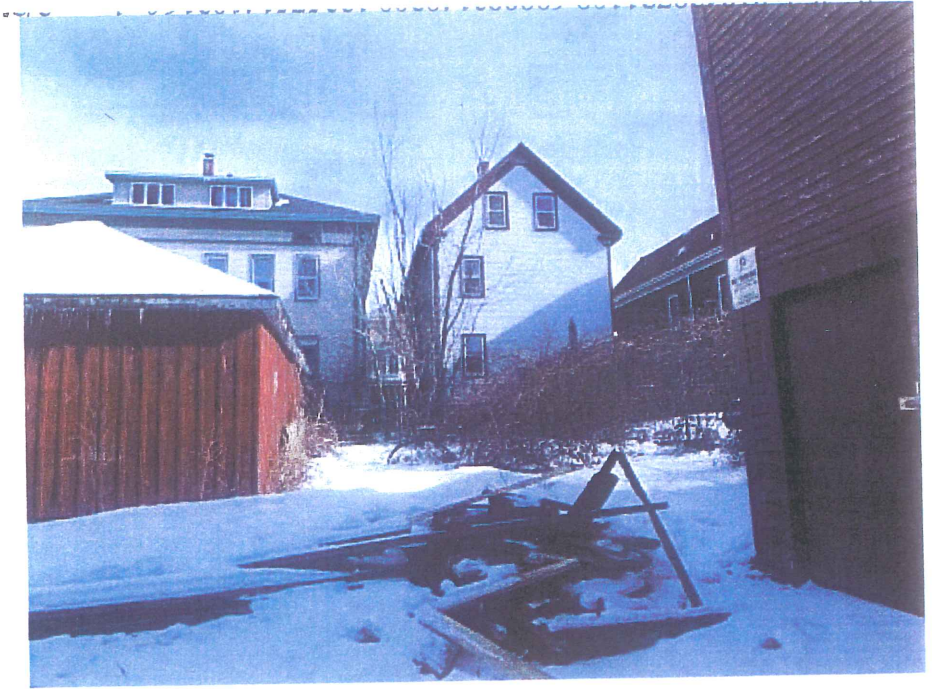
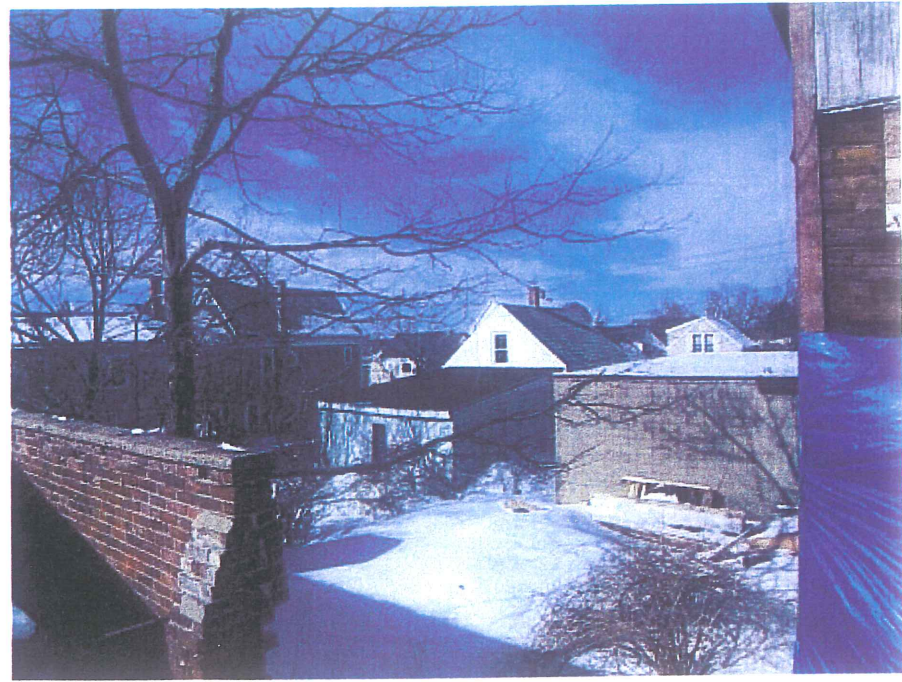
Performance Guarantee Required* Not Required

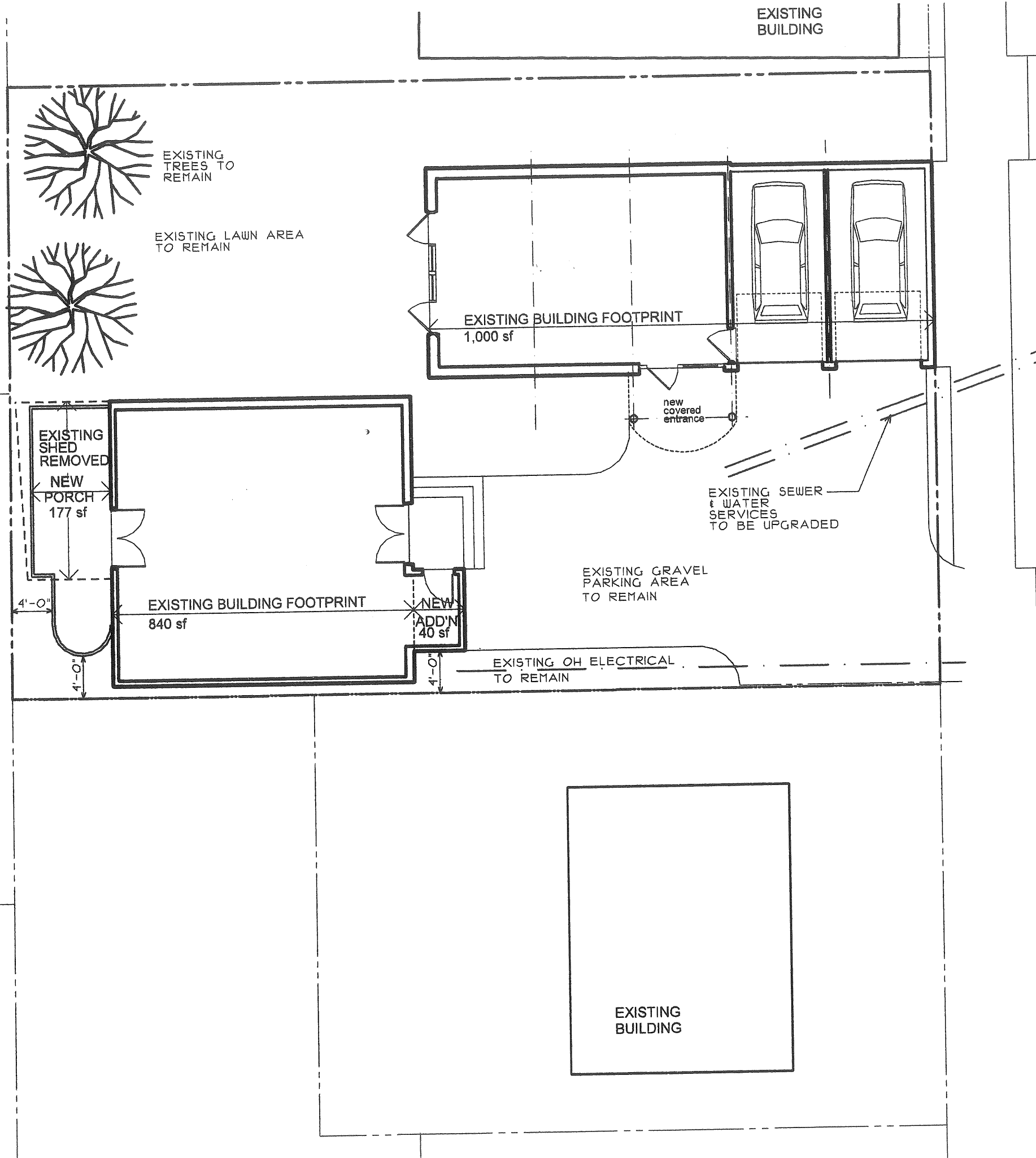
* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
<input type="checkbox"/> Building Permit Issue	_____ date _____		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	







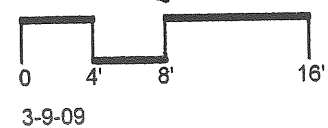
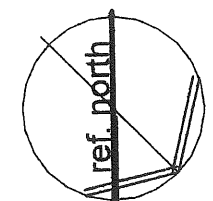


ZONING SUMMARY

- PROPERTY IS LOCATED IN AN R-6 (INFILL) ZONE
- PROPERTY IS 5,509 SQ. FT.

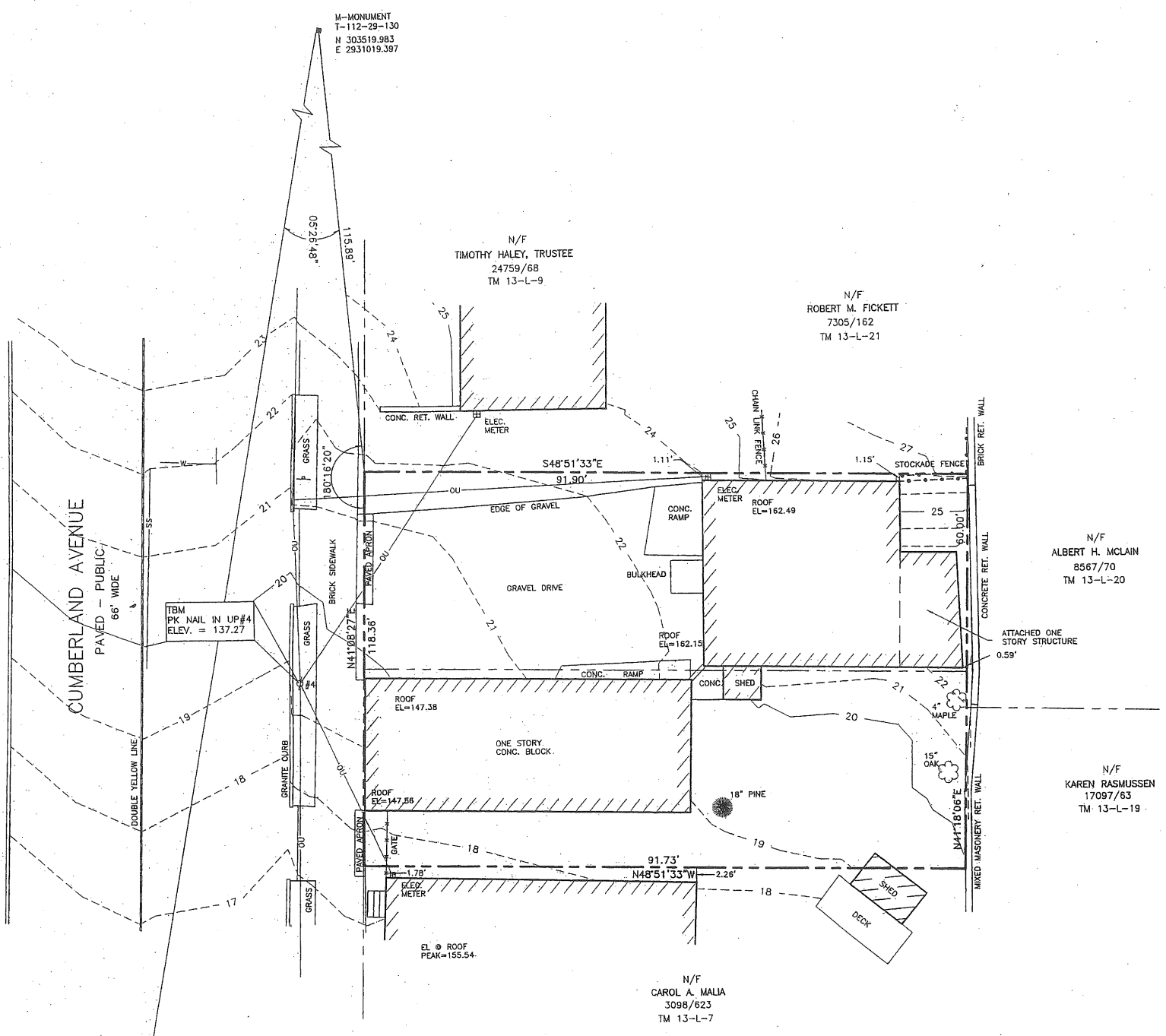
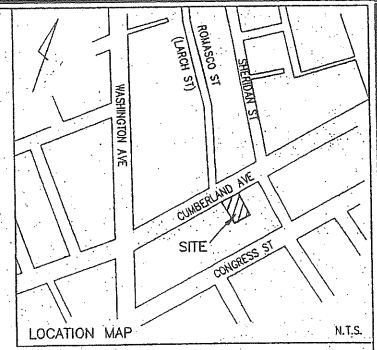
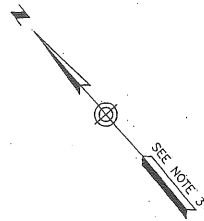
REGULATIONS	Required	Provided
Min Lot Area	None	5,509 sf
Max Lot Area	10,000 sf	5,509 sf
Front Yard	No more than 10'	Less than 10'
Rear Yard*	4' & Existing	4' & Existing
Side Yard*	4' & Existing	4' & Existing
Min Height	2 stories	3 Stories
Max Height*	<u>Sum of heights</u> 5	Conforms (See calculations on plans)
Open Space	Decks or 10% lot area	Decks & 63% lot area
Min Lot Width	None	60'
Min Area per Dwelling	725 sf	2,754 sf

CUMBERLAND AVE.



44 - 46
Site Plan
L-1

3-9-09



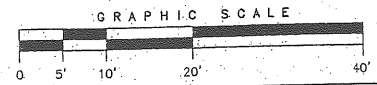
PLAN REFERENCES

1. SURVEYED FOR JOHN F HAMILTON APRIL 1908 BY EC JORDAN AND CO.
2. SURVEY FOR DR DOLLEY AND JUDGE ROBINSON DATED SEPT 15, 1898
3. PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEMUEL DYER RECORDED IN PLAN BOOK 4 PAGE 9 1/2

NOTES

1. OWNER OF RECORD: RICHARD K. REED
GUNNEL LARSDOTTER
CHRISTOPHER J. ROBERTS
MERRIAM T. ROBERTS
BOOK 26389 PAGE 131
2. PARCEL IS SHOWN AS LOTS 8 AND 23, BLOCK L, ON THE CITY OF PORTLAND'S ASSESSORS MAP 13.
3. BEARINGS ARE BASED ON CITY CONTROL POINTS AS SHOWN.
4. BENCH MARK IS TOP OF MONUMENT AT CONGRESS AND NORTH STREETS ELEVATION=146.69 CITY DATUM.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

- LEGEND:**
- UTILITY POLE
 - SIGN
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - 1' CONTOUR
 - STOCKADE FENCE



M-MONUMENT
T-112-28-126
N 303250.809
E 2930695.992

CERTIFICATION:
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.



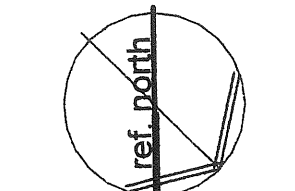
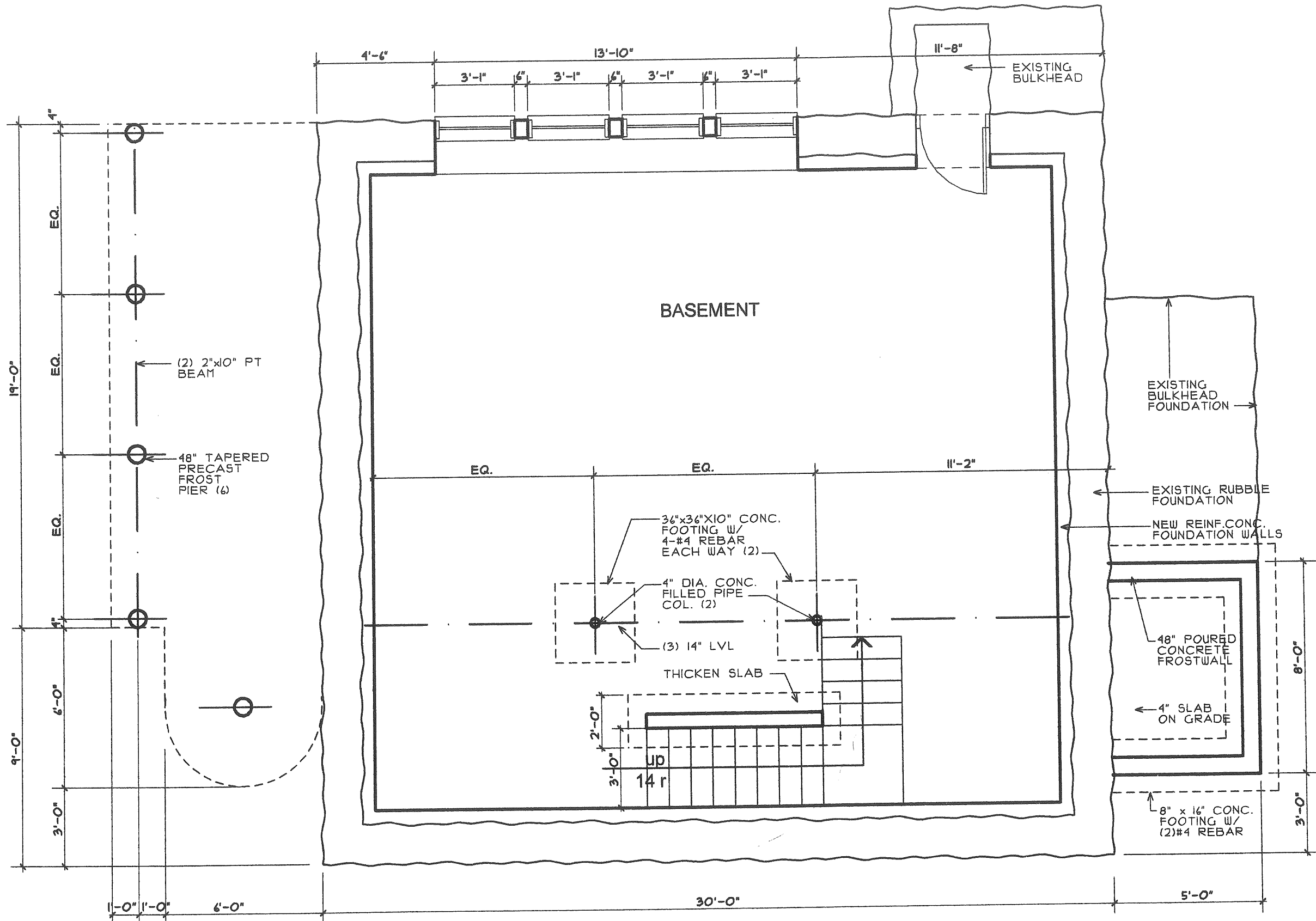
DATE 12-4-08
WILLIAM C. SHIPPEN, PLS NO. 2118

REV. 12-04-08 TIE TO CITY CONTROL

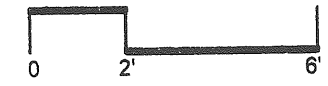
BOUNDARY AND TOPOGRAPHIC SURVEY
ON
CUMBERLAND AVE., PORTLAND, MAINE
MADE FOR
CHRIS ROBERTS & RICHARD REED
379 ISLAND AVE., PEAK'S ISLAND PORTLAND, MAINE.

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By: WCS	Date: NOV. 13, 2008	Job No.: 2008-183 P
Trace By: RWC	Scale: 1" = 10'	Drwg. No.: 1
Check By: WCS		
Book No.: 1061		

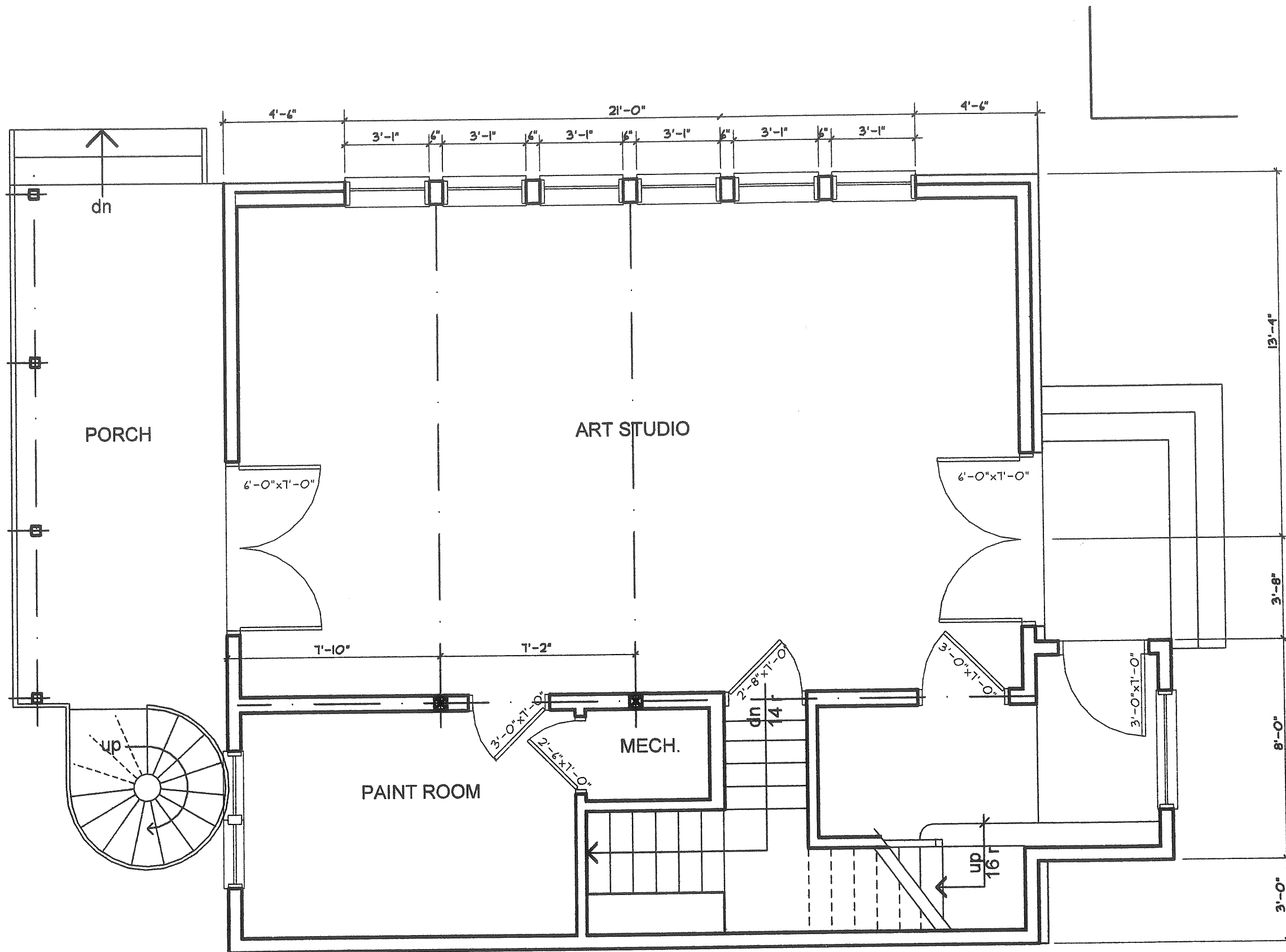


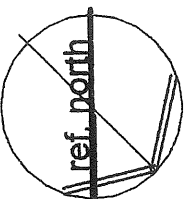
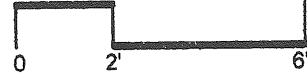
44
Basement Plan



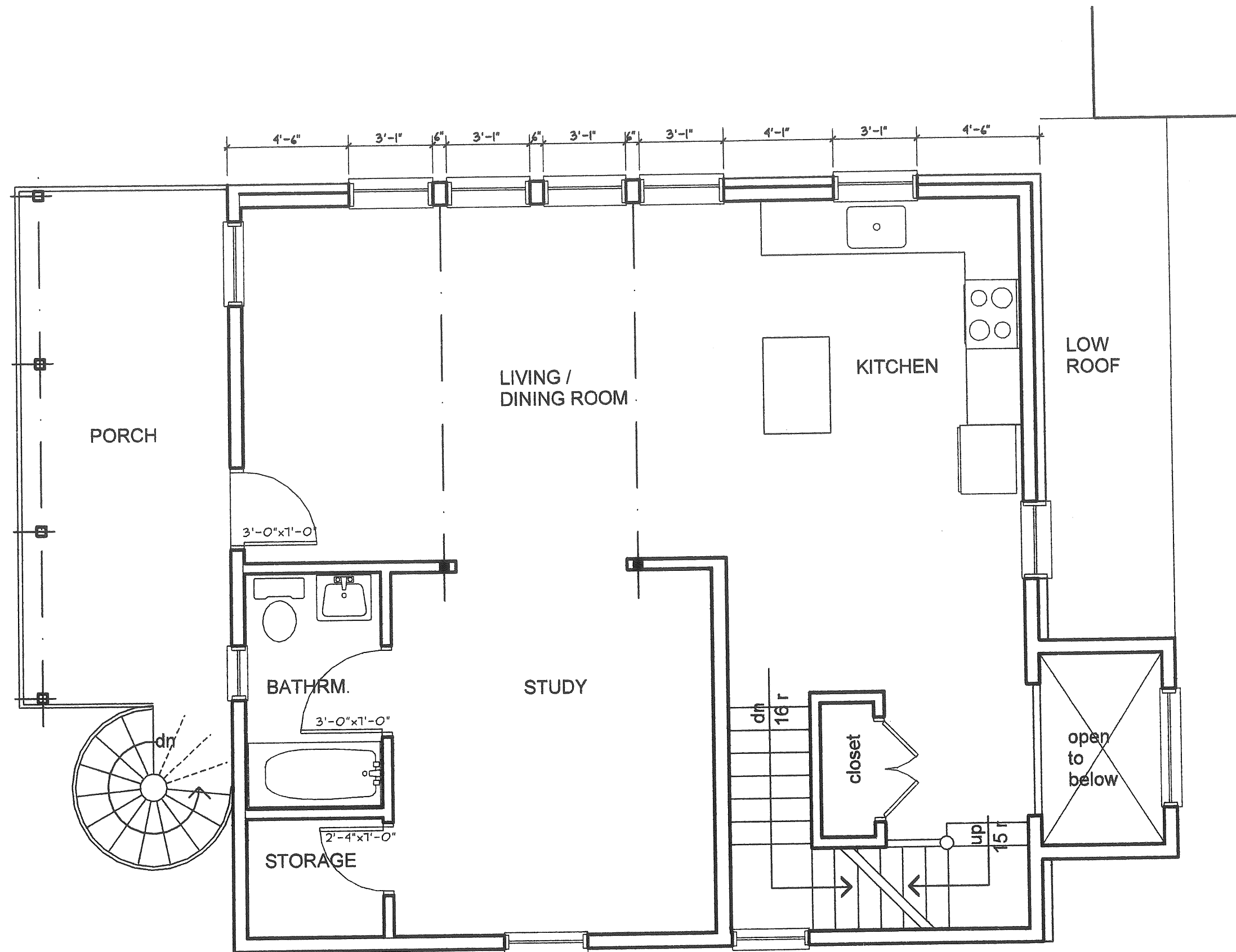
2-25-09

A-1.0



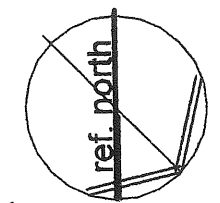
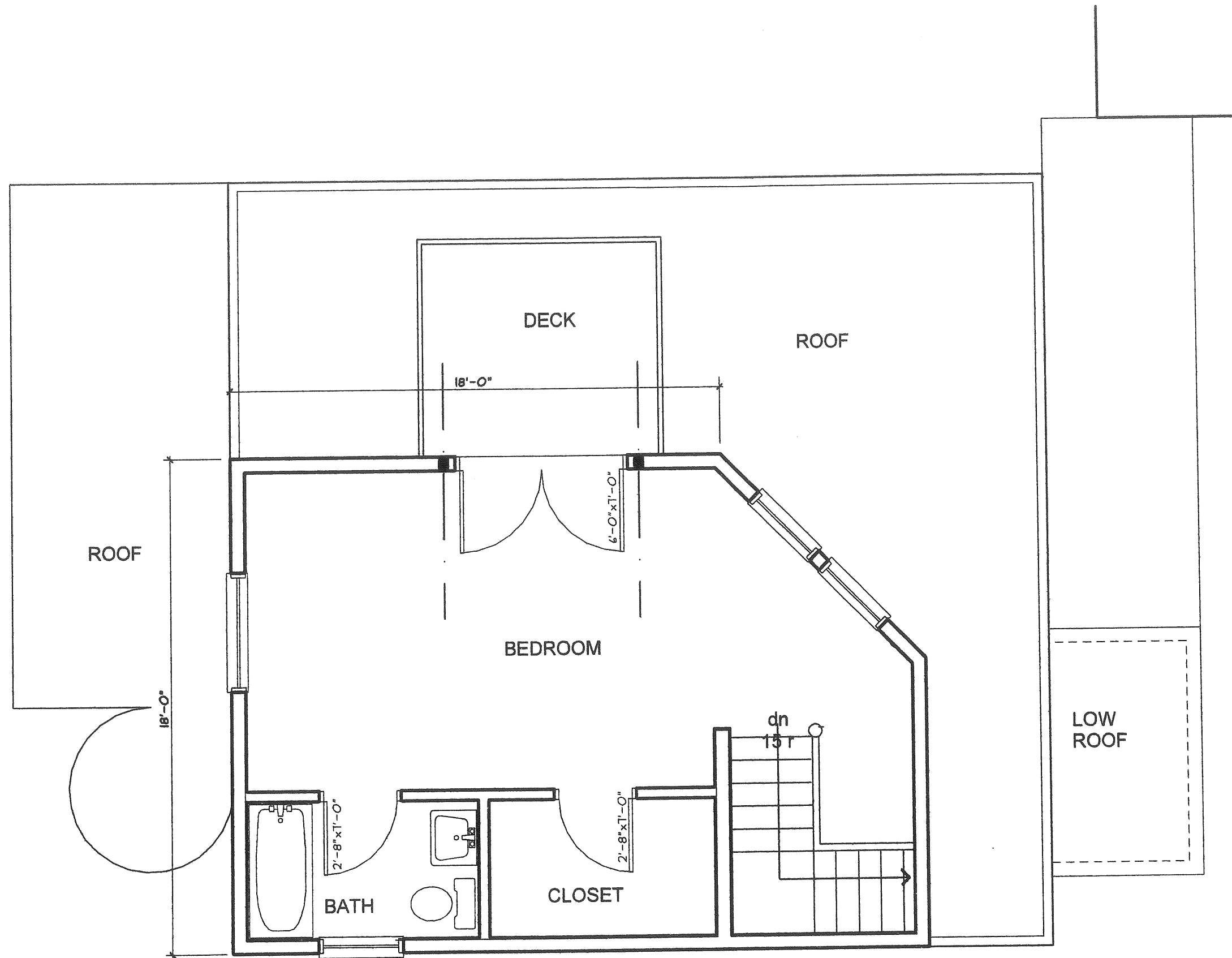

 44
 1st Floor Plan

 2-25-09

A-1.1

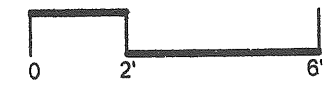


44
 2nd Floor Plan
 0 2' 6'
 2-25-09

A-1.2

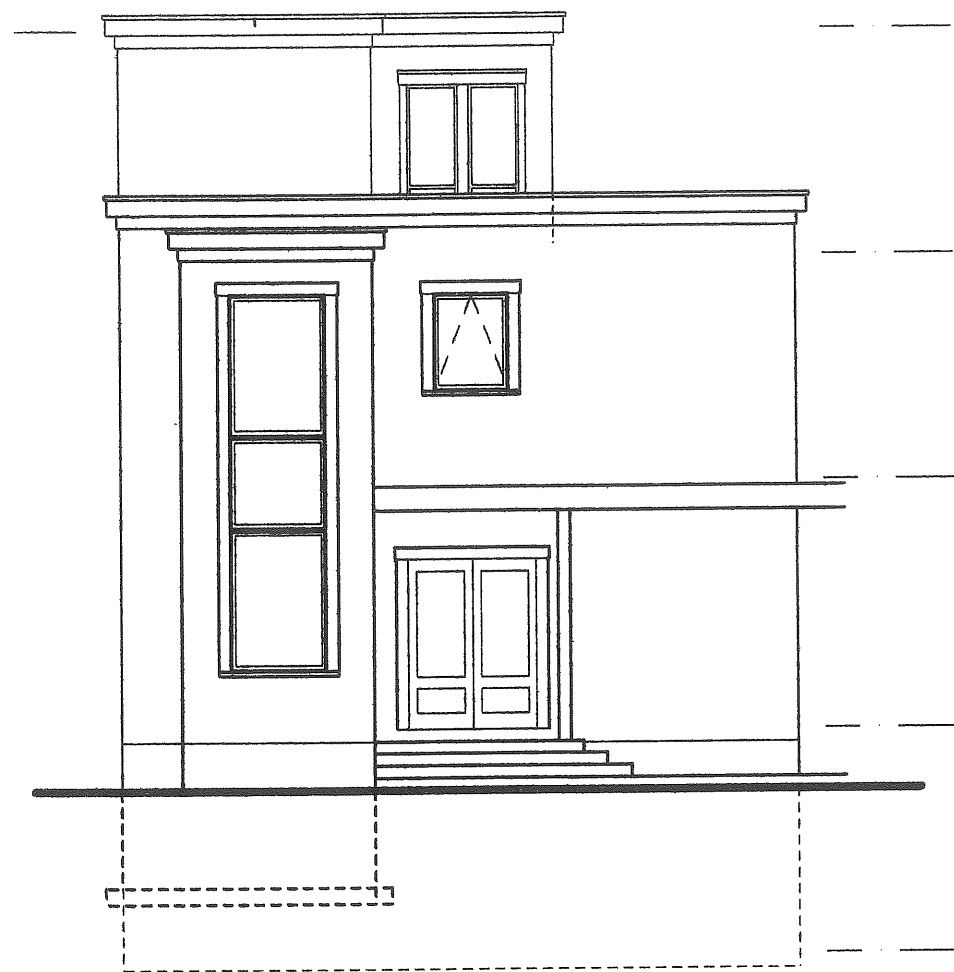


44
3rd Floor Plan



2-25-09

A-1.3



WEST



SOUTH

TYPICAL MATERIALS

METAL CLAD TRIM

METAL SIDING

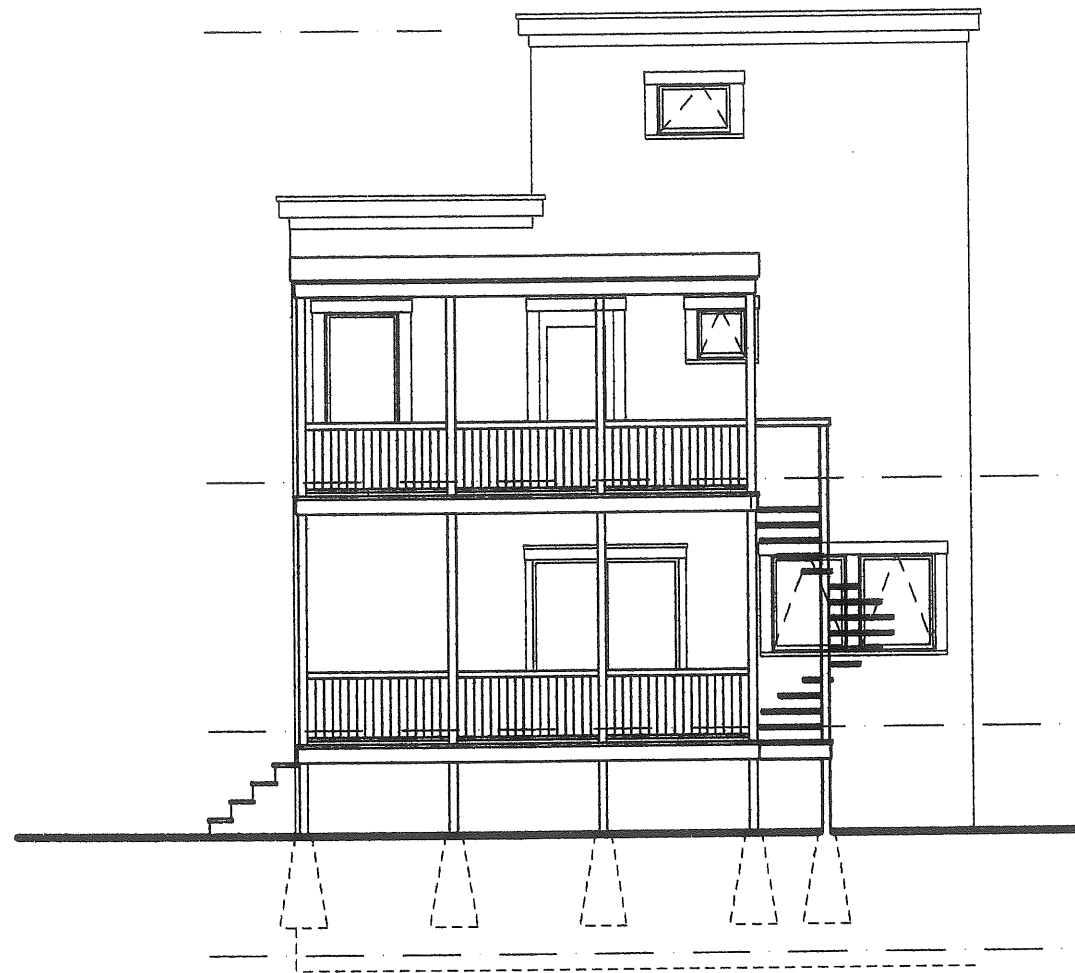
FIBERGLASS / WOOD WINDOWS

44
West & South
Exterior Elevations

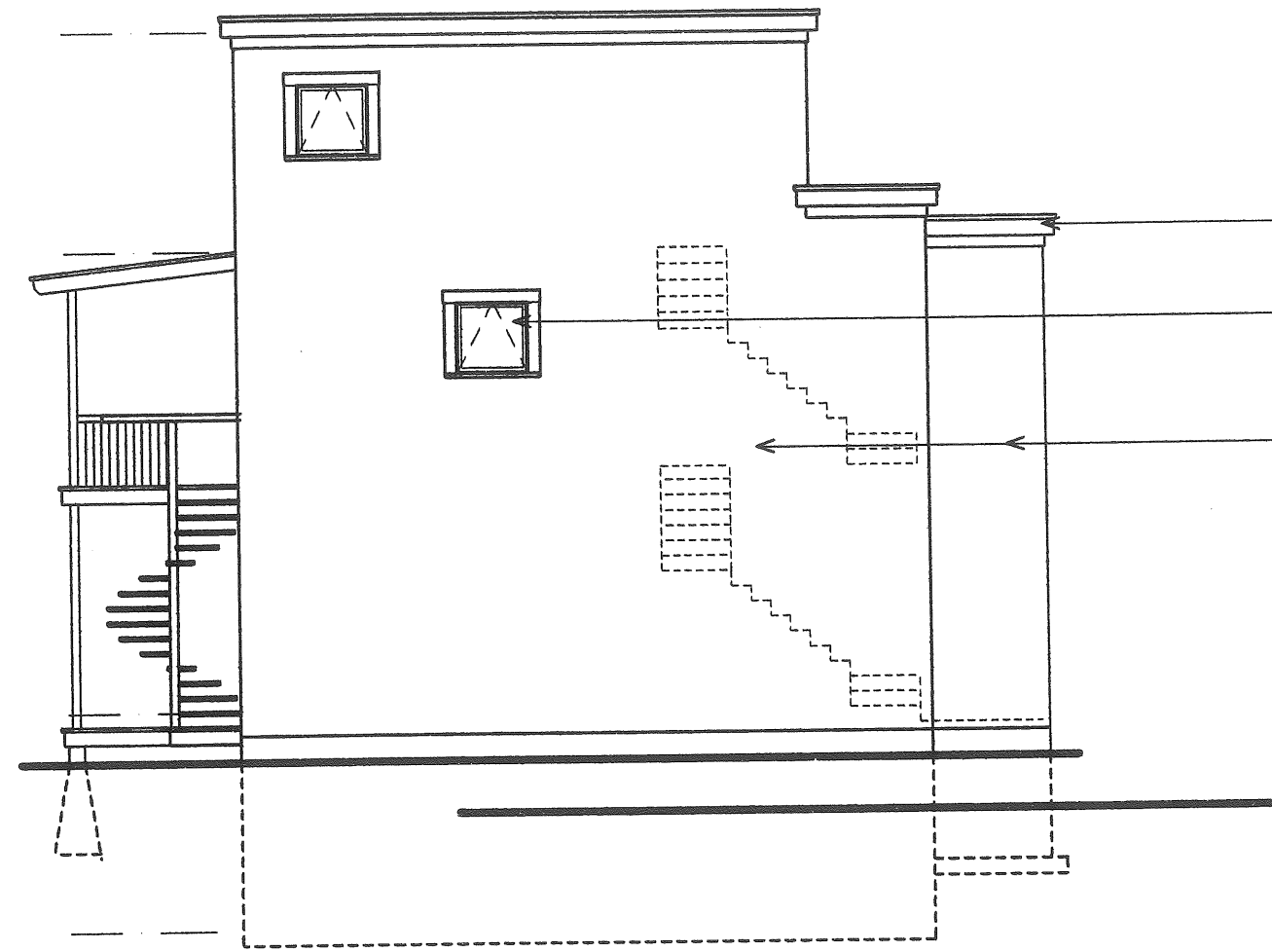


2-25-09

A-2.1



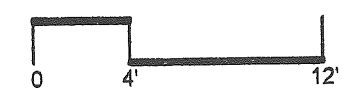
EAST



NORTH

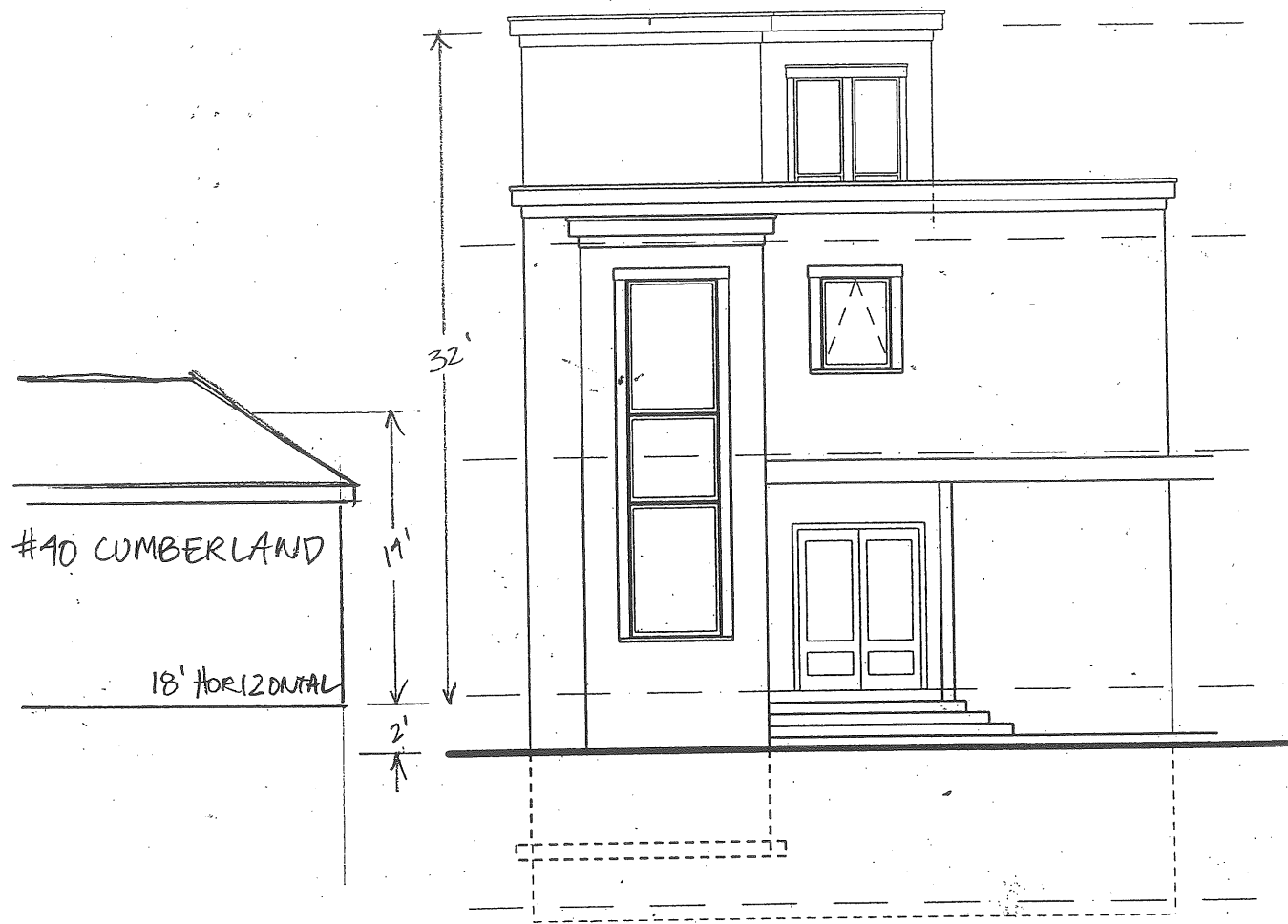
- TYPICAL MATERIALS
- METAL CLAD TRIM
 - FIBERGLASS / WOOD WINDOWS
 - METAL SIDING

44
 East & North
 Exterior Elevations



2-25-09

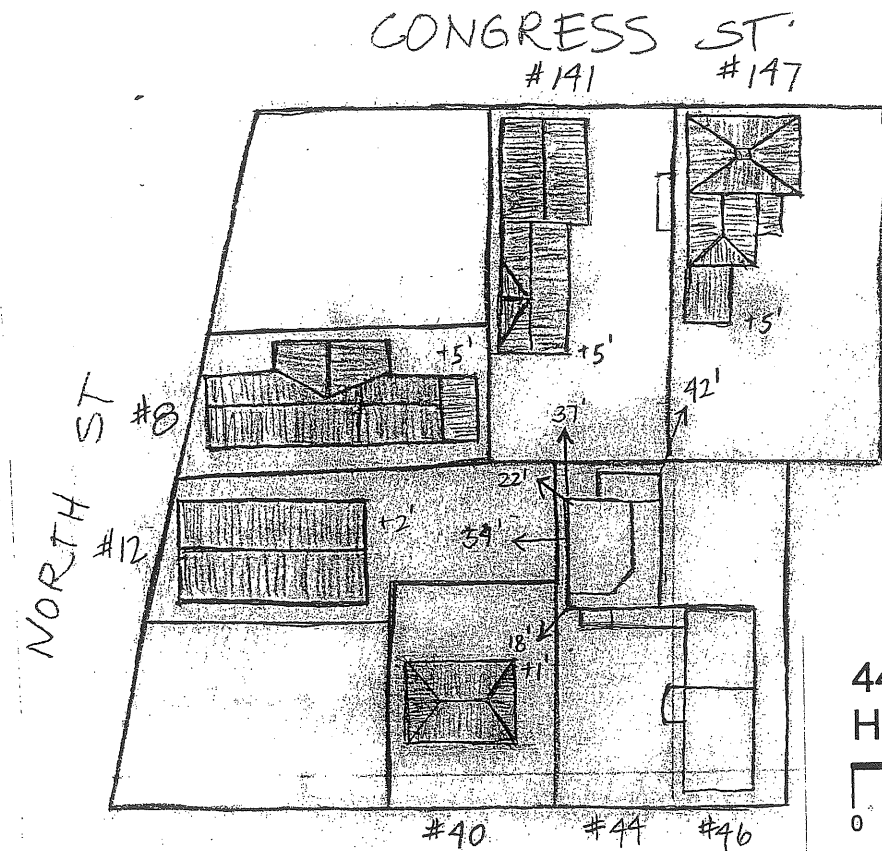
A-2.2



SEC. 14-139 (2) C-2

ABUTTING BUILDING SETBACK BETWEEN BUILDINGS

#40 CUMBERLAND AVE	$\frac{14' + 32'}{5} = 9.2'$ REQ'D	18' ACTUAL
#12 NORTH ST	$\frac{26' + 32'}{5} = 11.6'$ REQ'D	59' ACTUAL
#8 NORTH ST	$\frac{26' + 32'}{5} = 11.6'$ REQ'D	22' ACTUAL
#141 CONGRESS ST	$\frac{20' + 32'}{5} = 10.4'$ REQ'D	37' ACTUAL
#147 CONGRESS ST	$\frac{22' + 32'}{5} = 10.8'$ REQ'D	42' ACTUAL

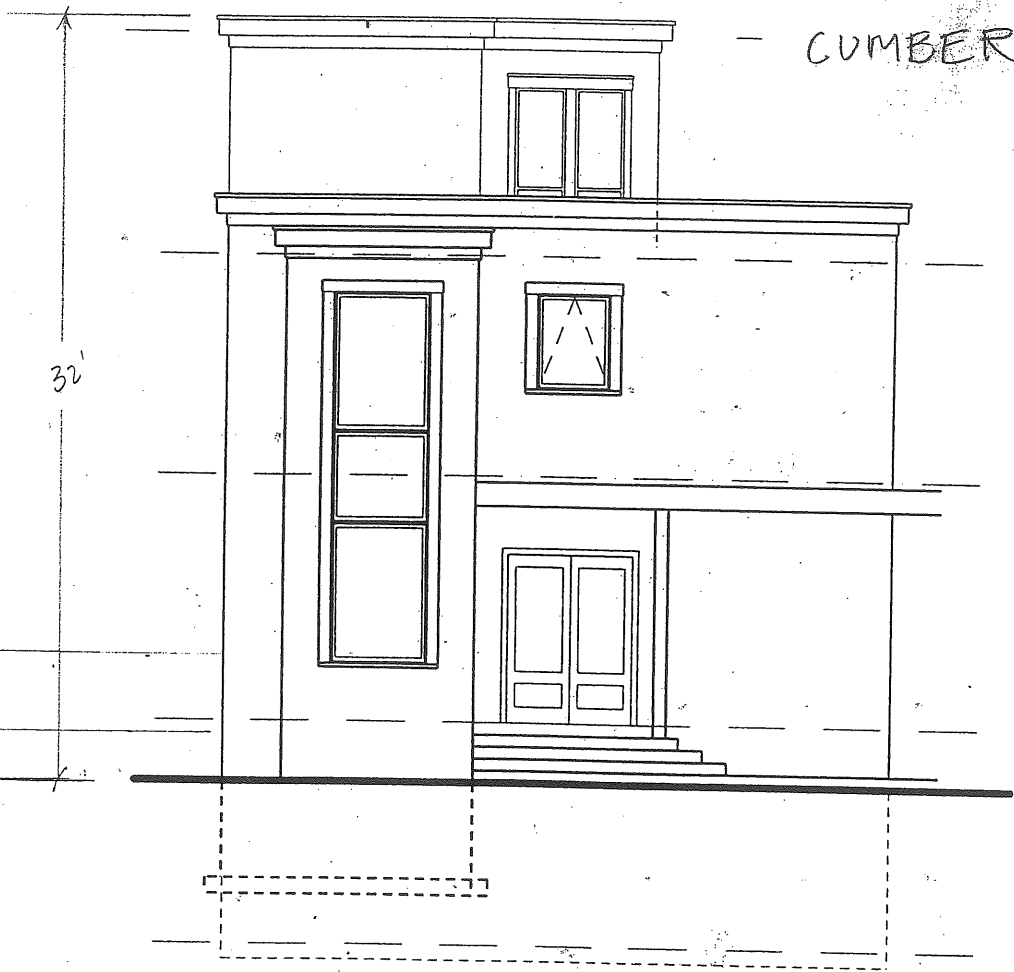
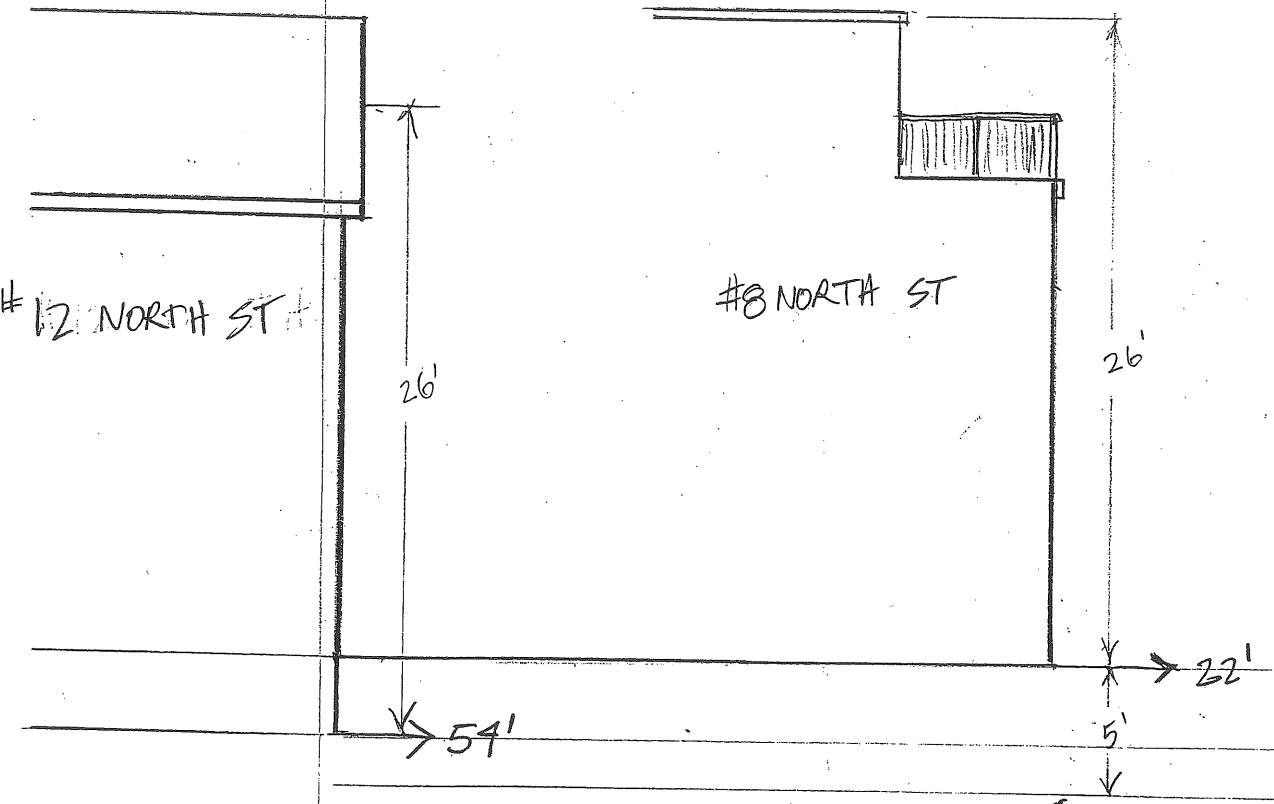
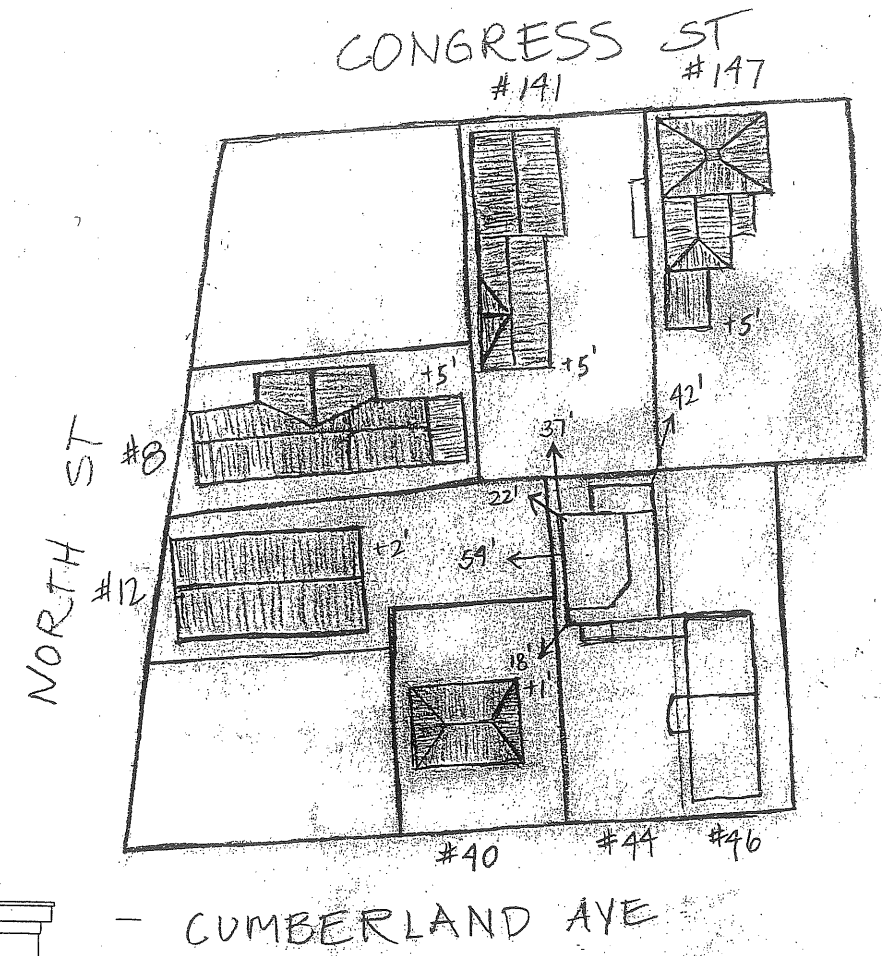


44
Height Calculations:

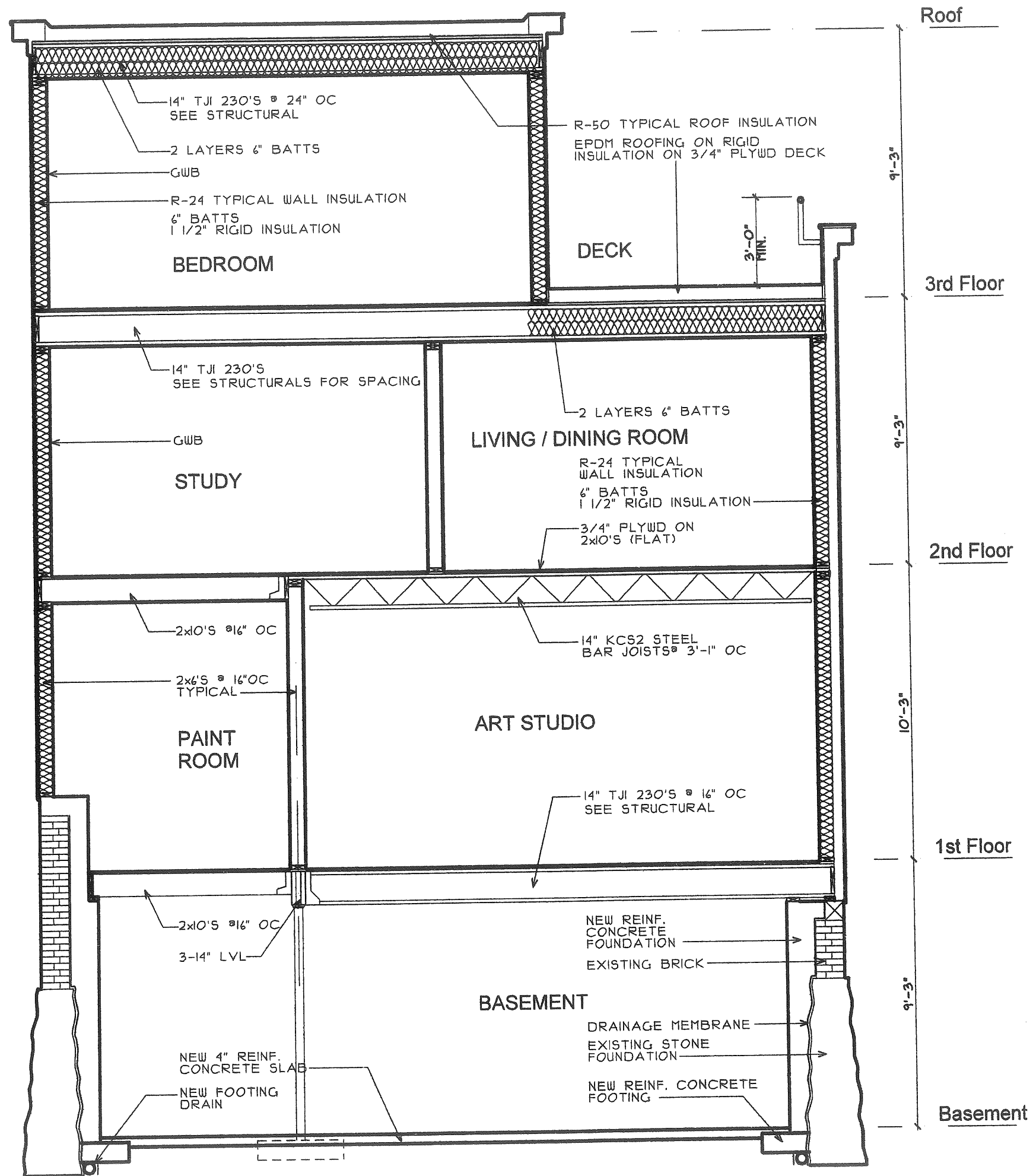


2-25-09

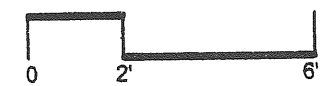
A-2.3



44
 Height Calculations
 0 4' 12'
 2-25-09
 A-2.4



44
Typical Building Section



2-25-09

A-2.5

SI Job # 08-0078
44 Cumberland Ave
Portland, ME

GENERAL STRUCTURAL NOTES

DESIGN LIVE LOADS:

	2003 IBC, U.O.N.
* Snow	50 psf, Pg
* Wind	100 mph, exp B, 3 second gust
* Floor	40 psf
* Balcony	50 psf
* Exterior Decks	60 psf

FOUNDATION:

- * Foundations are designed without an engineer's soil investigation. Foundation design criteria was assumed for purposes of foundation design and shall be confirmed by a soils engineer, at owner's expense, prior to construction. (This procedure may require revisions to foundation design, at additional expense to the owner, if soils engineer determines that such design criteria are inappropriate for this building site.)
- * Footings shall be placed on undisturbed natural soil or compacted fill tested and approved by soils engineer.
 - * Maximum design soil pressure: 2,000 psf

BASEMENT WALLS:

- * Design lateral soil pressure (equivalent fluid pressure):
 - Basement Walls: 45 pcf.
- * Backfill all retaining walls with free draining granular material except the top two feet.
- * Provide perimeter drain system with invert minimum of 6" below bottom of basement slab. Extend perimeter drain to daylight or to sump.
- * Slope perimeter grade away from building.
- * Place concrete continuously without horizontal cold joints.

CONCRETE AND REINFORCEMENT:

- * Concrete shall conform to applicable provisions of ACI-301 and 318. Minimum 28 day compressive strength (F'c) as follows:

Footings:	3,000	psi
Foundation Walls:	3,000	psi w/ 4-6% air entrainment
Interior Slabs:	4,000	psi w/ Fibermesh
Exterior Slabs:	4,500	psi w/ Fibermesh and 4-6% air entrainment
- * Cement Type: I/II:
- * Deformed reinforcement: ASTM A615 grade 60, except bars specified to be field-bent, stirrups, and ties which shall be grade 40.
- * Fibermesh: 100% virgin polypropylene, fibrillated fibers as manufactured by Fibermesh Co. per ASTM C-1116 type 111 4.1.3 and ASTM C-1116 performance level one, 1.5 lb. per cubic yard.
- * Welded Wire Fabric (WWF): ASTM A185. See also plan.
- * Typical minimum foundation reinforcing: 2 #4 top and bottom, (except as noted) continuous at corners and steps.
- * Reinforcement shall be fabricated and placed per ACI Manual of Standard Practice (ACI-315). At splices, lap bars 50 diameters unless noted otherwise.
- * Minimum 2 #4 around all four sides of all openings extend min. 2'-0" beyond openings.
- * Concrete cover over reinforcing: 1 1/2" for concrete placed against forms; 3" for concrete placed against earth. See also drawings.
- * In continuous members, splice top bars at mid span and bottom bars over supports.
- * Keep reinforcement clean and free of dirt, oil, and scale. Oil forms prior to placing reinforcement.

STRUCTURAL STEEL:

- * Angles, misc.: ASTM A36
- * Anchor Bolts: ASTM A307 or A36.
- * Standard pipe columns: ASTM A 53, Grade B.
- * Connector bolts: ASTM A307
- * Expansion Anchors shall be NER approved, installed in accordance with manufacturers specifications.
 - In concrete: Wedge Type
 - In solid masonry: Sleeve Type

- * Non-shrink grout beneath column base and beam bearing plates shall be non-metallic with minimum compressive strength 5000psi.
- * All structural steel shall be fabricated and erected per the current edition of AISC Steel Construction Manual.
- * Welding by qualified welders. E70XX electrodes.

WOOD FRAMING:

- * Dimension Lumber is designed and shall be supplied using BASE VALUES Design Criteria.
- * SPF #2 and better (Maximum Moisture Content 19%) U.O.N.
 - Plates: Sill plates: Pressure Treated SPF or Southern Pine: "Pressure treated lumber" shall be framing material of the specified species which has been pressure treated with a decay and insect resistant solution, meeting all current standards for wood in contact with concrete or earth.
 - Sill plates in contact with masonry or concrete foundations, footings or slabs may be treated Timber Strand LSL (zinc borate treatment). Sodium borate treatment may also be acceptable for sill plate applications when protected from weather.
 - Acceptable treatment mediums for wood in contact with earth or in exterior applications include ACQ-C and ACQ-D (Alkaline Copper Quaternary) and copper azole (CBA-A and CBA-B).
 - DO NOT USE WOODS WHICH HAVE BEEN TREATED WITH AMMONIA BASED CARRIERS. All connectors shall meet the recommendations of the pressure treated wood manufacturer, but shall be not less than Hot Dipped Galvanized meeting requirements of ASTM A653, such as Simpson ZMAX. (G185). All screws, nails and bolts shall match hangers and other connectors, and shall meet ASTM A123 for individual connectors, and ASTM A153 for fasteners.
 - For durability, it is our recommendation that connectors used in exposed conditions with treated lumber be stainless steel.
 - Do not mix galvanized and stainless products.
 - Do not allow aluminum to contact treated wood.

Top and Bottom Plates: SPF
SPF Studs U.O.N: 2 x 4 and 2 x 6 to 8'-0": stud grade
2 x 4 over 8'-0": standard and better
2 x 6 over 8'-0": No. 2 and better

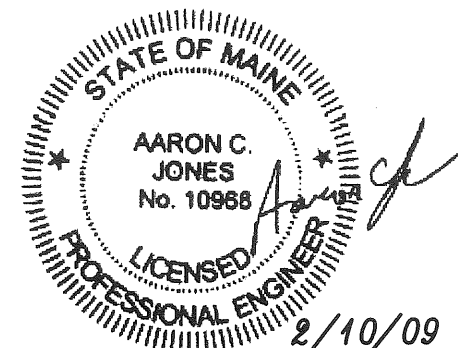
- * Floor Joists: TJI or equal, see plans
 - * Rafters: see plans
 - * Laminated Veneer Lumber (LVL): Manufactured 1 3/4" wide Microllams (ML) by Trus Joist or equivalent.
 - Fb=2,600 psi, E=1,900,000 psi, Fv=285 psi, depth noted on plans.
 - * LSL Rim Joists = 1-1/4" x depth indicated laminated strand lumber by Trus Joist. No substitutions.
 - * All plywood and oriented strand board (OSB) sheathing shall be engineered grades with APA grade stamp indicating appropriate maximum spacing of supports.
 - Floor sheathing: nominal 3/4", APA Sturd-I-floor "24" tongue & groove glued and nailed.
 - Roof sheathing: minimum 5/8" CDX plywood, or 19/32" OSB, APA 40/20, nailed.
 - Wall sheathing: 1/2" CDX plywood or 7/16" OSB, APA 24/16, blocked and nailed.
 - * Nail wall sheathing with 8d commons at 6" o.c. at panel edges, and 12" o.c. intermediate framing U.N.O. **BLOCK AND NAIL ALL EDGES BETWEEN STUDS.** Sheathing shall be continuous from bottom plate to top plate. Cut in "L" and "T" shapes around openings. Lap sheathing over rim joists min. 4" at all floors to tie upper and lower stud walls together. Minimum height of sheathing panels shall be 16" to assure that plates are tied to studs. Use minimum 3-8d per stud and nail plates with edge nail spacing.
- SHEATH ALL EXTERIOR WALLS.**
- * Minimum nailing shall comply with IBC Table 2304.9.1 except where more or larger nailing shown on drawings.
 - * All roof rafters, joists, trusses, beams shall be anchored to supports with metal framing anchors.
 - * Double joists under partitions where joists are parallel to partitions.
 - * Provide continuous wall studs each side of wall openings equal to one half or greater of number of studs interrupted by openings.
 - * All wall studs shall be continuous from floor to floor or from floor to roof.
 - * Cross bridge all dimension lumber roof and floor joists at midspan and provide solid blocking or rim joists at all joist supports and joist ends. See prefabricated I-joist recommendations for blocking.
 - * Solid block between trusses at bearings.
 - * All prefabricated plywood Web I-type joists shall be installed per the manufacturer's recommendations. Do not cut or notch chords in any manner. Holes in webs shall not exceed manufacturer's published limit criteria.

- * Metal connectors: Simpson Strong Tie unless otherwise noted, installed with number and type of nails to achieve maximum rated capacity. Note that heavy duty and skewed hangers may require special order.
- * All beams shall be braced against rotation at points of bearing.
- * Drypack grout all beam pockets full after beams are set.
- * Unless otherwise indicated, install two lengths of solid blocking x joist depth x 12 inches long in floor framing under column loads. Columns must have a continuous load path to foundation.
- * Lead holes for lag bolts shall be 60% to 70% of lag shank diameter in compliance with AITC criteria.

STRUCTURAL ERECTION AND BRACING REQUIREMENTS

- * The structural drawings illustrate the completed structure with all elements in their final positions, properly supported and braced. The contractor, in the proper sequence, shall provide proper shoring and bracing as may be required to achieve the final completed structure.
- * These plans have been engineered for construction at one specific building site. Builder assumes ALL responsibility for use of these plans at Any Other building site. Plans shall not be used for construction at any other building site without specific review by the engineer.
- * Observations of foundation reinforcing or framing required by the owner, lender, insurer, building department or any other party will be accomplished by the engineer at the owner's expense. At least 24 hours advance notice is requested.
- * All slabs on grade shall be separated from adjacent structural and finish elements to allow free movement of the slab, unless specifically shown and noted otherwise.

Structural Drawing Index	
S-1.0	General Notes, Etc.
S-1.1	Foundation Plan
S-1.2	Main Level Framing Plan
S-1.3	Second Floor Framing Plan
S-1.4	Third Floor/ Low Roof Framing Plan
S-1.4	High Roof Framing Plan



Drawing:
GENERAL NOTES ETC.

Date:
2/10/09

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

Issued:

Project:
ROBERTS RESIDENCE
44 Cumberland Ave, Portland ME

Structural Integrity
Consulting Engineers, Inc.

77 Oak Street
Portland, ME, 04101
p. 207-774-4614
f. 866-793-7835
www.structuralinteg.com




BUILD WITH CONFIDENCE
© 2007 Structural Integrity Consulting Engineers, Inc.
SI # 08-0078

S-1.0

FOUNDATION PLAN

NOTES:

SCALE 1/4"=1'-0"

1. ALL FOOTINGS ARE 8" DEEP 1'-6" WIDE x CONT. WITH (2) # 4 BARS LONGITUDINAL, UNO
2. STEP IN TOP OF FOUNDATION WALL IS INDICATED THUS: , AND SHOWS LOWER SIDE OF WALL.
3. SEE S-1.0 FOR STRUCTURAL GENERAL NOTES
4. FOOTING TO BEAR 4'-0" MIN BELOW GRADE AND ARE INDICATED THUS: 
5. STEP IN TOP OF FOOTING IS INDICATED THUS: , AND SHOWS LOWER FOOTING.

BOND OUT FOR WINDOWS AND DOORS, VERIFY SIZE AND LOCATION W/ ARCH -TYP

<N> 6" THICK MIN. CIP SISTER WALL W/ (2) #4 HORIZ. TOP + BOT + MID W/ #4 VERTS @ 16" O.C. AND MOISTURE BARRIER, SEE SECTIONS -TYP

SAW CUT <E> SLAB TO ACCOMODATE <N> SISTER WALL -TYP

REMOVE <E> SLAB AND REPLACE W/ 4" THICK CONC. SLAB-ON-GRADE WITH FIBERMESH ON VAPOR BARRIER ON 6" OF COMPACTED STRUCTURAL FILL. SPACE CONTROL JOINTS @ 12'-0 x 12'-0 MAX. -TYP UNO

48" TAPERED PRECAST FROST PIER -TYP @ DECK FRAMING

3'-0" SQ. x 10" DEEP ISOLATED FOOTING W/ (4) #4 EACH WAY -TYP (3) LOCATIONS

3" STD PIPE COL W/ 1/2" x 10" SQ. BASE PLATE W/ (4) 5/8" DIA W.A. -TYP (2) LOCATIONS

8" DEEP x 2'-0" WIDE ISOLATED FOOTING W/ (2) #4 CONT LONGITUDINAL -TYP @ BEARING WALL ABOVE

INDICATES B.W. ABOVE -TYP

T.O. SLAB ELEV. =98'-3, COORDINATE W/SITE GRADING AND ARCH

T.W. EL.=97'-9

T.O. SLAB ELEV. =97'-7, COORDINATE W/ ARCH AND ELEVATOR REQUIREMENTS

EXISTING FOUNDATION TO REMAIN -TYP

8" FORMED FULL HEIGHT INFILL WALL FLUSH W/ INSIDE FACE OF SISTER WALL

8" CIP FROST WALL W/ (2) #4 HORIZ. TOP + BOT. -TYP

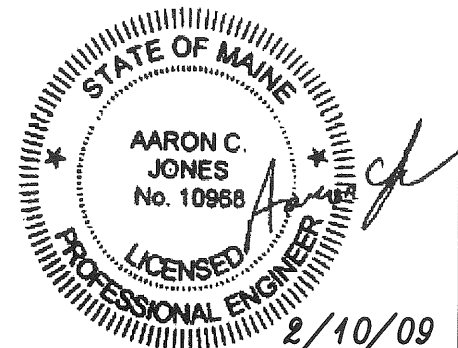
8 DEEP x 1'-6 WIDE x CONT. FOOTING W/#4 HOOKED DOWELS, 30" @ 32" -TYP. 8"

POUR SLAB OVER WALL -TYP THICKEN SLAB TO 6" TO BEAR -TYP

DOWEL NEW WALL TO EXISTING FND WALL WITH #4 x 18" DOWELS @ TOP, BOT, + MID, EPOXY SET 6" MIN INTO EXISTING -TYP

T.W. EL.=97'-9

T.W. EL.=97'-1



Drawing:
FOUNDATION PLAN

Date:
2/10/09

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

Issued:

Project:
ROBERTS RESIDENCE
44 Cumberland Ave, Portland ME

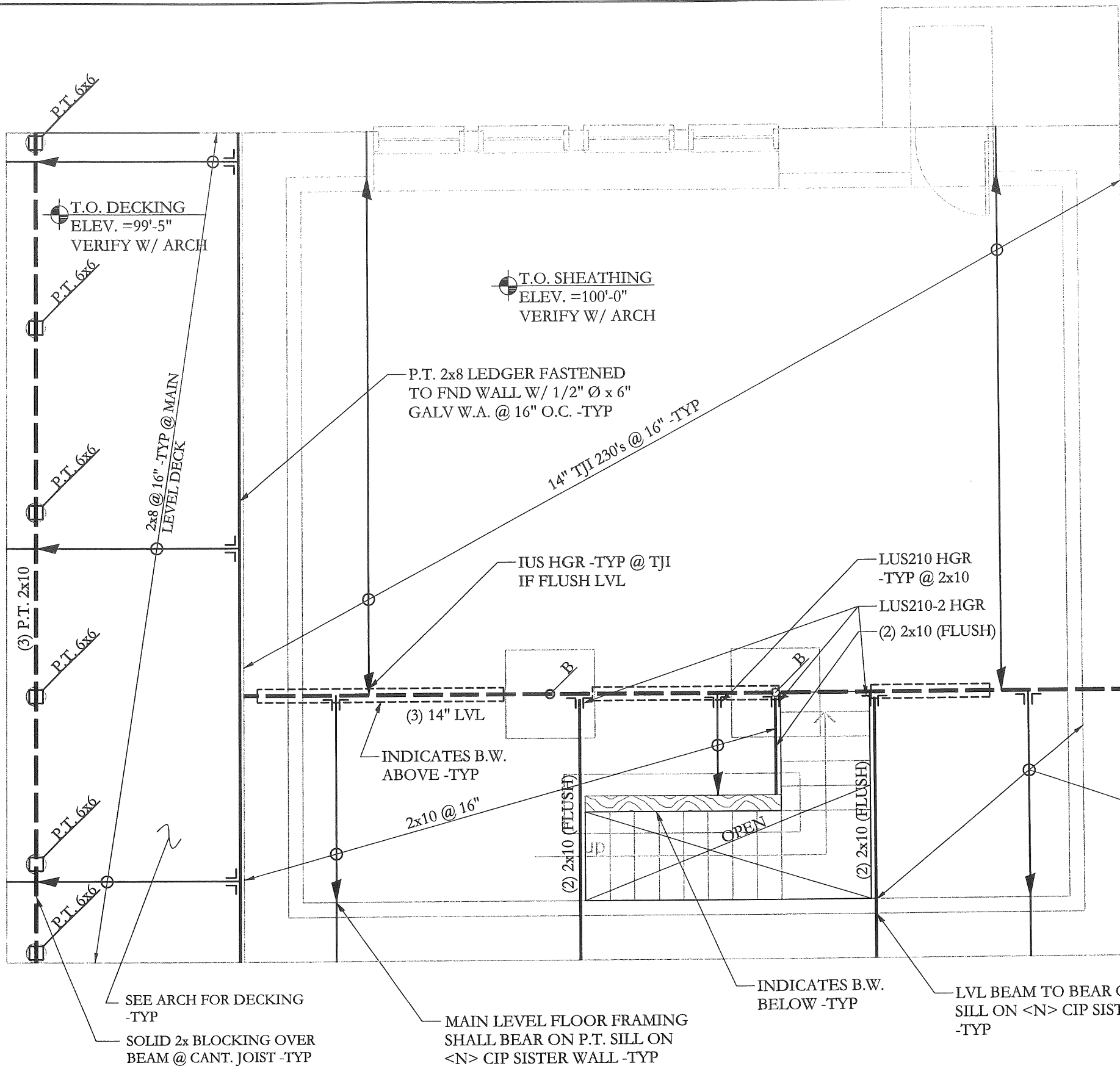
Structural Integrity
Consulting Engineers, Inc.

77 Oak Street
Portland, ME, 04101
p. 207-774-4614
f. 866-793-7835
www.structuralinteg.com

BUILD WITH CONFIDENCE
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SI # 08-0078

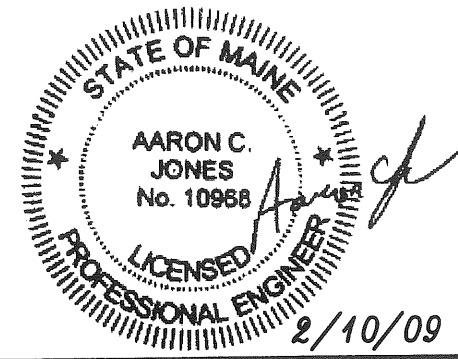
S-1.1



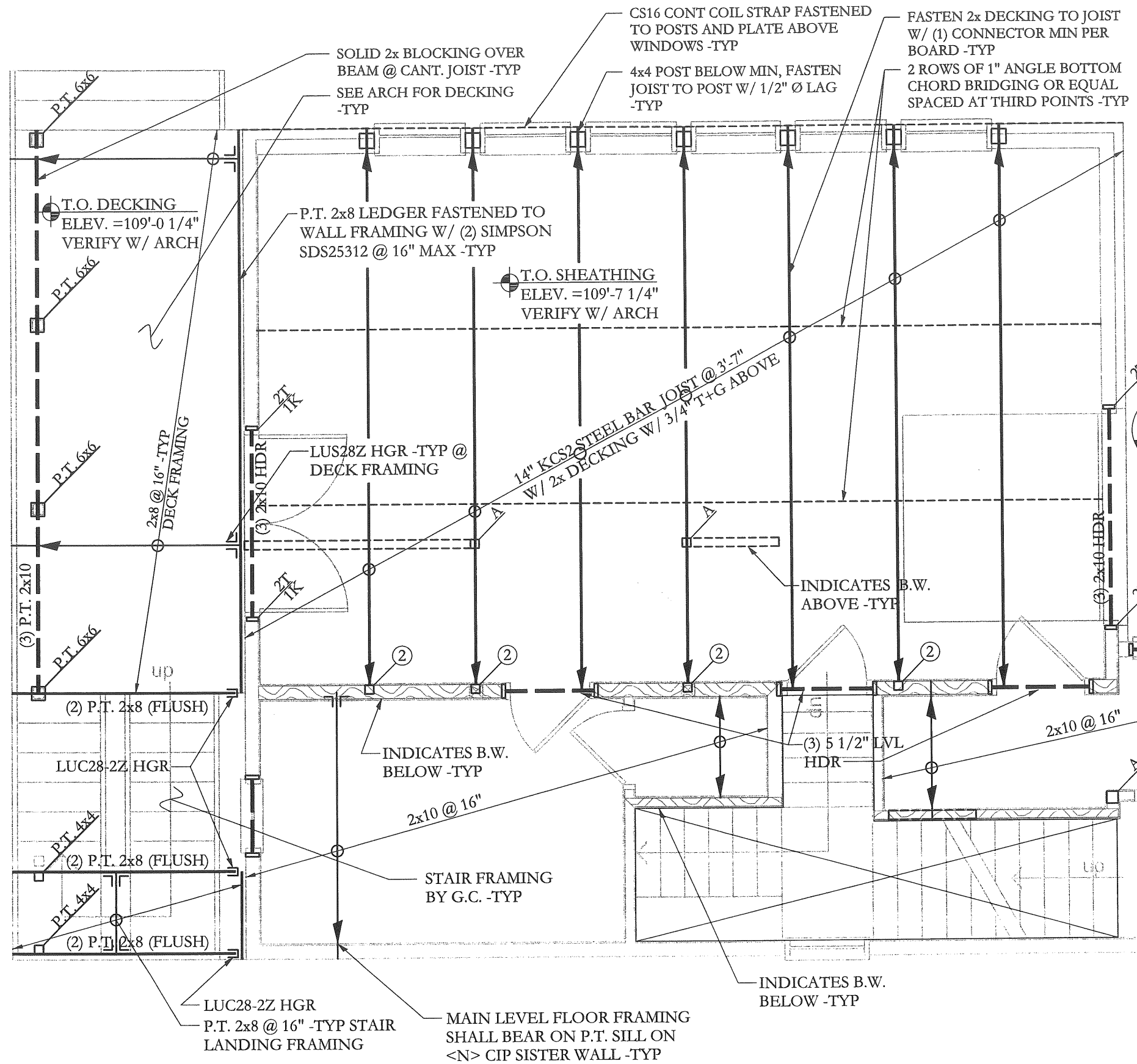
FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
○	STEEL COLUMN
⊗	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
←	JOIST BEARING
↔	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
⊥	FLUSH FRAMED JOIST BEARING WITH HANGER
▨	WOOD STUD BEARING WALL BELOW
▩	SHEAR WALL
"X" T	NUMBER OF TRIM STUDS UNDER HEADER
"X" K	NUMBER OF KING STUDS ADJACENT TO HEADER

MAIN LEVEL FRAMING PLAN

- NOTES: SCALE 1/4"=1'-0"
- FLOOR DECK SHALL BE RECLAIMED 1x W/ 3/4" T&G SHEATHING ABOVE, SEE GENERAL NOTES FOR ADDITIONAL INFO
 - ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3-2x6 AND IN 2x4 WALLS SHALL BE 3-2x4 UNLESS NOTED OTHERWISE
 - ALL WOOD BEAMS ARE FLUSH, UNO
 - SEE SHEET S-1.0 FOR GENERAL STRUCTURAL NOTES
 - ALL HEADERS SHALL BE (2) 2x6, UNO
 - ALL FLOOR JOISTS SHALL BE 14" TJI 230's @ 16" -TYP UNO



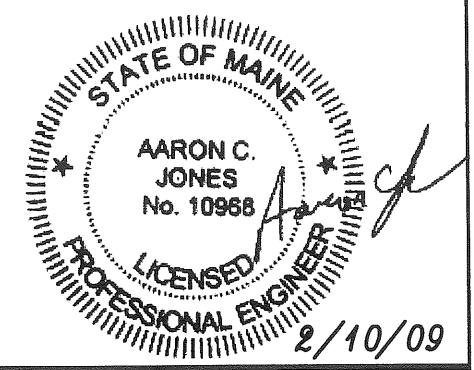
Drawing: MAIN LEVEL FRAMING PLAN	Date: 2/10/09	Scale: 1/4"=1'-0"	Project: ROBERTS RESIDENCE 44 Cumberland Ave, Portland ME		77 Oak Street Portland, ME, 04101 p. 207-774-4614 f. 866-793-7835 www.structuralinteg.com BUILD WITH CONFIDENCE <small>© 2007 Structural Integrity Consulting Engineers, Inc.</small> SI # 08-0078	S-1.2
	Issued:					



FRAMING PLAN SYMBOLS KEY	
□	WOOD POST
○	STEEL COLUMN
⊗	NUMBER OF WOOD STUDS IN POST BELOW
A	COLUMN ABOVE THIS LEVEL
C	COLUMN CONTINUOUS THROUGH THIS LEVEL
←	JOIST BEARING
↔	CONTINUOUS JOIST WITH INTERMEDIATE BEARING
⊥	FLUSH FRAMED JOIST BEARING WITH HANGER
▨	WOOD STUD BEARING WALL BELOW
▩	SHEAR WALL
"X" T	NUMBER OF TRIM STUDS UNDER HEADER
"X" K	NUMBER OF KING STUDS ADJACENT TO HEADER

SECOND FLOOR FRAMING PLAN

- NOTES: SCALE 1/4"=1'-0"
- FLOOR DECK SHALL BE RECLAIMED 2x W/ 3/4" T&G SHEATHING ABOVE, SEE GENERAL NOTES FOR ADDITIONAL INFO
 - ALL WOOD COLUMNS IN 2x6 WALLS SHALL BE 3-2x6 AND IN 2x4 WALLS SHALL BE 3-2x4 UNLESS NOTED OTHERWISE
 - ALL WOOD BEAMS ARE FLUSH, UNO
 - SEE SHEET S-1.0 FOR GENERAL STRUCTURAL NOTES
 - ALL HEADERS SHALL BE (2) 2x6, UNO
 - ALL FLOOR JOISTS SHALL BE STEEL BAR JOISTS @ 3'-7" -TYP UNO



Drawing:
SECOND FLOOR FRAMING PLAN

Date:
2/10/09

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

Issued:

Project:
ROBERTS RESIDENCE
44 Cumberland Ave, Portland ME

Structural Integrity
Consulting Engineers, Inc.

77 Oak Street
Portland, ME, 04101
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f. 866-793-7835
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S-1.3

HIGH ROOF FRAMING PLAN

Drawing:

Issued:

Date: 2/10/09

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

ROBERTS RESIDENCE
44 Cumberland Ave, Portland ME

Project:

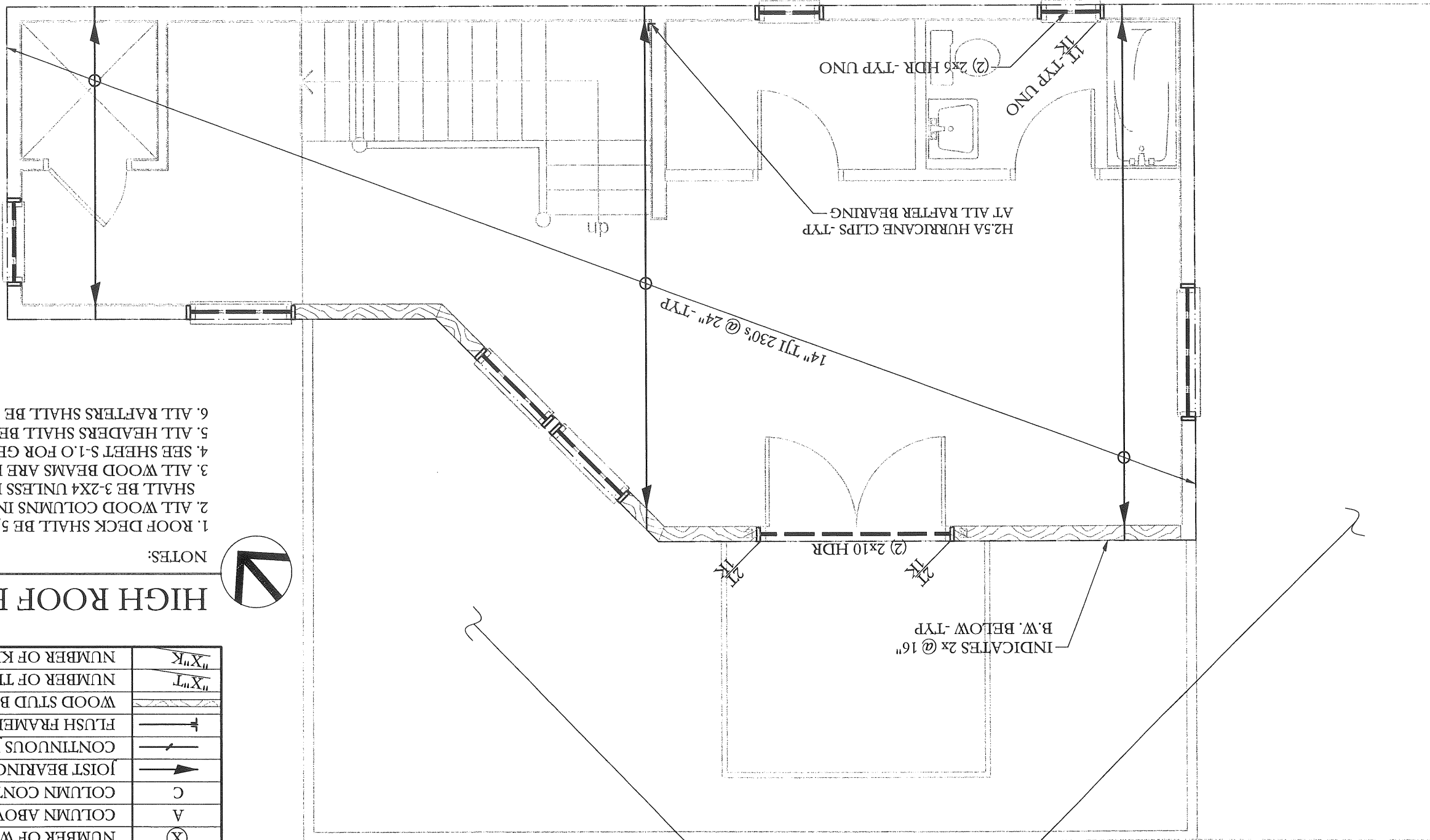
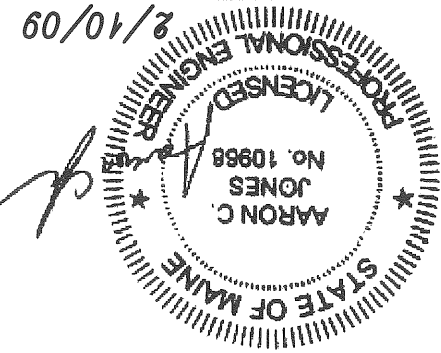
77 Oak Street
Portland, ME, 04101
P. 207-774-4614
F. 866-793-7835
www.structuralintegrity.com



S-1.5

SI # 08-0078

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- NOTES:
1. ROOF DECK SHALL BE 5/8" OSB, SEE GENERAL NOTES FOR MORE INFORMATION
 2. ALL WOOD COLUMNS IN 2X6 WALLS SHALL BE 3-2X6 AND IN 2X4 WALLS SHALL BE 3-2X4 UNLESS NOTED OTHERWISE ON PLANS
 3. ALL WOOD BEAMS ARE FLUSH, UNO
 4. SEE SHEET S-1.0 FOR GENERAL STRUCTURAL NOTES
 5. ALL HEADERS SHALL BE (2) 2x6, UNO
 6. ALL RAFTERS SHALL BE 14" TJI 230s @ 24" - TYP UNO

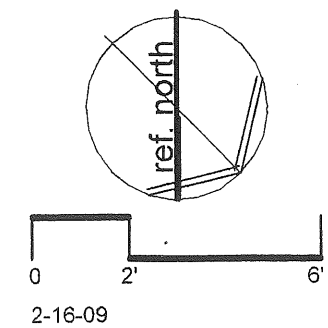
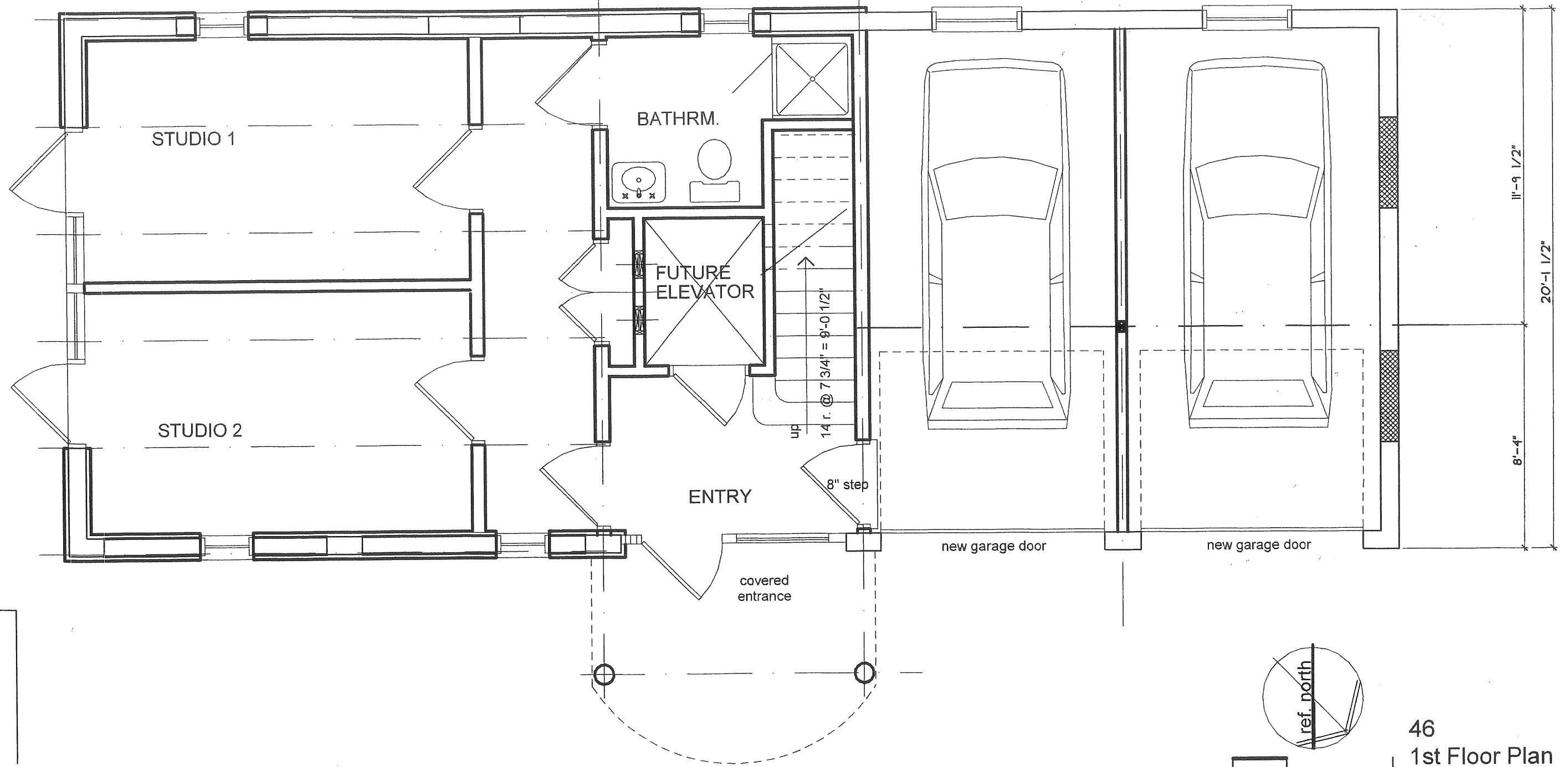
SCALE 1/4"=1'-0"

HIGH ROOF FRAMING PLAN

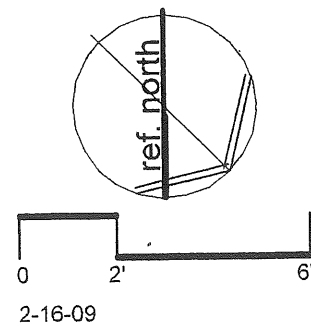
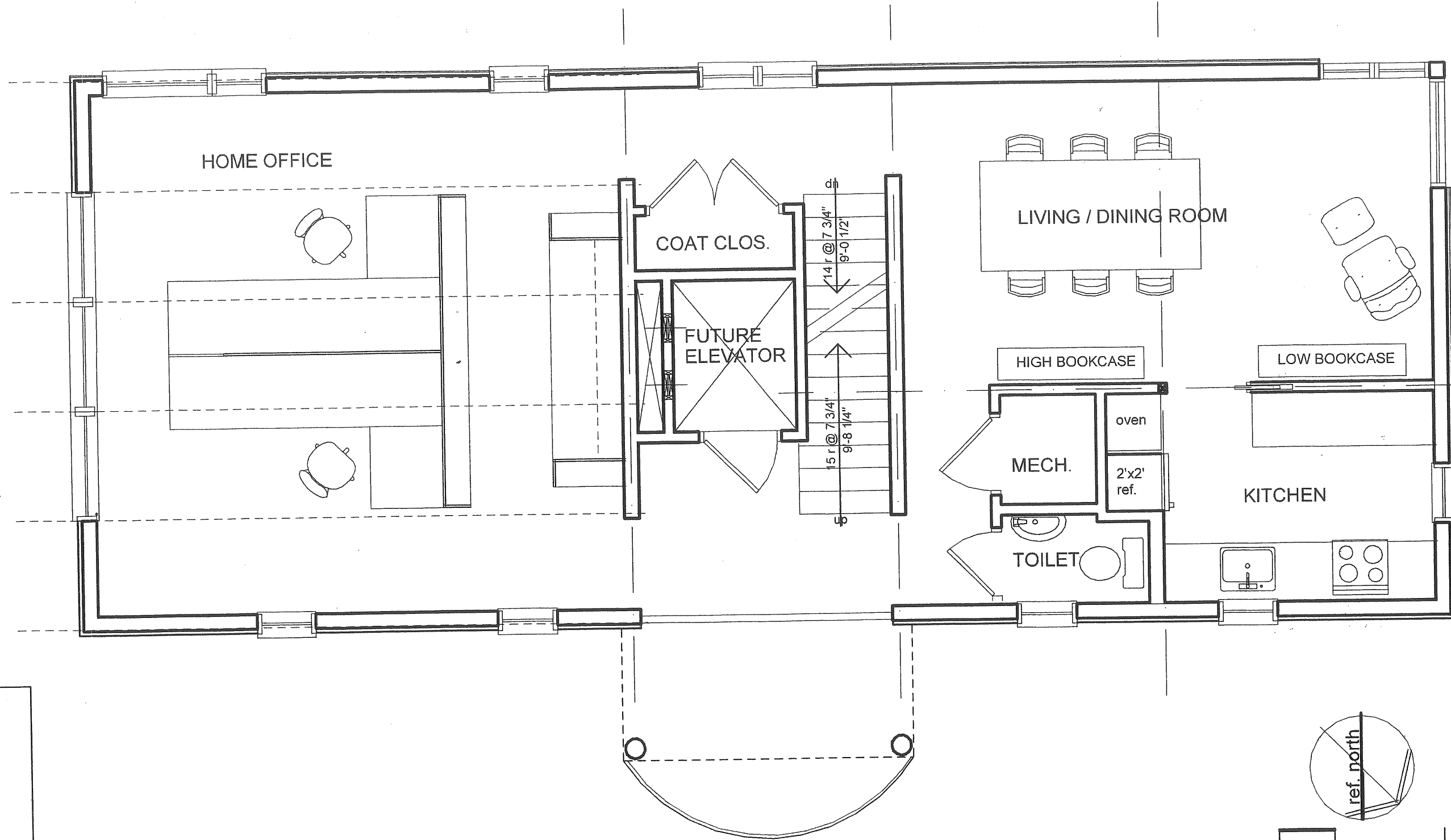
FRAMING PLAN SYMBOLS KEY	
WOOD POST	□
STEEL COLUMN	○
NUMBER OF WOOD STUDS IN POST BELOW	(X)
COLUMN ABOVE THIS LEVEL	A
COLUMN CONTINUOUS THROUGH THIS LEVEL	C
JOIST BEARING	→
CONTINUOUS JOIST WITH INTERMEDIATE BEARING	↔
FLUSH FRAMED JOIST BEARING WITH HANGER	⊥
WOOD STUD BEARING WALL BELOW	▨
NUMBER OF TRIM STUDS UNDER HEADER	nXmT
NUMBER OF KING STUDS ADJACENT TO HEADER	nXmK

LOW ROOF / DECK FRAMING,
SEE THIRD FLOOR / LOW
ROOF FRAMING PLAN - TYP

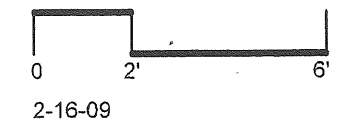
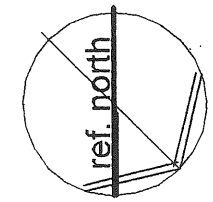
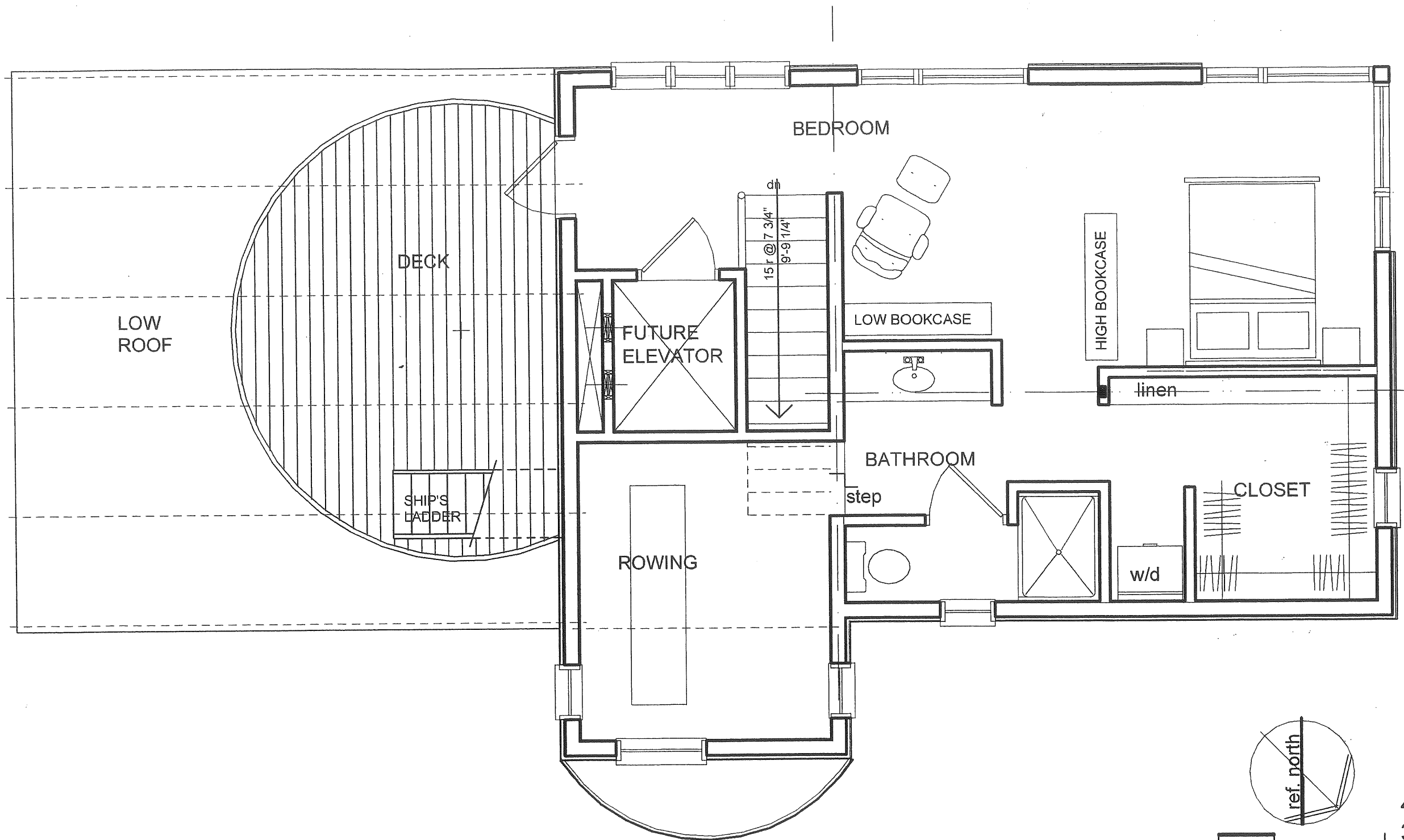
INDICATES 2x @ 16"
B.W. BELOW - TYP



46
 1st Floor Plan
A1.1



46
2nd Floor Plan
A1.2



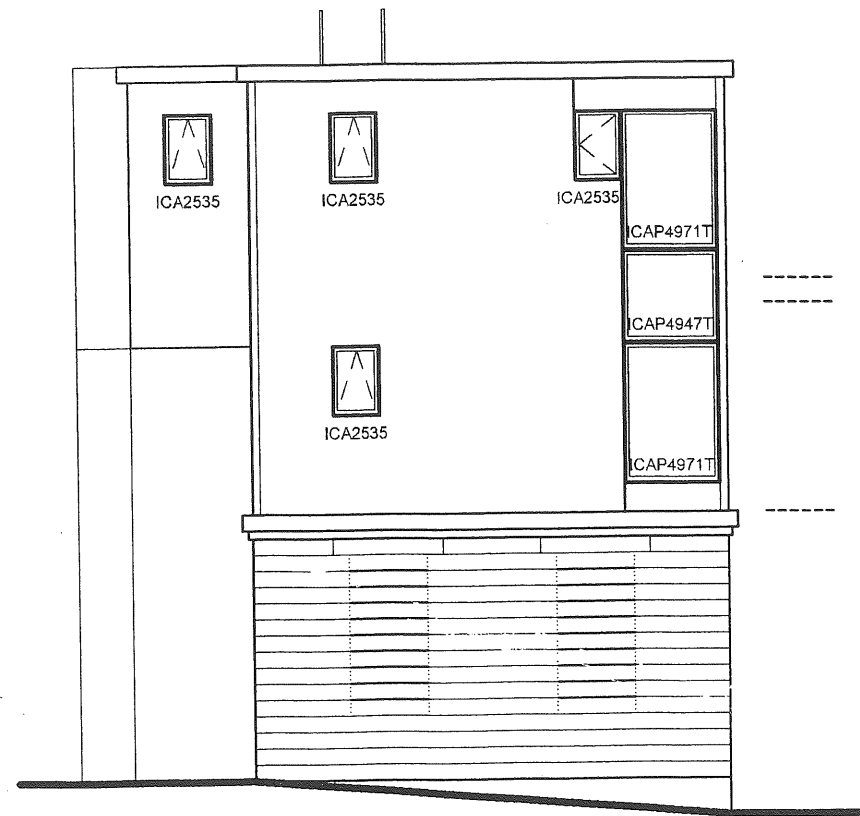
46
3rd Floor Plan
A1.3



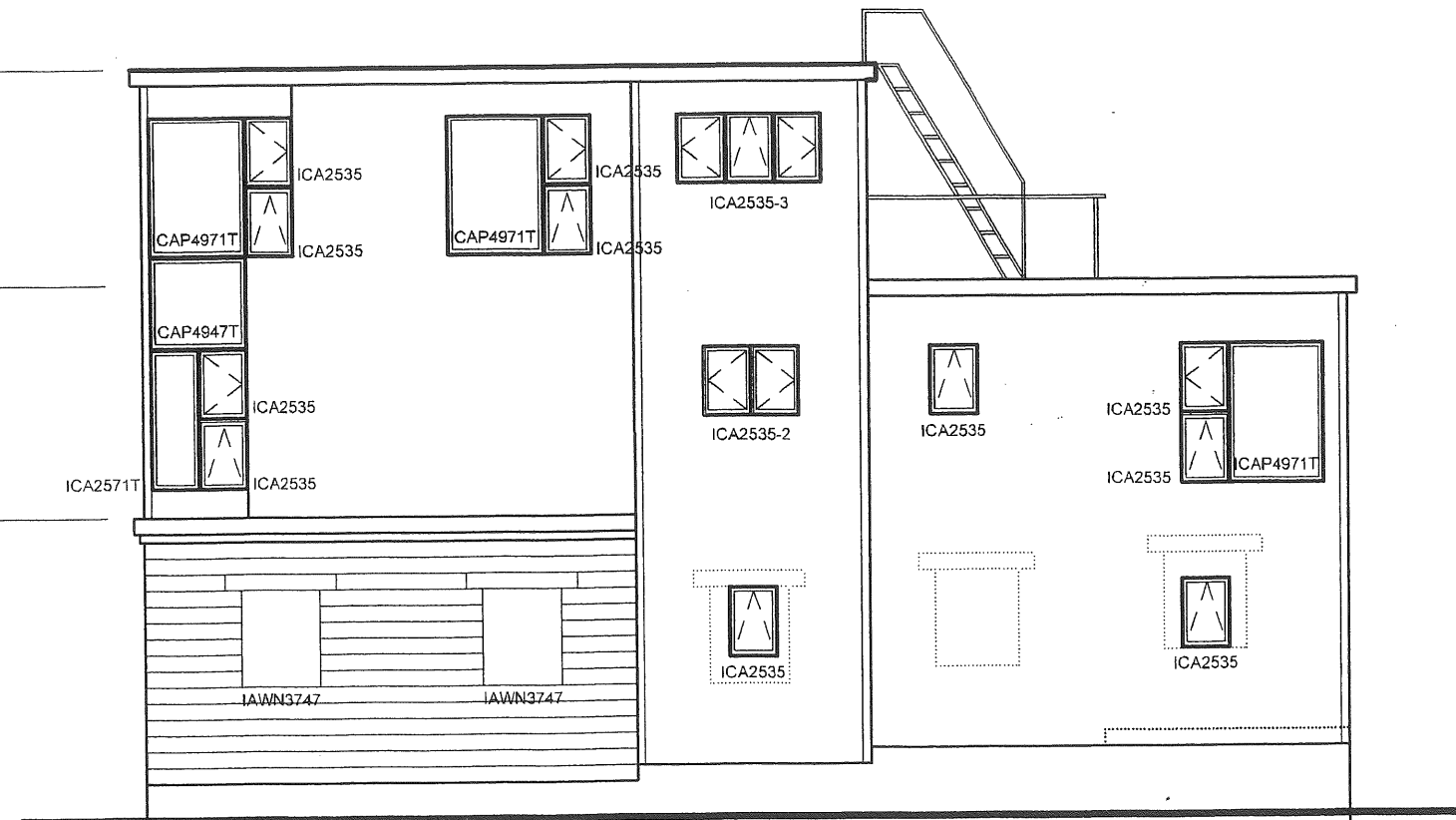
EAST



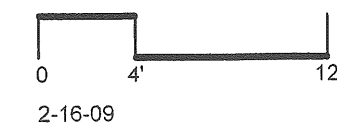
NORTH

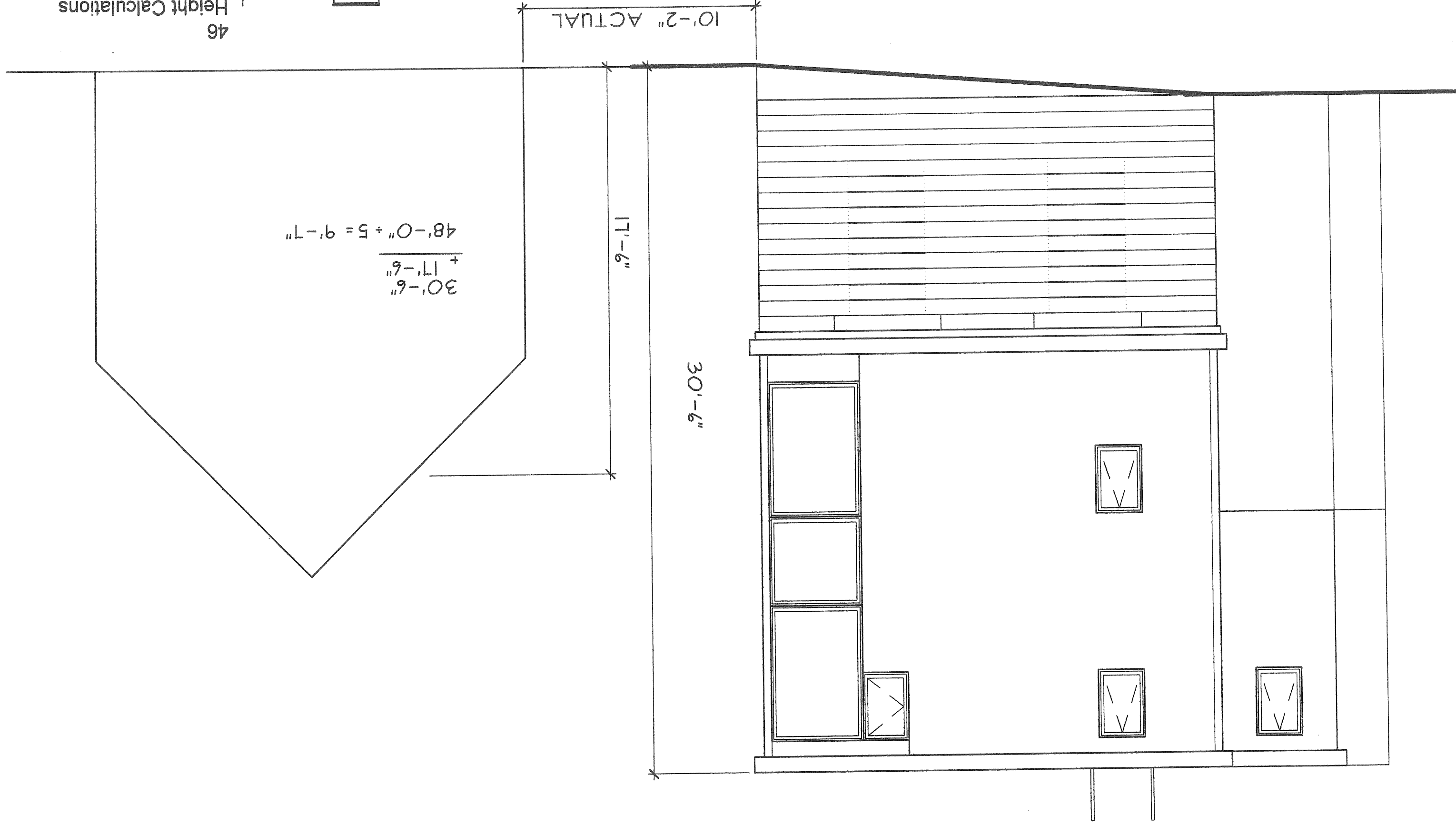
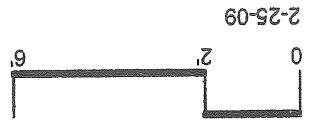


WEST



SOUTH





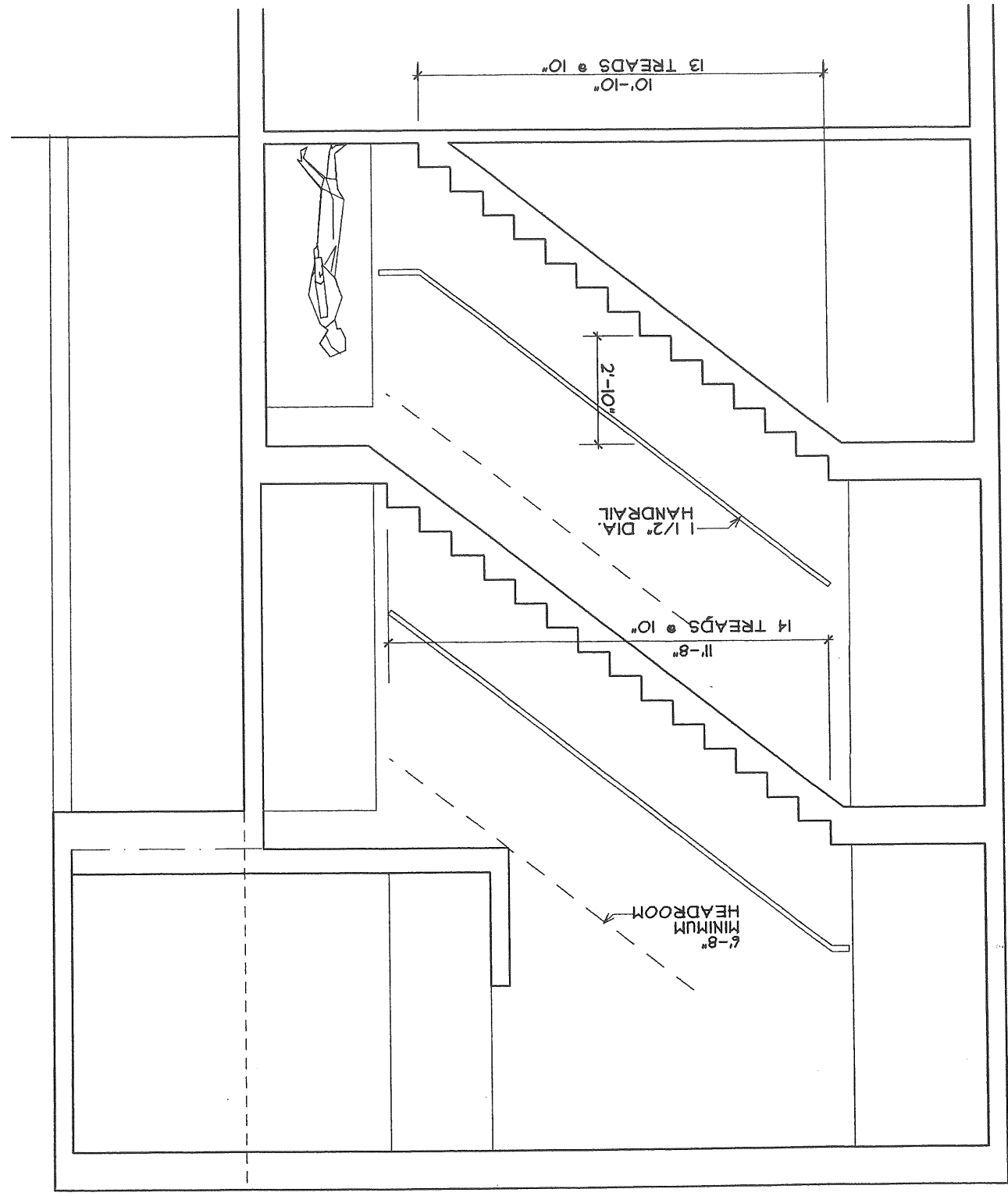
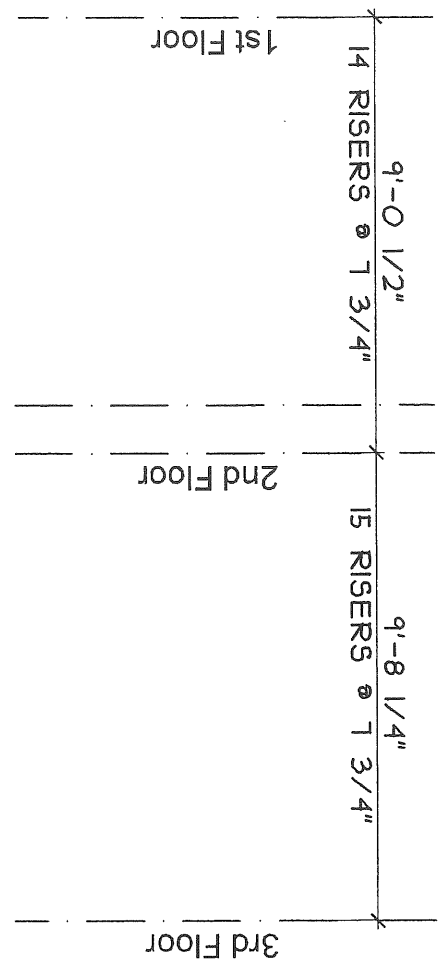
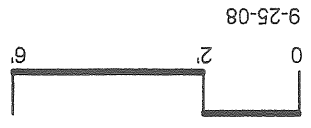
$$\begin{array}{r}
 30'-6'' \\
 + 17'-6'' \\
 \hline
 48'-0'' \div 5 = 9'-7''
 \end{array}$$

10'-2" ACTUAL
 9'-7" REQUIRED

30'-6"

17'-6"

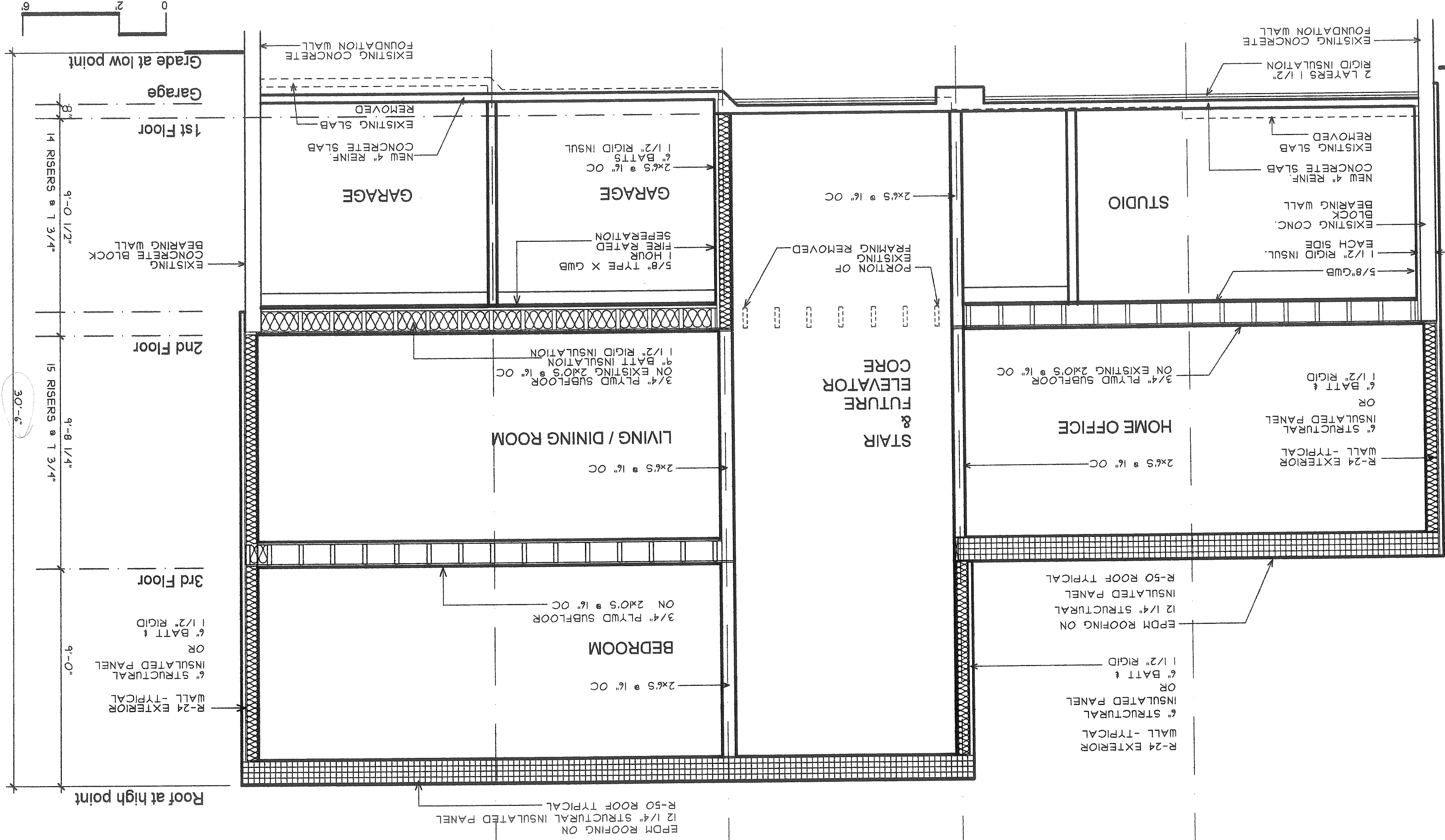
46
 SECTION
 NORTH - SOUTH
 A2.3

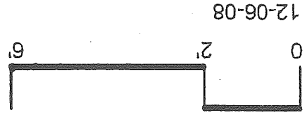
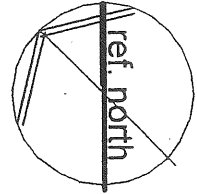


East-West Section
A-2.4

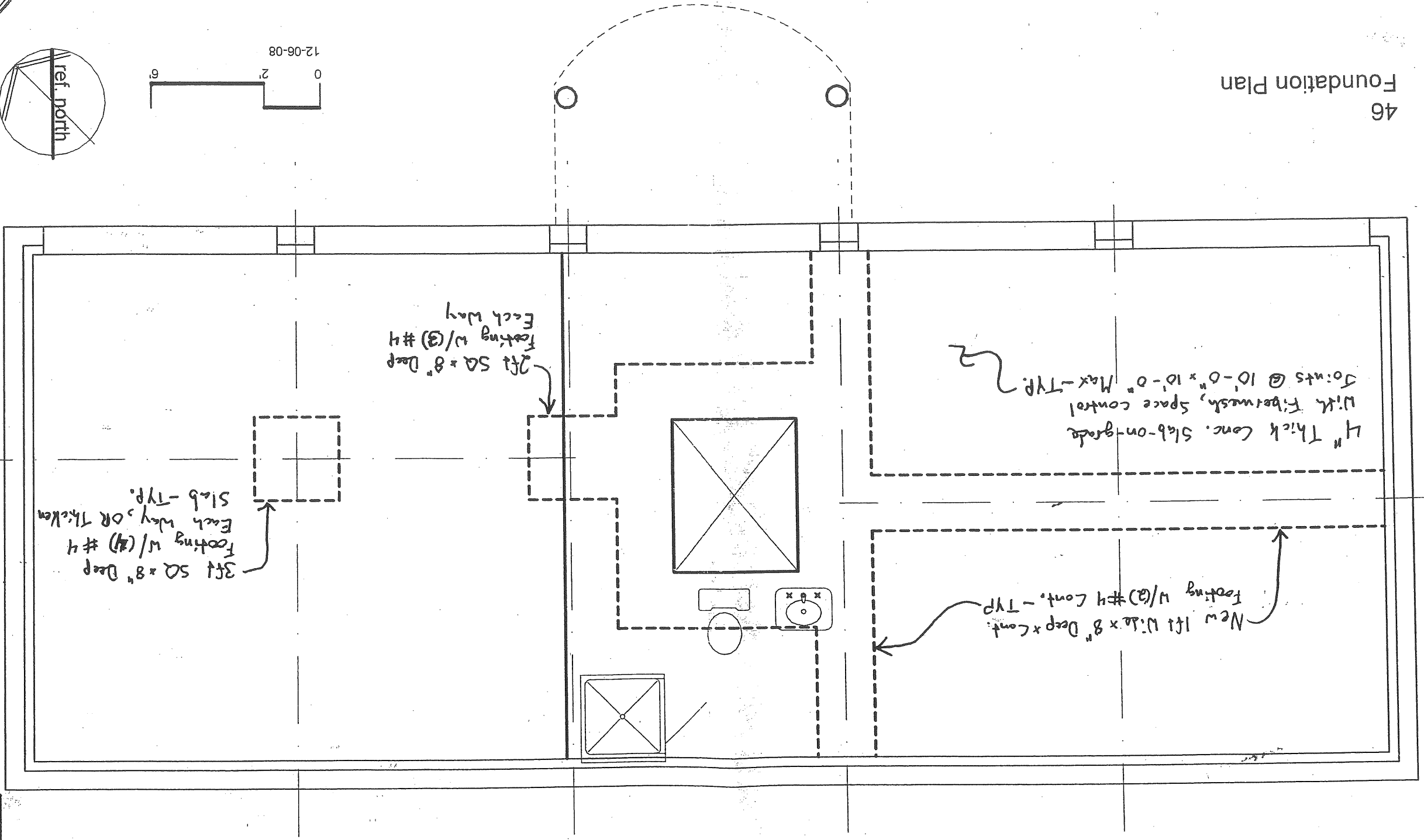
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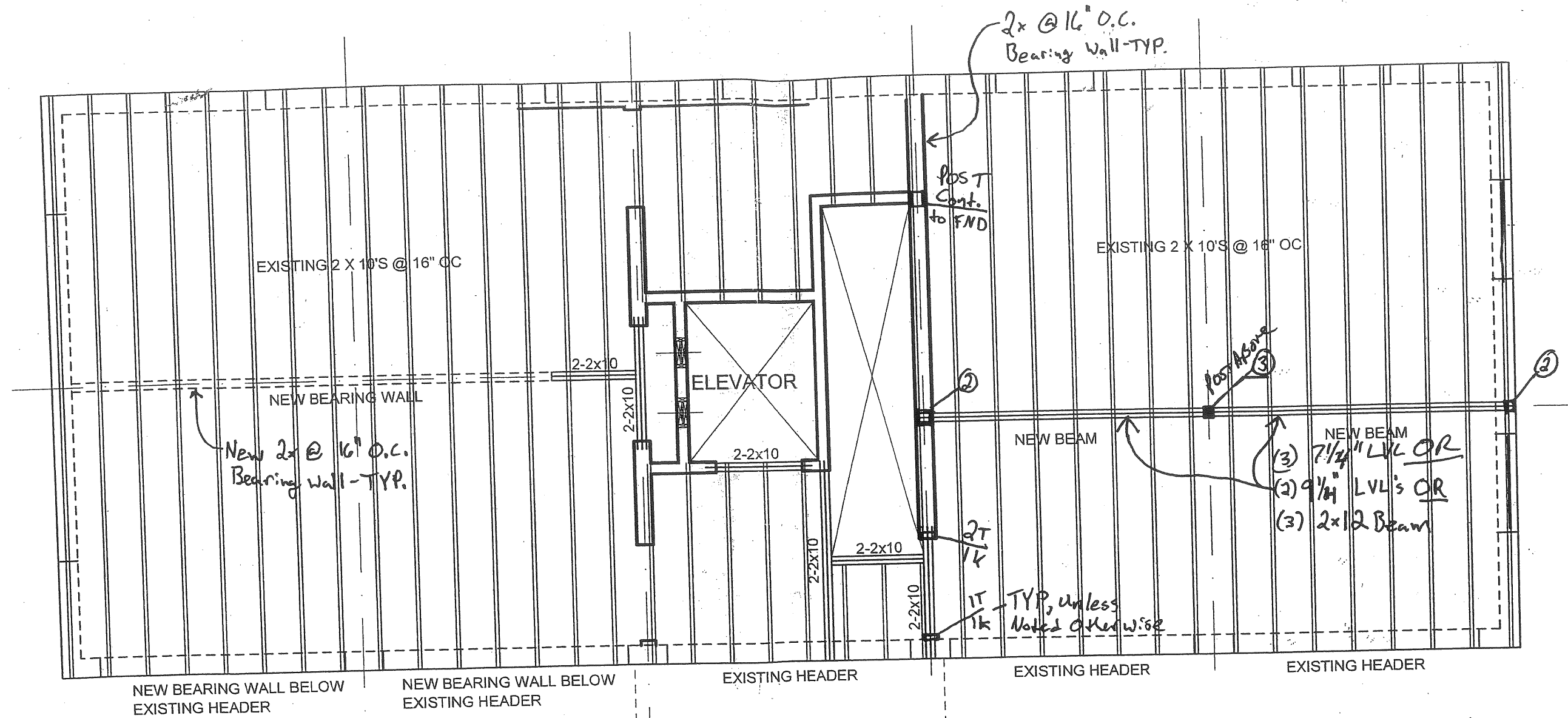
2-25-09





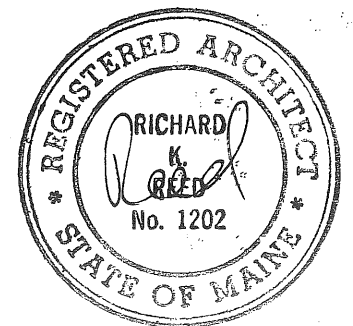
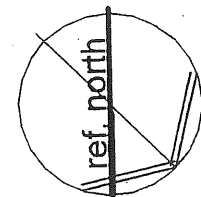
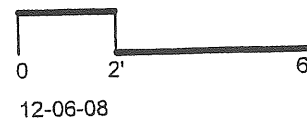
46
Foundation Plan

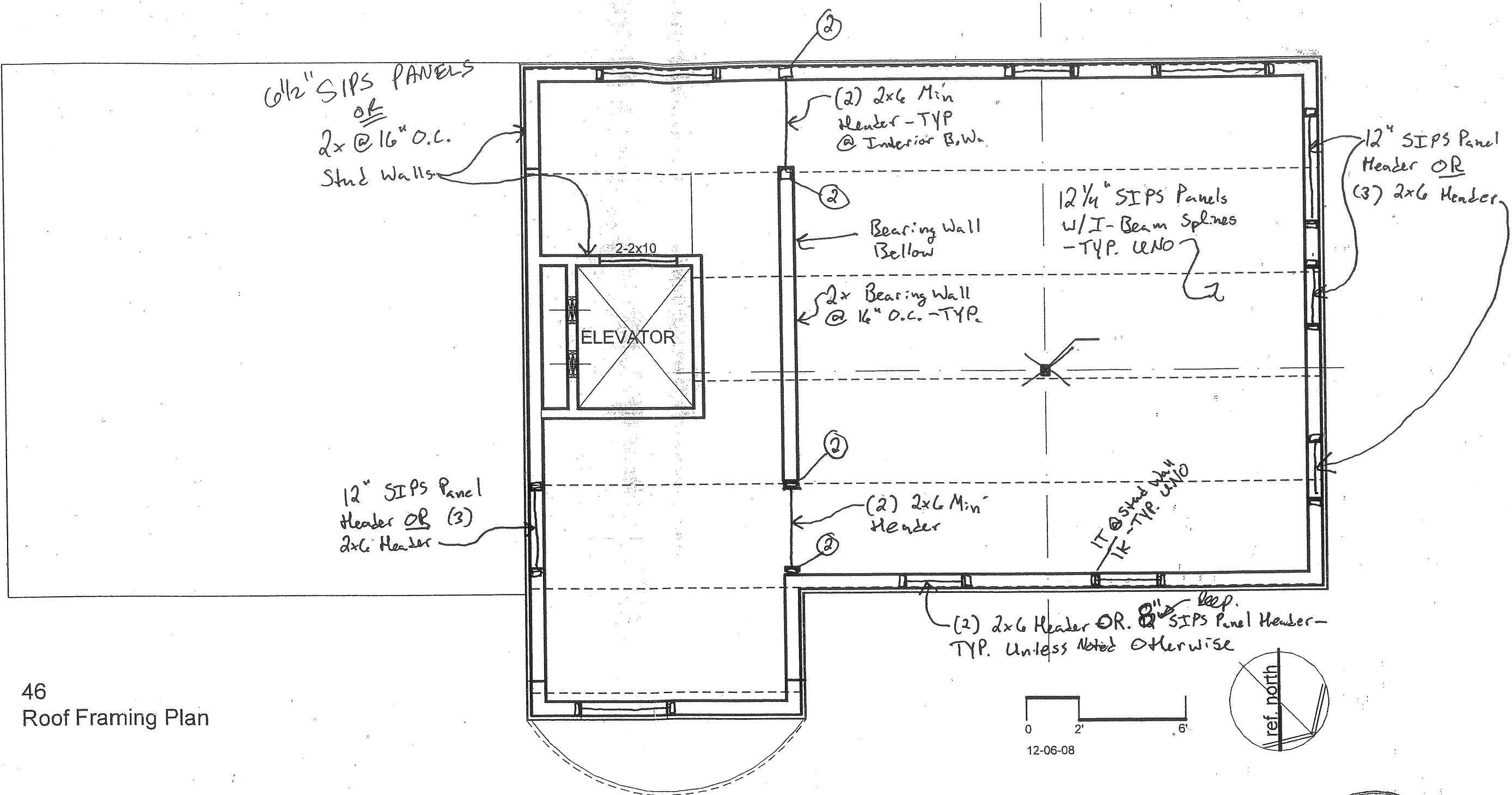




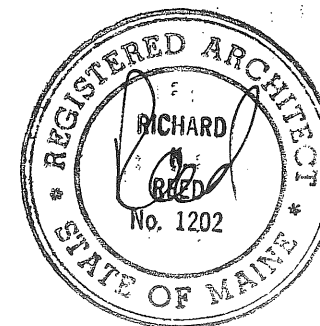
46
2nd Floor Framing Plan

(X) INDICATES # OF 2X STUDS IN POST BELOW



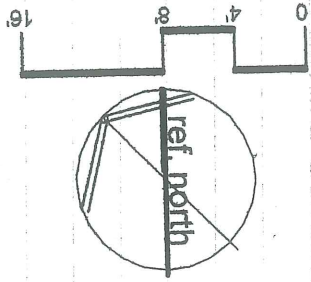


46
Roof Framing Plan



44 - 46
Site Plan
L-1

3-9-09
REVISED 5-22-09
REVISED 6-23-09



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: APPROVED JUN 11 2009

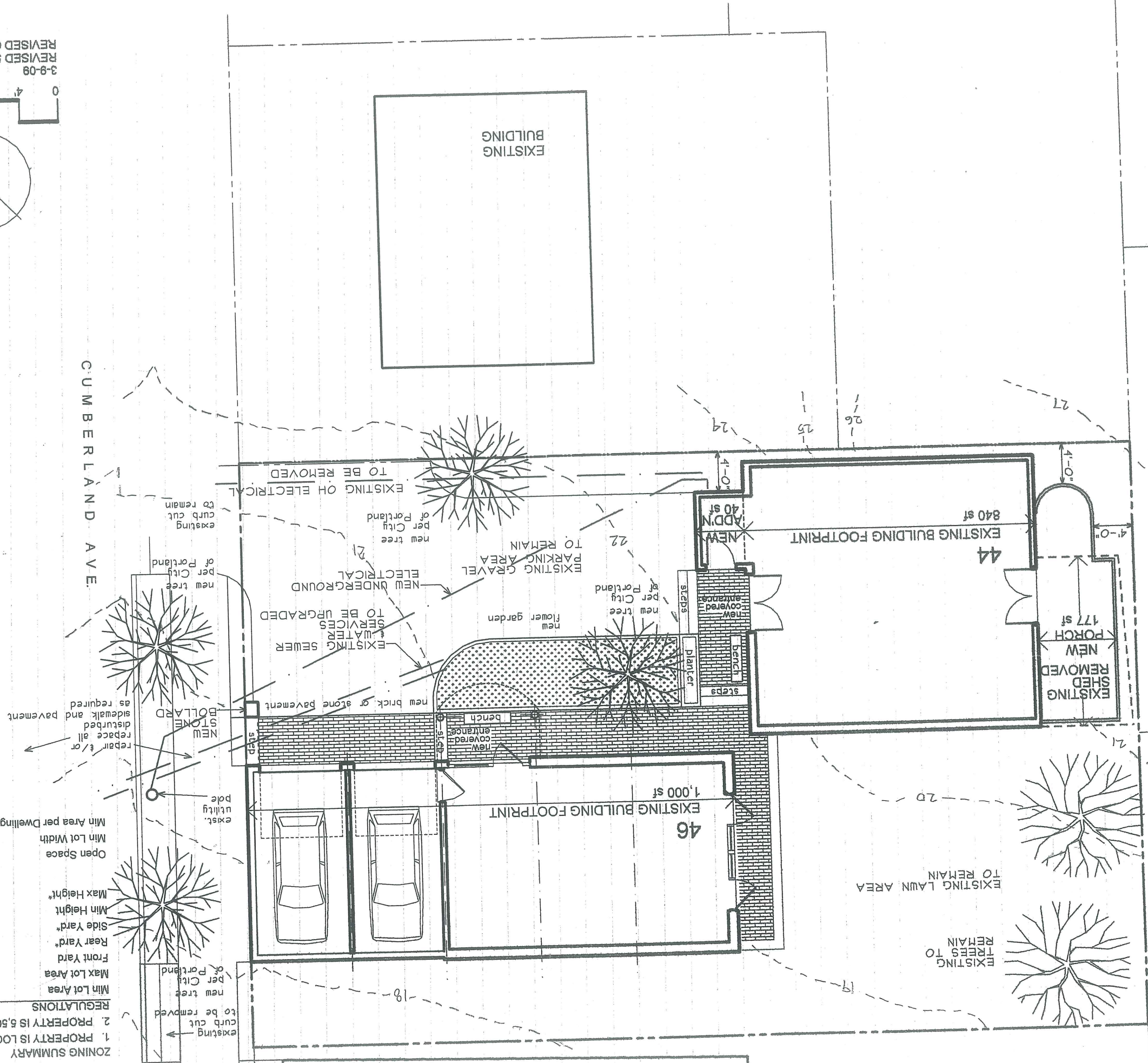
CUMBERLAND AVE.

ZONING SUMMARY

- PROPERTY IS LOCATED IN AN R-6 (INFILL) ZONE
- PROPERTY IS 5,509 SQ. FT.

REGULATIONS	Required	Provided
Min Lot Area	None	5,509 sf
Max Lot Area	10,000 sf	5,509 sf
Front Yard	No more than 10'	Less than 10'
Rear Yard	4' & Existing	4' & Existing
Side Yard	4' & Existing	4' & Existing
Min Height	2 stories	3 stories
Max Height	Sum of heights	5
Open Space	Decks or 10% lot area	60'
Min Lot Width	None	2,754 sf
Min Area per Dwelling	725 sf	

1. PROPERTY IS LOCATED IN AN R-6 (INFILL) ZONE
2. PROPERTY IS 5,509 SQ. FT.



EXISTING BUILDING

EXISTING SHED
REMOVED
NEW PORCH
177 sf

EXISTING BUILDING

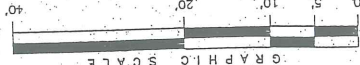
EXISTING BUILDING FOOTPRINT
1,000 sf

EXISTING BUILDING FOOTPRINT
840 sf

EXISTING LAWN AREA
TO REMAIN

EXISTING TREES TO REMAIN

BUILDING



- LEGEND:
- UTILITY POLE
 - SIGN
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - 1' CONTOUR
 - STOCKADE FENCE

CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 12-1-08

STATE OF MAINE
 WILLIAM O. SHIPPEN
 No. 2118
 WILLIAM O. SHIPPEN, PLS. NO. 2118

REV. 11-12-04-08 THE TO CITY CONTROL

BOUNDARY AND TOPOGRAPHIC SURVEY
 ON
 CUMBERLAND AVE., PORTLAND, MAINE
 MADE FOR
CHRIS ROBERTS & RICHARD REED
 379 ISLAND AVE., PEAK'S ISLAND PORTLAND, MAINE

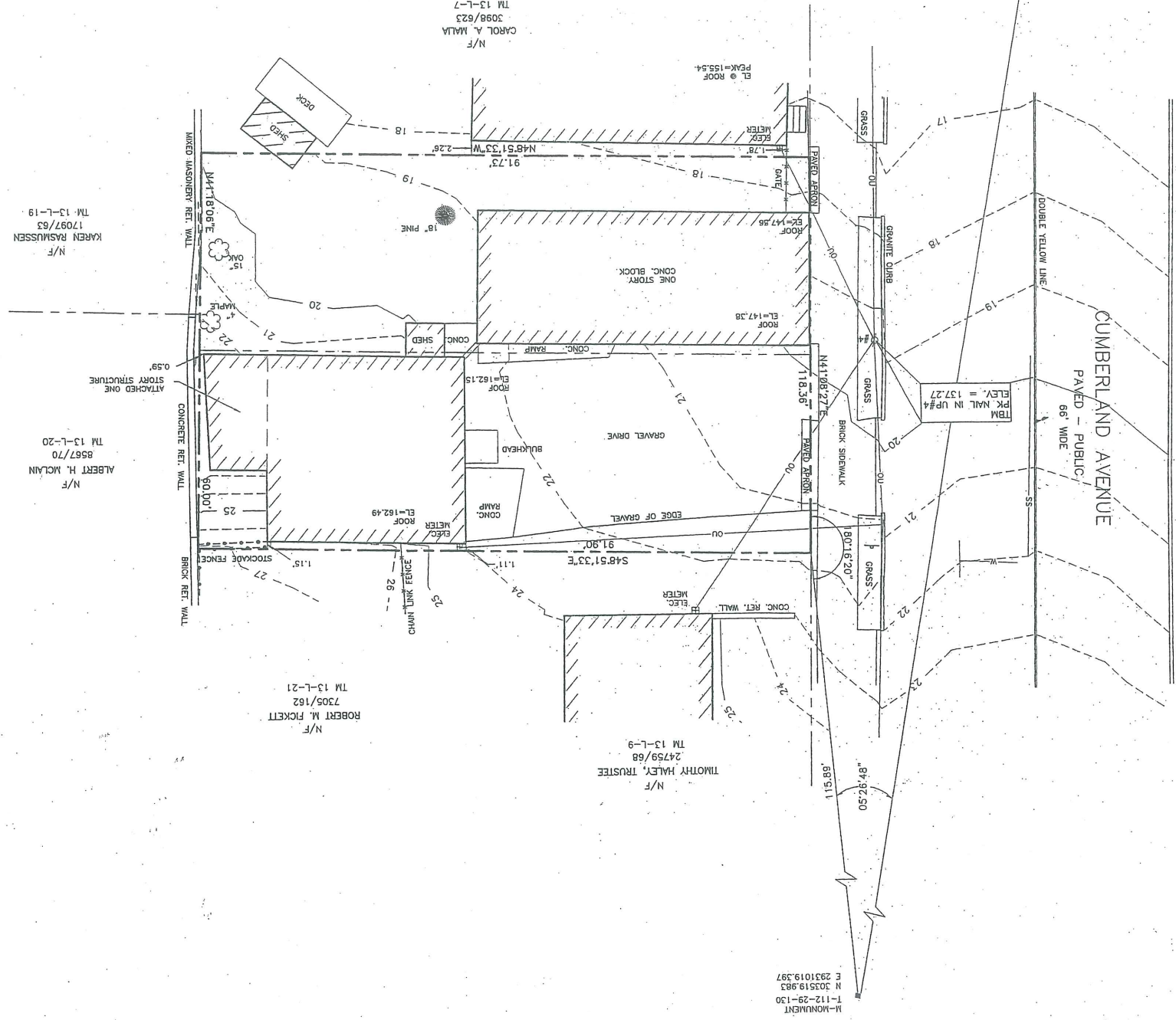
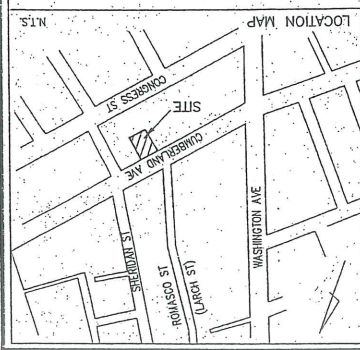
OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04106 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drawn By: WCS
 Date: 11-13-08
 Job No.: 2008-183 P

Checked By: WCS
 Scale: 1" = 10'
 Book No.: 1061

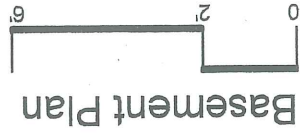
CITY OF PORTLAND
APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: APPROVED JUN 11 2009

- NOTES
1. OWNER OF RECORD: RICHARD K. REED
 CHRISTOPHER J. ROBERTS
 MERRIAM T. ROBERTS
 BOOK 26389 PAGE 131
 2. PARCEL IS SHOWN AS LOTS 8 AND 23, BLOCK L, ON THE CITY OF PORTLAND'S ASSESSORS MAP - 13.
 3. BEARINGS ARE BASED ON CITY CONTROL POINTS AS SHOWN.
 4. BENCH MARK IS TOP OF MONUMENT AT CONGRESS AND NORTH STREETS ELEVATION=146.69 CITY DATUM.
 5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
- PLAN REFERENCES
1. SURVEYED FOR JOHN F. HAMILTON APRIL 1908 BY EG. JORDAN AND CO.
 2. SURVEY FOR DR. DOLLEY AND JUDGE ROBINSON DATED SEPT. 15, 1898.
 3. PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEMUEL DYER RECORDED IN PLAN BOOK 4 PAGE 9 1/2.



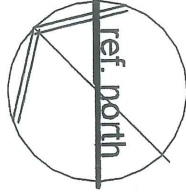
A-1.0

2-25-09
REVISED 5-26-09

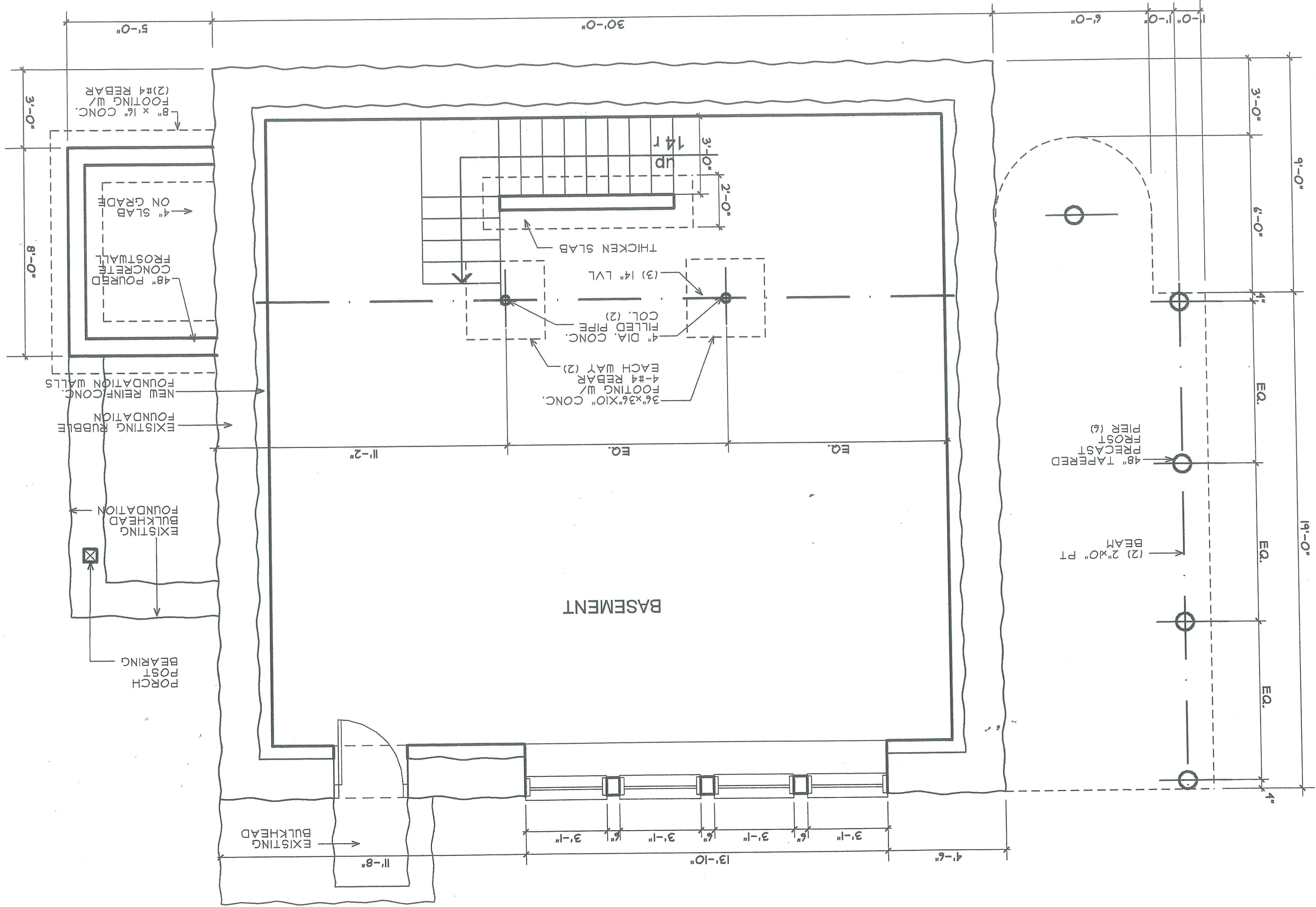


Basement Plan

44



APPROVED JUN 11 2009
CITY OF PORTLAND
APPROVED SITE PLAN
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Date of Approval:



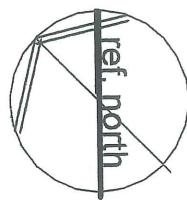
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2-25-09
REVISED 5-26-09

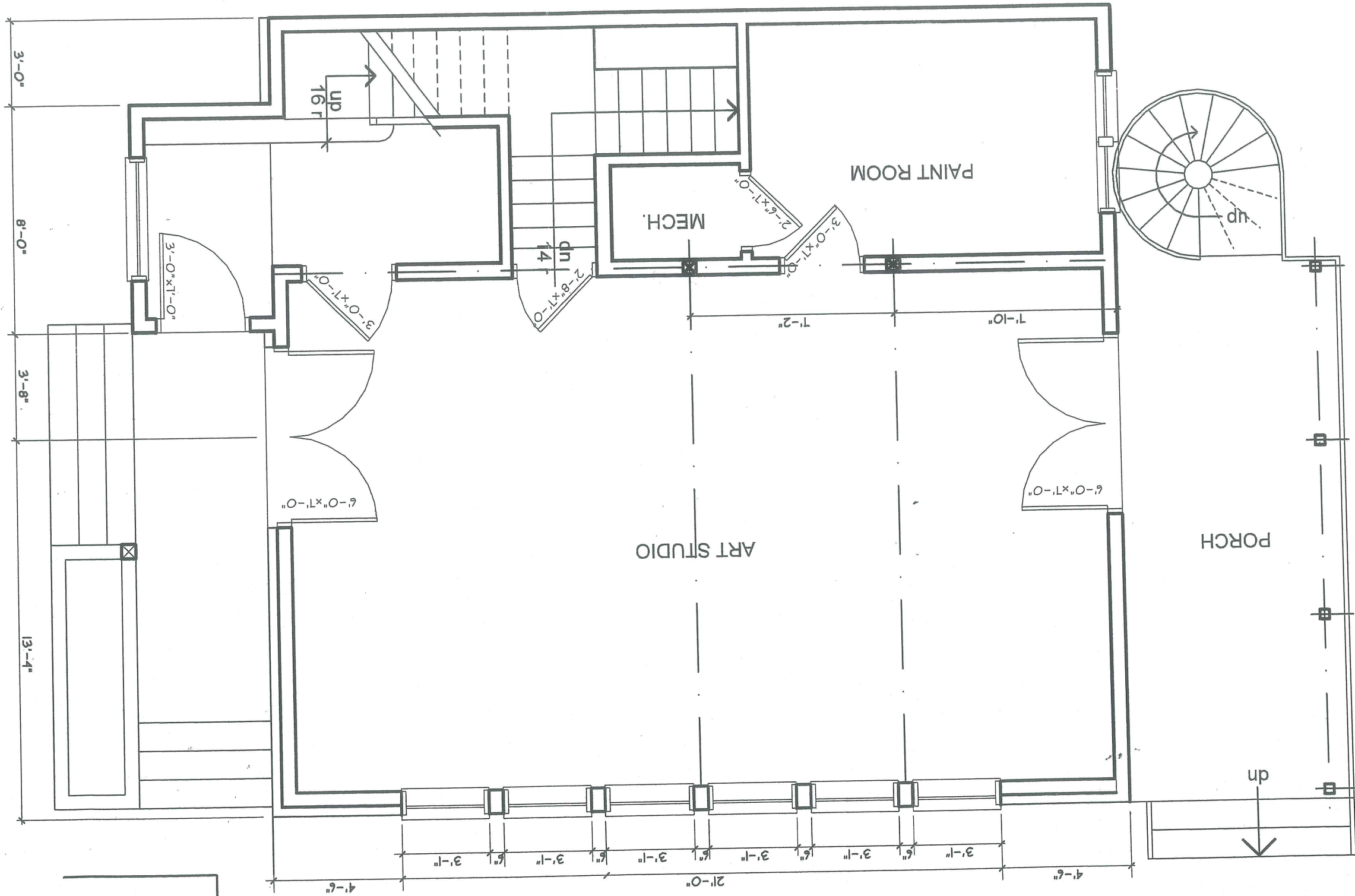


1st Floor Plan

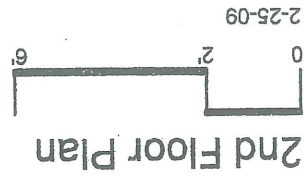
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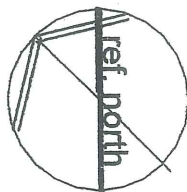
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: _____
APPROVED JUN 1 1 2009



A-1.2

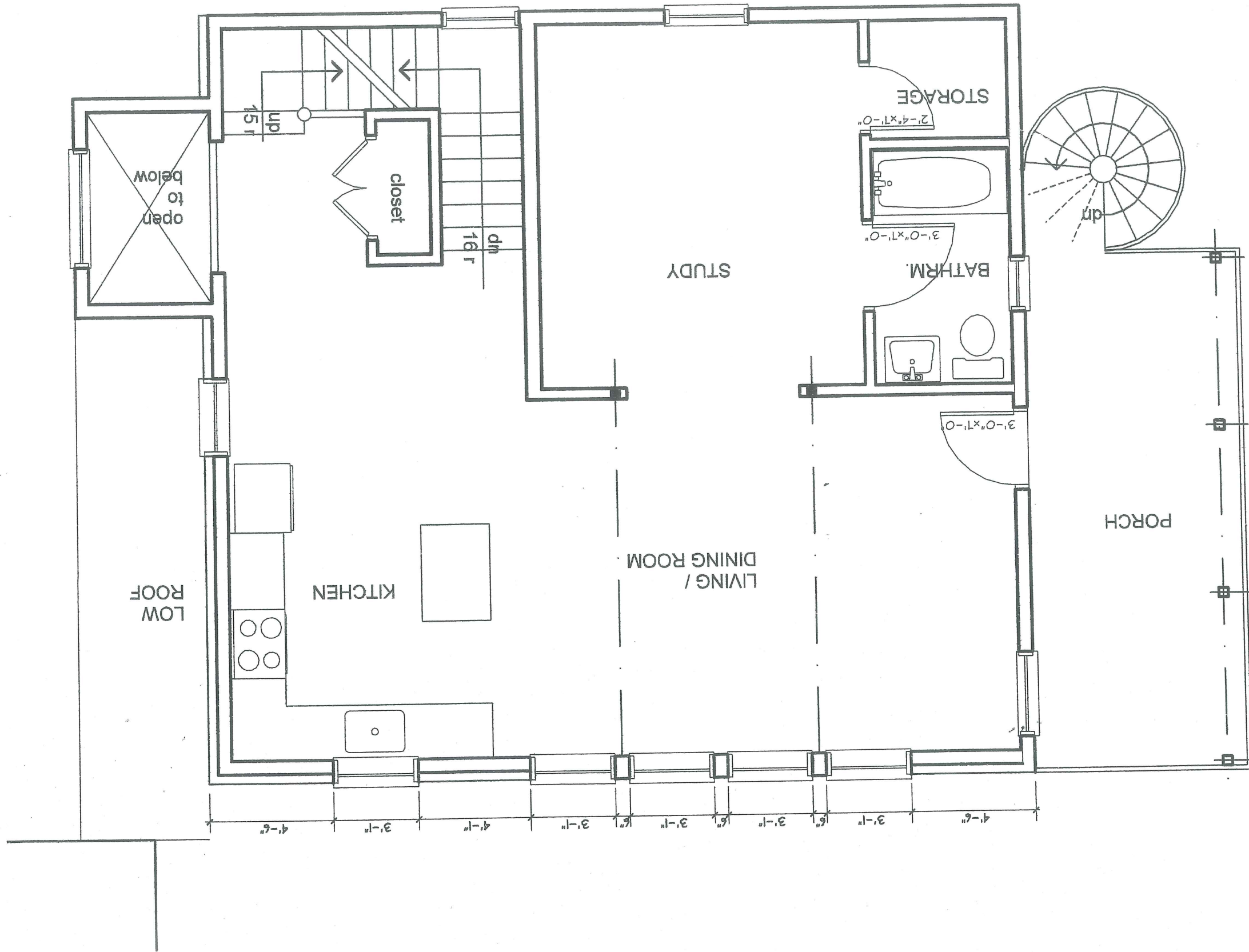


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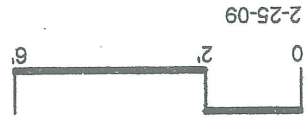


APPROVED JUN 1 1 2009

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:

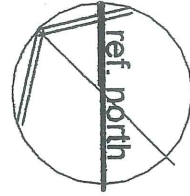


A-1.3

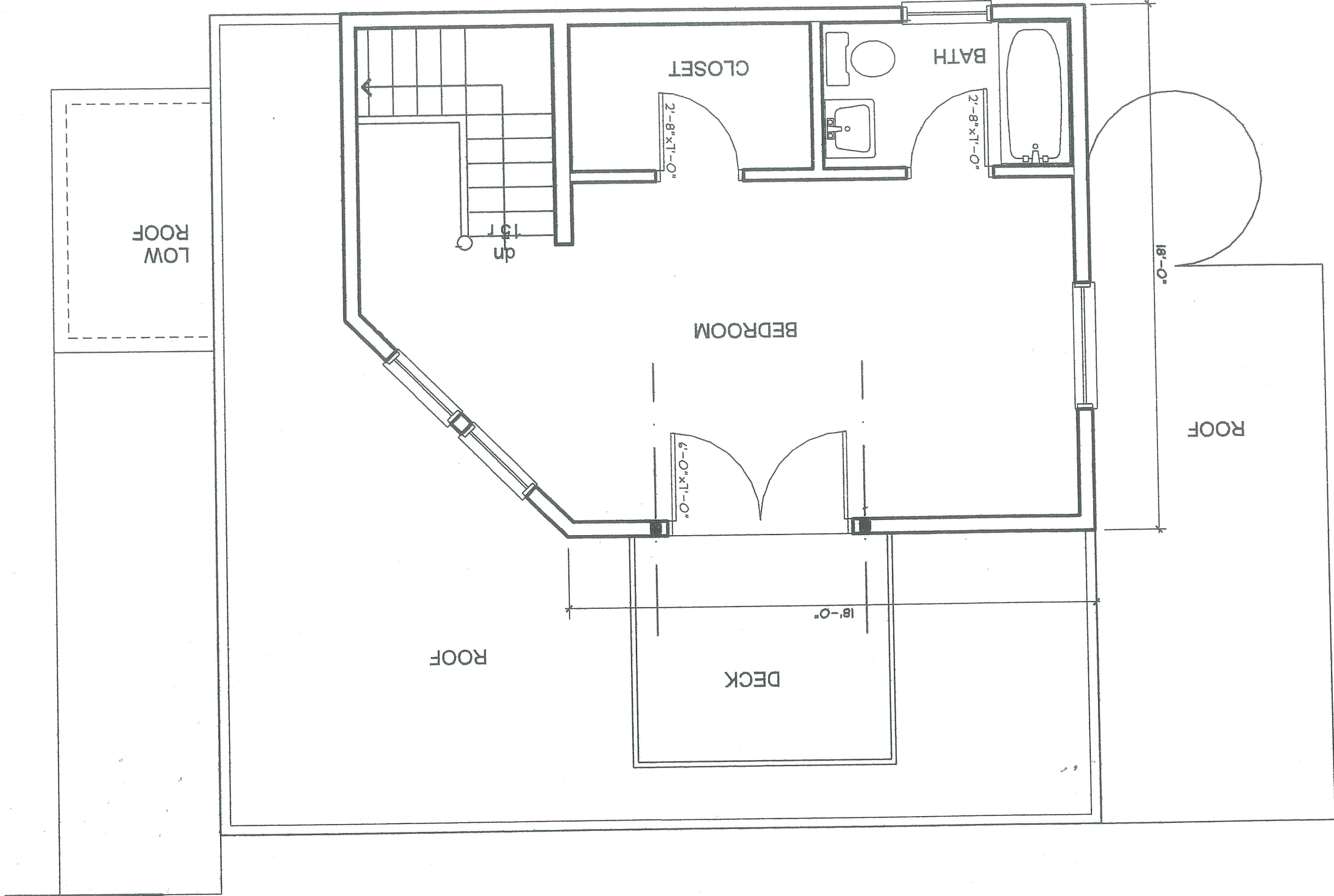


3rd Floor Plan

44



CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: APPROVED JUN 11 2009



A-2.1

2-25-09
REVISED 5-26-09



West & South
Exterior Elevations

44

APPROVED JUN 1 1 2009
CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval:

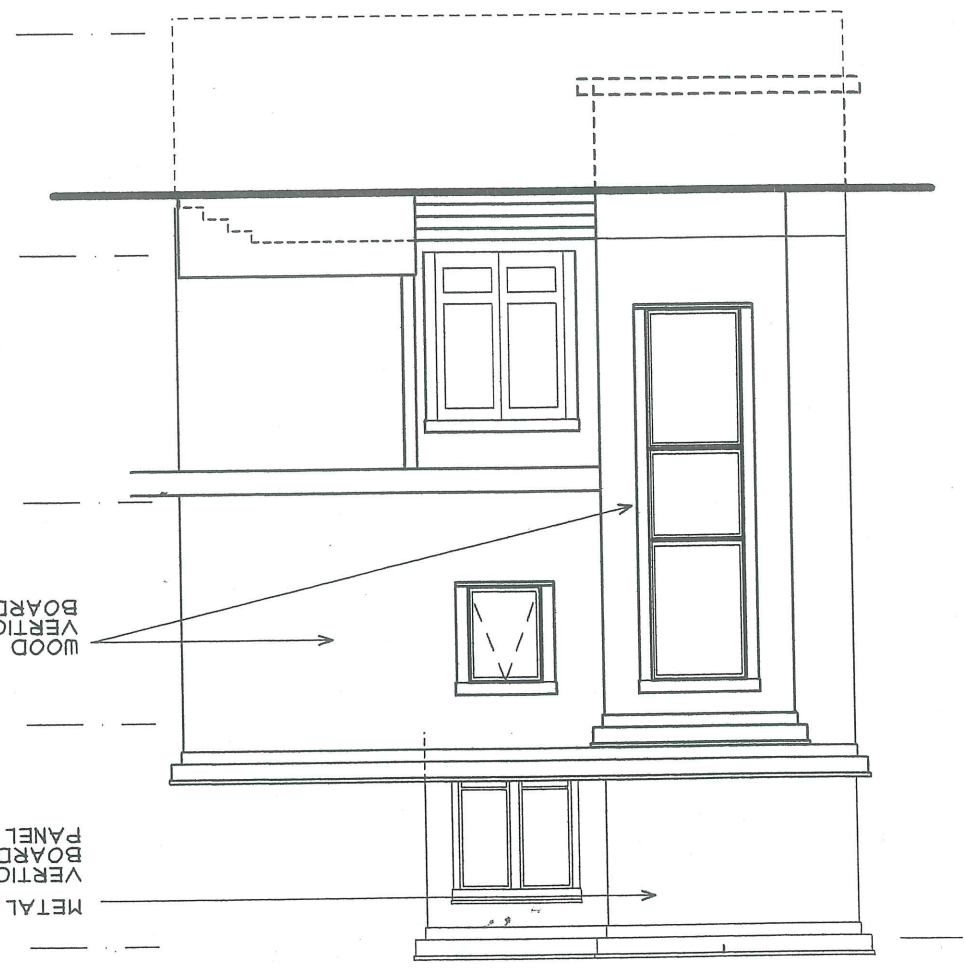
TYPICAL MATERIALS
METAL CLAD TRIM
METAL SIDING
VERTICAL BOARD & BATT PANEL
FIBERGLASS / WOOD WINDOWS

SOUTH



WEST

METAL SIDING
VERTICAL BOARD & BATT PANEL
WOOD SIDING
VERTICAL BOARD & BATTEN



A-2.2

2-25-09
REVISED 5-26-09



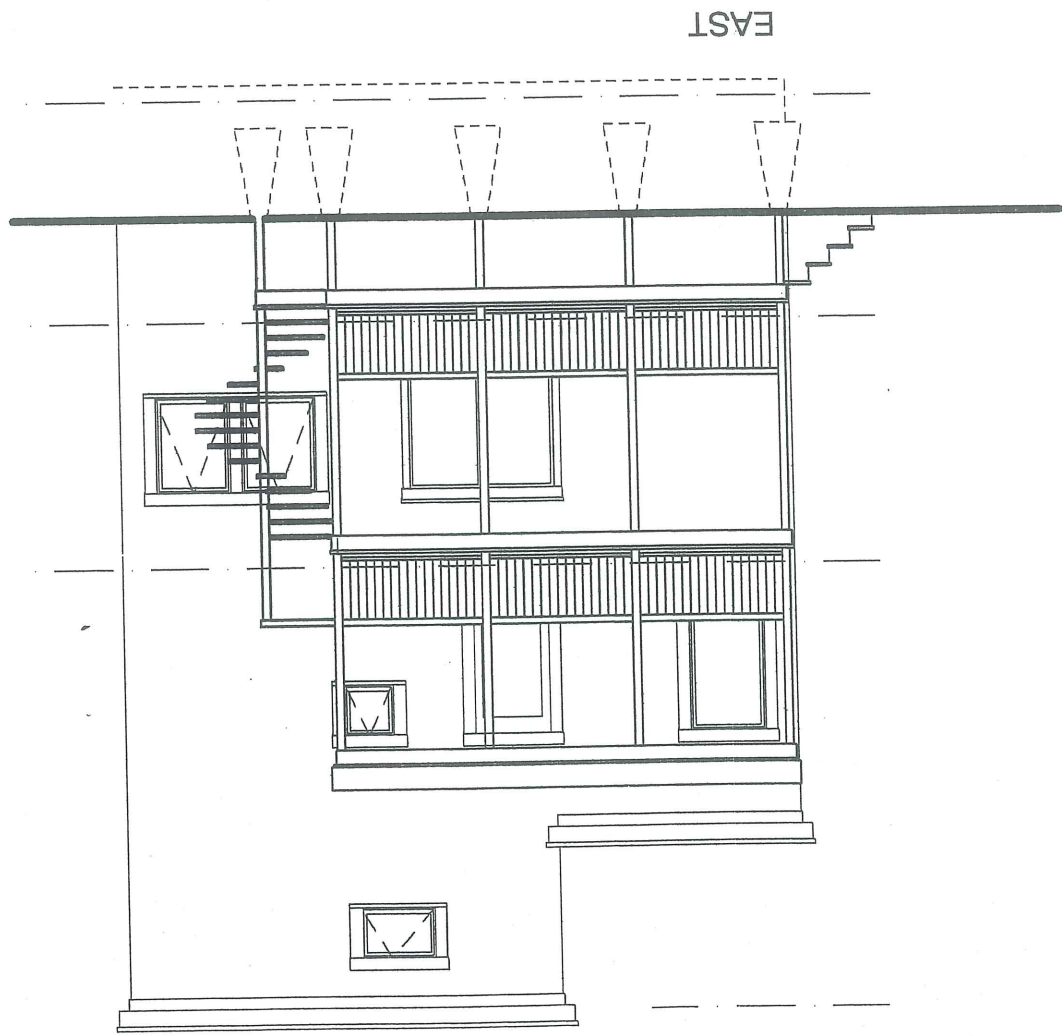
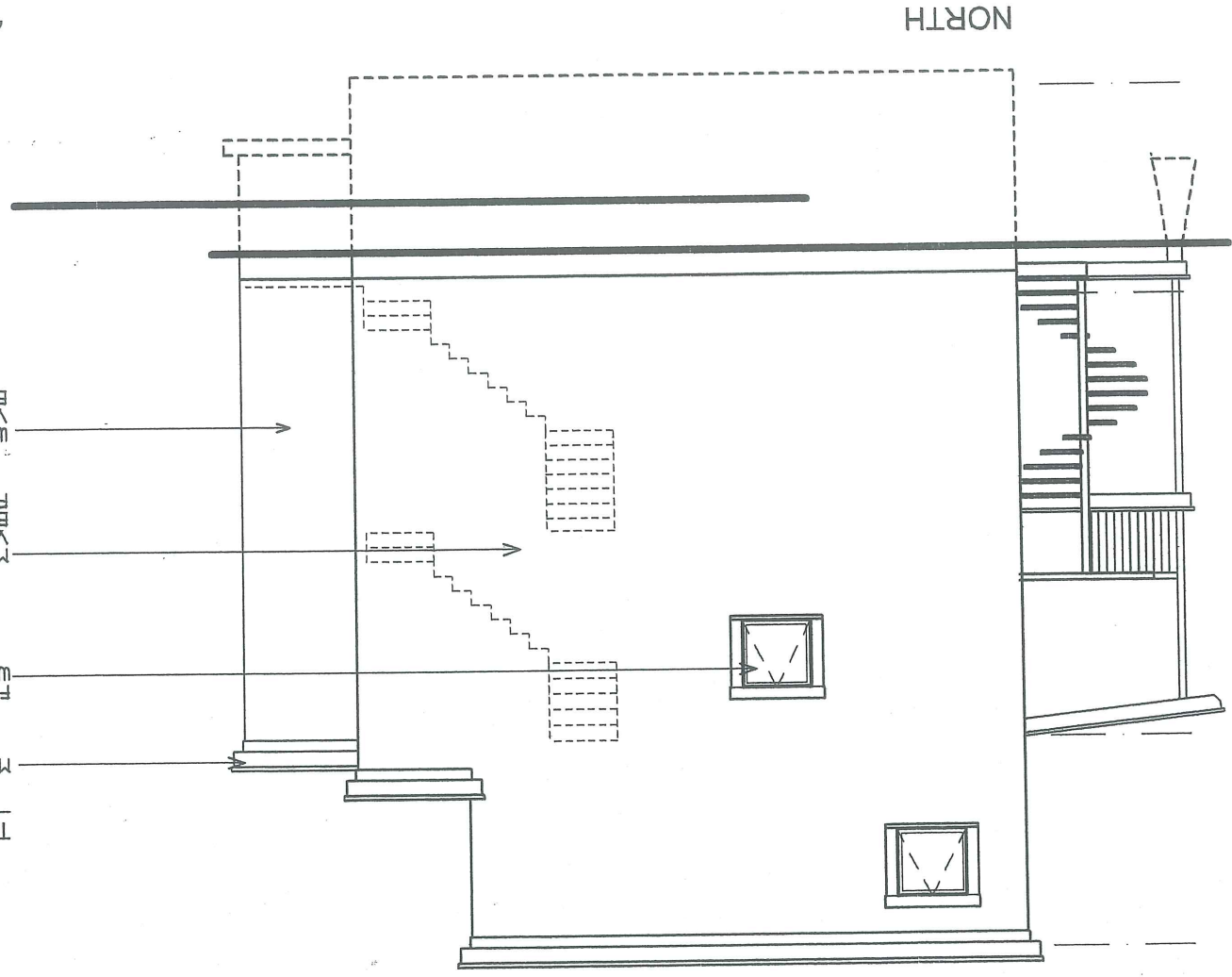
Exterior Elevations

East & North

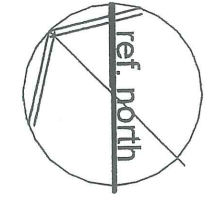
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CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: APPROVED JUN 1 1 2009

- TYPICAL MATERIALS
- METAL CLAD TRIM
- FIBERGLASS / WOOD WINDOWS
- METAL SIDING VERTICAL BOARD & BATT PANEL
- WOOD SIDING VERTICAL BOARD & BATTEN

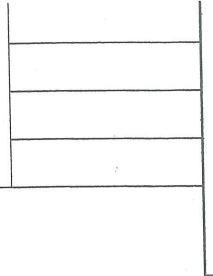
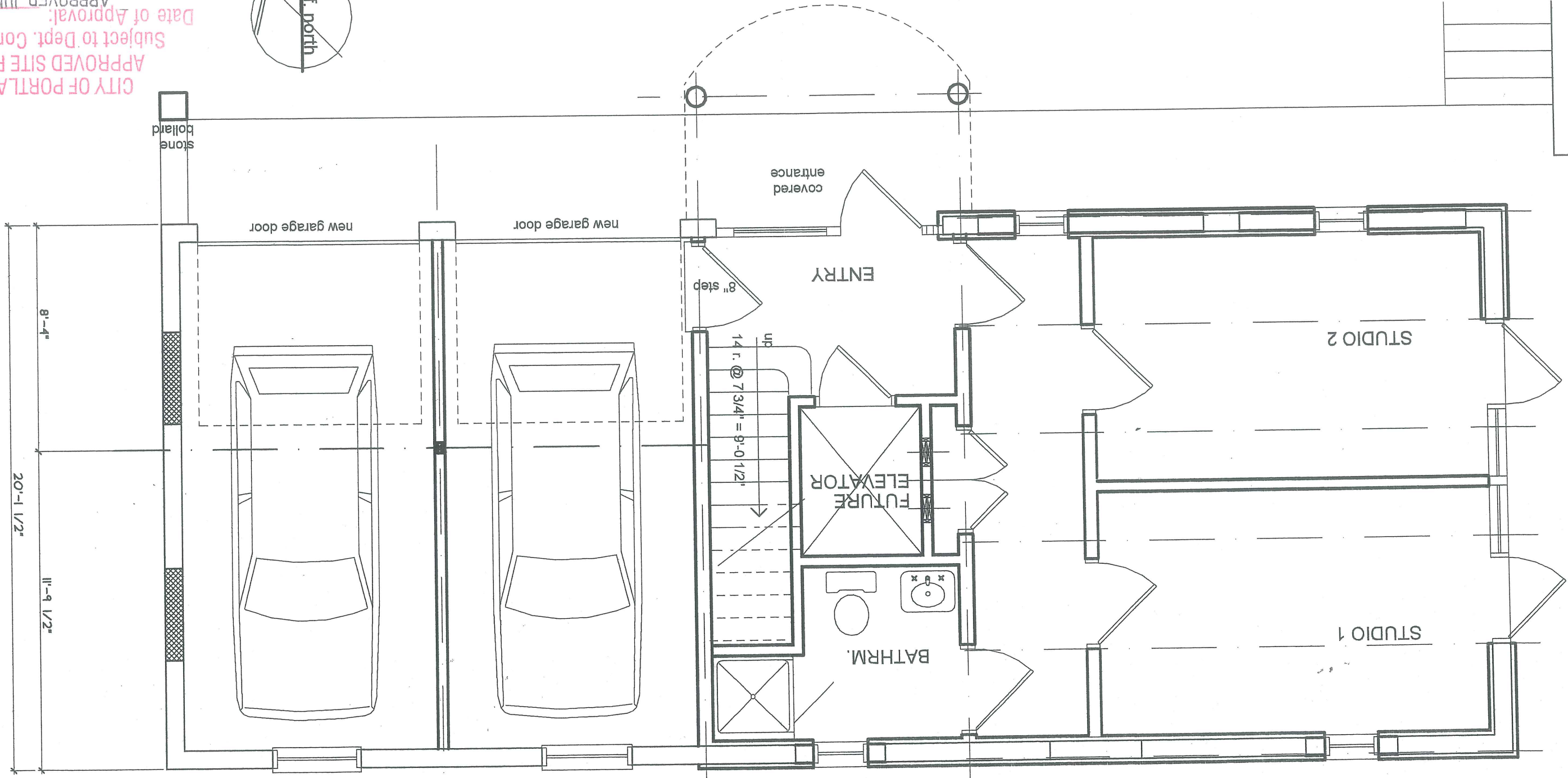


2-16-09
REVISED 5-26-09



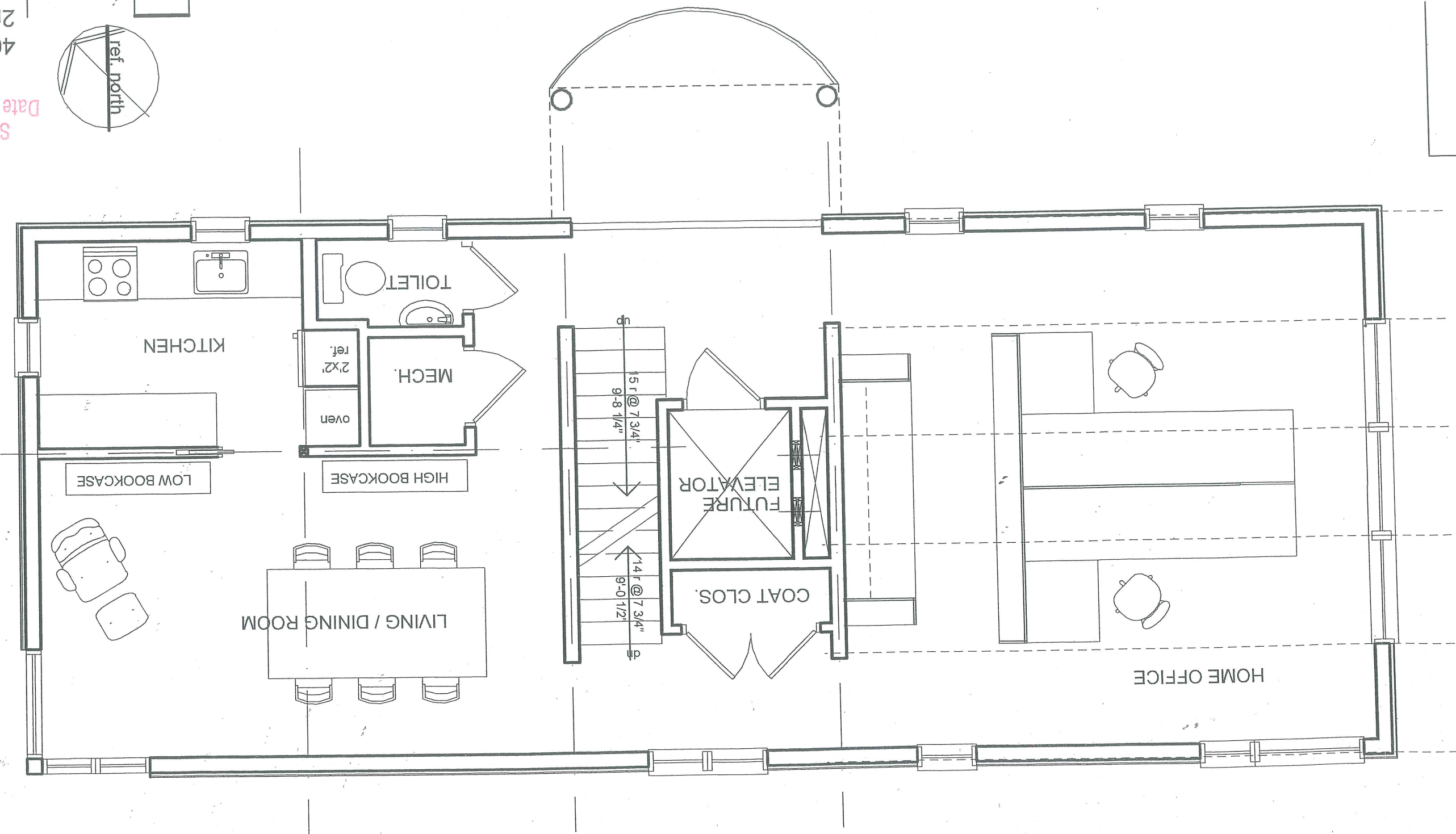
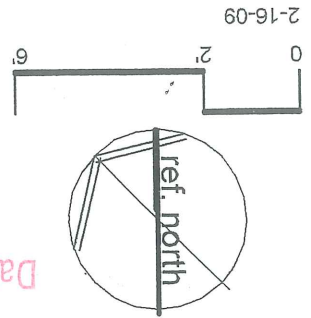
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1st Floor Plan
A1.1

CITY OF PORTLAND
APPROVED SITE PLAN
Subject to Dept. Conditions
Date of Approval: APPROVED JUN 11 2009



CITY OF PORTLAND
APPROVED SITE PLAN
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Date of Approval: APPROVED JUN 13 2009

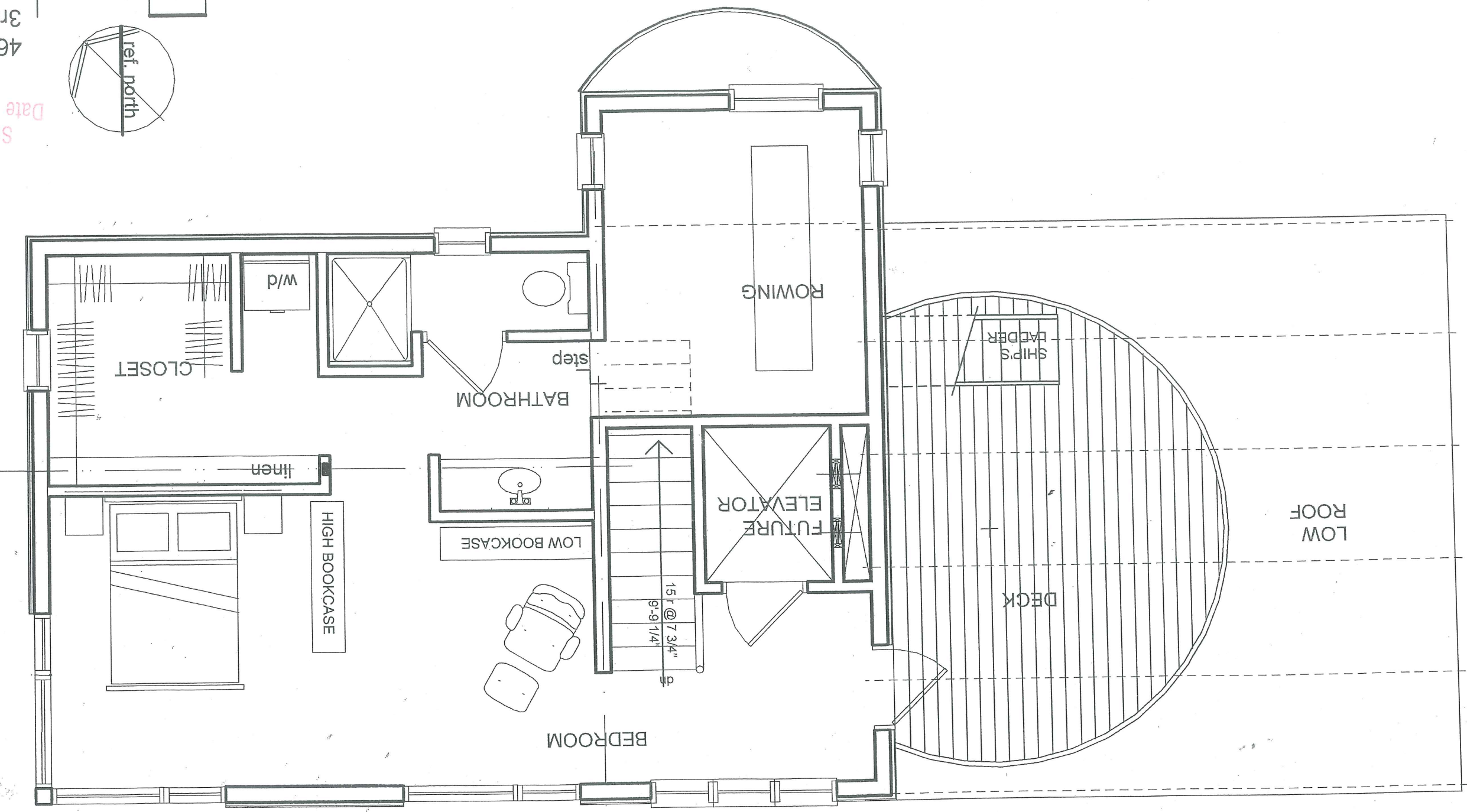
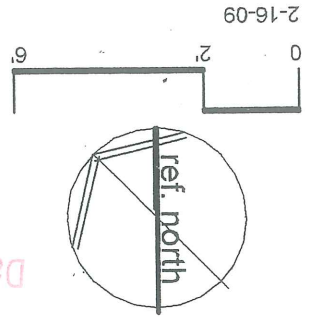
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2nd Floor Plan
A1.2

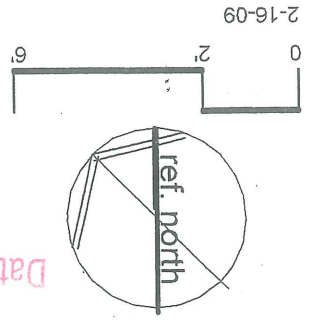


CITY OF PORTLAND
APPROVED SITE PLAN
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Date of Approval: APPROVED JUN 1 1 2009

A1.3
3rd Floor Plan

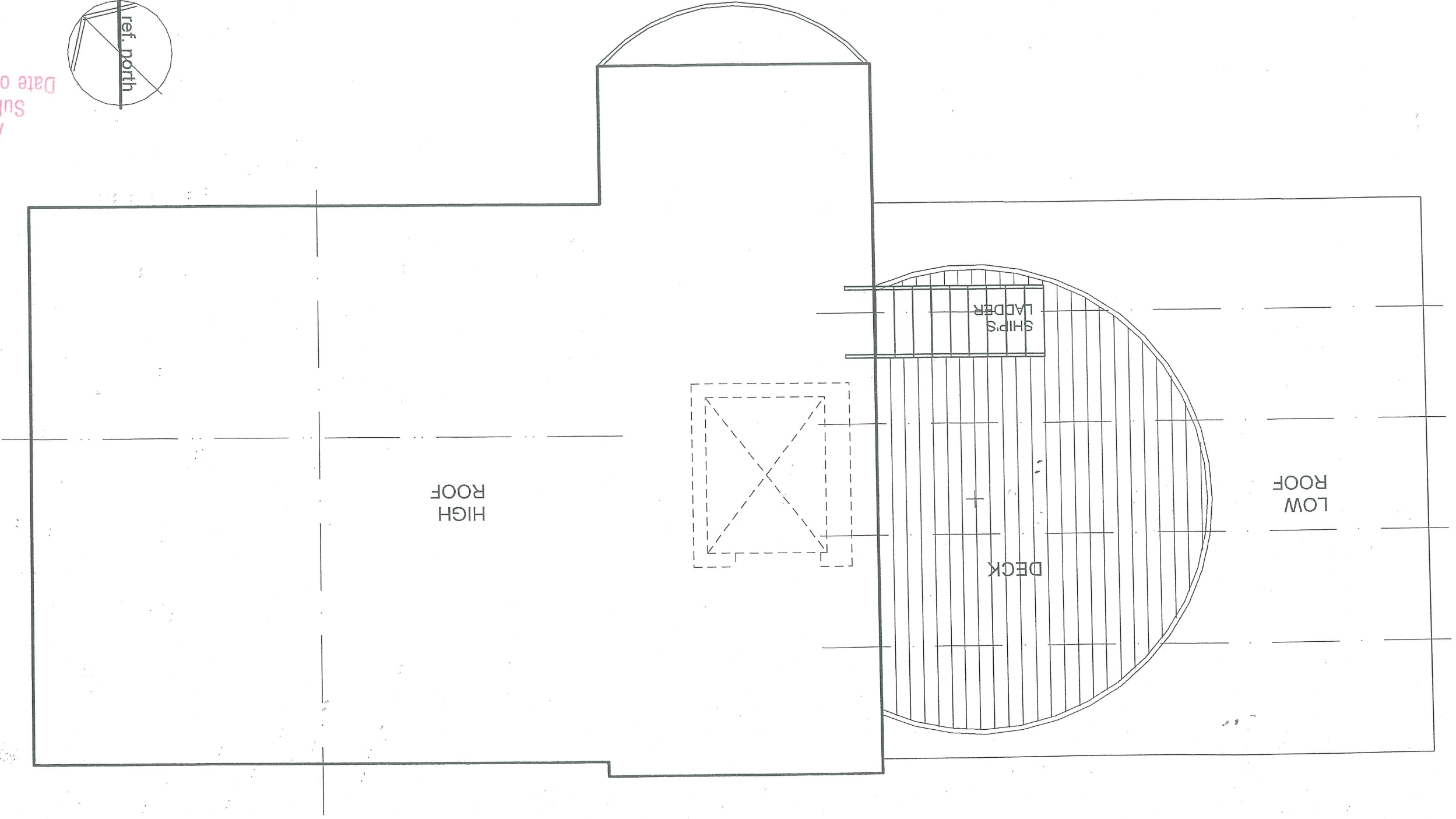
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46
Roof Plan
A1.4

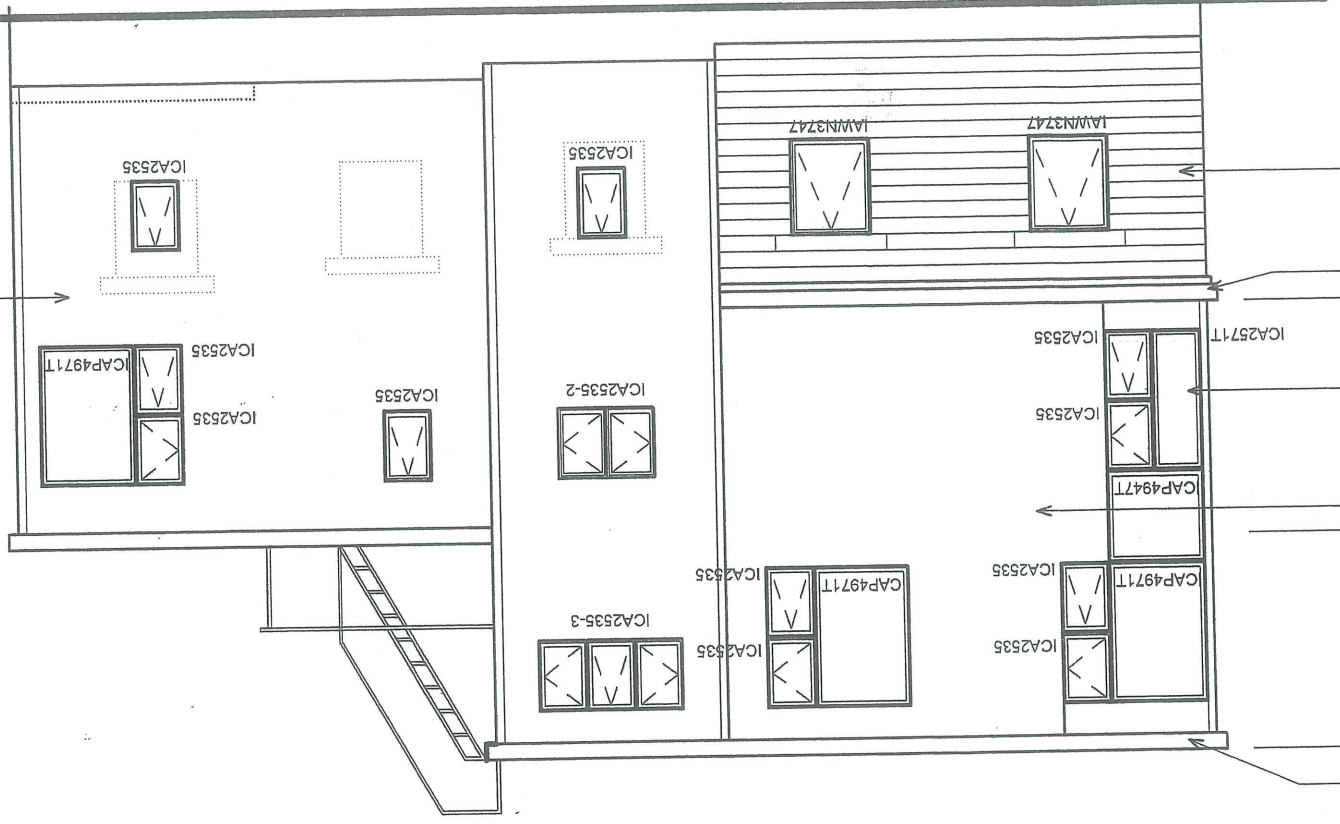
CITY OF PORTLAND
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Date of Approval: APPROVED JUN 1 1 2009



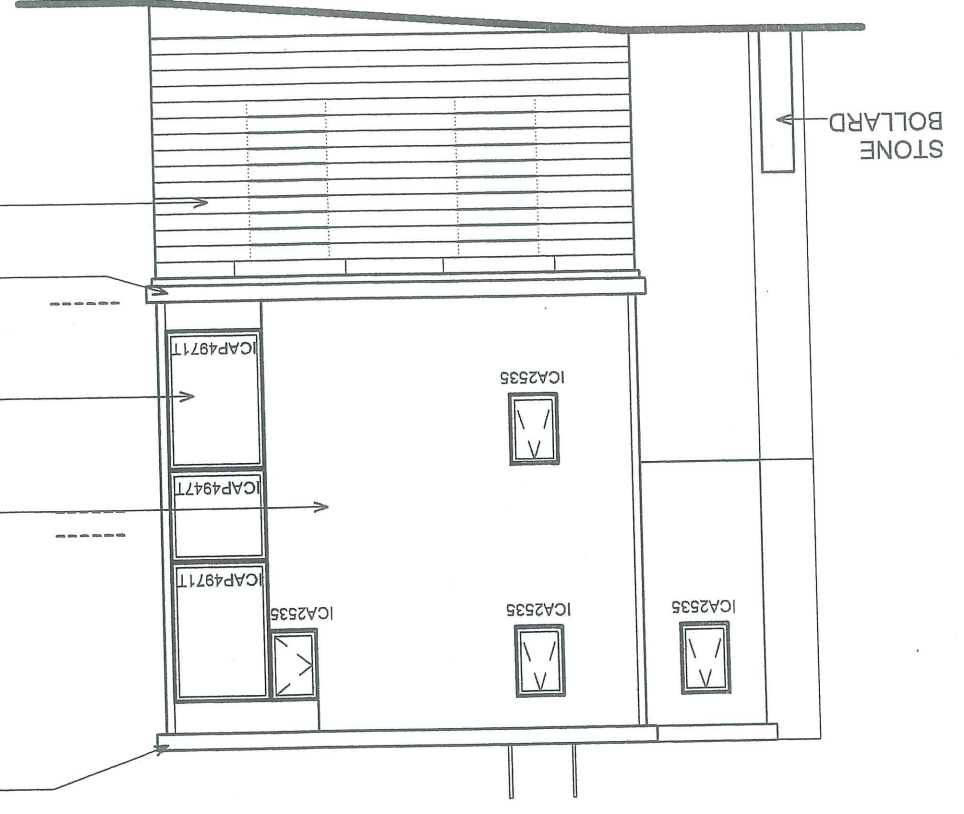


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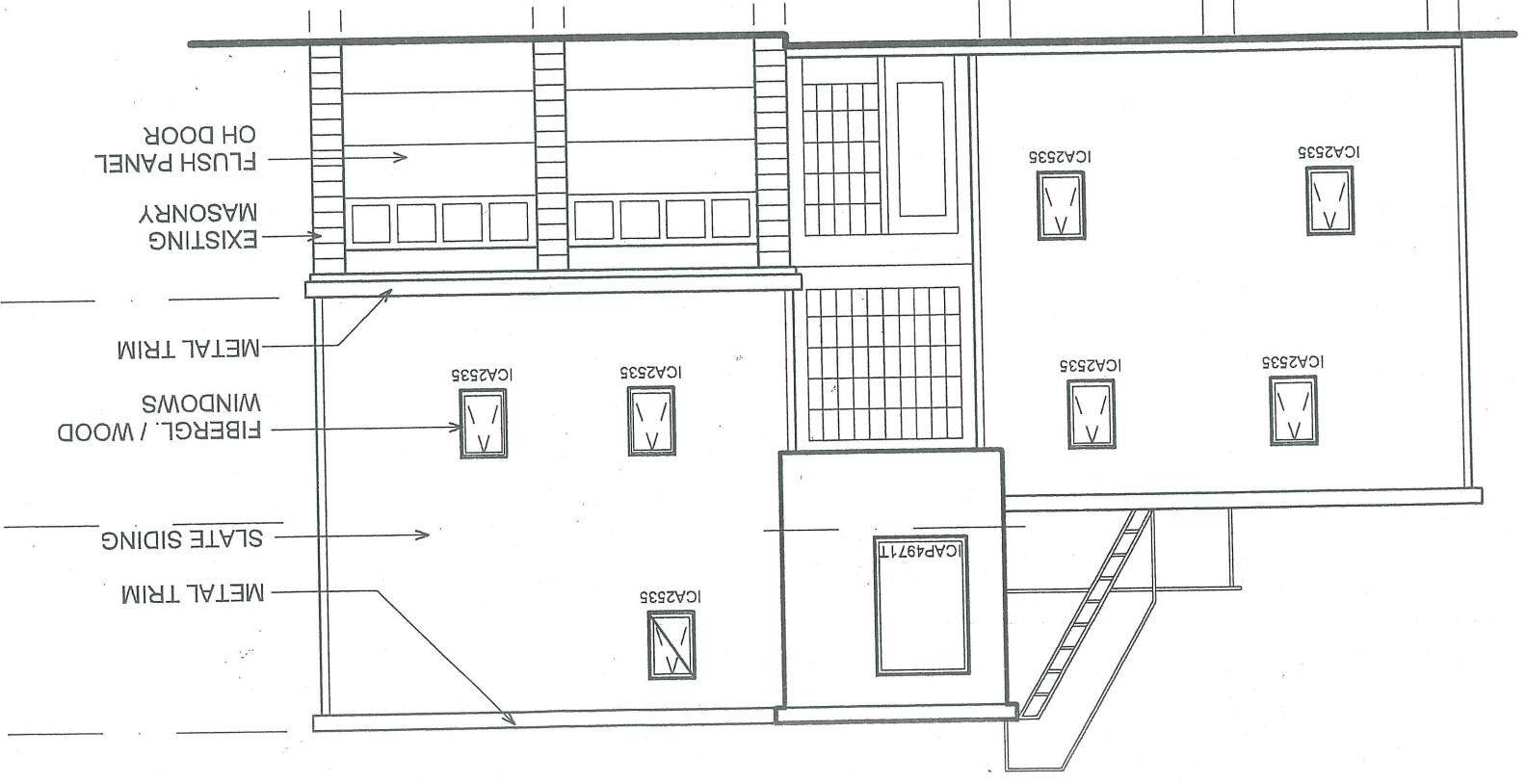
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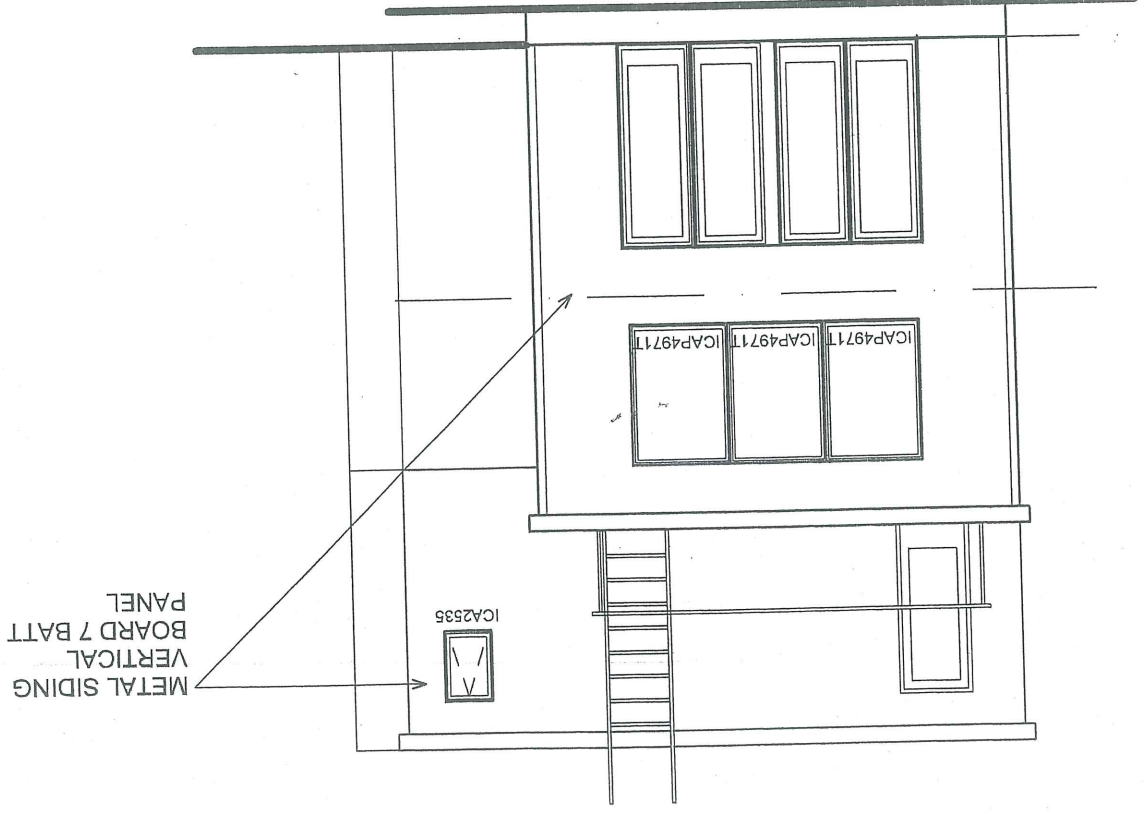
WEST



NORTH



EAST

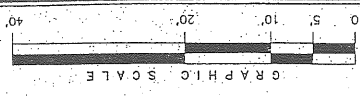


EXISTING MASONRY
 METAL TRIM
 FIBERGL. / WOOD WINDOWS
 SLATE SIDING
 METAL TRIM

STONE BOLLARD

METAL TRIM
 SLATE SIDING
 FIBERGL. / WOOD WINDOWS
 METAL TRIM
 EXISTING MASONRY
 FLUSH PANEL
 OH DOOR

METAL SIDING
 VERTICAL BOARD 7 BATT
 PANEL



- LEGEND:
- UTILITY POLE
 - SIGN
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - SANITARY SEWER
 - 1' CONTOUR
 - STOCKADE FENCE

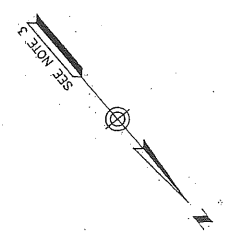
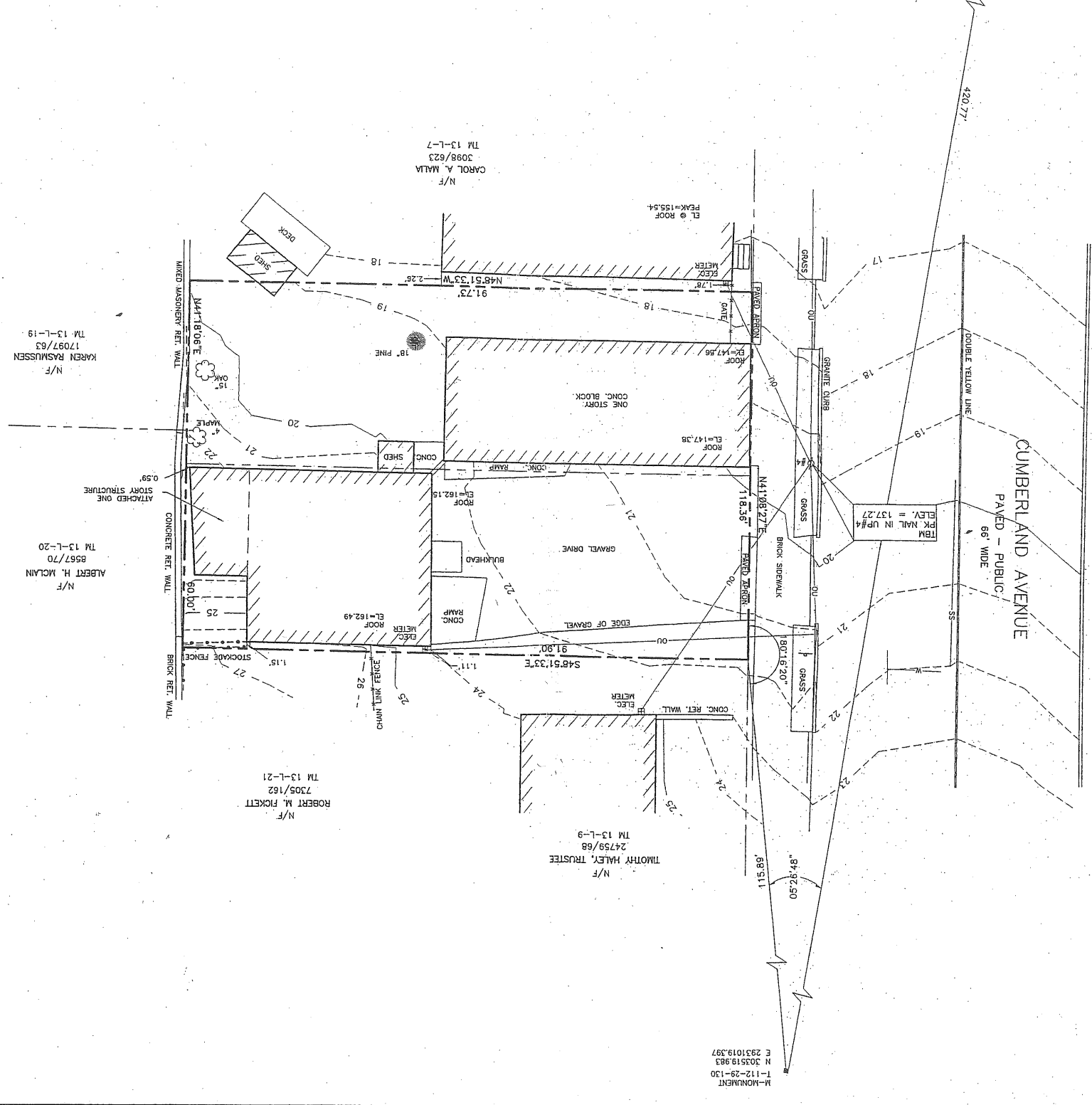
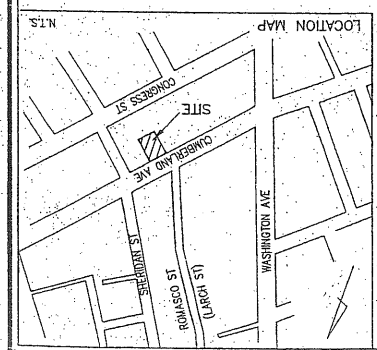
CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF; IT CONFORMS TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF; IT CONFORMS TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF; IT CONFORMS TO CURRENT STANDARDS OF PRACTICE.
 WILLIAM C. SHIPPEN, P.S. NO. 2118
 12-4-08 DATE

REV: 11-12-04-08 THE TO CITY CONTROL.
BOUNDARY AND TOPOGRAPHIC SURVEY
 ON
 CUMBERLAND AVE., PORTLAND, MAINE
 MADE FOR
CHRIS ROBERTS & RICHARD REED
 379 ISLAND AVE. PEAK'S ISLAND PORTLAND, MAINE
OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALMOUTH, ME 04106 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS
 Job No. WCS
 Date NOV. 13, 2008
 Drawn By WCS
 Title By RMC
 2008-183 P
 Scale
 Drawn No. 1
 Book No. 1061
 1" = 10'

44-46 Cumberland Ave

- NOTES
1. OWNER OF RECORD: RICHARD K. REED
 DANIEL LANSBURY
 CHRISTOPHER J. ROBERTS
 MERIAM T. ROBERTS
 BOOK 26389 PAGE 131
 2. PARCEL IS SHOWN AS LOTS 8 AND 23, BLOCK L, ON THE CITY OF PORTLAND'S ASSESSORS MAP 13.
 3. BEARINGS ARE BASED ON CITY CONTROL POINTS AS SHOWN.
 4. BENCH MARK IS TOP OF MONUMENT AT CONGRESS AND NORTH STREETS ELEVATION=146.69 CITY DATUM.
 5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

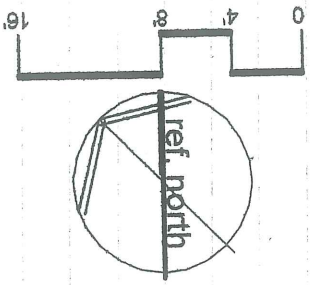
- PLAN REFERENCES
1. SURVEYED FOR JOHN F. HAMILTON APRIL 1908 BY EG. JORDAN AND CO.
 2. SURVEY FOR DR. DOLLEY AND JUDGE ROBINSON DATED SEPT. 15, 1898.
 3. PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEWEL DYER RECORDED IN PLAN BOOK 4 PAGE 9 1/2.



3700
 - R-6

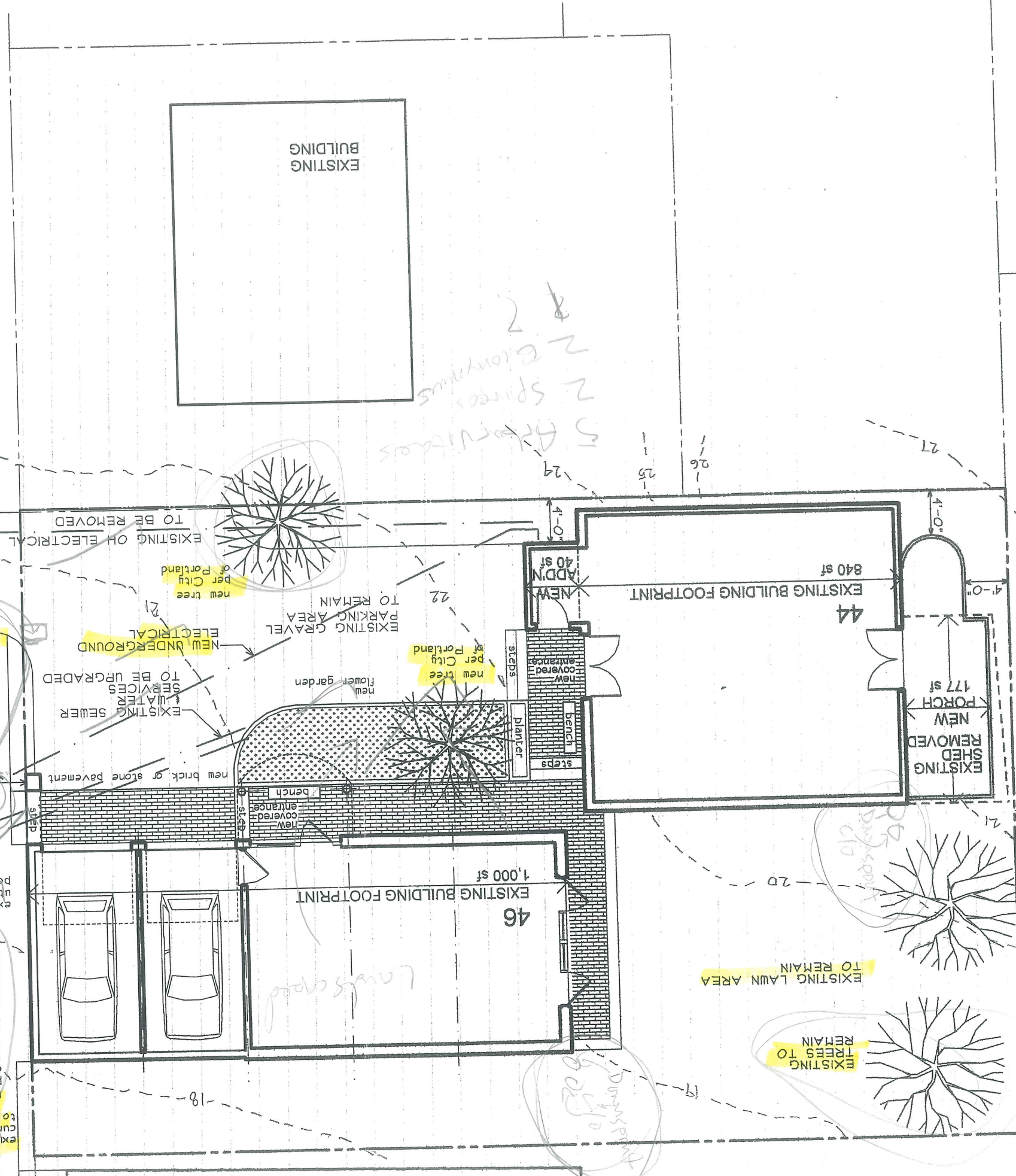
44 - 46
Site Plan
L-1

3-9-09
REVISED 5-22-09
REVISED 6-23-09

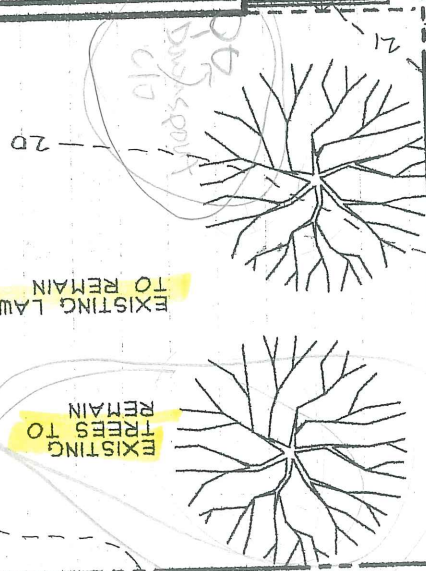
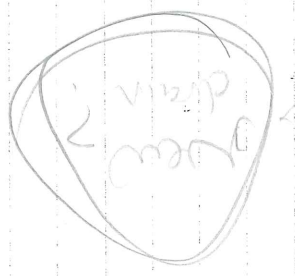


CITY OF PORTLAND
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CUMBERLAND AVE.



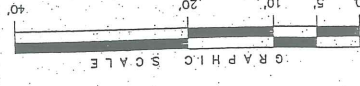
Handwritten notes:
5 Arborvitas
2 Spruces
2 Elms



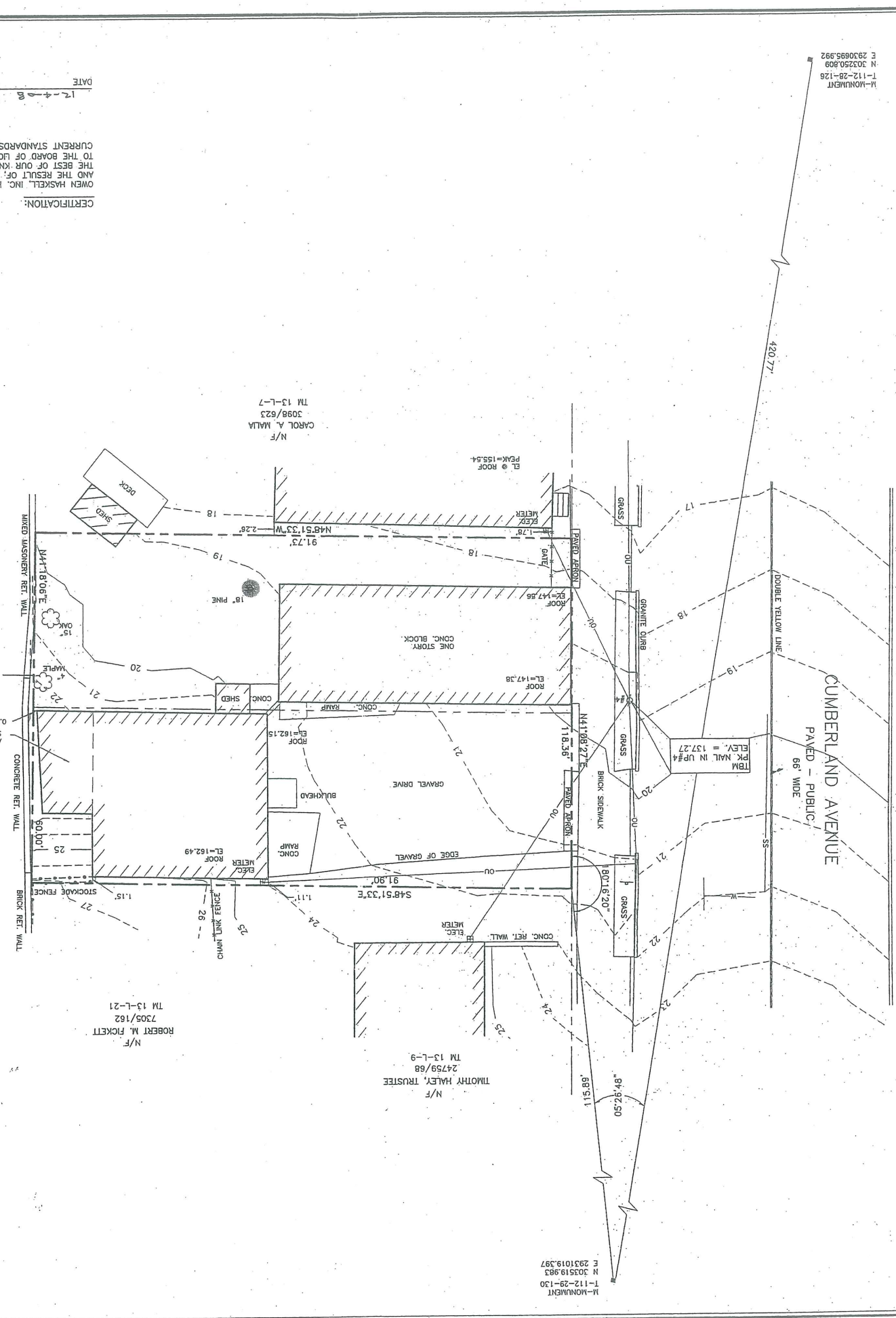
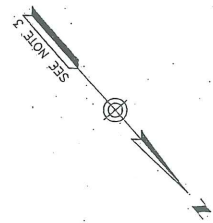
ZONING SUMMARY

- PROPERTY IS LOCATED IN AN R-6 (INFILL) ZONE
- PROPERTY IS 5,509 SQ. FT.

REGULATIONS	Required	Provided
Min Lot Area	None	5,509 sf
Max Lot Area	10,000 sf	5,509 sf
Front Yard	No more than 10'	Less than 10'
Rear Yard	4' & Existing	4' & Existing
Side Yard	4' & Existing	4' & Existing
Min Height	2 stories	3 stories
Max Height	Sum of heights	5
Open Space	Decks or 10% lot area	Decks & 63% lot area on plans
Min Lot Width	None	60'
Min Area per Dwelling	725 sf	2,754 sf



- LEGEND:
- UTILITY POLE
 - +— SIGN
 - +— FENCE
 - +— CURB
 - +— OVERHEAD UTILITIES
 - +— SANITARY SEWER
 - +— 1" CONTOUR
 - +— STOCKADE FENCE



CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

WILLIAM C. SHIPPEN
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR
 NO. 2118

DATE: 12-4-08

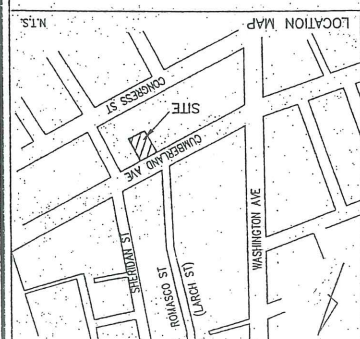
REV: 12-04-08 THE TO CITY CONTROL	BOUNDARY AND TOPOGRAPHIC SURVEY	ON	CUMBERLAND AVE., PORTLAND, MAINE	MADE FOR	CHRIS ROBERTS & RICHARD REED	379 ISLAND AVE. PEAK'S ISLAND PORTLAND, MAINE	
Job No.	WCS	Date	NOV. 13, 2008	Drawn By	WCS	Scale	1" = 10'
Drawn No.	2008-183 P	Trace By	WMC	Check By	WCS	Book No.	1061
Prof. No.	04106 (2007) 774-0424	Professional Land Surveyors					

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALLOUT, ME 04106 (2007) 774-0424

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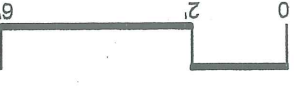
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- OWNER OF RECORD: RICHARD K. REED
 GUNNEL LARSDOTTER
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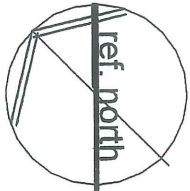
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2-25-09
REVISED 5-26-09

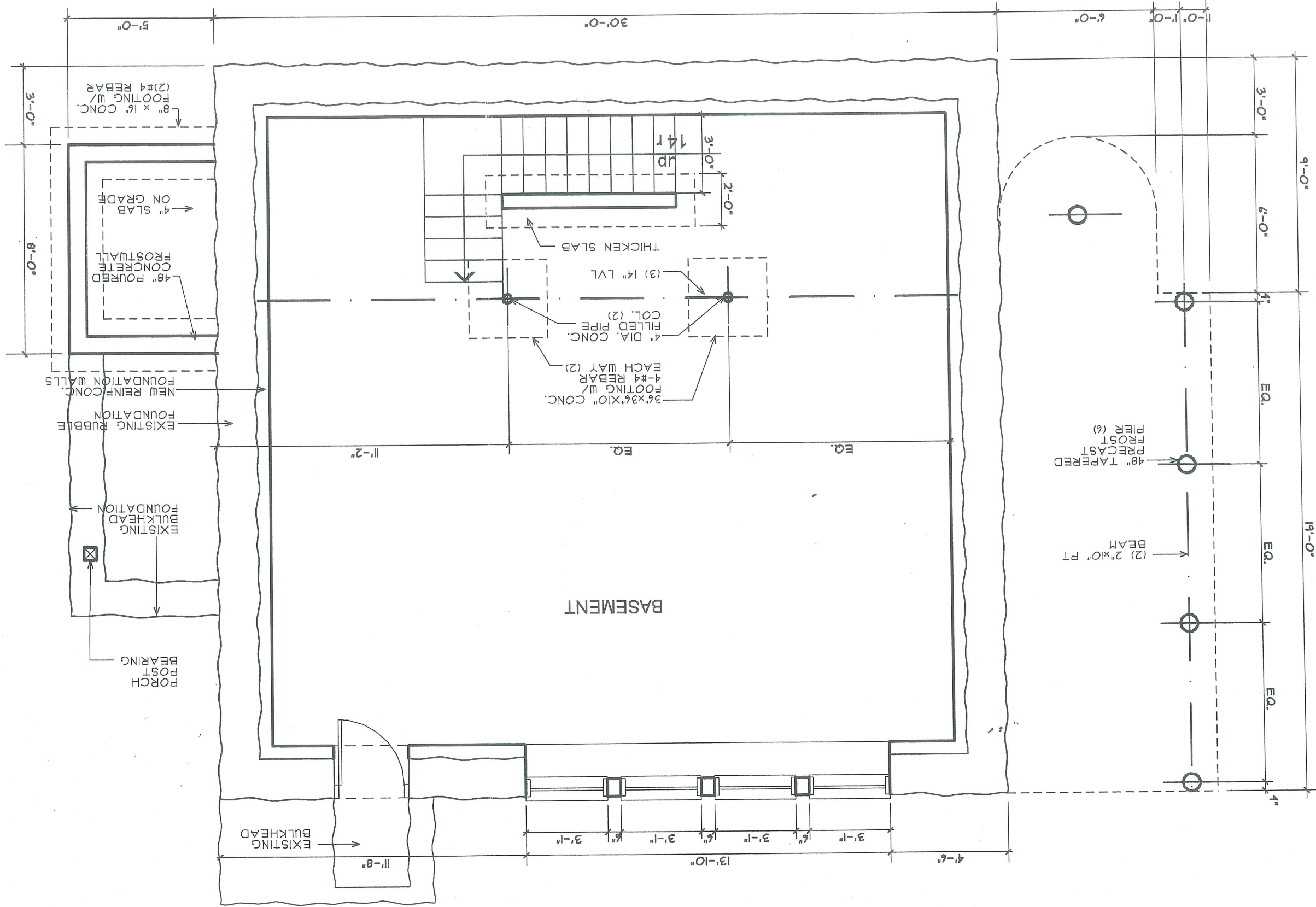


Basement Plan

44



CITY OF PORTLAND
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Date of Approval: APPROVED JUN 11 2009



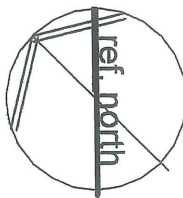
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2-25-09
REVISED 5-26-09

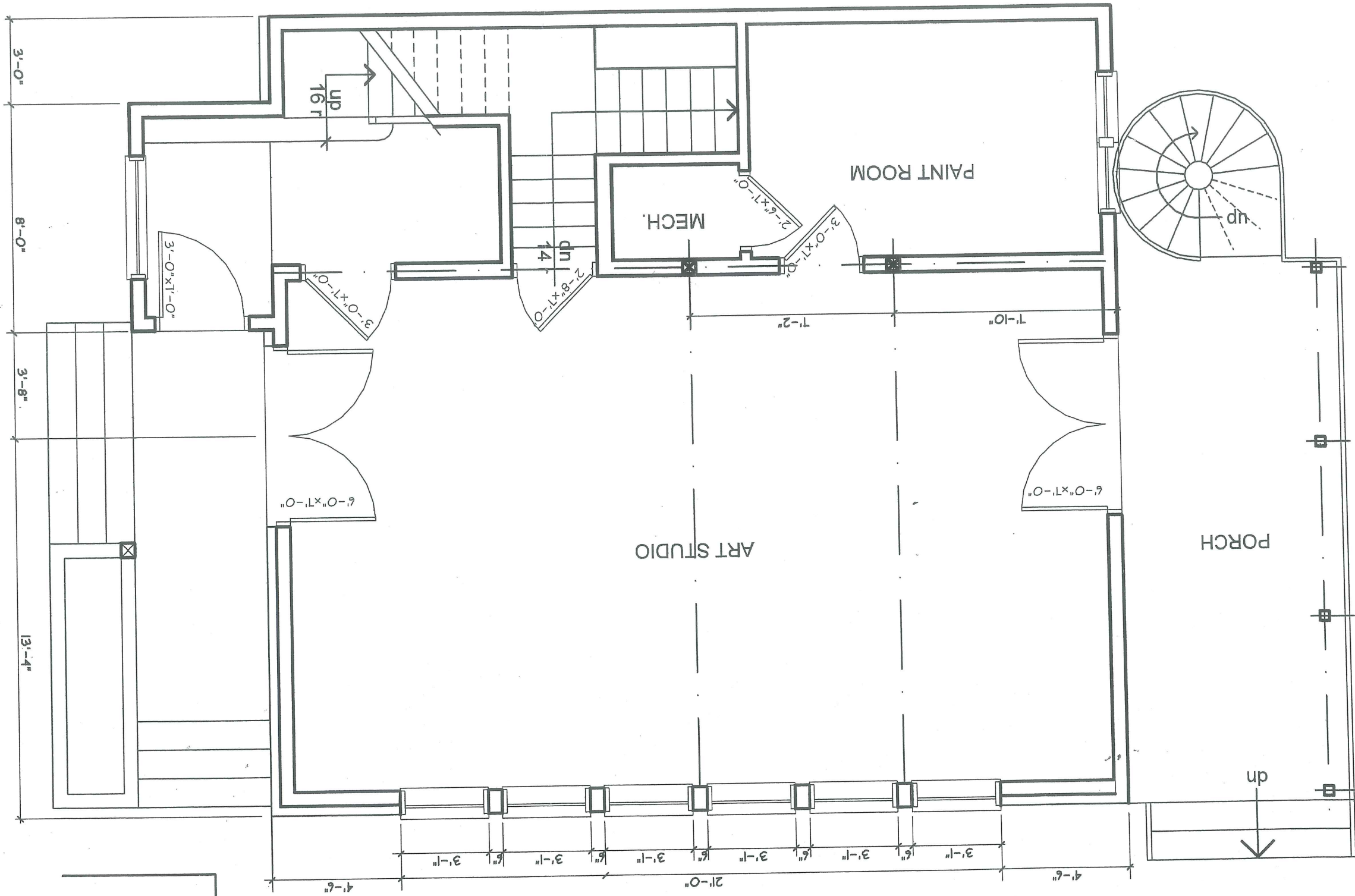


1st Floor Plan

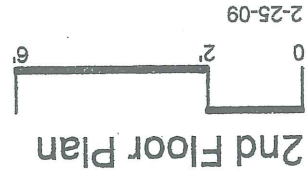
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APPROVED JUN 1 1 2009



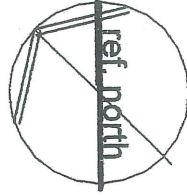
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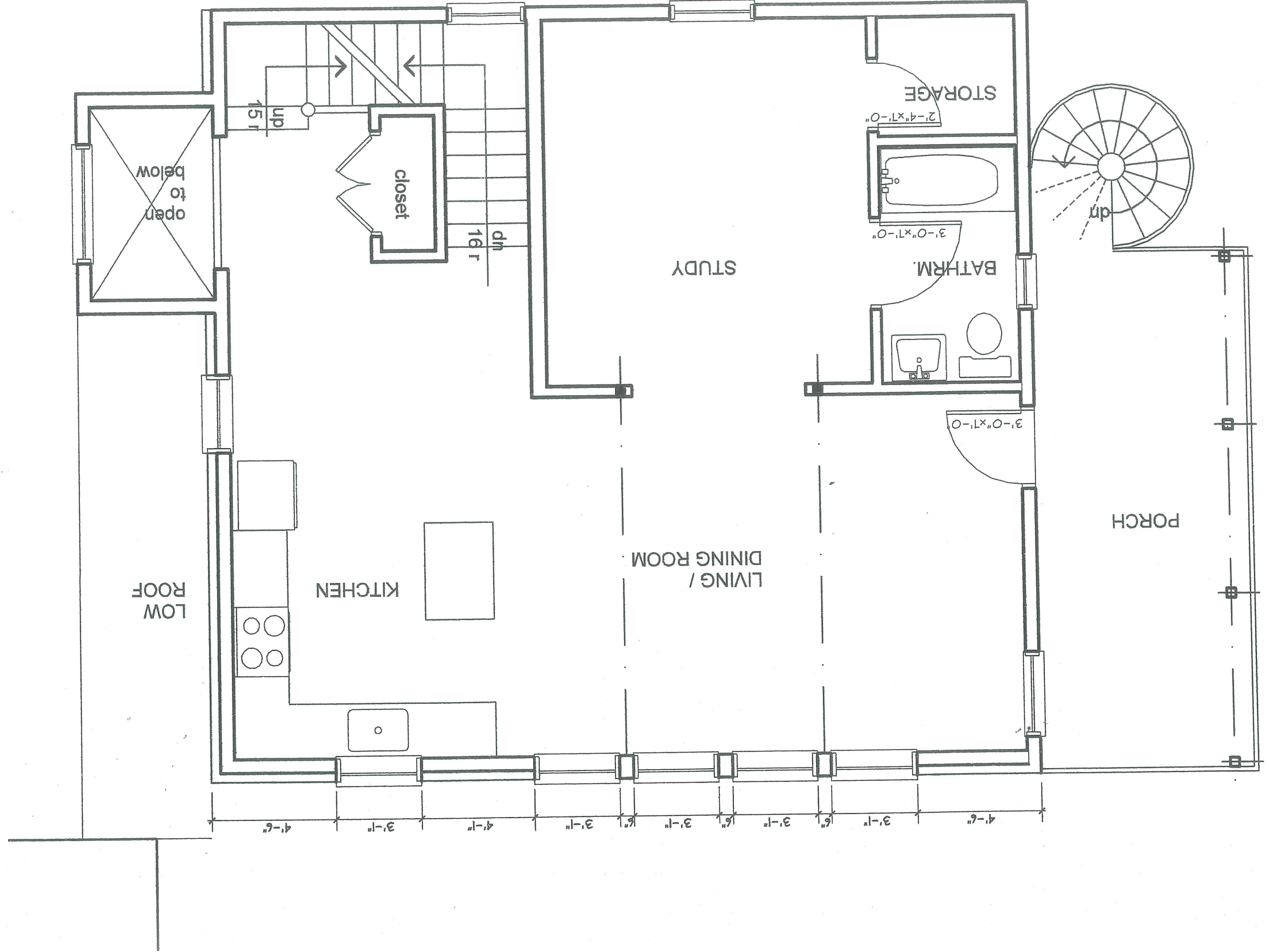
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2nd Floor Plan

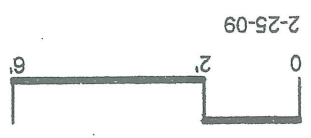
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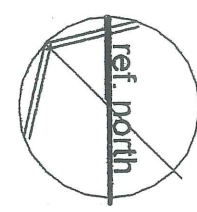
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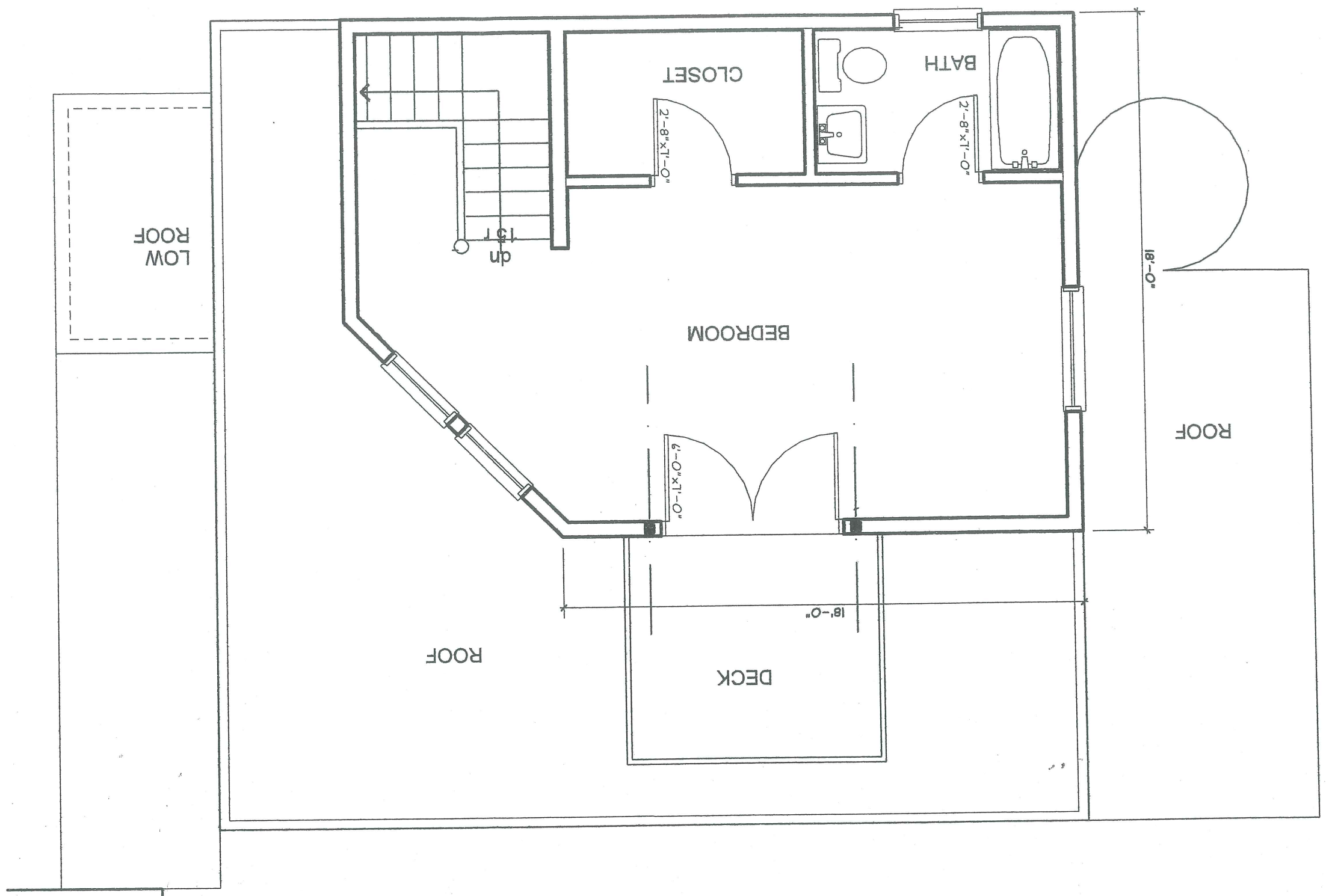
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44
3rd Floor Plan



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A-2.1

2-25-09
REVISED 5-26-09



West & South
Exterior Elevations

44

APPROVED JUN 1 1 2009

CITY OF PORTLAND
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Date of Approval:

FIBERGLASS / WOOD
WINDOWS

METAL SIDING
VERTICAL
BOARD & BATT
PANEL

METAL CLAD TRIM

TYPICAL MATERIALS

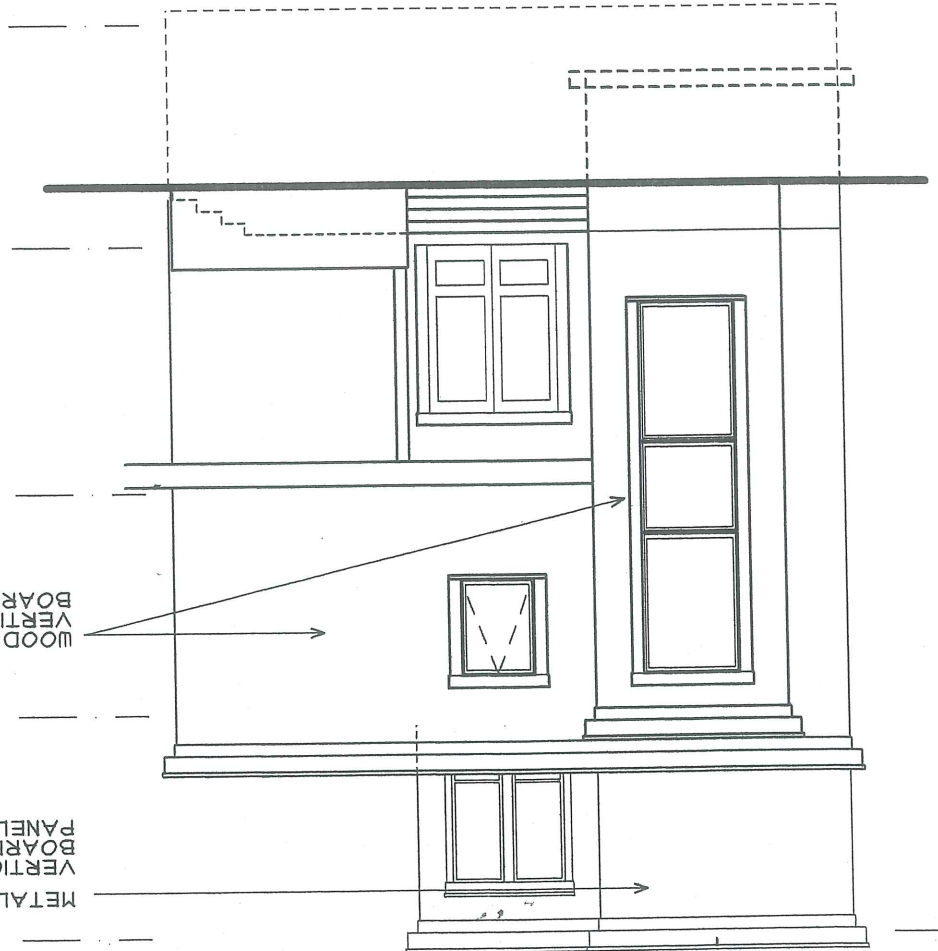
SOUTH



WEST

WOOD SIDING
VERTICAL
BOARD & BATTEN

METAL SIDING
VERTICAL
BOARD & BATT
PANEL



A-2.2

2-25-09
REVISED 5-26-09

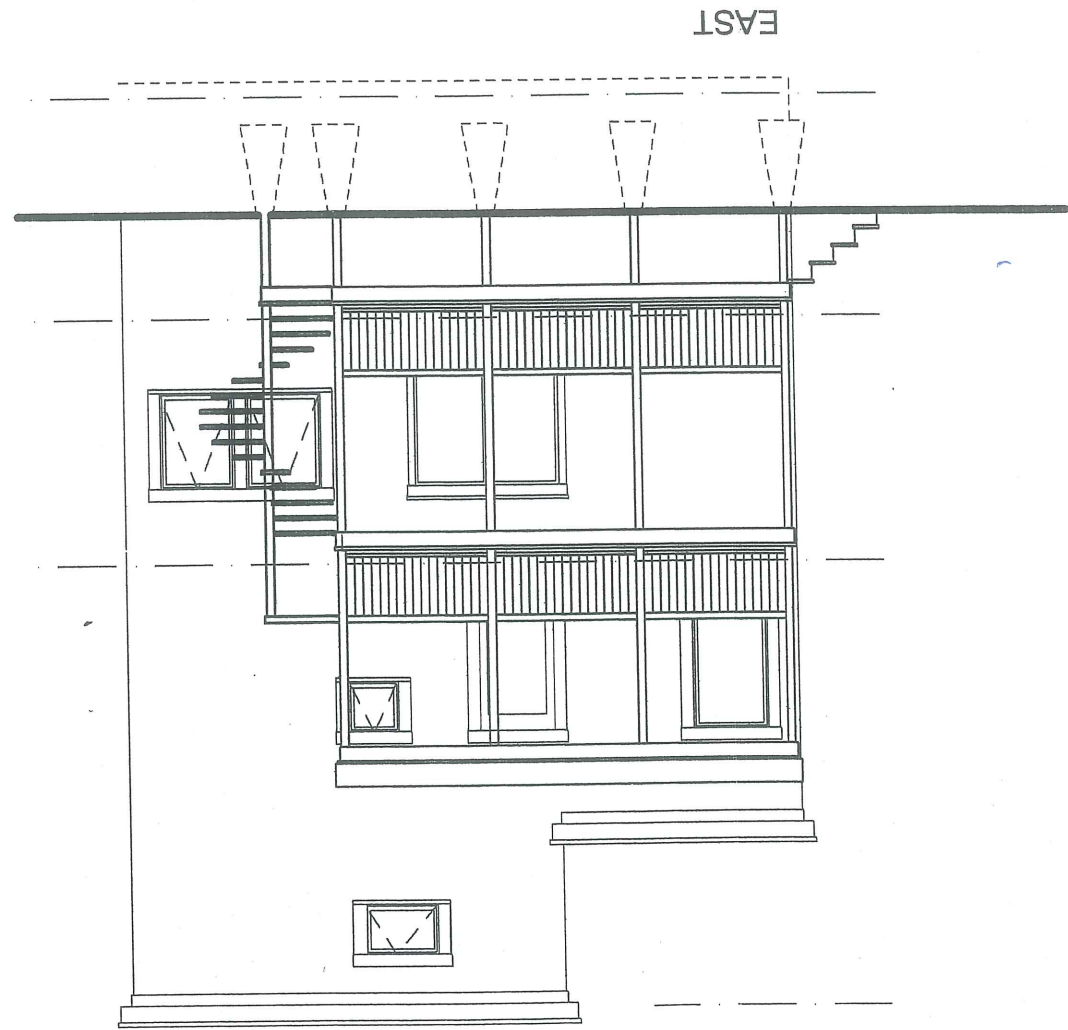
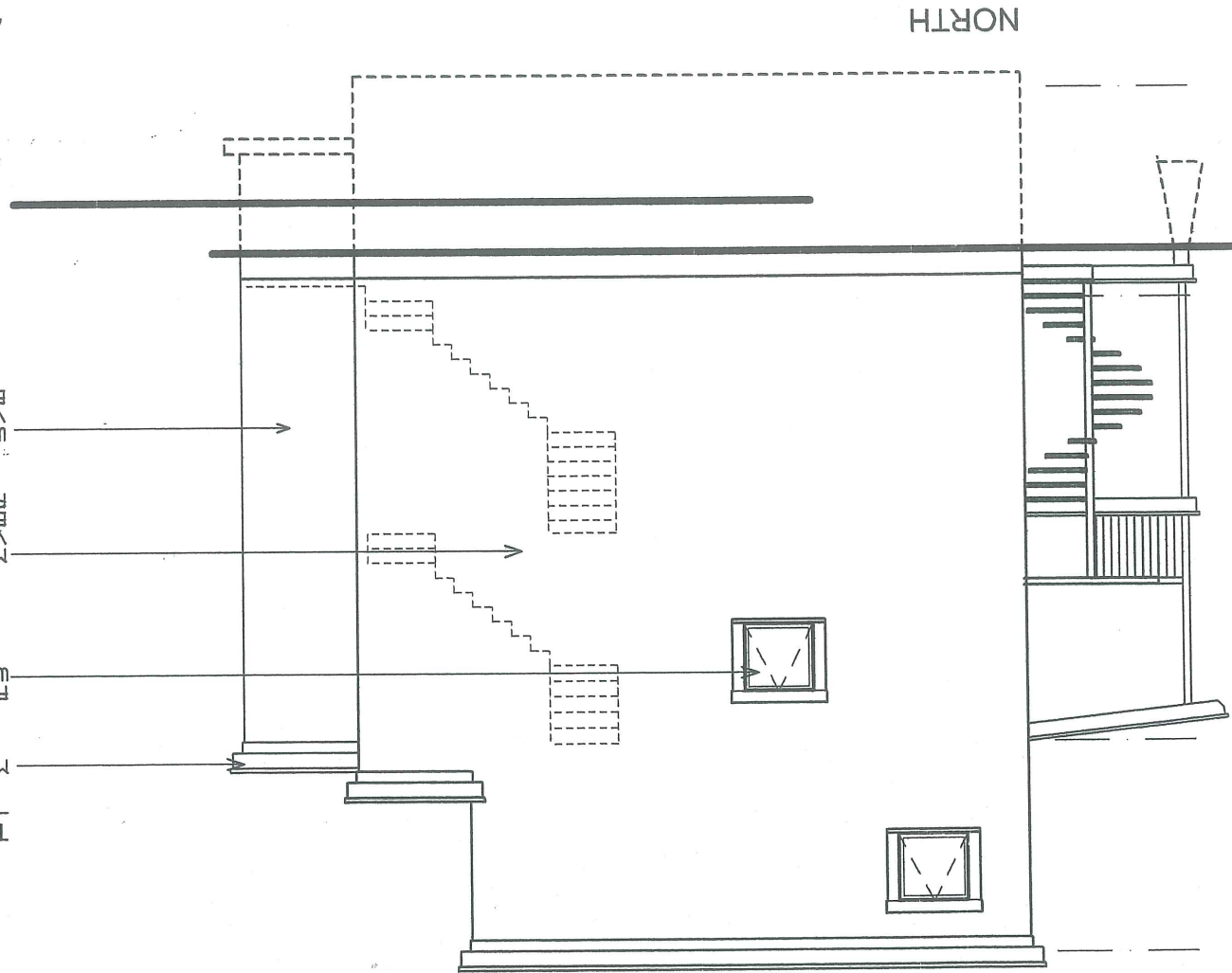


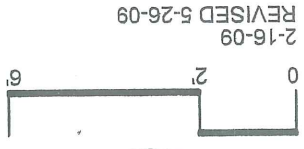
Exterior Elevations
East & North

44

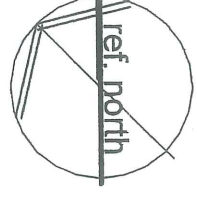
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- VERTICAL BOARD & BATT PANEL
- WOOD SIDING
- VERTICAL BOARD & BATTEN



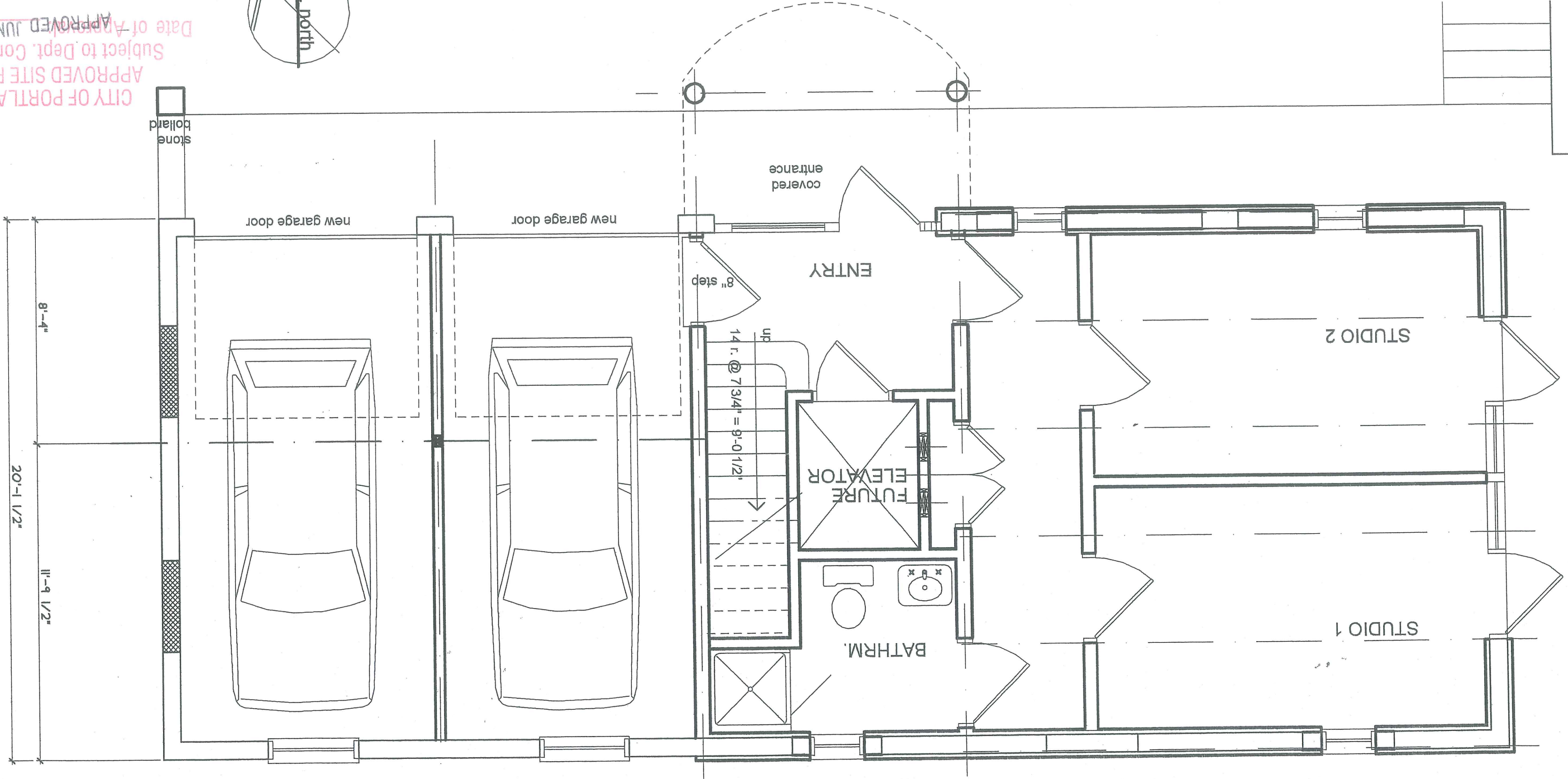


2-16-09
REVISED 5-26-09



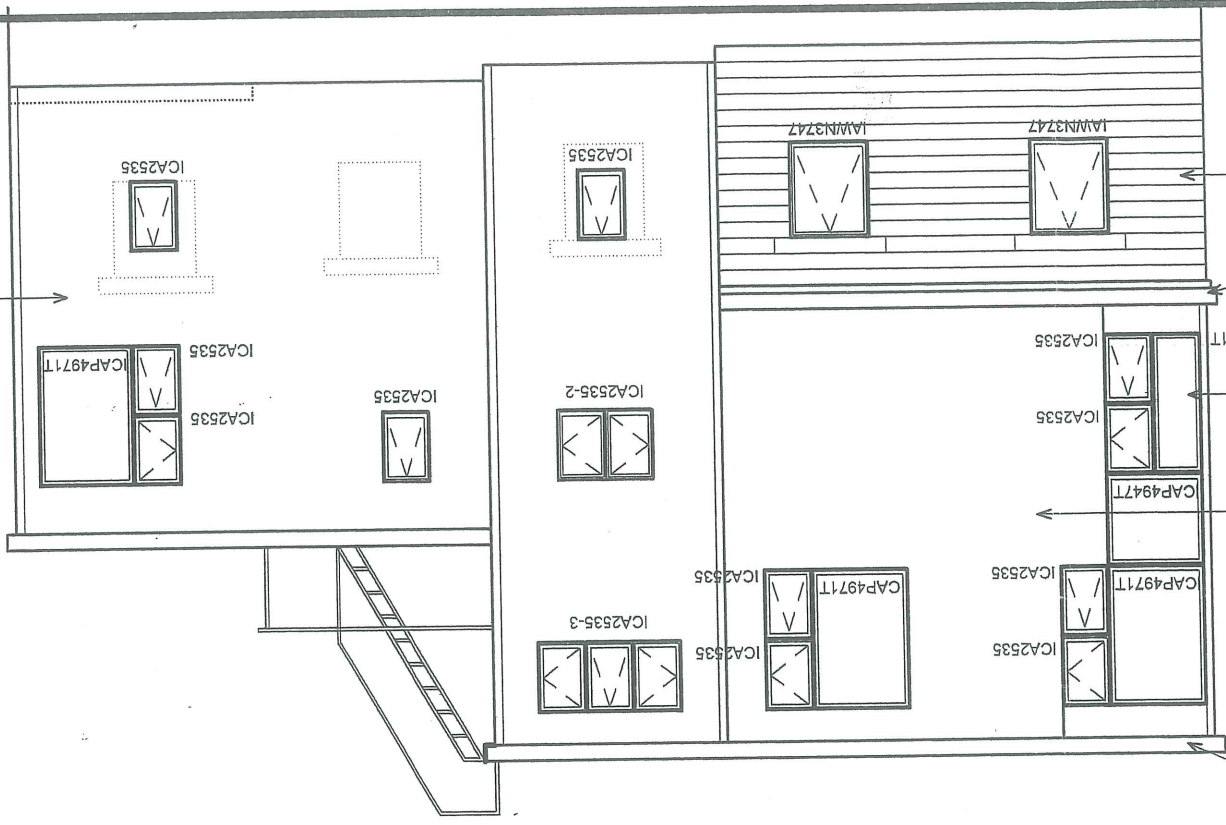
46
1st Floor Plan
A1.1

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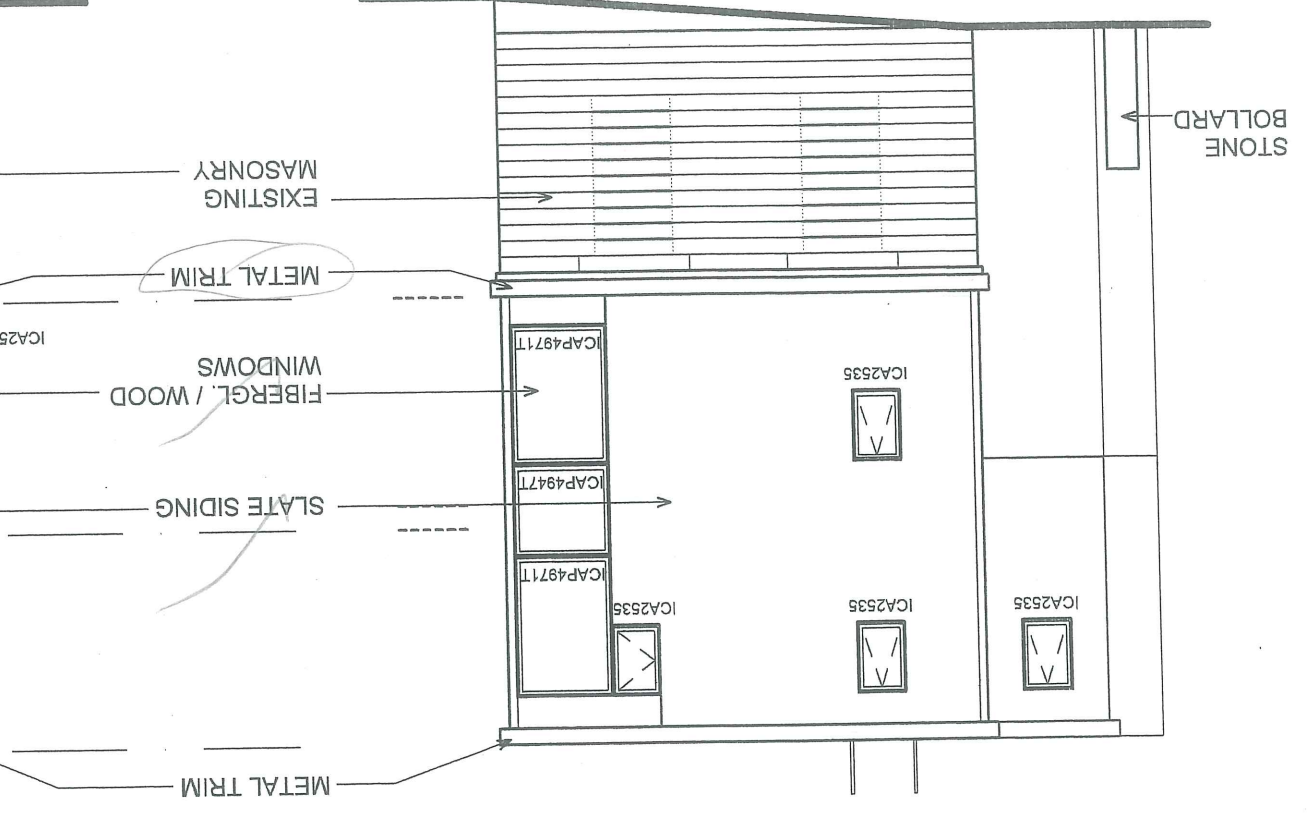


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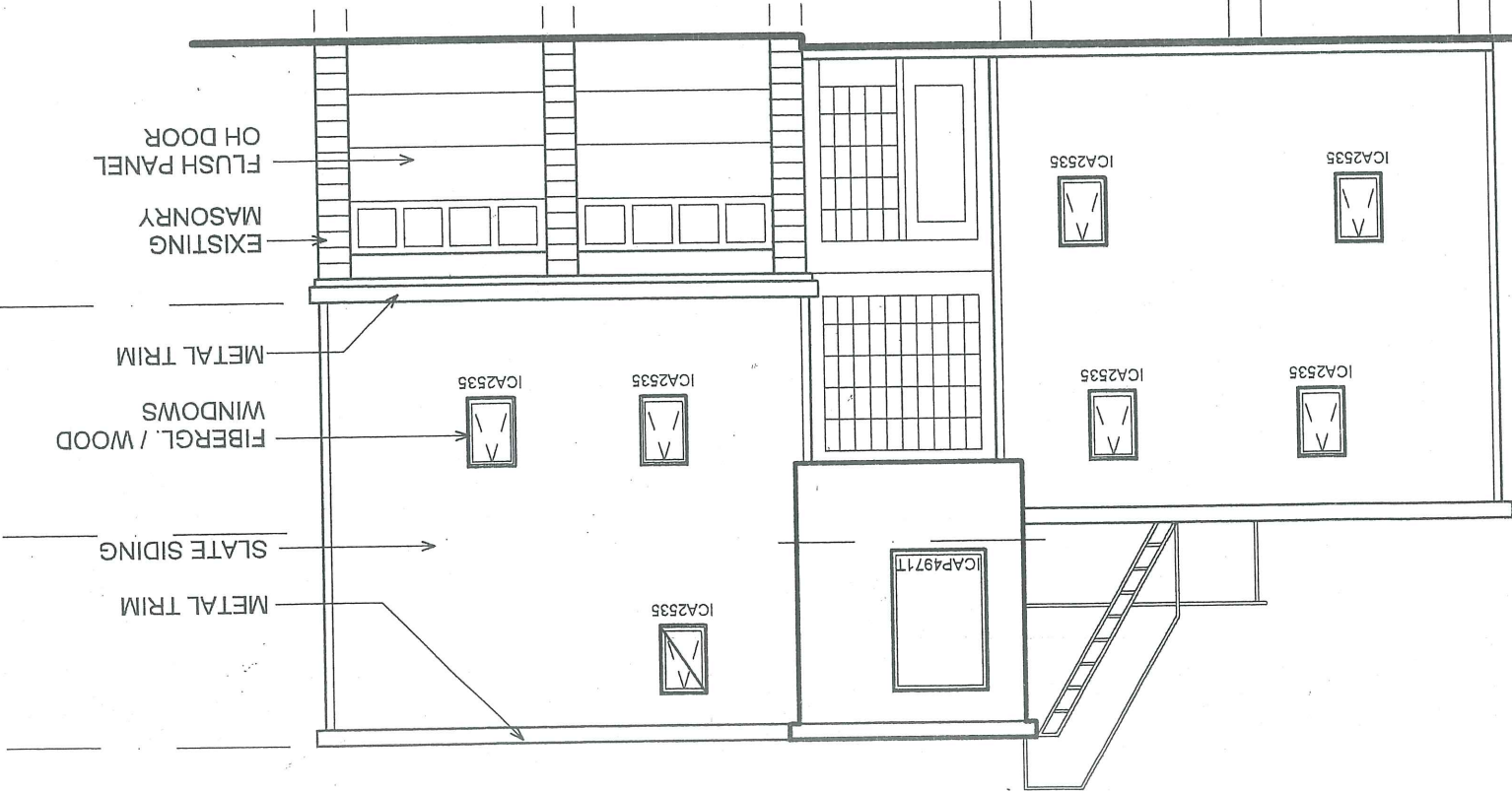
SOUTH



WEST



NORTH



EAST

