

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that YORK - CUMBERLAND HOUSING

Located At 397 CUMBERLAND AVE

Job ID: 2011-05-1176-ALTCOMM

CBL: 033 - - N - 018 - 001 - - - -

has permission to Do Interior renovations & reconfigurations of the first floor office space
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured
before this building or part thereof is lathed or otherwise
closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner
before this building or part thereof is occupied. If a
certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 6/2/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1176-ALTCOMM

Located At: 307 CUMBERLAND

CBL: 033 - - N - 018 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain offices. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
8. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
9. Fire extinguishers are required. Installation per NFPA 10.
10. All means of egress to remain accessible at all times.
11. No means of egress shall be affected by this renovation.
12. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
13. Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Framing
 2. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>307 Cumberland Ave</u>		
Total Square Footage of Proposed Structure/Area <u>8051 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>033</u> Block# <u>N</u> Lot# <u>018</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Avesta Housing</u> Address <u>307 Cumberland Ave</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>207-553-7780</u>
Lessee/DBA (If Applicable) <u>RECEIVED</u> <u>MAY 23 2011</u> Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>49,824</u> C of O Fee: \$ <u>5</u> Total Fee: \$ <u>520.00</u>
Current legal use (i.e. single family) <u>Office Space</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Remain office space</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>New carpeting, Paint finishes, office additions + re-configurations, minimal wall framing, minor electrical and plumbing. No change to path of egress</u>		
Contractor's name: <u>Great Falls Construction</u>		
Address: <u>20 Mechanic St</u>		
City, State & Zip <u>Gorham ME 04038</u>		Telephone: <u>207-839-2744</u>
Who should we contact when the permit is ready: <u>Todd Rothstein</u>		Telephone: <u>207-839-3737</u>
Mailing address: <u>20 Mechanic St Gorham ME 04038</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: Todd Rothstein Date: 3/23/11

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

GREAT FALLS CONSTRUCTION

20 Mechanic Street
 Gorham, ME 04038-
 Phone: (207) 839-2744
 Fax: (207) 839-3737

**TRANSMITTAL**

NO: 00001
 DATE: 05/25/11
 PAGE: 1 of 1

DESC 1: Attention: Lannie
DESC 2: 389 Congress Room 315

PRIORITY: High

TO: City of Portland
 389 Congress Street
 Portland, ME 04101

FROM: Great Falls Construction
 20 Mechanic Street
 Gorham, ME 04038

JOB: Avesta - Cumberland Ave Reno (#000442)
 Cumberland Ave
 Portland, ME 04101

Nancy O'Brien
 (207) 839-2744
 nancy@greatfallsinc.com

C.O. #: N/A
TRACK #: N/A

SENDING		SUBMITTED		ACTIONS TAKEN	
<input type="checkbox"/> Shop Drawings	Copies: 1	<input checked="" type="checkbox"/> For Approval		<input type="checkbox"/> Approved as Submitted	
<input type="checkbox"/> Letter	0	<input type="checkbox"/> For Your Use		<input type="checkbox"/> Approved as Noted	
<input type="checkbox"/> Change Order		<input type="checkbox"/> As Requested		<input type="checkbox"/> Submit	
<input type="checkbox"/> Plans	Sent To:	<input type="checkbox"/> For Review and Comment		<input type="checkbox"/> Resubmit	
<input type="checkbox"/> Samples				<input type="checkbox"/> Returned	
<input type="checkbox"/> Specifications				<input type="checkbox"/> Returned for Corrections	
<input checked="" type="checkbox"/> Building Permit Application	Sent Via:				

ITEM #	DATE	DOC # / TYPE	DESCRIPTION	REF #	PRIORITY / STATUS
00001	05/25/11	N/A	Permit Application		High
			Transmittal Item		
		Notes:	Avesta Housing Building Permit Application		
			Check #22227 \$520.00		
			Two (2) drawings		
00002	05/25/11	N/A	Original Blding Permit		High
			Transmittal Item		
		Notes:	Copy of Original Building Permit Application Dated 3/23/11		

RECEIVED

MAY 25 2011

Dept. of Building Inspections
 City of Portland Maine

Lannie Dobson - 307 Cumberland Ave

From: "Todd Rothstein" <todd@greatfallsinc.com>
To: <LDobson@portlandmaine.gov>
Date: 5/25/2011 2:32 PM
Subject: 307 Cumberland Ave

Dear Lannie,

Thank you for taking the time to review our request for a building permit to renovate the Avesta Housing Corporate office. I understand that you are in need of framing details for the projects

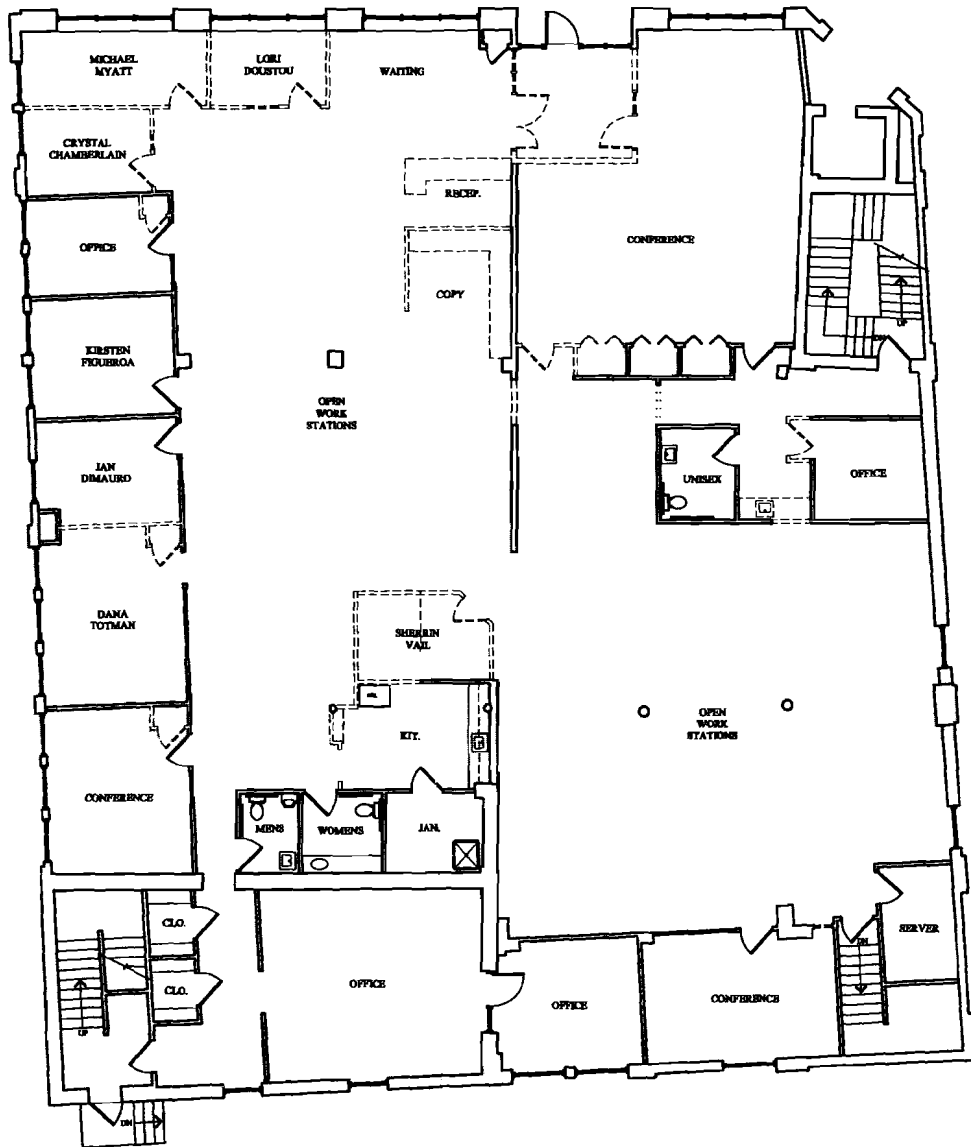
- Walls built of 20g 3-5/8" non-load bearing metal studs @16" O.C. to the max height of 12' or underneath side of existing ACT
- Walls to receive fiberglass batt insulation for sound to up to underneath side of ACT
- One layer 5/8" GWB on each side of stud wall to the underside of ACT
- Apply smooth finish to the underside of ACT and make ready for paint.

Please let me know if you have any other questions regarding our request.

Sincerely,

Todd Rothstein
Great Falls Construction
20 Mechanic Street
Gorham, ME 04038
207-839-2744 Office
207-839-3737 Fax
207-615-9132 Cell

www.greatfallsinc.com
[Great Falls LinkedIn Page](#)
[Great Falls Twitter Page](#)
[Great Falls Facebook Page](#)

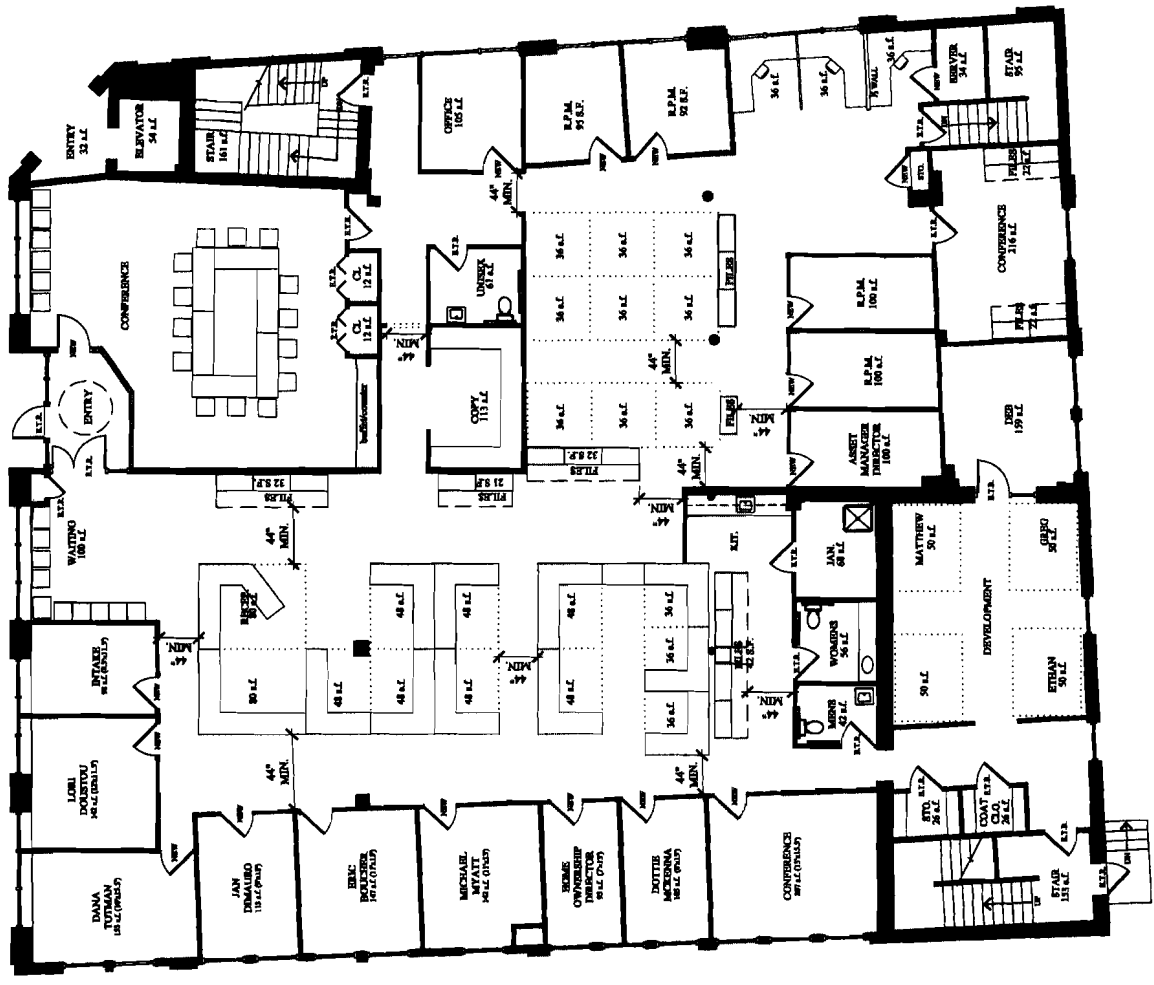


EXISTING/ DEMO FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

A V E S T A - 307 CUMBERLAND AVE.

DESIGN REVIEW: JANUARY 18, 2011

AVESTA - 307 CUMBERLAND AVE.



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

DESIGN REVIEW: JANUARY 18, 2011

A V E S T A - 3 0 7 C U M B E R L A N D A V E .

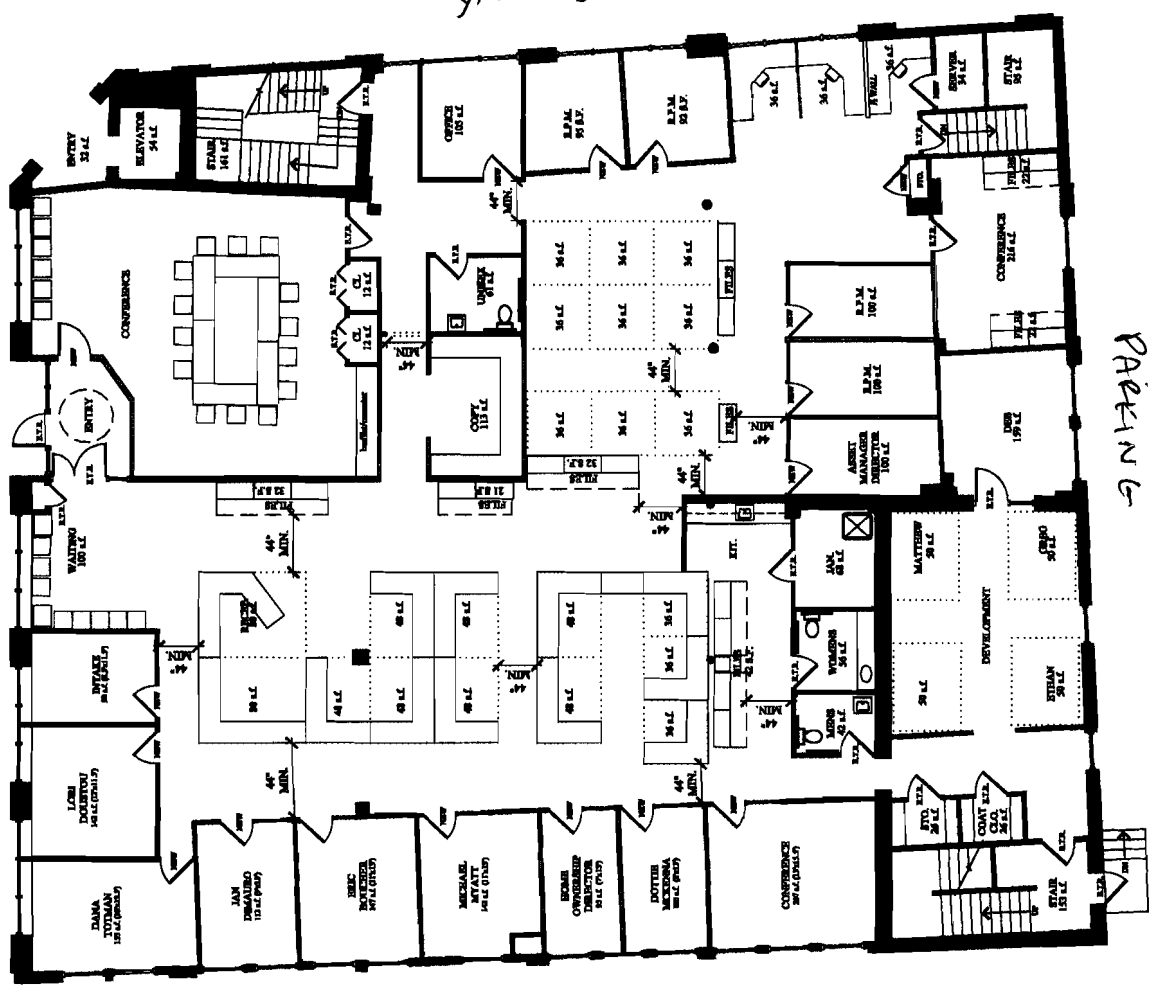
Dept. of Building Inspections
City of Portland Maine

MAY 2 5 2011

RECEIVED

Sketch

CUMBERLAND ST



PARKING

PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

DESIGN REVIEW: JANUARY 18, 2011