

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that ST DOM'S HOUSING ASSOCIATES  
LIMITED PARTNERSHIP

Located At 3 GRAY ST

CBL: 044- H-004-002

Job ID: 2012-11-5382-ALTCOMM

has permission to install new ramp & platform at the existing vertical lift stop at the function hall and platform & guard at lift stop at sanctuary provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of 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

Code Enforcement Officer / Plan Reviewer

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

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-11-5382-ALTCOMM Located At: 3 GRAY ST

CBL: 044- H-004-002

## 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. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

### Building

1. Application approval based upon information provided by the applicant or design professional; including mark-ups by Carl C. dated 12/3/12. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.

### Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
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 new "curved handrail system" as shown on sheet A1.2 and sheet A1.6 details 2 and 4 is more 30 inches above the finished floor and must be designed and installed as a guardrail per NFPA 101:7.1.8 (42 inches high and not fit a 4 inch sphere). Also the new platform requires a handrail on the stair side of the new platform in accordance with NFPA 7.2.2.4.4.**
4. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. Compliance letters are required.

5. 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. This review does not include approval of fire alarm system design or installation.
6. 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.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
8. 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.
9. Fire extinguishers are required per NFPA 1.
10. All means of egress to remain accessible at all times.
11. 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.
12. Any cutting and welding done will require a Hot Work Permit from Fire Department.
13. Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
14. Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-11-5382- ALTCOMM	Date Applied: 11/13/2012	CBL: 044- H-004-002	
Location of Construction: 3 GRAY ST	Owner Name: MAINE IRISH HERITAGE CENTER	Owner Address: PO BOX 7588 PORTLAND, ME 04112	Phone:
Business Name:	Contractor Name: Chretien Construction, Inc.	Contractor Address: 35 Berry Rd., Saco , ME 04072	Phone: 207-284-5843
Lessee/Buyer's Name:	Phone:	Permit Type: Building	Zone: R-6
Past Use: Community Hall – Maine Irish Heritage Center	Proposed Use: Same – Community Hall – Maine Irish Heritage Center – connected to permit #2011-03- 519 – install new ramp & platform from existing vertical lift to function hall & install platform & rail from upstairs stop of lift to sanctuary	Cost of Work: \$20,000.00  Fire Dept: 12/24/12 Signature: <i>[Signature]</i> (58)	CEO District:  Inspection: Use Group: A-3 Type: 3A/B MURIEL '09 Signature: <i>[Signature]</i> 12/30/12
Proposed Project Description: Install new ramp & platforms connected to 2011-03-519		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	<b>Zoning Approval</b>		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition</i> <i>11/14/12 ARW</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: <i>Any exterior work requires a separate review w/ approval thru</i> <i>historic preservation</i>
	<b>CERTIFICATION</b>		

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

R-b  
historic

will email electronic files



# 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. **66**

2012 11 5382

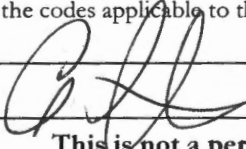
Location/Address of Construction: 34 Gray Street - 3 Gray Street		
Total Square Footage of Proposed Structure/Area 100		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 044 H004 001 002	Applicant * <b>must be owner, Lessee or Buyer*</b> Name Maine Irish Heritage Center Address 34 Gray Street City, State & Zip Portland, ME 04101	Telephone:
Lessee/DBA (If Applicable) <b>RECEIVED</b>  <b>NOV 13 2012</b>  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 20,000.00  C of O Fee: \$  Total Fee: \$ 220
Current legal use (i.e. single family) <u>Function Hall</u> If vacant, what was the previous use? Proposed Specific use: <u>accessibility</u> Is property part of a subdivision? If yes, please name Project description: Install new ramp and platform with guards and door opener from existing vertical lift to function hall area finishing job started in February 2011 also install platform and rail from upstairs stop of lift to sanctuary area of building per plans included.		
Contractor's name: <u>Chretien Construction Inc</u> Address: <u>35 Berry Rd</u> City, State & Zip <u>Saco, ME 04072</u> Telephone: <u>207-284-5843</u> Who should we contact when the permit is ready: <u>Carl Chretien</u> Telephone: <u>207-229-5843</u> Mailing address: <u>Same</u>		

cal 8/5/12

**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](http://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:  Date: November 9, 2012

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , BusinessName: Chretien Construction Inc., Check Number: 4370\$220.00

**Tender Amount:** 220.00

## Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 11/13/2012

**Receipt Number:** 50136

## Receipt Details:

Referance ID:	8707	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-11-5382-ALTCOMM - Install new ramp & platform			
Additional Comments: Chretien Construction			

Thank You for your Payment!



# Certificate of Design

**Date:** 11/10/2012 \_\_\_\_\_

**From:** John Turk \_\_\_\_\_

These plans and / or specifications covering construction work on:

Vertical Lift Platform and ramp per plans SK.1, SK.2, (A0.1, A1.1, A1.2 and 1.6 for reference of phase 1)

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

Signature: John Turk

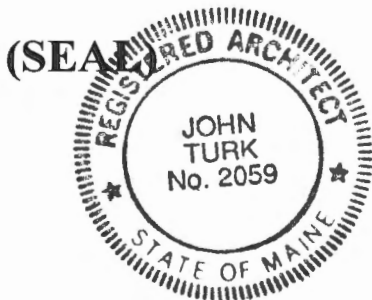
Title: Architect \_\_\_\_\_

Firm: ttl-architects, LLC \_\_\_\_\_

Address: 28 Danforth Street \_\_\_\_\_

Portland, ME 04101 \_\_\_\_\_

Phone: 207.761.9662 \_\_\_\_\_



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



RECEIVED

DEC 03 2012

Dept. of Building Inspections  
City of Portland Maine

Maine Irish Heritage Center  
Scope of Work

#### Level A

Remove existing floor around vertical shaft and replace with new wood floor to match height of threshold level of bottom stop of vertical hoist. Floor is to be framed with 2x8 PT and covered with  $\frac{3}{4}$  sheathing and finished with Vinyl floor tiles. The floor level will extend out into function hall for 5 feet before sloping to function hall level with a 1/12 pitch. 2x6 framed walls on either side for guard rail. No stairs are to be installed at this time. Doors will be cut down in height and a new door opener will be installed with ADA door opener buttons placed so as not to interfere with the door opening. See plans for placement.

#### Level B

At level B the temporary guard rails are to be replaced with 2x4 framed walls sheathed with drywall on both sides and be built at a height of no less than 42". New floor tile to be installed. Level B is an intermediary level that places occupants at the street level of Gray Street. The only purpose for this is for access from the side of the building to the vertical lift. The guard rails will be installed on both sides of shaft.

#### Level C

Extend floor over existing stairs per plan to allow for access from the top stop of the vertical lift to the sanctuary. A guard rail will be placed around this new area and not have spacing of more than 4", this will be in filled. New flooring is to be installed to closely match existing. The floor is to be framed with 2x8 and have  $\frac{3}{4}$  underlayment over the top with vinyl floor tile covering. This area has handrail existing in the middle.

This is to supplement plans.



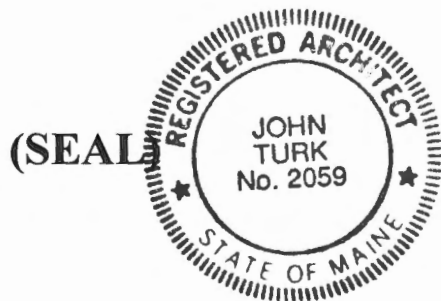
# Accessibility Building Code Certificate

**Designer:** tll-architects, LLC

**Address of Project:** 34 Gray Street

**Nature of Project:** Installation of ADA ramp and door opener from lower platform stop of  
vertical lift & platforms per plans from upper stop of vertical lift to  
sanctuary level finishing second phase

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: *John Turk, AIA*

Title: Architect

Firm: tll-architects LLC

Address: 28 Danforth St  
Portland ME 04101

Phone: 207.761.9662

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# Certificate of Design Application

From Designer: ttl-architects, LLC John Turk

Date: 15 June 2010, March 31, 2011

Job Name: Maine Irish Heritage Center New Vertical Platform Lift

Address of Construction: 34 Gray Street

## 2003 International Building Code

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

Building Code & Year 2009 IBC Use Group Classification (s) A-3

Type of Construction III A&B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC no NFPA 13

Is the Structure mixed use? no If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? yes Geotechnical/Soils report required? (See Section 1802.2) NA

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 – 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
Corridor	Exit/ing
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

- NA Design option utilized (1609.1.1, 1609.6)
- NA Basic wind speed (1809.3)
- NA Building category and wind importance Factor,  $I_w$  table 1604.5, 1609.5)
- NA Wind exposure category (1609.4)
- NA Internal pressure coefficient (ASCE 7)
- NA Component and cladding pressures (1609.1.1, 1609.6.2.2)
- NA Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- NA Design option utilized (1614.1)
- NA Seismic use group ("Category")
- NA Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)
- NA Site class (1615.1.5)

- NA Live load reduction
- NA Roof *live* loads (1603.1.2, 1607.11)
- NA Roof snow loads (1603.7.3, 1608)
- NA Ground snow load,  $P_g$  (1608.2)
- NA If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- NA If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- NA If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- NA Roof thermal factor,  $C_t$  (1608.4)
- NA Sloped roof snowload,  $P_s$  (1608.4)
- NA Seismic design category (1616.3)
- NA Basic seismic force resisting system (1617.6.2)
- NA Response modification coefficient,  $R_d$  and deflection amplification factor  $C_d$  (1617.6.2)
- NA Analysis procedure (1616.6, 1617.5)
- NA Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- NA Flood Hazard area (1612.3)
- NA Elevation of structure

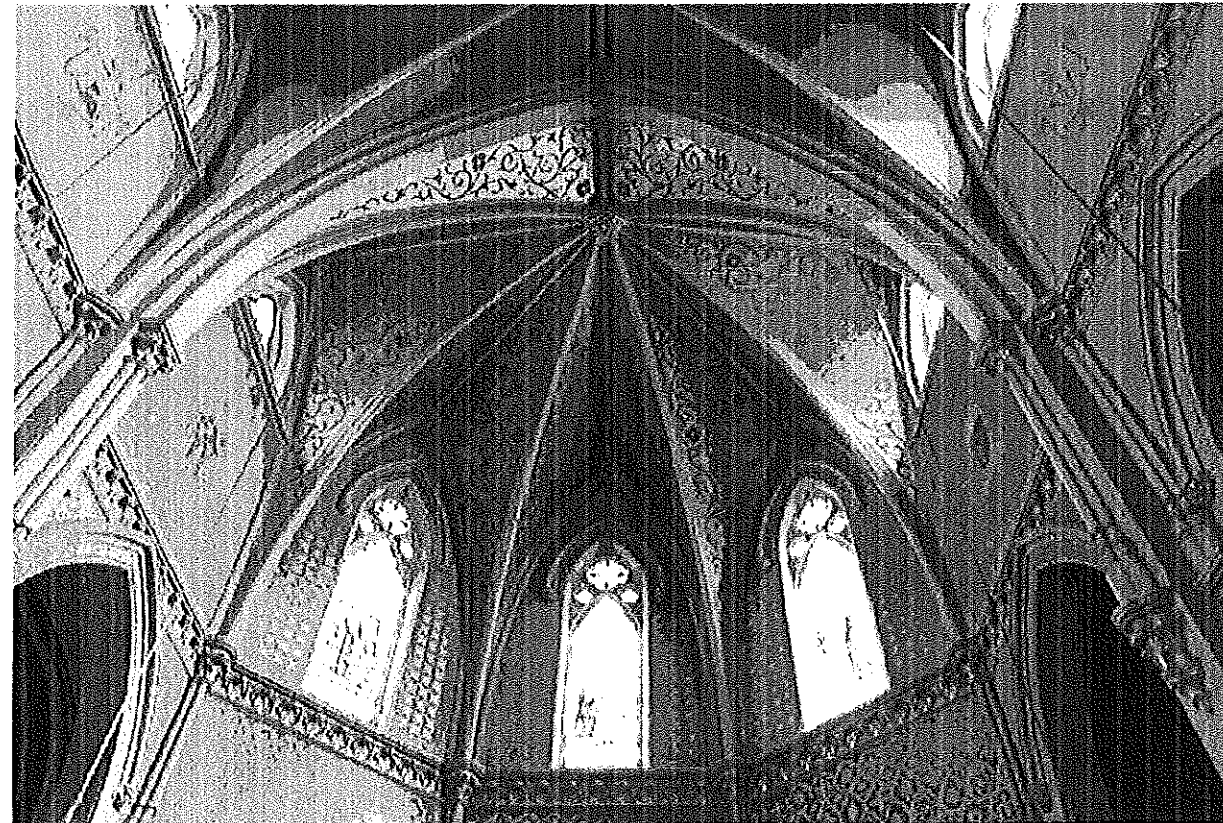
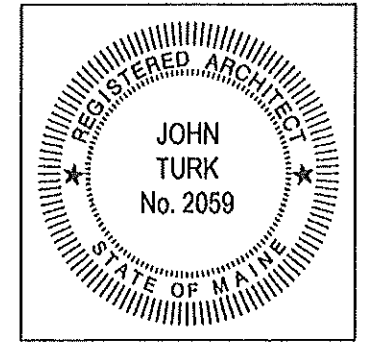
### Other loads

- NA Concentrated loads (1607.4)
- NA Partition loads (1607.5)
- NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Owner:  
**MAINE IRISH  
HERITAGE CENTER**

Architect:  
**ttl- architects** LLC  
28 Danforth Street, Suite 213  
Portland, Maine 04101  
ph: 207.761.9662

DRAWINGS  
A-0 GENERAL NOTES  
S-1 STRUCTURAL  
A-1 BASEMENT PLAN  
A-2 MAIN LEVEL PLAN  
A-3 BUILDING SECTIONS  
A-4 DOOR DETAILS



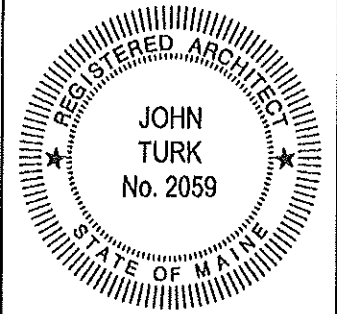
**MAINE IRISH HERITAGE CENTER  
PLATFORM LIFT & SHAFT INSTALLATION**

**34 GRAY STREET  
PORTLAND, MAINE**

**BID DOCUMENTS - 16 AUGUST 2010**

GENERAL NOTES:

1. ITEMS LABELED IN THE DRAWINGS (N.I.C.) ARE "NOT IN CONTRACT". THESE ITEMS ARE INCLUDED FOR INFORMATIONAL PURPOSES ONLY. (N.I.C.) ITEMS ARE TO BE PERFORMED BY THE OWNER'S OWN FORCES AFTER COMPLETION OF THE WORK OF THIS CONTRACT.
2. THE MAINE IRISH HERITAGE CENTER IS A HISTORIC PROPERTY THAT HOSTS PRIVATE AND PUBLIC EVENTS. THE BUILDING WILL BE OPEN AND FUNCTIONING DURING CONSTRUCTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PERMIT SAFE PASSAGE TO THE PUBLIC IN PORTIONS OF THE BUILDING IMMEDIATELY ADJACENT TO THE AREAS OF WORK.
3. THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL AND LOCAL SAFETY REQUIREMENTS. FURTHERMORE, THE CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR THE SAFETY OF THE WORK AREA.
4. THE STRUCTURAL DESIGN OF THIS PROJECT IS BASED ON THE FULL INTERACTION OF ALL CONNECTED COMPONENTS. NO PROVISIONS HAVE BEEN MADE FOR TEMPORARY CONDITIONS THAT MAY ARISE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE DESIGN AND CONSTRUCTION OF ALL SHORING AND TEMPORARY BRACING DURING THE PROGRESS OF THE WORK.
5. THE CONTRACTOR MUST IDENTIFY A SUPERINTENDANT WHO WILL BE RESPONSIBLE FOR ASSURING THE WORK IS PERFORMED AS REQUIRED BY CONTRACT.
6. WORK NOT INDICATED ON A PART OF THE DRAWINGS, BUT REASONABLY IMPLIED TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE INCLUDED.
7. THE CONTRACTOR SHALL, PRIOR TO WORK, REVIEW WITH ARCHITECT AND OWNER ALL ASPECTS OF SITE ACCESS, WORK SCHEDULE, AND COORDINATION WITH OTHERS TO ENSURE EFFICIENT PROJECT FLOW AND OWNER EVENT SCHEDULE.
8. NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND EXISTING CONDITIONS THAT MAY AFFECT THE WORK.
9. THE INSTALLATION AND OR REMOVAL OF PROPOSED MATERIALS SHALL NOT DAMAGE EXISTING COMPONENTS TO REMAIN.
10. ANY MODIFICATION OR ALTERATION OF THESE CONSTRUCTION DOCUMENTS OR CHANGES IN CONSTRUCTION FROM THE INTENT OF THESE DRAWINGS BY THE CONTRACTOR WITHOUT WRITTEN APPROVAL OF THE ARCHITECT SHALL REMOVE ALL PROFESSIONAL AND LIABILITY RESPONSIBILITY OF THE ARCHITECT.
11. CONTRACTORS ARE REQUIRED TO EXAMINE THE DRAWINGS AND SPECIFICATION THOROUGHLY, VISIT THE SITE, AND FULLY INFORM THEMSELVES OF ALL EXISTING CONDITIONS AND LIMITATIONS PRIOR TO SUBMITTING A BID. FAILURE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND LIMITATIONS WILL IN NO WAY RELIEVE THE SUCCESSFUL BIDDER FROM FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATION. INCORRECT WORK SHALL BE RECTIFIED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST.
12. ALL BIDDING CONTRACTORS ARE REQUIRED TO ATTEND THE PRE-BID CONFERENCE, TO BE HELD AT A TIME AND DATE LISTED IN THE ADVERTISEMENT TO BID.
13. THE SUCCESSFUL CONTRACTOR AND HIS SUBCONTRACTORS ARE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE, HELD AT A TIME AND DATE DETERMINED BY THE OWNER.
14. DO NOT SCALE FROM THE DRAWINGS.
15. ELECTRICAL: ELECTRICIAN TO RUN A NEW PHONE LINE FROM ELECTRICAL PANEL IN KITCHEN (LOCATED AT THE REAR OF THE BUILDING, AT THE LOWER LEVEL) ALONG THE CEILING TO THE ELECTRICAL CLOSET NEXT TO THE NEW VERTICAL PLATFORM LIFT. USE GRAY PLENUM CABLE AND LOCATE ALONG EXISTING, UNPAINTED CONDUIT AT THE AUDITORIUM CEILING. SECURE TO EXISTING CONDUIT WITH ZIP TIES. TOTAL LENGTH APPROX. 120 FEET FROM KITCHEN TO ELECTRICAL CLOSET.
16. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS.



**ttl- architects llc**  
28 Danforth Street, Suite 213  
Portland, Maine 04101  
ph: 207.781.9882

# MAINE IRISH HERITAGE CENTER

34 GRAY STREET  
PORTLAND, MAINE

DATE:  
16 AUGUST 2010

PROJECT NO.:  
1002

# A0.1

Owner:  
 Irish Heritage Center  
 34 Gray Street  
 P.O. Box 7298  
 Portland, ME 04112-1598

Architect:  
 IHI-architects, llc  
 26 Danforth Street, Suite 213  
 Portland, ME 04101  
 Tel: 307.781.9822

Contractor:  
 Consigli  
 Construction, Inc.  
 84 Middle Street  
 Portland, ME 04101  
 Tel: 307.773.3000

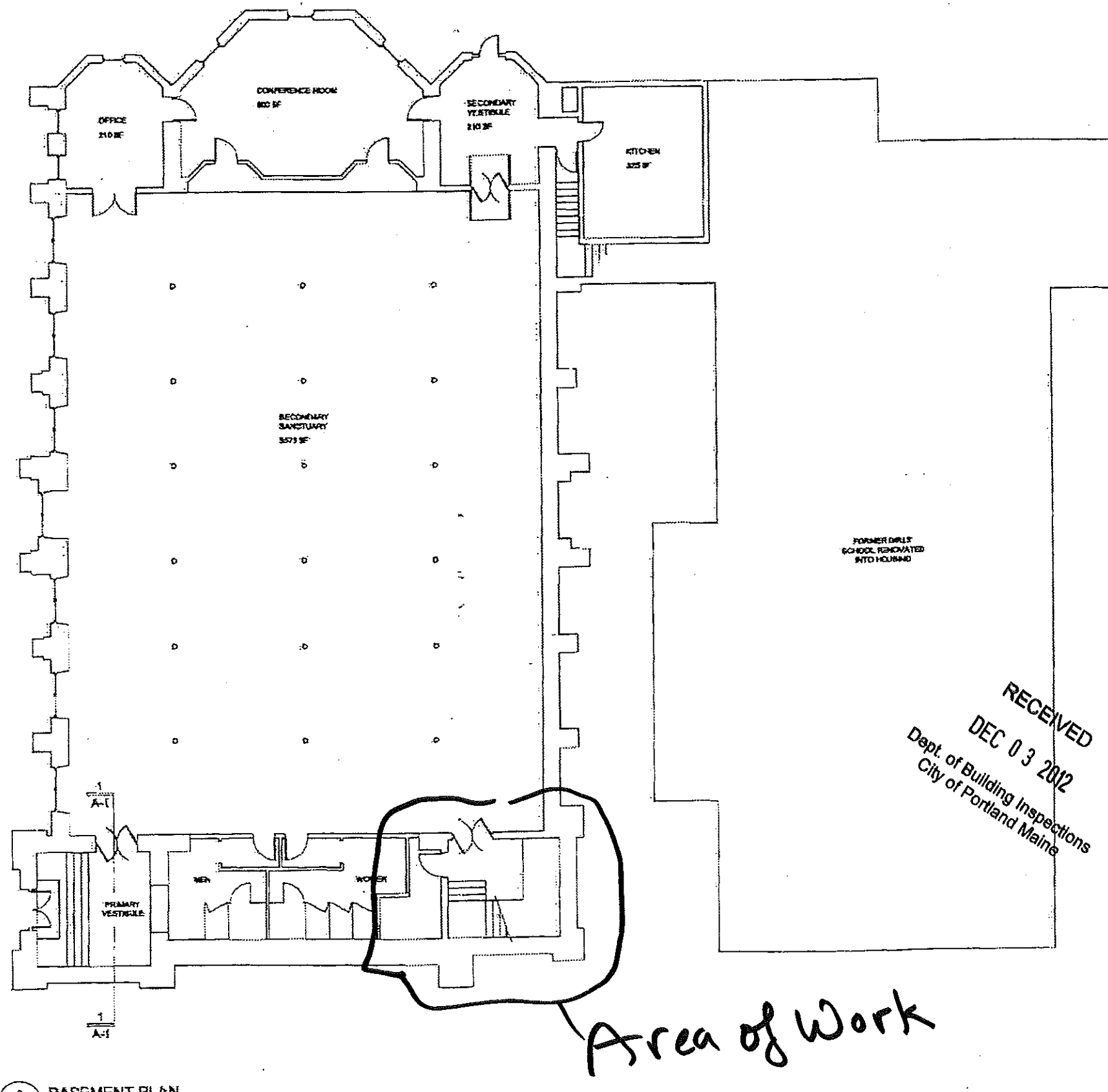
Structural Engineer:  
 Becker  
 Structural Engineers, Inc.  
 75 York Street  
 Portland, ME 04101  
 Tel: 307.876.1828



Tower Restoration  
 Irish Heritage Center  
 Gray Street  
 Portland, Maine

Date: 7 Jan 2008  
 Scale: As Shown  
 Project No: 0711  
 Revisions:

Title:  
 Tower  
 Building Section  
 Sheet No: A-1



2 BASEMENT PLAN  
 1/8" = 1'-0"  
 0' 5' 10' 20' 50'

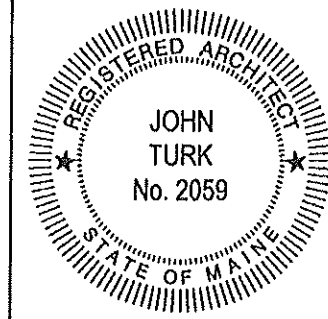
- BELL LEVEL SCOPE OF WORK**
- DEMOLITION AND REMOVAL OF ALL DAMAGED FINISHES (PRIMARILY MISC. WOOD TRIM)
  - REPAIR AND/OR INFILL EXISTING MASONRY BEAM POCKETS WITH BRICK AS NOTED.
  - REMOVE TEMPORARY BEAMS
  - INSTALL BELL FLOOR FRAMING. THIS INCLUDES ALL C-CHANNELS, L-ANGLES, GUSSET PLATES AND MISC. BARS AROUND REMOVABLE SECTIONS. PROVIDE AND INSTALL ALL THE RODS, CLEVERES, AND TURNBUCKLES AS NOTED ON STRUCTURAL DRAWING.
  - INSTALL METAL DECKING
  - REPAIR & EXISTING ARCHITECTURAL WOOD LOUVERS
- THIRD FLOOR SCOPE OF WORK**
- DEMO TEMPORARY CONSTRUCTION ITEMS
  - DEMO AND DISPOSAL OF ALL DAMAGED FINISHES AND REMAINING FLOOR FRAMING
  - REPAIR AND/OR INFILL EXISTING MASONRY BEAM POCKETS WITH BRICK AS NOTED.
  - INSTALL THIRD LEVEL FLOOR FRAMING. THIS INCLUDES ALL C-CHANNELS, L-ANGLES, GUSSET PLATES AND MISC. BARS AROUND REMOVABLE SECTIONS
  - INSTALL METAL DECKING
  - FURNISH AND INSTALL NEW ACCESS LADDER FROM THIRD FLOOR TO BELL LEVEL AS NOTED ON STRUCTURAL DRAWING.
  - FURNISH AND INSTALL A COMPLETE 3000 ML. CFM ROOFING SYSTEM INCLUDING COPPER FLASHING AND GUTTERS. THIS SCOPE INCLUDES ALL ROOF FLASHING, (ADD ALTERNATE FOR 30 OZ. SOLDERED FLAT BEAM COPPER ROOF WITH 1/4 OZ. COPPER FLASHING SET IN REGLET.)
  - FURNISH AND INSTALL A ROOF HATCH (SHEAR TO BULO MODEL HS-20. PROVIDE BLOCKING AS REQUIRED.)
  - FURNISH AND INSTALL A ROOF DRAIN, INCLUDING CONNECTION TO INTERIOR DRAIN. (ADD ALTERNATE FOR EXTERIOR SCUPPER IF ALLOWED.)
- SECOND FLOOR SCOPE OF WORK**
- DEMOLITION AND REMOVAL OF ALL DAMAGED FINISHES AND REMAINING FLOOR FRAMING. FINISHES INCLUDE PLASTER, WOOD TRIM AND ELECTRICAL DEVICES. WARESCOT TO BE MAINTAINED.
  - REPAIR AND/OR INFILL EXISTING MASONRY BEAM POCKETS WITH BRICK AS NOTED ON PLAN.
  - INSTALL SECOND FLOOR FRAMING. THIS INCLUDES ALL C-CHANNELS, L-ANGLES, GUSSET PLATES AND MISC. BARS AROUND REMOVABLE SECTIONS.
  - INSTALL NEW METAL DECKING
  - FURNISH AND INSTALL NEW ACCESS LADDER FROM SECOND TO THIRD LEVEL AS NOTED ON STRUCTURAL PLAN.
  - FURNISH AND INSTALL FRAMING FOR NEW CEILING, INCLUDING INSULATION BETWEEN 2ND FLOOR CEILING AND 3RD FLOOR STRUCTURE.
  - INSTALL NEW WOOD WALL FRAMING - 2X6 @ 16" O.C.
  - FURNISH AND INSTALL NEW 1/2" COAT PLASTER SYSTEM ON GALVANIZED METAL LATH AT CEILING AND WALLS. (DEDUCT ALTERNATE FOR LEVEL 4 TAPPING FINISH ON MR GWS.)
  - GALVANIZE AND REINSTALL WARESCOT. REPLACE AS REQUIRED.
  - FURNISH AND INSTALL ALL SLEEPERS AS SHOWN ON STRUCTURAL DRAWING.
  - INSTALL NEW WOOD FLOORING. (DEDUCT ALTERNATE FOR LEVEL 4 TAPPING FINISH ON MR GWS.)
  - REPLACE BUILT IN CASEWORK (ASSUME 2' LENGTH X 7.5' HIGH X 1.5' DEPTH PAINTED MFC CASEWORK)
  - REFRESH THE WARESCOT AND PAINT ALL WALLS, CEILING, DOOR FRAMES AND EXPOSED PIPING.
  - PROVIDE ANY PAINT FINISH WHERE IT CURRENTLY EXISTS. (DEDUCT ALTERNATE FOR STANDARD PAINT FINISH IN ALL AREAS.)
  - EXTEND THE PLUMBING VENTS UP THROUGH THE CEILING LEVEL.
  - PROVIDE POWER FOR THE ELECTRIC BELL PLAYING SYSTEM
  - PROVISIONS TO TEMPORARILY REMOVE THE RADIANT HEATING WHERE THE FLOOR STRUCTURE IS AFFECTED.
- FIRST FLOOR SCOPE OF WORK**
- REMOVE SCAFFOLD SUPPORT SYSTEM FROM 1ST FLOOR AS WORK PROGRESSES.
  - FURNISH AND INSTALL FRAMING FOR NEW CEILING.
  - INSTALL NEW VOT FLOORING. (ADD ALTERNATE FOR WOOD FLOORING)
  - FURNISH AND INSTALL NEW 1/2" COAT PLASTER SYSTEM ON GALVANIZED METAL LATH AT CEILING AND WALLS. (DEDUCT ALTERNATE FOR LEVEL 4 TAPPING FINISH ON MR GWS.)
  - REFRESH THE WARESCOT AND PAINT ALL WALLS, CEILING, DOOR FRAMES AND EXPOSED PIPING.
  - PROVIDE ANY PAINT FINISH WHERE IT CURRENTLY EXISTS. (DEDUCT ALTERNATE FOR STANDARD PAINT FINISH IN ALL AREAS.)
- BASEMENT SCOPE OF WORK**
- REMOVE AND RESET BRICK PAVERS AT EXTERIOR.
  - REMOVE SCAFFOLD SUPPORT SYSTEM AS WORK PROGRESSES.
  - FURNISH AND INSTALL FRAMING FOR NEW FLOORING, STAIRS AND CEILING.
  - RESET ALL EXISTING RAILINGS AT NEW STAIR.
  - REINSTALL EXISTING PAIR OF DOORS AND HARDWARE.
  - FURNISH AND INSTALL NEW WOOD FLOOR AND STAIRS. (DEDUCT ALTERNATE FOR VOT FLOOR AND RUBBER TREADS ON STAIRS.)
  - FURNISH AND INSTALL NEW 1/2" COAT PLASTER SYSTEM ON GALVANIZED METAL LATH AT CEILING AND WALLS. (DEDUCT ALTERNATE FOR LEVEL 4 TAPPING FINISH ON MR GWS.)
  - REFRESH THE WARESCOT AND PAINT ALL WALLS, CEILING, DOOR FRAMES AND EXPOSED PIPING.
  - RECONNECT THE SPRINKLER LINE INTO THE TOWER AREA AND PROVIDE A NEW SPRINKLER HEAD.

1 BUILDING SECTION THROUGH TOWER  
 1/8" = 1'-0"

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Area of Work

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 Consigli Construction Co.



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# MAINE IRISH HERITAGE CENTER

34 GRAY STREET  
 PORTLAND, MAINE

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# A1.1

### BASE BID: ELECTRICAL & PLUMBING NOTES:

- CONTRACTOR SHALL INSTALL 20A, 1P BREAKER IN EXISTING 100 AMP SUBPANEL IN CLOSET OFF OF BASEMENT. CONTRACTOR SHALL INSTALL FEEDER FROM NEW BREAKER TO LIFT PER MANUFACTURER'S RECOMMENDATIONS. CONNECT TO NEW LIFTER PER APPLICABLE CODES.
- CONTRACTOR SHALL SUPPLY AND INSTALL THE CODE REQUIRED FIRE ALARM DEVICES, WIRING AND TESTING ASSOCIATED WITH THE NEW LIFT INSTALLATION. EXISTING FIRE ALARM SYSTEM IS "NOTIFIER".
- CONTRACTOR SHALL REWORK EXISTING SPRINKLER PIPING OUT OF NEW HOISTWAY AREA AND PROVIDE CODE REQUIRED FIRE PROTECTION IN NEW HOISTWAY AND STAIRWELL. CONTRACTOR SHALL VISIT SITE DURING BIDDING TO DETERMINE QUANTITY OF PIPING.
- CONTRACTOR SHALL RELOCATE EXISTING HEATING PIPING OUT OF NEW HOISTWAY AREA AS REQUIRED. CONTRACTOR SHALL VISIT SITE DURING BIDDING TO DETERMINE QUANTITY OF PIPING.
- CONTRACTOR SHALL REWORK ALL EXISTING ELECTRICAL WIRING AND REMOVE EXISTING LIGHTING FIXTURES IN HOISTWAY AREA.
- CONTRACTOR SHALL INSTALL NEW LIGHT FIXTURES AS INDICATED ON THE PLANS. PROVIDE AND INSTALL NEW WIRING AS REQUIRED.
- CONTRACTOR SHALL RUN NEW PHONE LINE FROM ELECTRICAL PANEL IN KITCHEN (AT REAR OF THE BUILDING) ALONG THE CEILING TO THE ELECTRICAL CLOSET NEXT TO THE NEW VERTICAL PLATFORM LIFT. USE GRAY PLENUM CABLE AND LOCATE ALONG EXISTING, UNPAINTED CONDUIT AT THE AUDITORIUM CEILING. SECURE TO EXISTING CONDUIT WITH GRAY ZIP TIES. TOTAL LENGTH OF RUN APPROX. 120 FEET.
- RUN A NEW 20 FOOT ELECTRICAL LINE IN CONDUIT VERTICALLY, FROM THE ELECTRICAL CLOSET IN BASEMENT, UP THROUGH THE FLOOR TO A NEW SMOKE DETECTOR AT THE UPSTAIRS CEILING. LOCATE CONDUIT AT THE BOTTOM OF THE CHOIR STAIRS, IN THE CORNER NEAR EXISTING PIPING.

(A) ~~(N.I.C.)~~ NEW WOOD HALF-WALL, HANDRAIL AND RAMP. SLOPE DOWN 1:12

(B) (N.I.C.) REMOVE EXISTING DOORS AND HINGES. TURN OVER TO OWNER. PATCH HING POINTS TO MATCH.

(C) ~~(N.I.C.)~~ BUILD UP FLOOR AREA WITHIN STAIRWELL 3" FROM 2-1/2" X 16 GA. STUD SLEEPERS @ 12" O.C. MAX. (250S137-54) W/ 1/2" PLYWOOD DECKING AND VCT FLOORING.

(D) (N.I.C.) NEW 3" THRESHOLD DOWN.

(E) BASE BID NEW CIRCUIT BREAKER DISCONNECT FOR LIFT (BY ELECTRICIAN)

(H) ~~(N.I.C.)~~ NEW BALUSTRADE

(J) BASE BID PAINT INSIDE AND OUTSIDE OF NEW SHAFT PAINT 1.

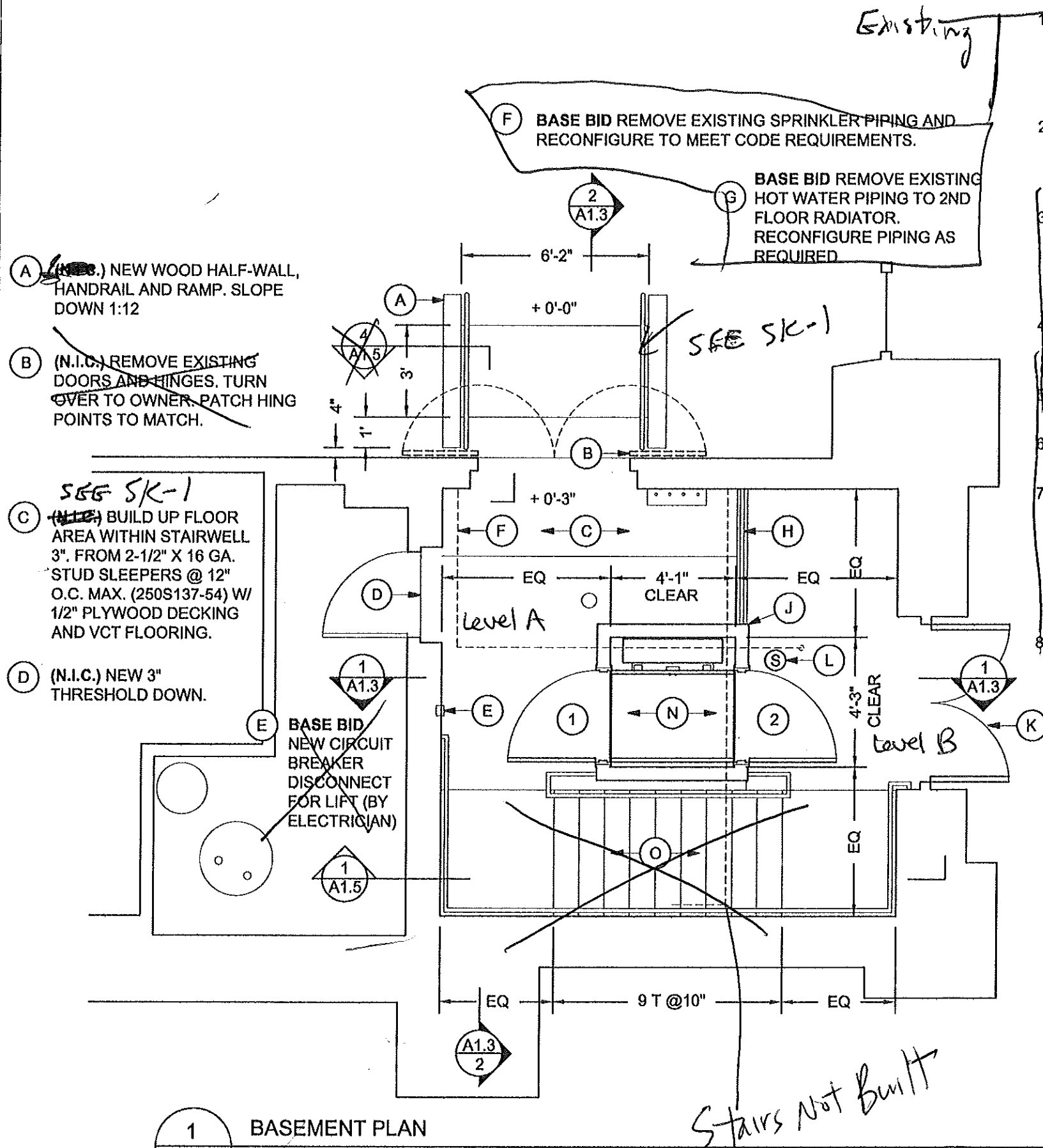
(K) EXISTING DOUBLE DOORS TO REMAIN.

(L) BASE BID NEW SMOKE DETECTOR.

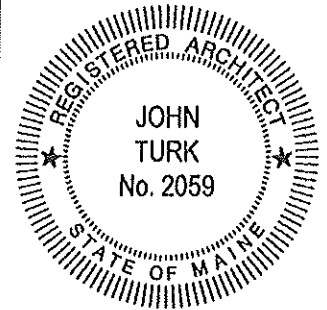
(M) (N.I.C.) EXISTING BRICK DRIVE TO BE LIFTED (BY OTHERS) TO PROVIDE HANDICAP ACCESSIBILITY.

(N) BASE BID NEW 3-STOP VERTICAL PLATFORM LIFT AND 60 MIN. FIRE RATED SHAFT. BLOCK WALL ALONG MECHANISM AS PRESCRIBED BY LIFT MANUFACTURER. SECURE LIFT TO CONCRETE FLOOR AS PRESCRIBED BY LIFT MANUFACTURER.

(O) (N.I.C.) REMOVE EXISTING STAIR AND BALUSTRADE. INSTALL NEW STAIR AND HANDRAIL SYSTEM AS SHOWN. STAIR TO BE COVERED WITH RUBBER TREADS AND RISERS.



1 BASEMENT PLAN  
 A1.1 1/4" = 1'-0"



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# MAINE IRISH HERITAGE CENTER

34 GRAY STREET  
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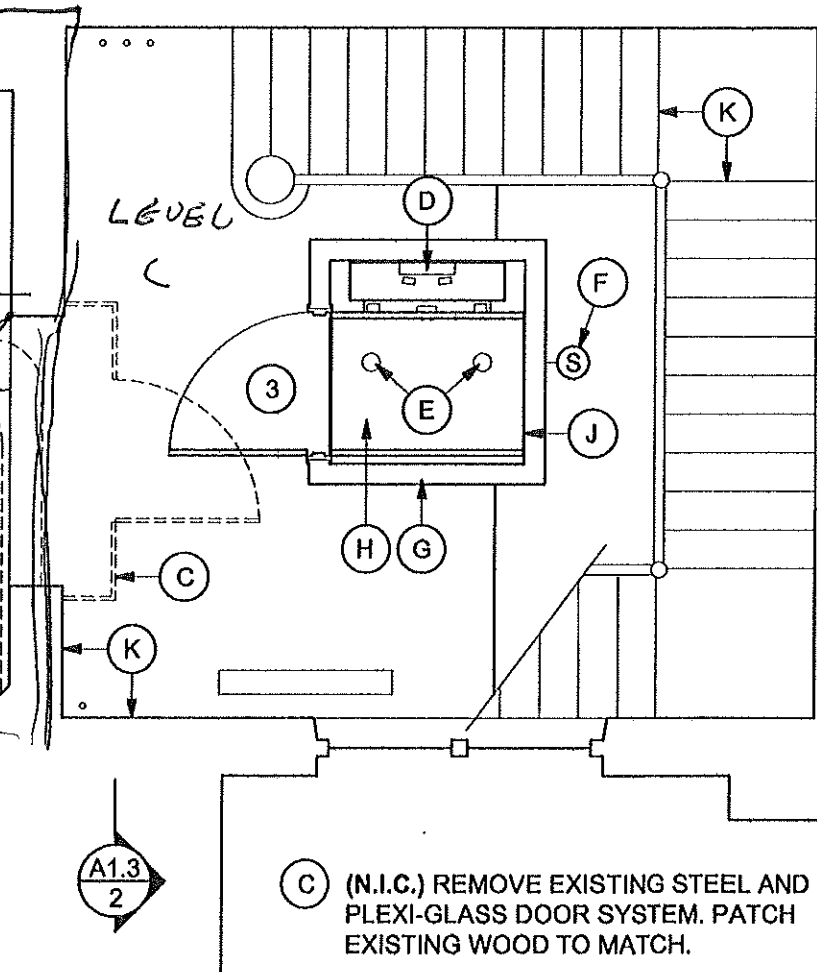
PROJECT NO.:  
 1002

# A1.2

*DONE 2011*

*Existing handrails*  
*Main Entrance 1 of 3*

**A** **CURRENT PHASE**  
 (N.C.) BUILD UP NEW PLATFORM AS INDICATED FROM 2X8 FRAMING @ 16" O.C. MAX W/ 1/2" T&G PLYWOOD DECKING SCREWED AND GLUED TO FRAMING. COVER W/ LINOLEUM.

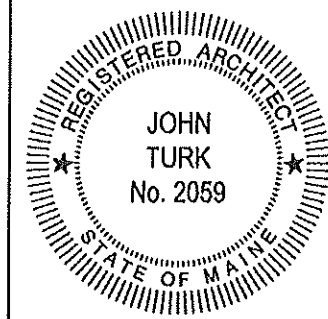


- D** BASE BID NEW HARD WIRED, 2- BULB EMERGENCY LIGHT WITH MIN. 4 HR. BATTERY LIFE. ELECTRIC LIGHT CO. EL-50-HD12 OR EQUAL.
- E** BASE BID 2 NEW CEILING LIGHT HARDWIRED TO DOOR STRIKES. PRESCOLITE 5" DIRECT CEILING MOUNT CYLINDERS 1102 PAR30 OR EQUAL
- F** BASE BID NEW SMOKE DETECTOR MOUNTED AT TOP OF NEW SHAFT WALL
- G** BASE BID NEW 3-STOP VERTICAL PLATFORM LIFT AND 60 MIN. FIRE RATED SHAFT. BLOCK WALL ALONG MECHANISM AS PRESCRIBED BY LIFT MANUFACTURER. SECURE MECHANISM TO BLOCKING WITHIN SHAFT WALL.
- H** BASE BID NEW PLATFORM LIFT TO WIRED TO 24 HOUR EMERGENCY CALL SERVICE (911, OR SECURITY SYSTEM).
- J** BASE BID PAINT INSIDE AND OUTSIDE OF NEW SHAFT PAINT 1.
- K** BASE BID PROTECT EXISTING WOOD STAIR, WAINSCOTING, BALUSTRADES, ETC.

**B** (N.C.) NEW CURVED HANDRAIL SYSTEM FROM 1-1/2" DIA. WHITE OAK HANDRAIL (CLEAR) W/ 1-1/2" SQ. STEEL POSTS PAINTED FLAT BLACK. VERTICAL WALL SURFACE MATERIAL TO BE 1X2 T&G BEADBOARD (PRIME & BACKPRIME AND PAINT 2) AND SCRIBE TO EXISTING STAIR TREADS AND RISERS TO REMAIN. **CURRENT PHASE**

**1** **LEVEL C**  
**A1.2** **BASEMENT PLAN**  
 1/4" = 1'-0"





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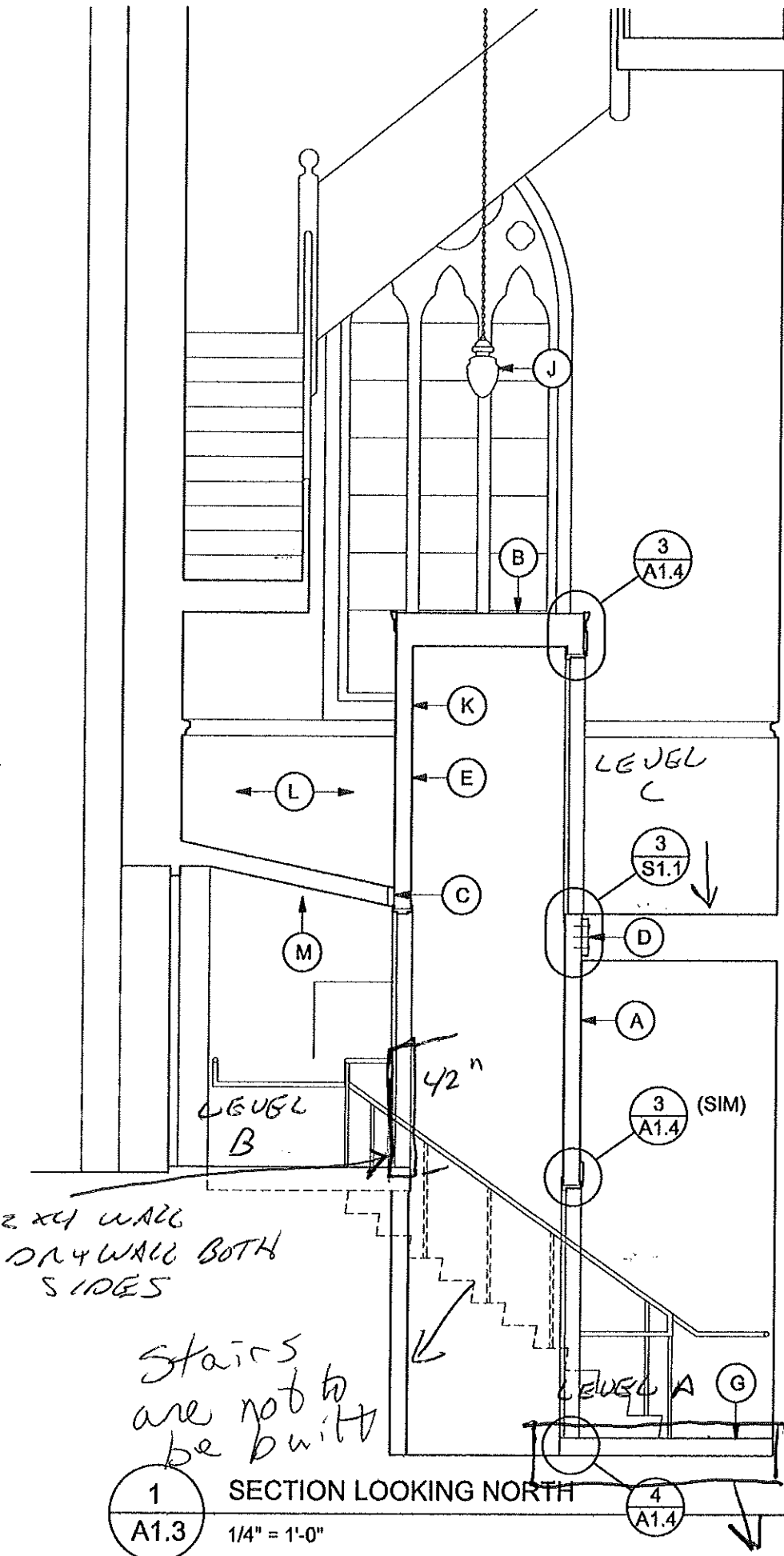
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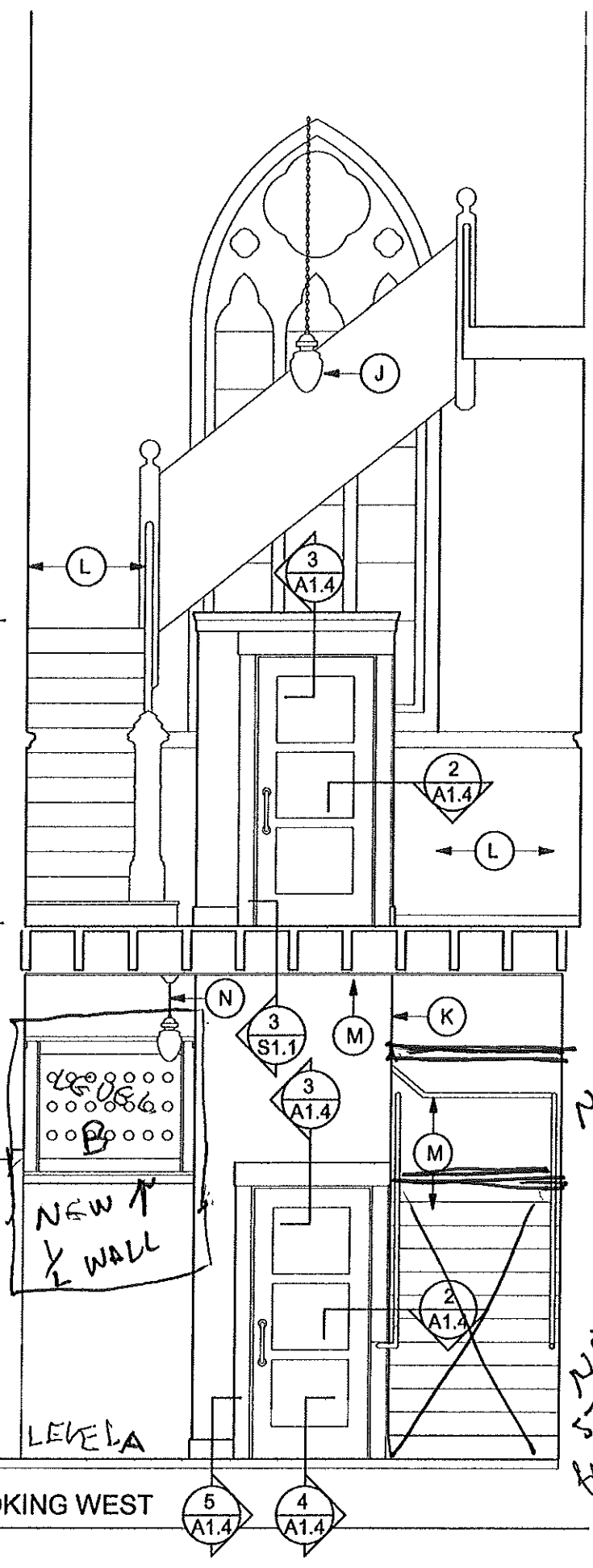
# A1.3



1 SECTION LOOKING NORTH  
 A1.3 1/4" = 1'-0"

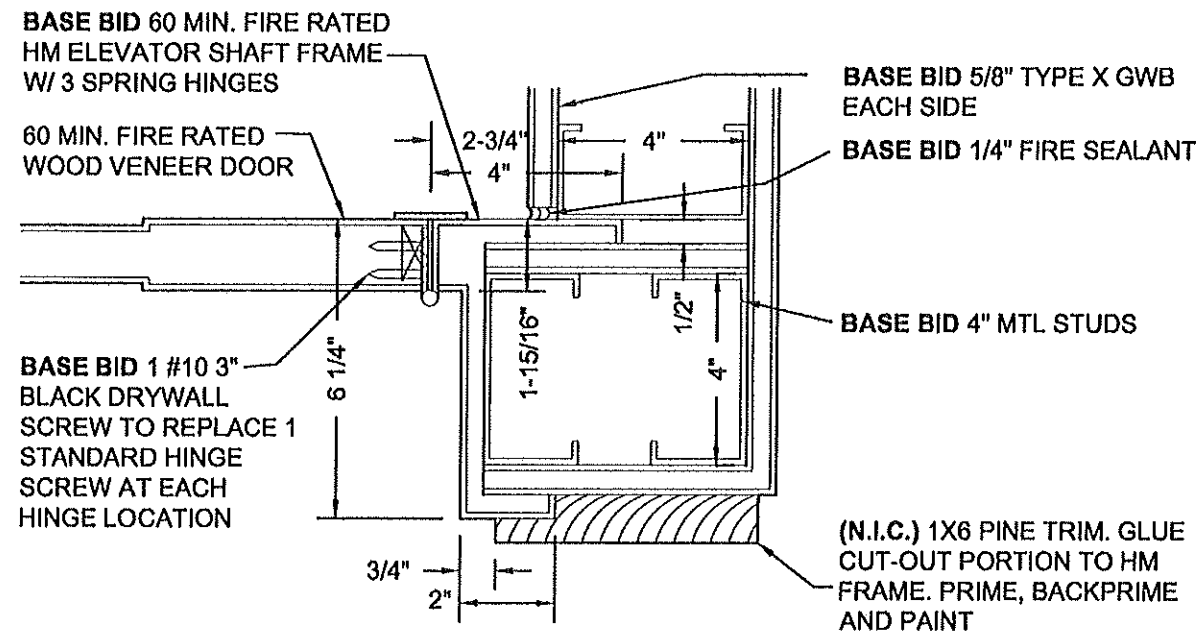
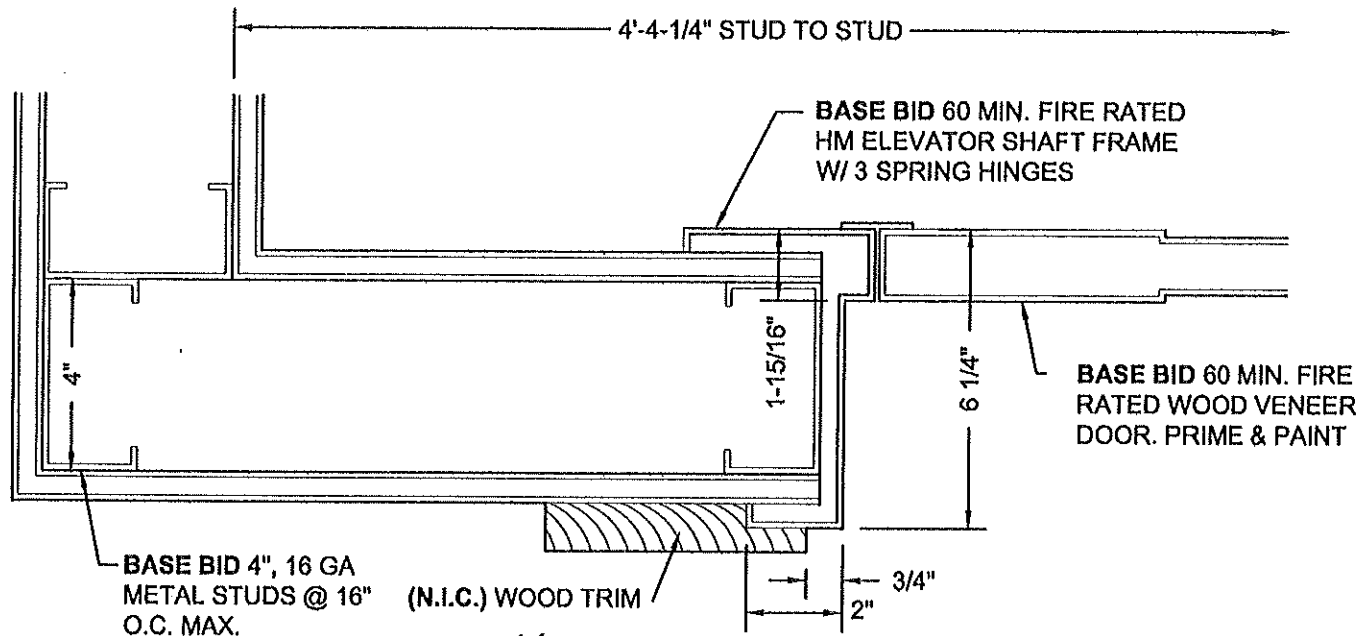
- DONE*
- (A) BASE BID NEW 60 MIN. FIRE RATED SHAFT WITH NEW 3-STOP VERTICAL PLATFORM LIFT. CUT NEW OPENING IN FIRST FLOOR FRAMING AS INDICATED. PROVIDE TEMPORARY SHORING AS REQUIRED.
  - (B) BASE BID 5/8" TYPE "X" GWB UNDER 1/2" PLYWOOD CAP. 6" X 1-1/4" X 16 GA. TRACK (600T125-54)
  - (C) ~~BASE BID LVL LEDGER AND HANGERS @ EXISTING FRAMING (TYP)~~
  - (D) ~~BASE BID 11-1/4" LVL LEDGER. SECURE TO WALL WITH (3) 1/4-20 SELF DRILLING WINGED SCREWS @ 16" O.C. (TYP)~~
  - (E) ~~BASE BID NEW WALL OF 5/8" TYPE "X" GWB EACH SIDE OF 4" X 1-3/8" 16 GA. STUDS @ 16" O.C. (400S 137-54). TOP & BOT. TRACKS FROM 4" X 1-1/2", 16 GA. TRACK W/ 5/32, PAF @ 16" O.C. (TYP) (400T 125-54)~~
  - (F) ~~(N.T.C.) REMOVE EXISTING DOUBLE DOORS. PATCH CASING.~~
  - (G) ~~(N.T.C.) NEW BUILT-UP FLOOR FROM 1/2" P.T. PLYWOOD OVER 2-1/2" X 16 GA. STUD SLEEPERS @ 12" O.C. (MAX) (250S137-54)~~
  - (H) ~~(N.T.C.) NEW WOOD HALF-WALL, METAL HANDRAIL AND RAMP~~
  - (I) BASEMENT FINISH FLOOR 0'-0"
  - (J) BASE BID PROTECT EXISTING LIGHT FIXTURE TO REMAIN.
  - (K) BASE BID PAINT INSIDE AND OUTSIDE OF NEW SHAFT PAINT 1.
  - (L) ~~BASE BID PROTECT EXISTING STAIR, BALUSTRADE & WAINSCOTING TO REMAIN.~~
  - (M) ~~BASE BID RECONFIGURE EXISTING SPRINKLER AND RADIATOR PIPING AT BASEMENT CEILING.~~
  - (N) ~~BASE BID PROTECT EXISTING LIGHT FIXTURE TO REMAIN.~~
  - (O) ~~(N.T.C.) NEW STAIR AND HANDRAIL SYSTEM~~

2 SECTION LOOKING WEST  
 A1.3 1/4" = 1'-0"



NEW WALL

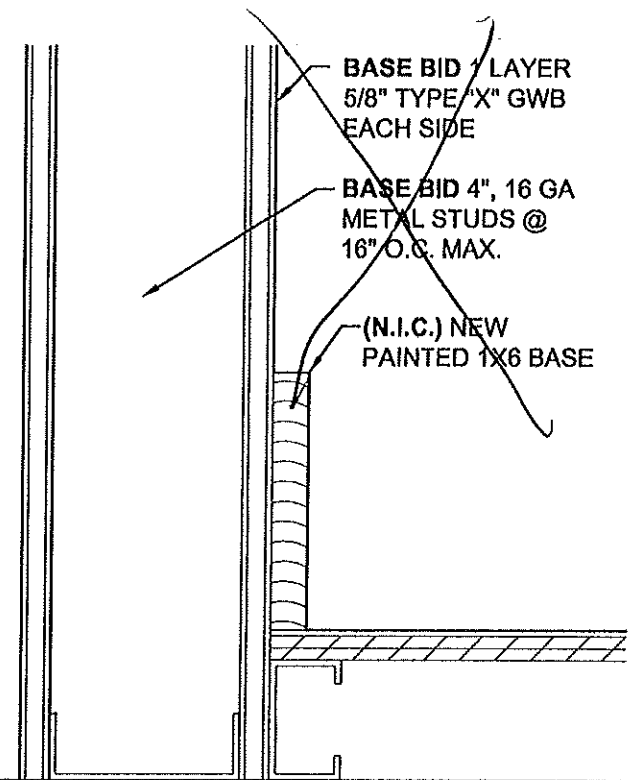
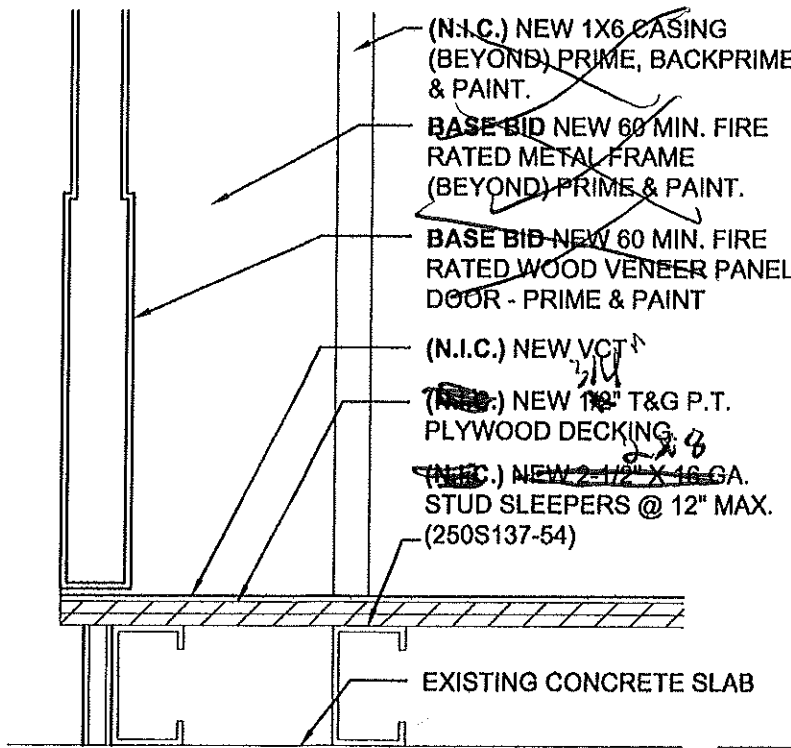
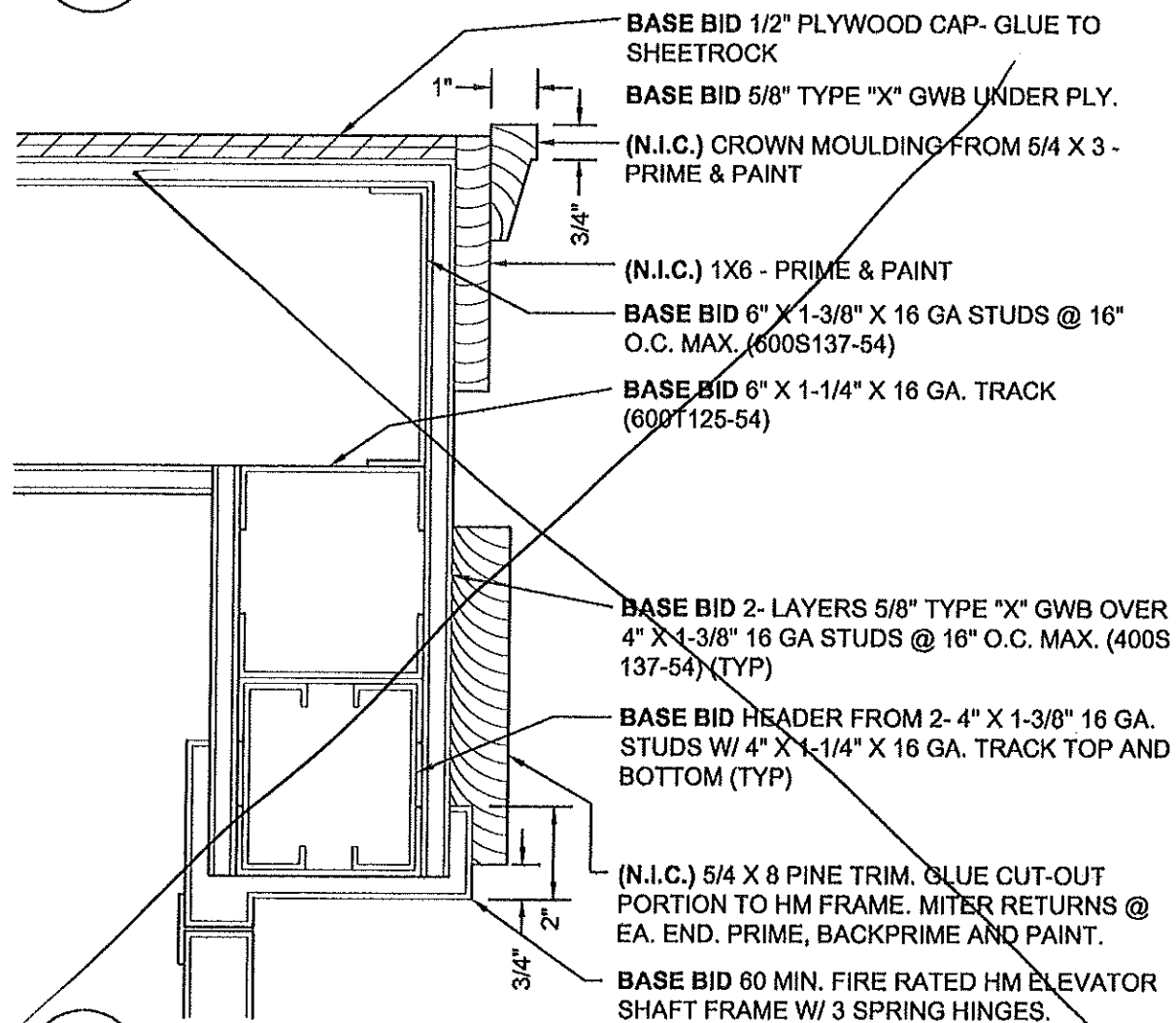
NO STAIRS BUILT



BASE BID: SEE PLATFORM LIFT AND HARDWARE SPECIFICATIONS FOR ELECTRICAL COORDINATION REQUIREMENTS

1 PLAN DETAIL @ ~~NEW~~ **EXISTING** SHAFT  
A1.4 3" = 1'-0"

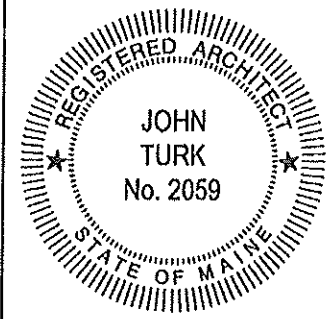
2 PLAN DETAIL @ ~~NEW~~ **EXISTING** SHAFT  
A1.4 3" = 1'-0"



3 SECTION DETAIL @ SHAFT CAP  
A1.4 3" = 1'-0"

4 SECTION DTL @ LIFT THRESHOLD  
A1.4 3" = 1'-0"

5 SECTION DETAIL @ SHAFT BASE  
A1.4 3" = 1'-0"



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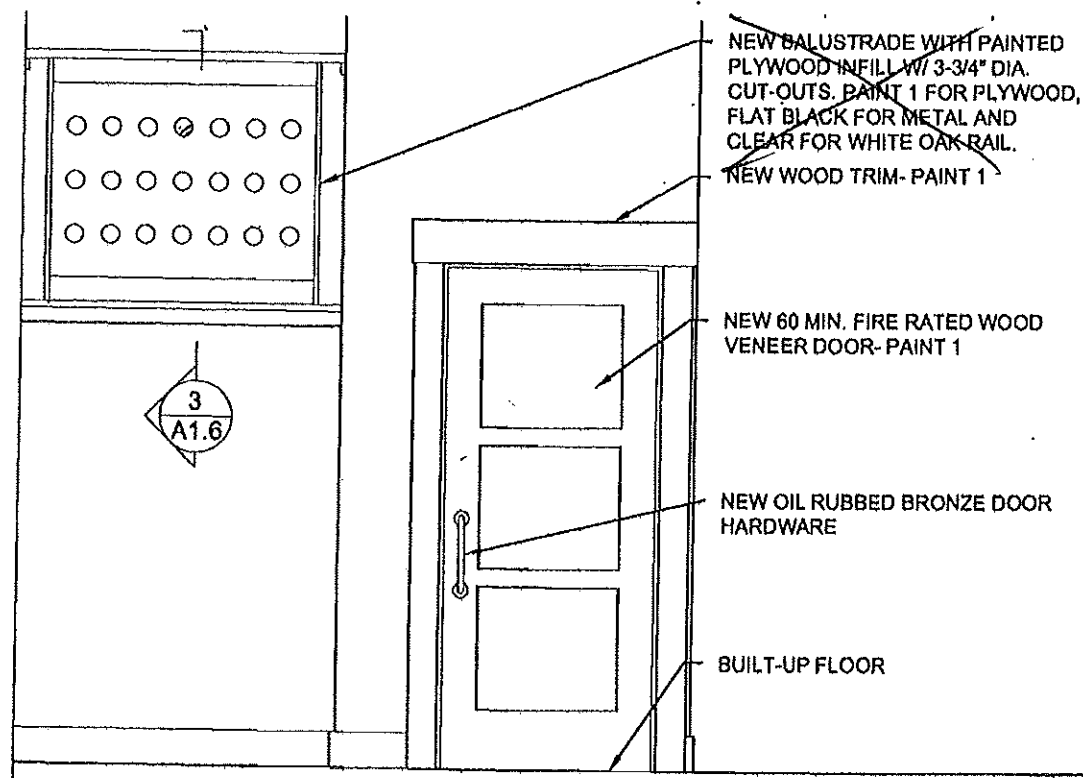
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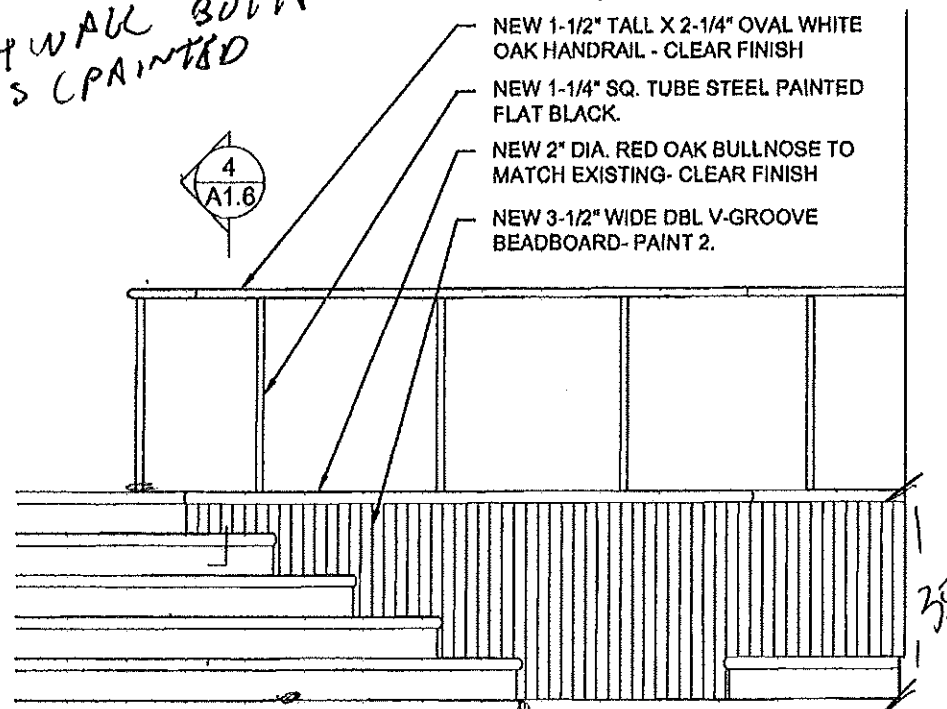
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# A1.4



*2x4 HALF WALL 42"  
1/2" DRYWALL BOTH  
SIDES (PAINTED)*



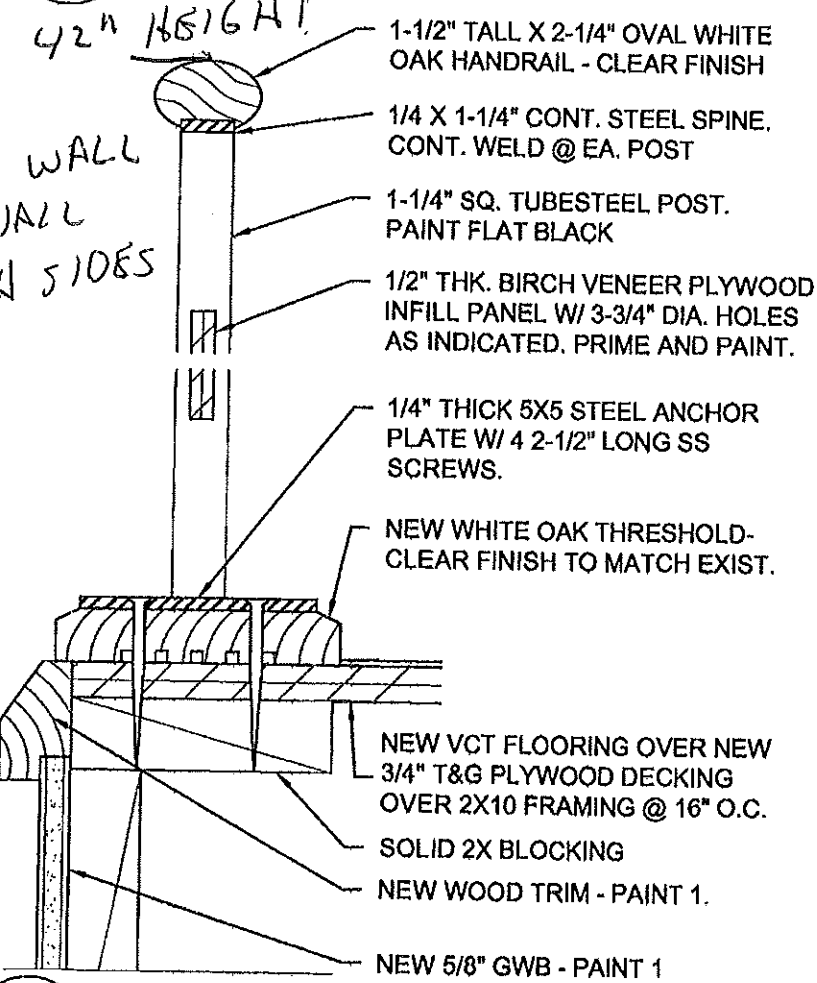
**1** ELEVATION @ NEW BALUSTRADE

**2** UNFOLDED ELEVATION @ NEW INFILL LANDING

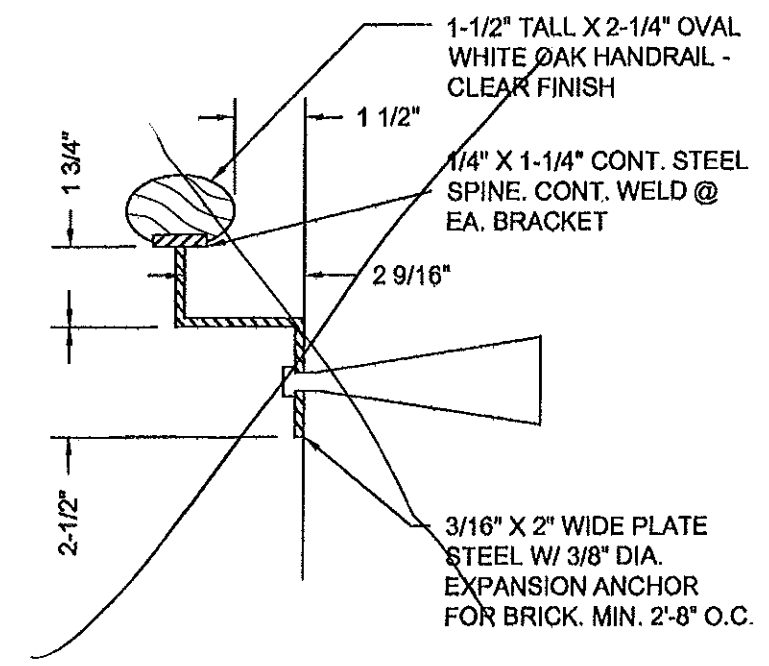
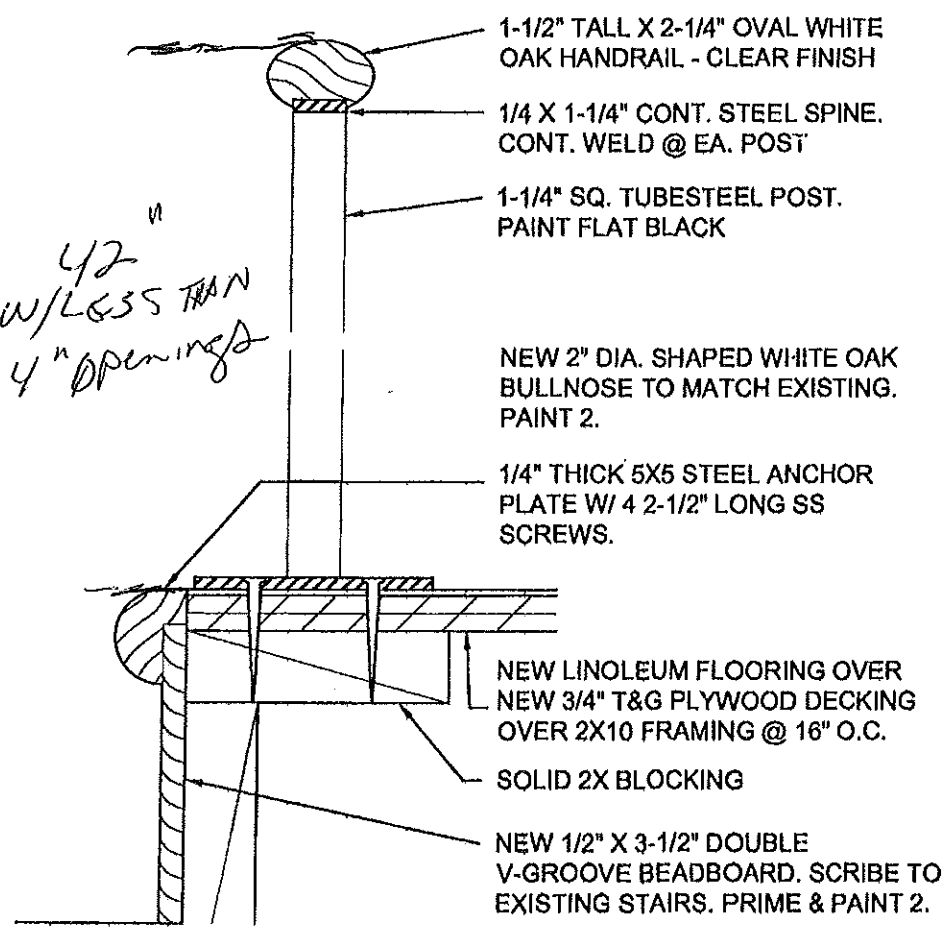
A1.6 3/8" = 1'-0"

A1.6 3/8" = 1'-0"

*2x4 WALL  
DRYWALL  
BOTH SIDES*



*42" W/LSS THAN  
4" OPENINGS*



**3** SECTION @ NEW BALUSTRADE

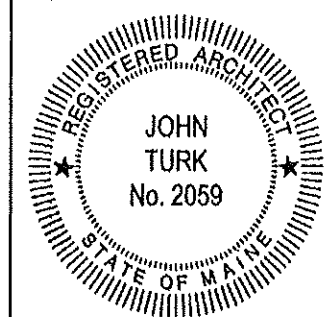
**4** SECTION @ NEW MAIN LEVEL BALUSTRADE

**5** NEW WALL MOUNTED HANDRAIL

A1.6 3" = 1'-0"

A1.6 3" = 1'-0"

A1.6 3" = 1'-0"



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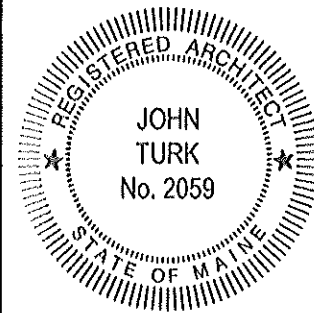
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# A1.6



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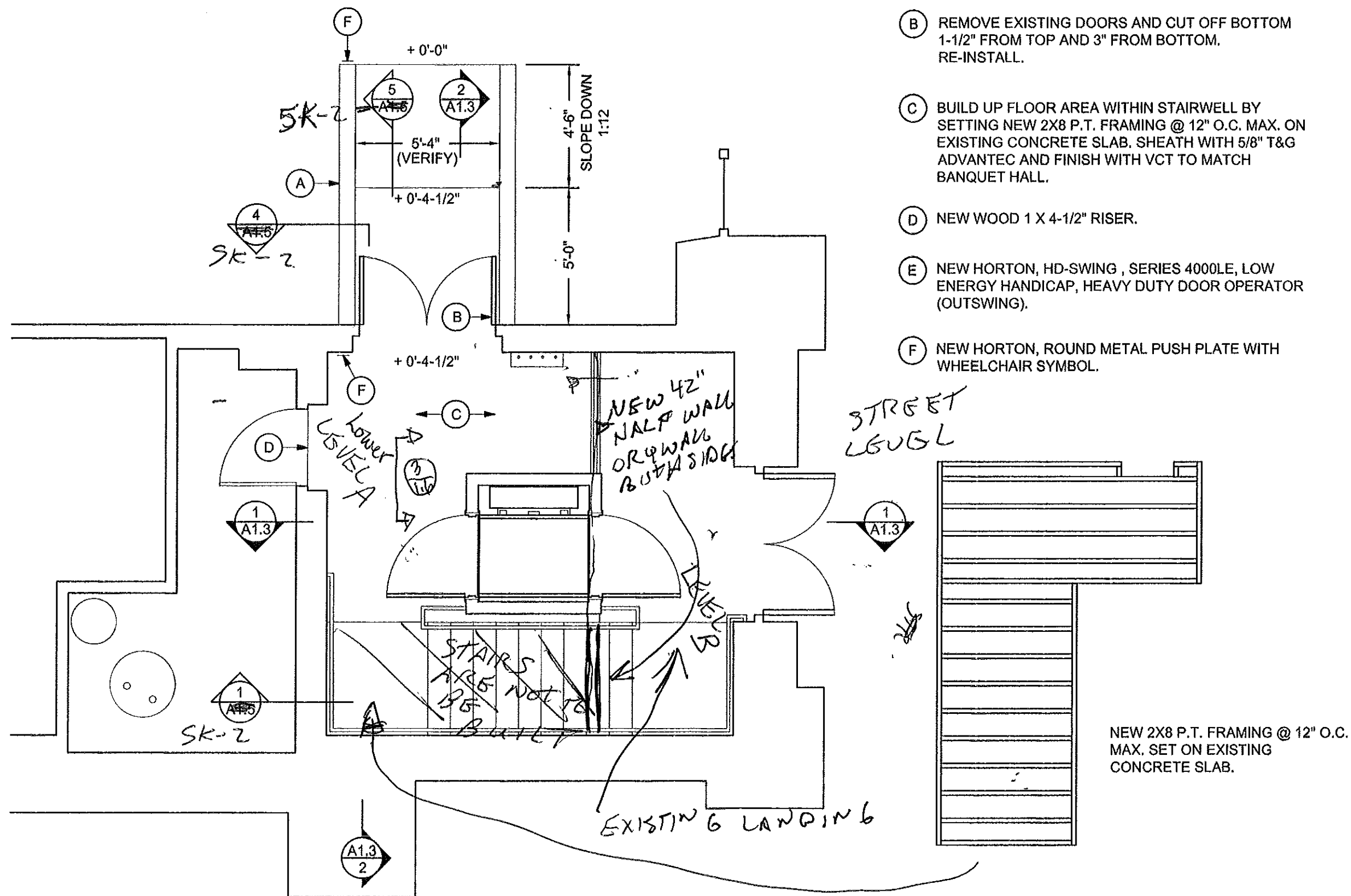
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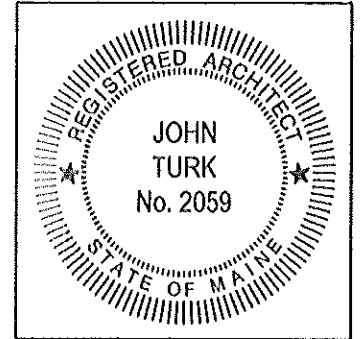
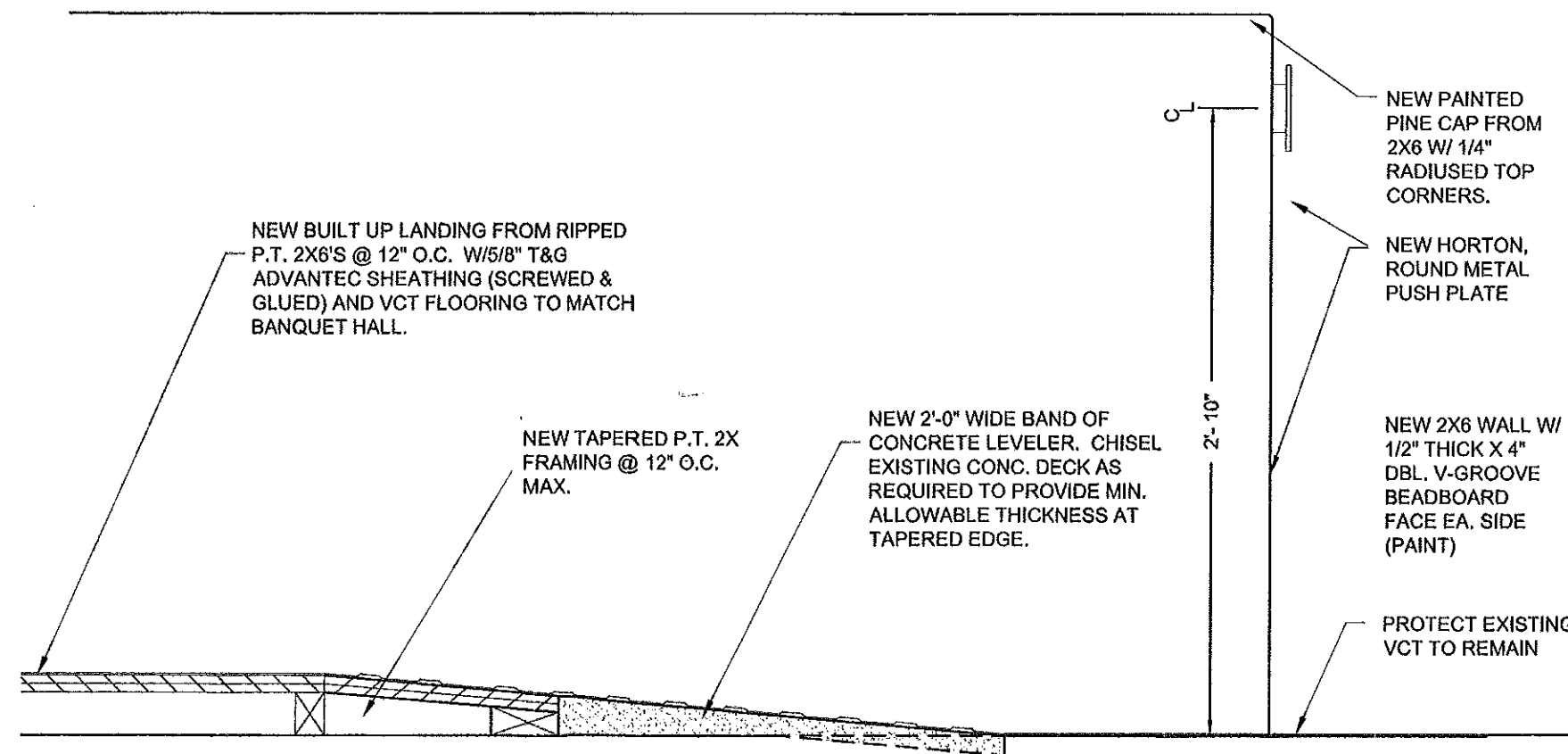
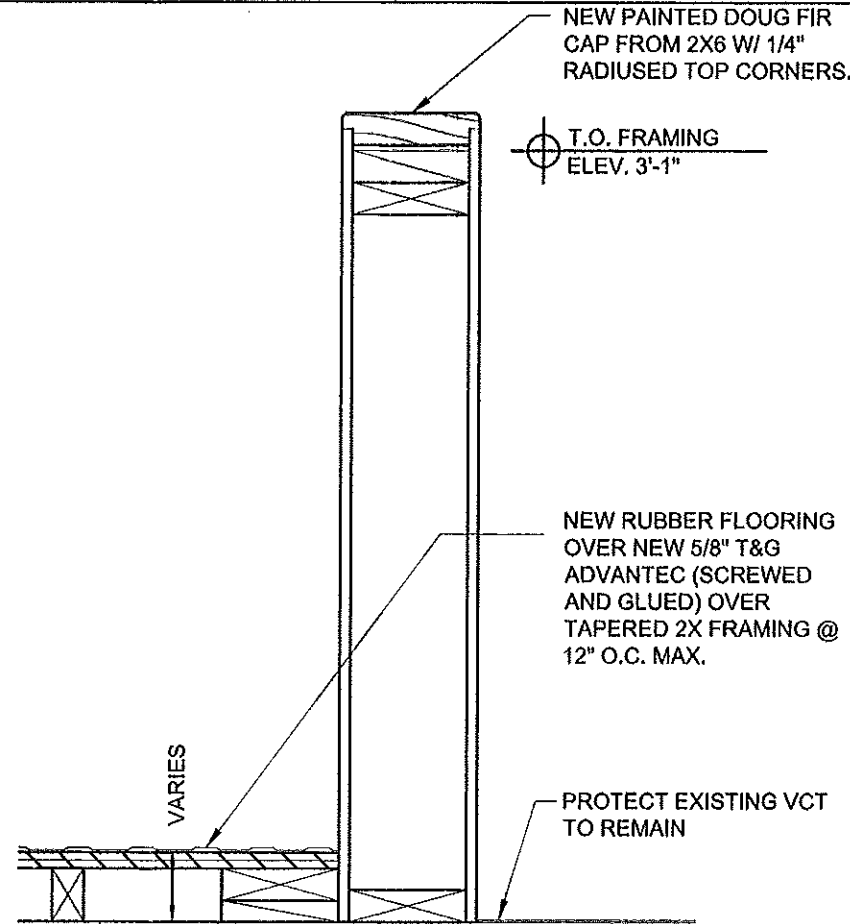
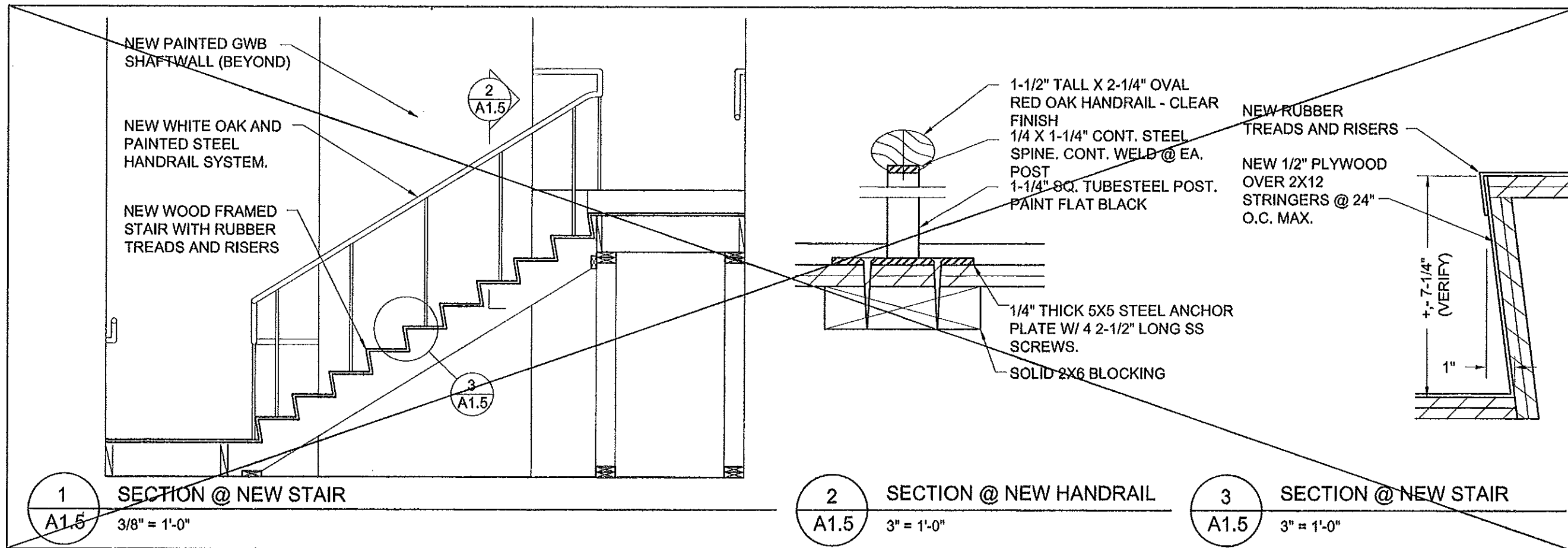
# SK.1

- (A) NEW WOOD HALF-WALL, HANDRAIL AND RAMP. SLOPE DOWN 1:12
- (B) REMOVE EXISTING DOORS AND CUT OFF BOTTOM 1-1/2" FROM TOP AND 3" FROM BOTTOM. RE-INSTALL.
- (C) BUILD UP FLOOR AREA WITHIN STAIRWELL BY SETTING NEW 2X8 P.T. FRAMING @ 12" O.C. MAX. ON EXISTING CONCRETE SLAB. SHEATH WITH 5/8" T&G ADVANTEC AND FINISH WITH VCT TO MATCH BANQUET HALL.
- (D) NEW WOOD 1 X 4-1/2" RISER.
- (E) NEW HORTON, HD-SWING, SERIES 4000LE, LOW ENERGY HANDICAP, HEAVY DUTY DOOR OPERATOR (OUTSWING).
- (F) NEW HORTON, ROUND METAL PUSH PLATE WITH WHEELCHAIR SYMBOL.



1 REVISED BASEMENT RAMP PLAN  
 SK.1 1/4" = 1'-0"

2 FLOOR FRAMING DIAGRAM  
 SK.1 1/4" = 1'-0"



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**SK-2**

*Replaces A1.5*