

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 100040

PERMIT ISSUED

This is to certify that SHIR SADRI /Shaw Earthwork

has permission to Remove parking lot and create green space

AT 978 WASHINGTON AVE

CB 161 E003001

JAN 15 2010

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

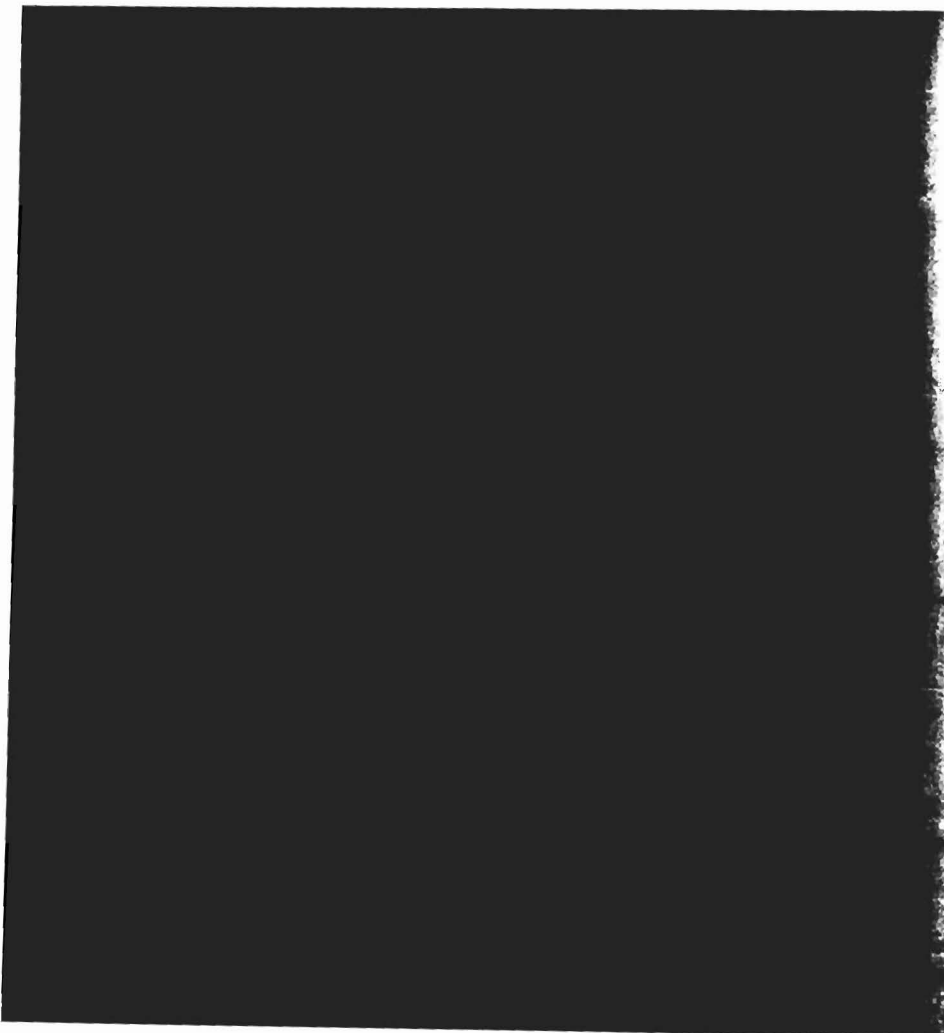
Appeal Board _____

Other _____

Department Name

Director / Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0040	Issue Date:	CBL: 161 E003001
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Location of Construction: 978 WASHINGTON AVE	Owner Name: SHIR SADRI	Owner Address: 41 OCEAN HOUSE RD	Phone:
Business Name:	Contractor Name: Shaw Earthworks	Contractor Address: 24 Partridge Lane Gorham	Phone: 2078945025
Lessee/Buyer's Name	Phone:	Permit Type: Miscellaneous	Zone: R-5

Past Use: Mixed Use - tv repair shop /retail on the first floor & one (1) dwelling unit on the second floor	Proposed Use: Mixed Use - tv repair shop /retail on the first floor & one (1) dwelling unit on the second floor - Remove parking lot and create green space	Permit Fee: \$140.00	Cost of Work: \$11,850.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: Type: <i>C</i> <i>Site work only</i>	

Proposed Project Description: Remove parking lot and create green space	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: Ldobson	Date Applied For: 01/15/2010	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>1/15/10</i></p>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <p>Date: <i>1/15/10</i></p>	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District 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 <p>Date: <i>1/15/10</i></p>
	<p>PERMIT ISSUED</p> <p>JAN 15 2010</p> <p>City of Portland</p>		

CERTIFICATION

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 application 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0040	Date Applied For: 01/15/2010	CBL: 161 E003001
------------------------------	--	----------------------------

Location of Construction: 978 WASHINGTON AVE	Owner Name: SHIR SADRI	Owner Address: 41 OCEAN HOUSE RD	Phone:
Business Name:	Contractor Name: Shaw Earthworks	Contractor Address: 24 Partridge Lane Gorham	Phone (207) 894-5025
Lessee/Buyer's Name	Phone:	Permit Type: Miscellaneous	

Proposed Use: Mixed Use - tv repair shop /retail on the first floor & one (1) dwelling unit on the second floor - Remove parking lot and create green space	Proposed Project Description: Remove parking lot and create green space
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/15/2010

Note:**Ok to Issue:**

- 1) The Planning Division shall approve the submitted site plan prior to work.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/15/2010

Note:**Ok to Issue:**

- 1) Work must be done in accordance with the letter dated 01/13/10 from Alex Jaegerman and in accordance with the approved plan done by Sebago Technics.

January 13, 2010

John B. Shumadine, Esq.
Murray Plumb & Murray
75 Pearl Street
Post Office Box 9785
Portland, ME 04101-5085

Christopher DiMatteo
Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

Project Name: Restoration of a Site
Address: 978 Washington Avenue
Applicant: Sadri Shir

Dear Mr. Shumadine:

On January 13, 2010, the Portland Planning Authority approved with conditions the restoration plan for removing a parking lot and restoring the site to its original topography at 978 Washington Avenue as shown on the restoration plan submitted by Sebago Technics dated 12-29-09 and revised 1-08-10. The conditions of approval are as follows:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of a building permit. The sample letters of credit or escrow account forms are contained within the attached Performance Guarantee Packet. The building permit application is attached and must be submitted to Portland's Inspection Division along with a copy of the Site Restoration Plan.
2. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
3. The site preparation shall include the removal of snow and installation of erosion control measures as shown on the restoration plan prior to the start of construction.
4. The applicant's consulting engineer shall confirm in writing that the final grades of the site are in conformance with the approved restoration plan.
5. The performance guarantee shall not be released or reduced until after the City has conducted final inspections of the site in the spring in order to confirm that the site work completed in January meets the stormwater management objectives of the approved plan.

The approval is based on the submitted restoration plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet
2. Building Permit Application

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development

Alexander Jaegerman, Planning Division Director

Barbara Barhydt, Development Review Services Manager

Philip DiPierro, Development Review Coordinator

Marge Schmuckal, Zoning Administrator

Tammy Munson, Inspections Division

Michael Bobinsky, Public Services Director

Kathi Earley, Public Services

Bill Clark, Public Services

David Margolis-Pineo, Deputy City Engineer

Jane Ward, Public Services

Keith Gautreau, Fire

Jeff Tarling, City Arborist

Dan Goyette, Woodard & Curran

Assessor's Office

Approval Letter File

Hard Copy: Project File



City of Portland, Maine

Planning & Urban Development Department
600 Washington Street, 10th Fl.

Planning Division
Director: Robert J. Gaudin
Portland, ME 04102

John W. Sherratt, Esq.
Murray Plump & Murray
75 Pearl Street
Post Office Box 9785
Portland, ME 04101-0785

Christopher DiMatteo
Sebago Technics
One Church Street
Westbrook, ME 04098-1339

Project Name: Acceleration #83
Address: 978 Washington Avenue
Applicant: Seabrook

Dear Mr. Seabrook:

On January 13, 2010, the Portland Planning Authority approved with conditions the restoration plan for removing a parking lot and restoring the site to its original topography at 978 Washington Avenue as shown on the restoration plan submitted by Sebago Technics dated 12/29/09 and revised 1/08/10. The conditions of approval are as follows:

1. A performance guarantee covering the site improvement as well as an inspection fee payable to the City of the guarantee amount must be submitted to and approved by the Planning Director and Public Services Department prior to the release of a building permit. The sample letter of credit or surety agreement are contained within the attached Performance Guarantee Packet. The building permit application is attached and must be submitted to Portland's Inspection Division along with a copy of the Site Restoration Plan.
2. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Services representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site building contractor shall provide the contractor a detailed construction schedule to the attending city representatives. It is the contractor's responsibility to arrange a mutually agreeable amount for the pre-construction meeting.
3. The site preparatory work, including the removal of trees and installation of erosion control measures shall be completed prior to the start of construction.
4. The applicant's consultant shall confirm in writing that the final grades shown on the site plan are in conformance with the approved restoration plan.
5. The performance guarantee shall not be released or reduced until after the City has conducted final inspection of the site in the spring in order to confirm that the site work completed in January meets the stormwater management objectives of the approved plan.

The approval is based on the submitted residential plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

STANDARD CONDITIONS OF APPROVAL

Transmittal and release of structural conditions of approval and requirements for all approved site plans:

1. The site shall be developed and maintained as depicted on the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel, which was the subject of site plan approval after May 29, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of this article. Any such parcel, lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided herein. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impermanents such as shown on the site plan. No action other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. A defect guarantee consisting of 10% of the performance guarantee must be posted before the performance guarantee will be released.
3. If work will occur within the public right-of-way such as utilities, curbs, sidewalk and driveway construction, a street opening permit is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8302. Please make allowance for completion of site plan requirements determined to be incomplete or defective during an inspection. The process for all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a permit to occupy. Please schedule any permit inspections to these requirements in time.

If there are any questions, please contact Barbara Berlydt, Development Review Services Manager at 874-6606.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Blank
2. Mandatory Permit Application



Planning & Urban Development Department

Planning Division

Attn:

Joseph Serrano, Director
Market, Planning & Vision
1100 East Street
Portland, Oregon 97232
Phone: 503-441-3000

Robert J. DiMatteo
Senior Planning
1100 East Street
Portland, Oregon 97232

Project Name: 1100 East
Address: 1100 East Street
Applicant: Serrano, Joseph

Use: Office Building

On January 23, 2010, the Planning Authority approved the site plan for the restoration of the 1100 East Street building to its original footprint. The Planning Authority also approved the site plan for the building's restoration, including the building's exterior, interior, and mechanical systems.

The site plan for the building's restoration includes the building's exterior, interior, and mechanical systems. The site plan also includes the building's exterior, interior, and mechanical systems. The site plan also includes the building's exterior, interior, and mechanical systems.

The site plan also includes the building's exterior, interior, and mechanical systems. The site plan also includes the building's exterior, interior, and mechanical systems. The site plan also includes the building's exterior, interior, and mechanical systems.

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Electronic Distribution

1. The distribution of electrons in an atom is determined by the number of protons and neutrons in the nucleus.

2. The distribution of electrons in an atom is determined by the number of protons and neutrons in the nucleus.



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>978 Washington Avenue</u>		
Total Square Footage of Proposed Structure/Area See Attached Plan <u>3400 Square Feet</u>		Square Footage of Lot <u>14,500 Square Feet</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>161 E 003</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Sadri Shir</u> <u>c/o John B. Shumadine, Esq.</u> Address <u>Murray, Plumb & Murray</u> <u>75 Pearl Street</u> <u>P.O. Box 9785</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>(207)773-5651</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>11,850.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>140.00</u>
Current legal use (i.e. single family) <u>Religious Assembly</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>Shaw Earthworks</u> Address: <u>24 Partridge Lane</u> City, State & Zip <u>Gorham, ME 04038</u> Telephone: <u>(207)894-5025</u> Who should we contact when the permit is ready: <u>John B. Shumadine, Esq.</u> Telephone: <u>(207)773-5651</u> Mailing address: <u>75 Pearl Street, P.O. Box 9785 Portland, ME 04104</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.

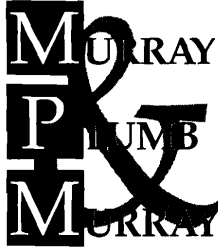
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Handwritten Signature] Date: Jan 15, 2010 JAN 15 2010

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

RECEIVED
Dept. of Building Inspections
City of Portland, Maine



Attorneys At Law

Peter S. Plumb
John C. Lightbody
Thomas C. Newman
John C. Bannon
Drew A. Anderson
Richard L. O'Meara
Christopher B. Branson
Michael D. Traister
Barbara L. Goodwin
Timothy H. Boulette
John B. Shumadine
Sarah A. McDaniel
Thomas L. Douglas
Kelly W. McDonald
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Of Counsel:
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75 Pearl Street
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Facsimile:
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E-Mail:
info@mpmlaw.com

WWW:
mpmlaw.com

January 15, 2010

Hand-Delivered

Alexander Jaegerman, Director
Planning Division
City of Portland
389 Congress Street
Portland, ME 04101-3509

RE: Sadri Shir/Property at 978 Washington Ave, Portland, Maine

Dear Mr. Jaegerman,

Enclosed please find a General Building Permit Application along with a copy of the plan on the above mentioned property. I am also enclosing a check in the amount of \$140.00 for the fee in this matter.

If you have any questions, please let me know.

Sincerely,

John B. Shumadine
jshumadine@mpmlaw.com

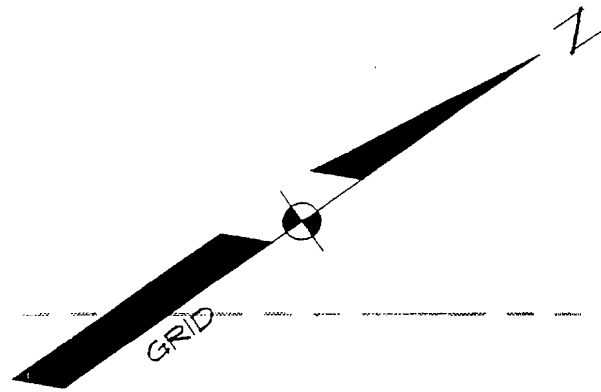
JBS/lnl
Enclosures
cc: Sadri Shir

RECEIVED

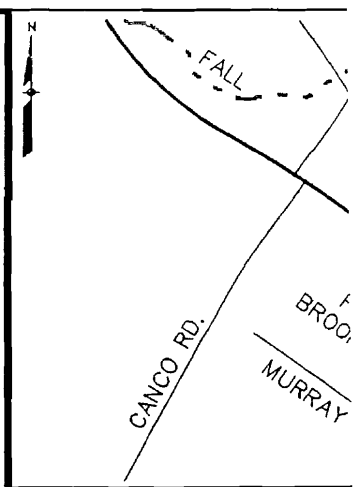
JAN 15 2010

Dept. of Building Inspections
City of Portland Maine

S:\ASHIR01VL-City of Portland 1-15-10.doc



N/F
HOPE, SETH R



LOCATION MAP

UNNAMED STREET (A.K.A. JILL STREET)

APPROX. ORIGINAL EDGE
OF GRAVEL PAVEMENT
BASED ON 2006 AERIAL
IMAGERY, SEE NOTE 3B.
LIMIT OF RESTORED
GRAVEL PARKING AREA

REMOVE BITUMINOUS
PAVEMENT AND GRAVEL
BASE TO NATIVE SOIL.
INSTALL 4" OF LOAM AND
SEED. MULCH SHALL BE
INSTALLED IN
ACCORDANCE WITH
EROSION CONTROL
MEASURES.

FILL IN EXISTING
DITCH

N/F
TOPPI, ROCO III
& MARY M.
17 FALL BROOK ST.

FILTER BARRIER/
SILT FENCE (TYP)

UP 118

OHU

OHU

BEI
HO
PO
ELE

UP 13:

15" PINE

3/4 PIPE
12" ABOVE

2 STORY BLDG
FFE = 62.30

2ND FLOOR
WOOD DECK
WITH STAIRS
UNDER.

COVERED
BULKHEAD
WITH DOOR

BITUMINOUS PAVEMENT
TO REMAIN
SAW CUT PAVEMENT
JOINT (TYP)

REMOVE BITUMINOUS
PAVEMENT. GRAVEL BASE
TO REMAIN, SHIM WITH AS
NEEDED TO MATCH
GRADES AT EXISTING
BRICK SIDEWALK AND
PROPOSED GRADES
SHOWN.

MATCH EXISTING
GRADES (TYP)
EXISTING DITCH TO
REMAIN

FLOWED SNOWBANK

PAVED
PARKING
AREA

BRICK SIDEWALK

WASHINGTON

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58

FB

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GARAGE

N/F

26" TREE

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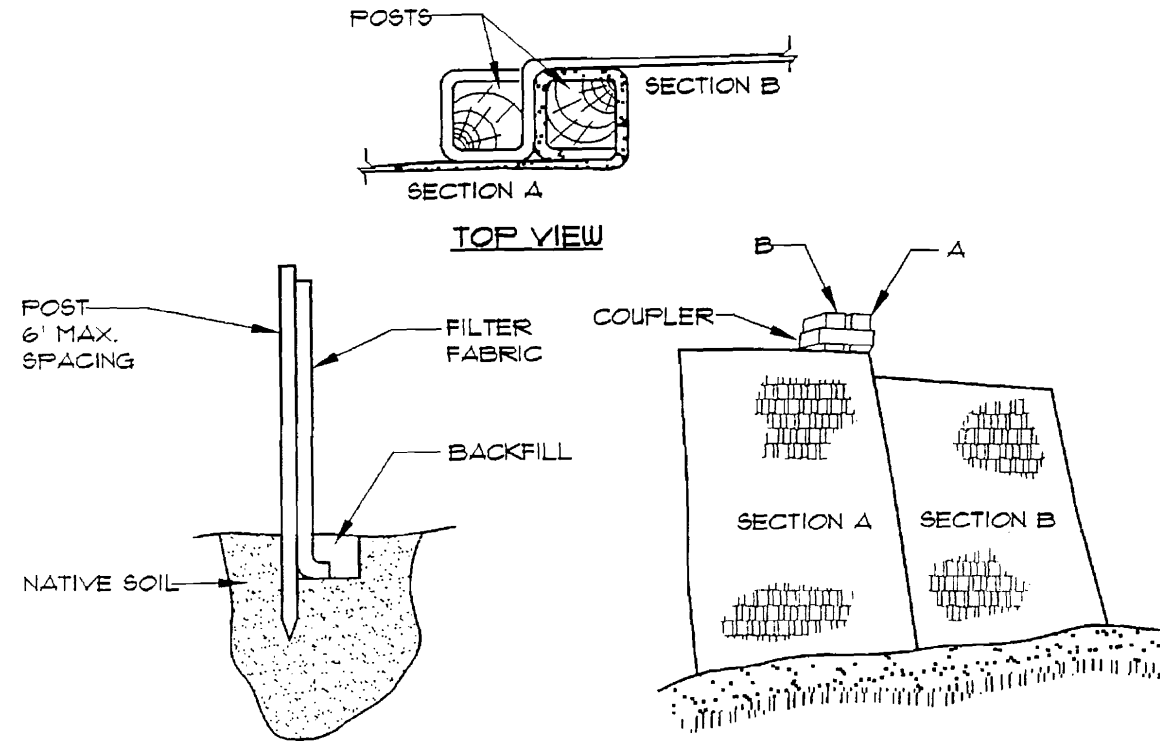
FALL BROOK STREET

RESTORATION/GRADING PLAN

SCALE: 1"=20'

PLAN NOTES

1. THE RECORD OWNER OF THE PARCEL IS SADRI SHIR BY DEED DATED 12-02-2005 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23,454 PAGE 156 AND LOCATED AT 978 WASHINGTON AVE.
2. THIS IS NOT A BOUNDARY SURVEY. BOUNDARY INFORMATION SHOWN HEREON IS BASED SOLELY UPON THE CITY OF PORTLAND TAX ASSESSORS MAPS THROUGH 2007. THE PROPERTY IS SHOWN AS LOT 003 BLOCK E ON THE CITY OF PORTLAND TAX MAP 161 AND IS LOCATED IN THE RESIDENTIAL R5 ZONE.
3. PLAN REFERENCES:
A. CITY OF PORTLAND GIS 2007 PARCEL DATA
B. CITY OF PORTLAND 2006 ORTHOIMAGERY (EDGE OF PAVEMENT SHOWN IN PUBLIC ROW.)
4. THE EXISTING CONDITIONS AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ARE FROM A LIMITED ON THE GROUND SURVEY PERFORMED BY SEBAGO TECHNICS, INC. DURING JANUARY 2010. FIELDWORK WAS COMPLETED UNDER SNOW AND ICE CONDITIONS SO GROUND FEATURES SHOWN MAY NOT REPRESENT THE TRUE CONDITIONS OF THE ENTIRE SITE. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REFERENCED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1929 (NGVD29).
5. THE CONTRACTOR IS CAUTIONED THAT NO EXISTING ABOVE OR BELOW GROUND UTILITIES ON THE PROPERTY HAVE BEEN LOCATED OR SHOWN ON THIS PLAN.



INSTALLATION:

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. JOIN SECTION AS SHOWN ABOVE.
6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

FILTER BARRIER

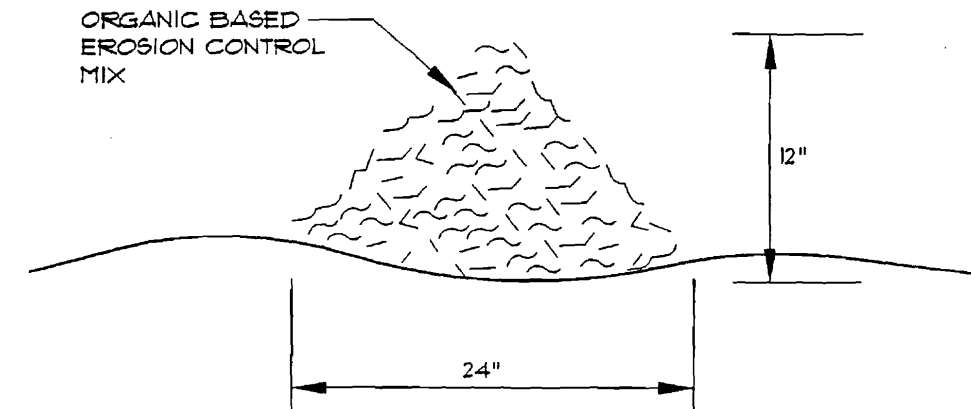
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW.	---
---	ABUTTER LINE/ROW.	---
---○---	IRON PIPE/ROD	---
▭	BENCHMARK	---
▨	BUILDING	---
---	EDGE PAVEMENT	---
---122---	CONTOURS	---124---
○	DECIDUOUS TREE	---
⊗	CONIFEROUS TREE	---
---OHU---	OVERHEAD UTILITY	---
---○---	UTILITY POLE	---



COMPOSITION

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL, LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

INSTALLATION:

1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, GRAVEL BASE, 85%-90 MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN PAVED AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS/1,000 SF. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.

CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

PRE-CONSTRUCTION PHASE

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF. THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS.

CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES

THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

1. SOIL STOCKPILES

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

4. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1,000 SF. OR 15 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED.

MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED PRIOR TO APPLICATION.

AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING.

AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1,000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.

CONTRACTOR MAY SUBSTITUTE STRAW/HAY MULCH WITH SECURED IN-PLACE EROSION CONTROL BLANKET: NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 SF. ON ALL SLOPES GREATER THAN 8%.

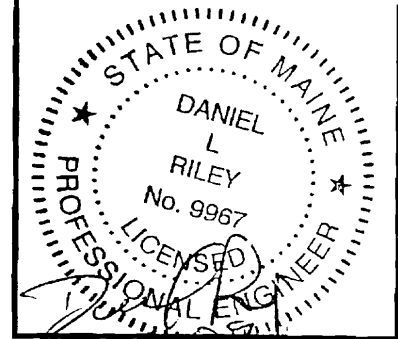
MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%.

EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%.

EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

6. SEEDING

DORMANT SEEDING SHALL BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 SF. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.



1-08-10	ISSUED REVISED PLAN TO CITY FOR REVIEW	
12-29-09	ISSUED TO CLIENT FOR REVIEW AND THIER SUBMITTAL TO CITY	
DATE:	STATUS:	

NOTED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

7. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

GENERAL NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
5. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
7. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED SOLEY ON ORTHOIMAGERY AND LIMITED FIELD SURVEY. NO UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-888-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
8. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS-A 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
9. ALL PAVEMENT SHALL BE SAWCUT PRIOR TO CONSTRUCTION.
10. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHT-OF-WAYS IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
11. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
12. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
13. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
14. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
15. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ENGINEER AND/OR OWNER.
16. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

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DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND, ME

JAN 15 2010

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F TH AU

Sebago Technics
Engineering Expertise You Can Build On

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Tel (207) 783-5656

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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
09276	FIELD BOOK	SAG	DRL	CAD

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JAN 15 2010

Dept. of Building Inspections
City of Portland Maine

RESTORATION PLAN

OF:
SHIR PROPERTY
978 WASHINGTON AVENUE
PORTLAND, ME

FOR:
SADRI SHIR
41 OCEAN HOUSE ROAD
CAPE ELIZABETH, ME 04107

DATE	SCALE
12-29-09	1"=20'