

Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number **SEP0957** 2010

This is to certify that LARSDOTTER GUNNEL / TR

has permission to Interior renovations - first floor change of use from Residential to Business' APCS

City of Portland

AT 30 PLEASANT ST All Floors CE 040 B009001

provided that the person or persons, firm or corporation acquiring 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 HOUR 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. CAPT. K. Laube

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Sam Bank 9/17/10
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: 10-0965 | Issue Date: | CBL: 040 B009001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|----------------------------------|------------------------------------|--------|
| Location of Construction: 30 PLEASANT ST | Owner Name: LARSDOTTER GUNNEL | Owner Address: 726 SEASHORE AVE | Phone: |
|---|----------------------------------|------------------------------------|--------|

| | | | |
|----------------|-------------------------|---------------------|--------|
| Business Name: | Contractor Name: TBD | Contractor Address: | Phone: |
|----------------|-------------------------|---------------------|--------|

| | | | |
|---------------------|--------|--|--------------|
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | Zone: B-3 |
|---------------------|--------|--|--------------|

| | | | | |
|---------------------------------------|---|-------------------------|------------------------------|--------------------|
| Past Use: Multi Family Residential | Proposed Use: 2 Family Residential/ Business - Interior renovations - first floor change of use from Residential to business offices | Permit Fee: \$455.00 | Cost of Work: \$36,000.00 | CEO District: 1 |
|---------------------------------------|---|-------------------------|------------------------------|--------------------|

| | |
|--|---|
| FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions | INSPECTION: Use Group: BIR Type: 3B IBC-2003 |
|--|---|

| | | |
|--|-------------------------------|-------------------------------|
| Proposed Project Description: Interior renovations - first floor change of use from Residential to business offices | Signature: <i>[Signature]</i> | Signature: <i>[Signature]</i> |
|--|-------------------------------|-------------------------------|

| | |
|-------------------|---|
| All FLOORS | 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: Idobson | Date Applied For: 08/06/2010 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

| | | | |
|---|--|---|---|
| <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 <input type="checkbox"/> Minor <input type="checkbox"/> MM | <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 type="checkbox"/> Denied | <p>Historic Preservation</p> <input 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>8/17/10</i></p> | <p>Date: _____</p> | <p>Date: <i>requires A</i></p> |

PERMIT ISSUED

SEP 17 2010

City of Portland

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 _____

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 Inspection 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 with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

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

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 10-0965 | Date Applied For: 08/06/2010 | CBL: 040 B009001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|---|----------------------------------|--|--------|
| Location of Construction: 30 PLEASANT ST | Owner Name: LARSDOTTER GUNNEL | Owner Address: 726 SEASHORE AVE | Phone: |
| Business Name: | Contractor Name: TBD | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | |

| | |
|---|--|
| Proposed Use: 2 Family Residential/ Business offices - Interior renovations - first floor change of use from Residential to business offices | Proposed Project Description: Interior renovations - first floor change of use from Residential to business offices |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/17/2010

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall remain as business offices on the first floor with two units above (one on the 2nd floor and one on the 3rd floor) with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 4) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/17/2010

Note: **Ok to Issue:**

- 1) 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.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) Those renovating dwelling units shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.
- 4) The rooftop deck is not approved with this permit and shall be applied for as an amendment for review.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 09/02/2010

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
- 2) 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 .
- 3) All construction shall comply with City Code Chapter 10.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
- 5) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.

| | | | |
|--|---|---|---------------|
| Location of Construction: 30 PLEASANT ST | Owner Name: LARSDOTTER GUNNEL | Owner Address: 726 SEASHORE AVE | Phone: |
| Business Name: | Contractor Name: TBD | Contractor Address: | Phone |
| Lessee/Buyer's Name | Phone: | Permit Type: Change of Use - Commercial | |

- 6) The entire structure shall comply with Chapter 10 of the Portland City Code for "Existing Apartments." Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 7) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 8) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 9) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 10 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.
- 11 All smoke detectors and smoke alarms shall be photoelectric. Carbon Monoxide detectors are required in the dwelling units by State law.

Comments:

9/16/2010-jmb: Spoke to Matt @ MMA about details on the required 2hr F/C assembly betw/business and residential per IEBC Sec. 812.3 & 812.3.1. Need to correct discrepancy on plan & schematic for required 1 hour wall assembly type in basement, reference on section on S201(B1) for the fire escape repair is inaccurate. Discussed the roof top deck which is not covered on this application, they may ammend. Matt also clarified the work is on all floors. He will reply via email.

9/17/2010-jmb: Received email from Matt P. With revisions, ok to issue



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

8.6.20.10

Registered from

Location of Work

Benjamin Ray -
30 Pleasant St -

Cost of Construction \$

Building Fee:

380

Permit Fee \$

Site Fee:

Certificate of Occupancy Fee:

75

Total:

455

Building (B)

Plumbing (P)

Electrical (E)

Site Plan (S)

Other

Call: 40-B-9

Check #: 1137

Total Collected \$ 455

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

[Signature]

Applicant's Copy

Office Copy

Permit Copy



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: 30 PLEASANT STREET | | |
| Total Square Footage of Proposed Structure 3,680 SQ. FT. | Square Footage of Lot N/A | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 040 B009 001 | Owner: 30 PLEASANT LLC 30 PLEASANT STREET PORTLAND, MAINE 04101 | Telephone: 207.807.6949 |
| Lessee/Buyer's Name (If Applicable) TBD | Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851 | Cost Of Work: \$ 36,000.00 Fee: \$ 380.00 C of O Fee: \$ 75.00 |
| Current Specific use: MULTIFAMILY RESIDENTIAL <i>legat 3unit</i> If vacant, what was the previous use? N/A Proposed Specific use: TWO FAMILY RESIDENTIAL/ BUSINESS | | |
| Project description: INTERIOR RENOVATIONS - FIRST FLOOR CHANGE OF USE FROM RESIDENTIAL TO BUSINESS. | | |
| Contractor's name, address & telephone: TBD | | |
| Who should we contact when the permit is ready: BEN RAY Mailing address: BEN RAY Phone: 207.807.6949 30 PLEASANT STREET PORTLAND, MAINE 04101 | | |

RECEIVED

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit. **AUG - 6 2010**

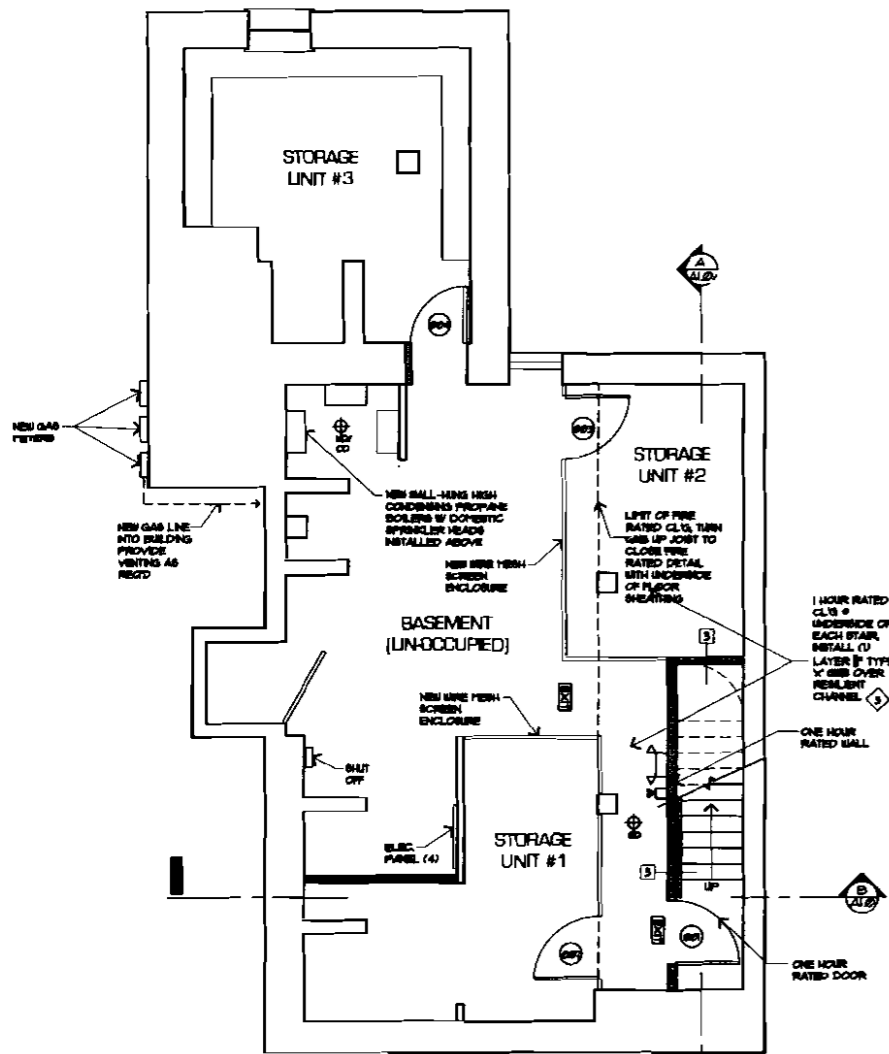
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information, please contact the Building Inspections Dept. of Planning and Development, City of Portland, Maine, at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 207-874-8703.

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 of applicant: *Mark Mueller*

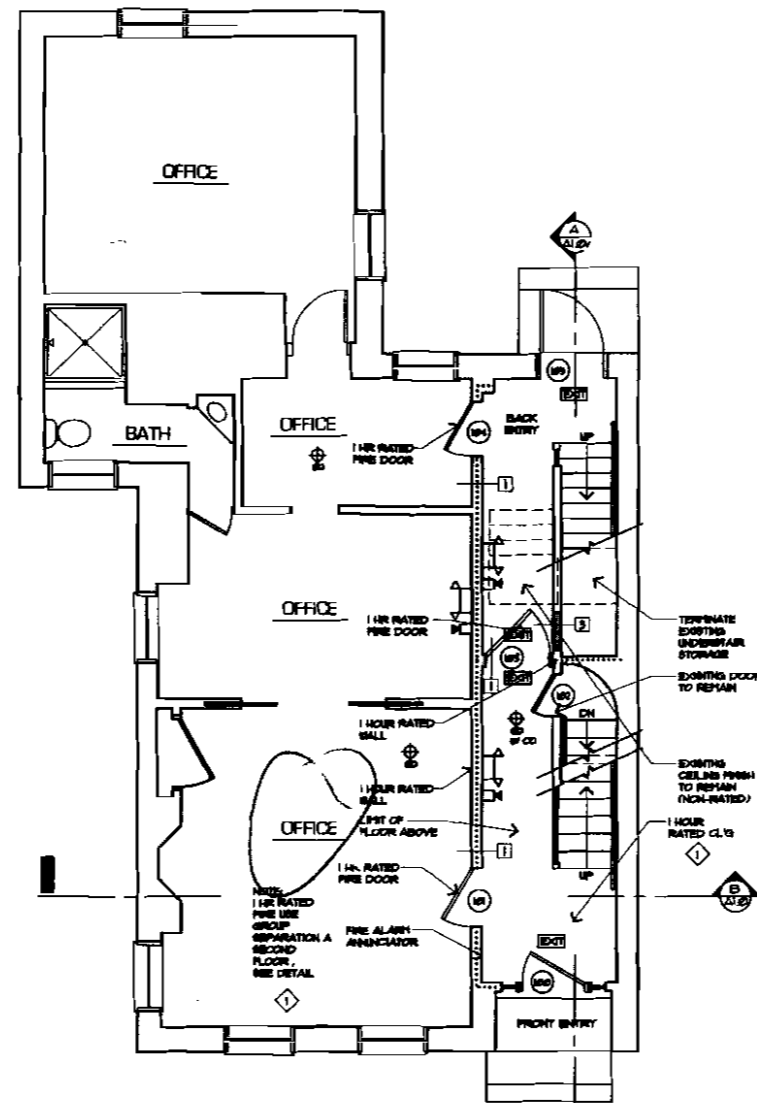
Date: **AUGUST 06, 2010**

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



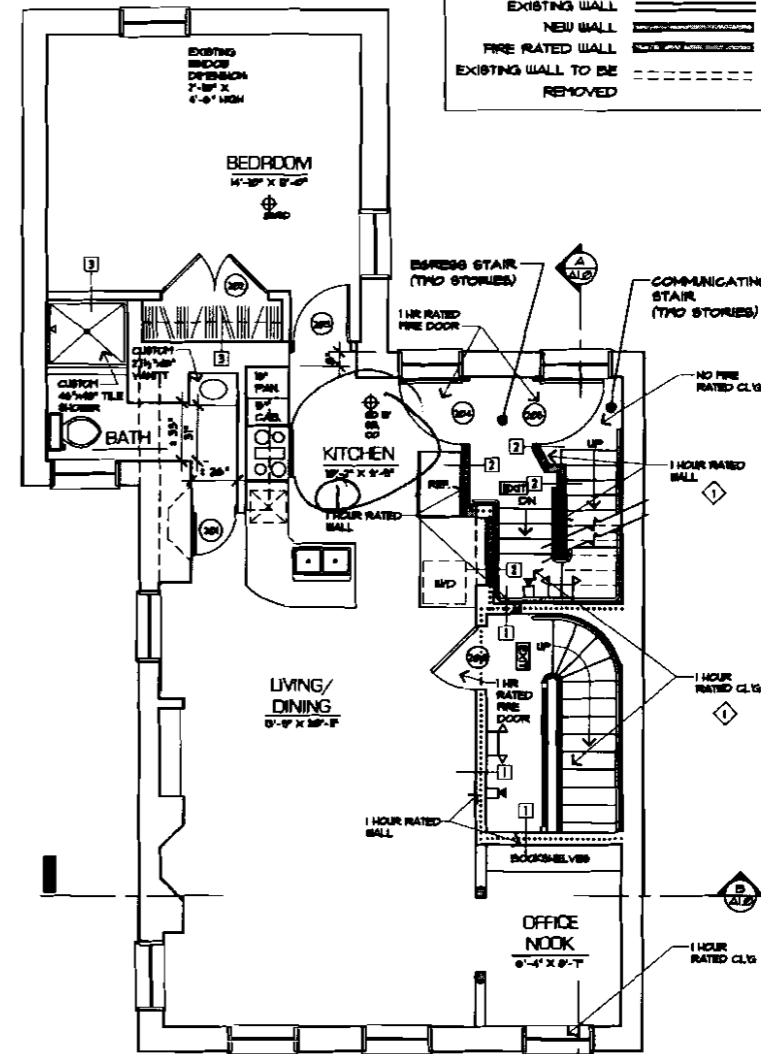
BASEMENT PLAN

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



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,034 S.F.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0" 1,034 S.F.

WALL LEGEND

| | |
|-----------------------------|-----------|
| EXISTING WALL | --- |
| NEW WALL | ---- |
| FIRE RATED WALL | ===== |
| EXISTING WALL TO BE REMOVED | - - - - - |

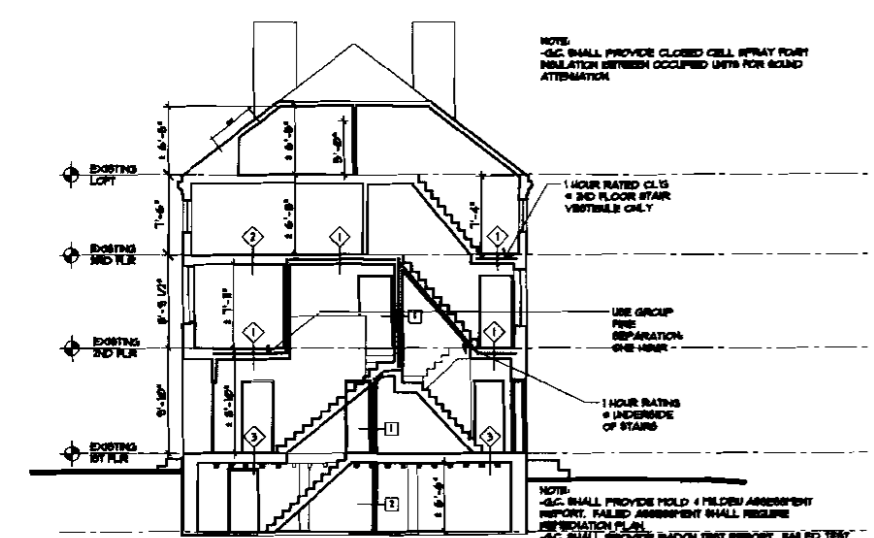


MARK MUELLER ARCHITECTS
A.I.A.

100 Commercial Street,
Suite 205
Portland, Maine 04101
Phone: 207.774.9057
Fax: 207.773.3851
Email: mark.mueller@architect.com

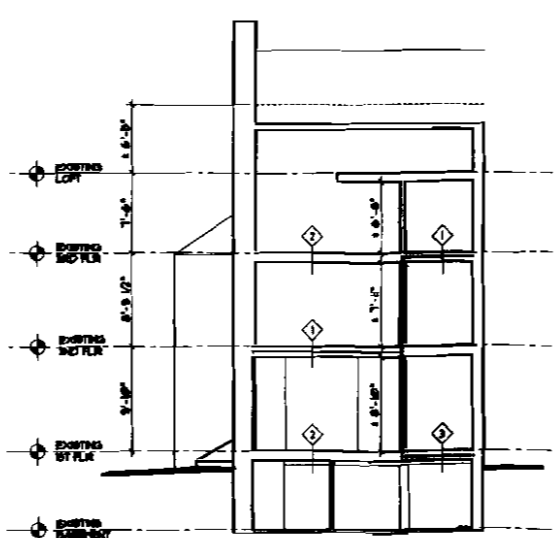
© 2010 MARK MUELLER ARCHITECTS, P.C.

HOW HOUSE
30 PLEASANT STREET
PORTLAND, MAINE 04101



A-I.C SCHEMATIC BUILDING SECTION

SCALE: 1/8" = 1'-0"



A-I.O SCHEMATIC BUILDING SECTION

SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THE SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 99, ASHRAE 90.1, ASHRAE 62.1, ASHRAE 55, ASHRAE 189.1, AND ASHRAE 155.
2. CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
3. INSTALL BLOCKING FOR SURFACE APPLIED FIXTURES, FIRE CABINETS, COMPACT REPS, AND GRAB BARS WHEN MOUNTED ON STUD WALLS INCLUDING ALL FUTURE INSTALLATIONS.
4. INSTALL HORIZONTAL RESISTANT GYPSUM BOARD IN BICYCLE/STAIR, JANITOR CLOSETS, AND ALL OTHER HIGH VELOCITY AREAS, INCLUDING UNIT BATHROOMS.
5. ALL CAULKING AROUND WINDOW SHALL BE NON-HARDENING TYPE SEALANT.
6. INSTALL UL FIRE-STOPPING SEALANT/FOAM SEAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
7. FINISH TOP VERTICAL MECHANICAL CHASIS + FLOOR + CEILING PENETRATIONS, CAULK JOINTS.
8. CONTINUE SEPARATION WALLS TO UNDERSIDE OF FLOOR/CEILING ABOVE. UNIT TO UNIT, UNIT TO CORRIDOR, CORRIDOR WALLS, STORAGE WALLS, ELEVATOR STAIRWELL WALLS, ETC.
9. PATCH + PAINT ALL AREAS OF DESTRUCTION THAT ARE EXPOSED FOR THE DESIGN.

PROJECT NOTES

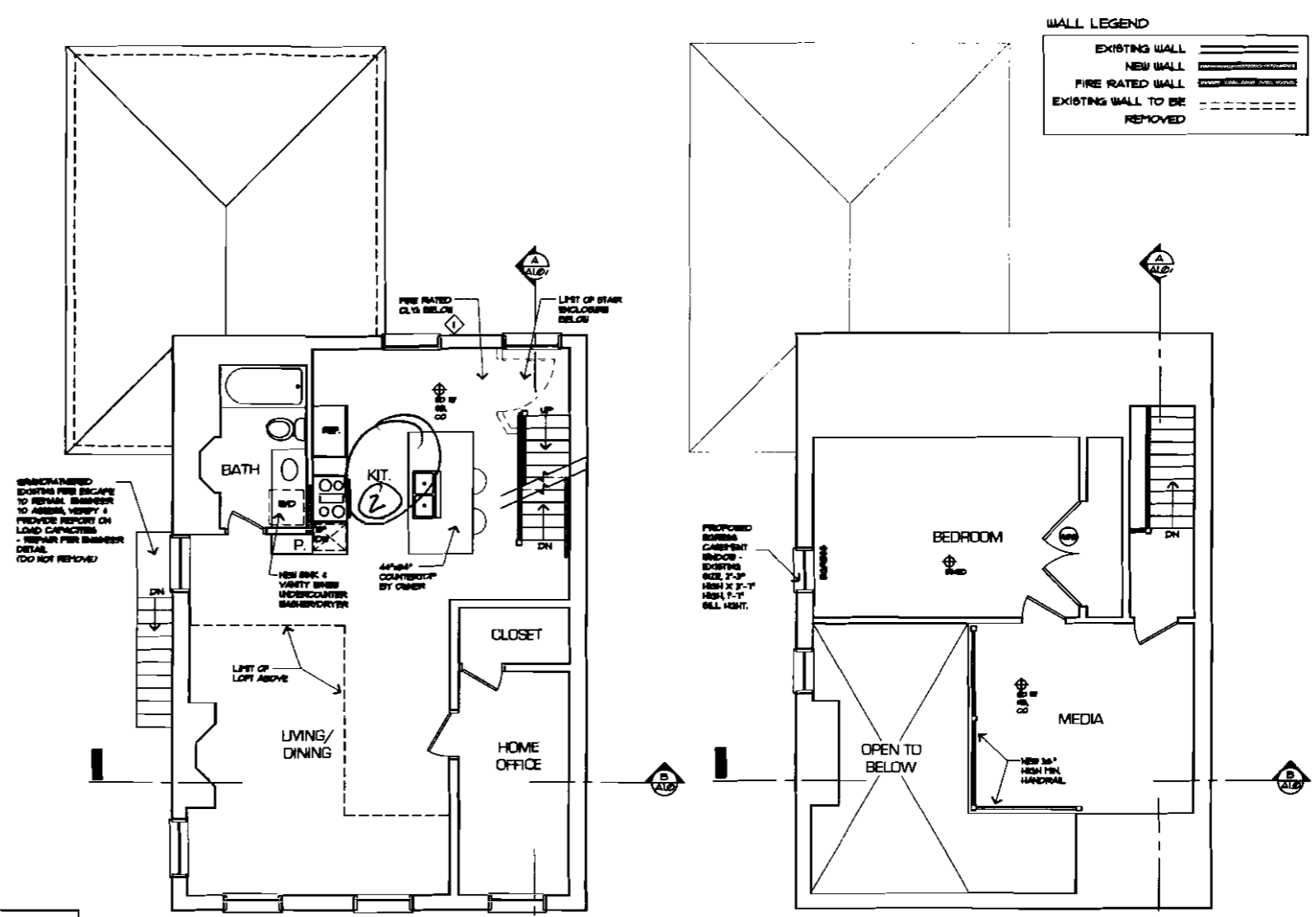
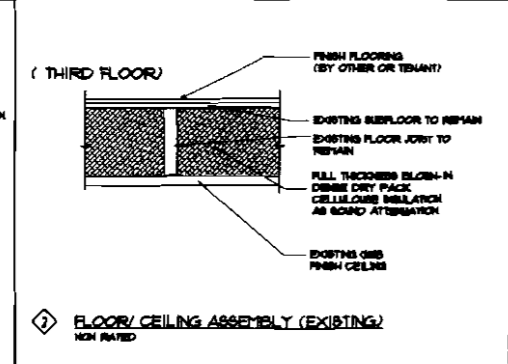
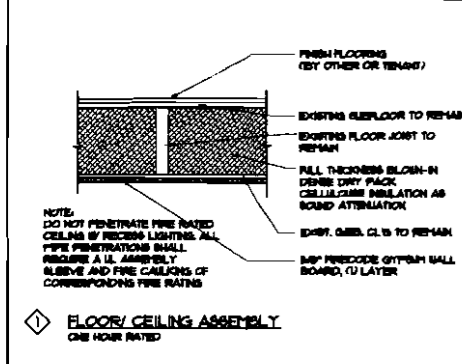
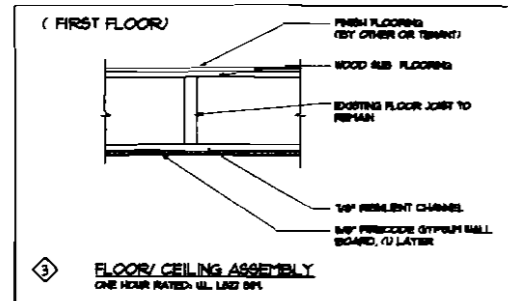
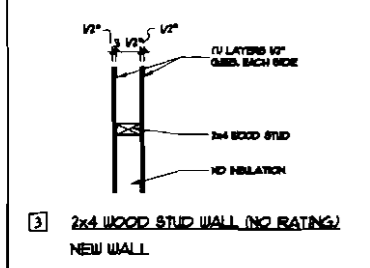
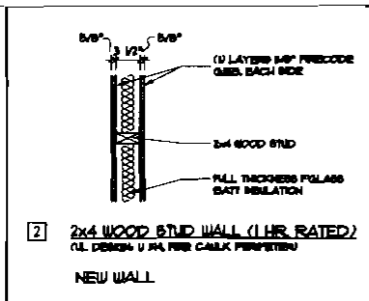
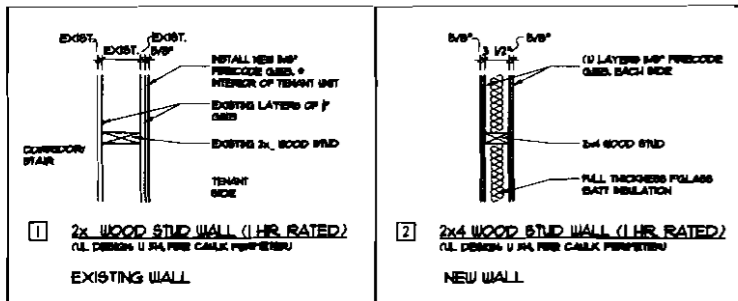
1. SCOPE OF WORK: THE PROJECT INCLUDES THE INTERIOR RENOVATIONS FOR THE HOW HOUSE AT 30 PLEASANT STREET. (NO CHANGE OF USE)
2. ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTEGRATION BY THE EXISTING SHALL MEET NFPA 101.
3. ALL NEW INTERIOR FINISHES SHALL MEET:
 - WALLS + CEILING: CLASS A OR B - FLOOR FINISHES: NOT LESS THAN CLASS II.
4. FURNITURE, FIXTURES AND EQUIPMENT SHALL BE FLAME RESISTANT + MEET NFPA 263 STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES + FILMS.
5. BUILDING PERMIT TO BE BY ARCHITECT.
6. SPRINKLER SYSTEM - NOT REQUIRED.
7. S.C. TO PROVIDE FINAL SPACE CLEARINGS PRIOR TO TENANT OCCUPANCY.
8. S.C. TO VERIFY + CHECK PROPER FUNCTION OF ALL EQUIPMENT, INCLUDING BUT NOT LIMITED TO HVAC, ELECTRICAL/ LIGHTING, + PLUMBING PRIOR TO TENANT OCCUPANCY.
9. ALL EXISTING EXPOSED COMPONENTS SHALL BE MODIFIED AS SHOWN ON DRAWINGS.
10. ANY LIFE SAFETY WORK PERFORMED IN FIELD SHALL CONFORM TO NFPA 101 AND BE APPROVED BY CITY OF PORTLAND FIRE DEPARTMENT.
11. HVAC - VERIFY HVAC SYSTEM + DUCTS WITH NEW PLAN.

PROPOSED PLANS, BUILDING SECTIONS +
CODE REVIEW DATA

| | |
|----------|---------------|
| REVISION | DATE |
| 1 | JULY 27, 2010 |
| 2 | |
| 3 | |
| 4 | |
| 5 | |
| 6 | |
| 7 | |
| 8 | |
| 9 | |
| 10 | |

PERMIT SET: AUGUST 06, 2010

A-1.0



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0" 180 SF.

LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0" 350 SF.

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

- SC - SOLID CORE
- MTL - METAL
- DVLT - DIVIDED LITE
- EDOST - EXISTING DOOR
- FLUSH - FLUSH
- HM - HOLLOW METAL
- HD - HARDWARE

| NO. | DOORS | | | | FRAMES | | | | THRESHOLD | | REMARKS |
|------|-------|---------|--------|------|--------|-----|---------|------|-----------|--|---|
| | TYPE | SIZE | THK. | FR. | MAT. | FR. | DETAILS | MAT. | DETAIL | | |
| 0201 | - | 3068 | 1 3/4" | 1 HR | HM | - | HM | 1 HR | | | LEVER HARDWARE |
| 0202 | - | 3068 | 1 3/4" | - | WOOD | - | WOOD | - | | | LEVER HARDWARE W/ LOCKSET |
| 0203 | - | 3068 | 1 3/4" | - | WOOD | - | WOOD | - | | | LEVER HARDWARE W/ LOCKSET |
| 0204 | - | 2868 | 1 3/4" | - | WOOD | - | WOOD | - | | | LEVER HARDWARE W/ LOCKSET |
| 100 | - | ETR | - | - | ETR | - | ETR | - | | | EXISTING HISTORICAL DOOR & SWING DIRECTION TO REMAIN - REPAIR |
| 101 | - | 3068 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | | LEVER HARDWARE W/ CLOSER & LOCKSET |
| 102 | - | ETR | - | - | ETR | - | ETR | - | | | EXISTING DOOR TO BASEMENT TO REMAIN |
| 103 | - | 3068 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | | LEVER HARDWARE W/ CLOSER |
| 104 | - | 3068 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | | LEVER HARDWARE W/ CLOSER & LOCKSET |
| 105 | - | 3068 | 1 3/4" | - | WOOD | - | WOOD | - | | | NEW DOOR (SEE REAR ELEVATION) |
| 200 | - | 3068 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | | LEVER HARDWARE W/ CLOSER & LOCKSET |
| 201 | - | 2068 | 1 3/4" | - | WOOD | - | WOOD | - | | | LOCKING HARDWARE |
| 202 | - | 5068 | 1 3/4" | - | WOOD | - | WOOD | - | | | PASSAGE HARDWARE |
| 203 | - | 2068 | 1 3/4" | - | WOOD | - | WOOD | - | | | LOCKING HARDWARE |
| 204 | - | 3068 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | | LEVER HARDWARE W/ CLOSER & LOCKSET |
| 205 | - | 3068 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | | LEVER HARDWARE W/ CLOSER & LOCKSET |
| 300 | - | 2856 | 1 3/4" | - | WOOD | - | WOOD | - | | | LEVER HARDWARE W/ LOCKSET, 8 1/2" DVLT |
| 400 | - | (2)3068 | 1 3/4" | - | WOOD | - | WOOD | - | | | PASSAGE SET |

NOTE:
 1. ALL NEW DOOR HARDWARE AT THE FIRST FLOOR SHALL MEET THE REQUIREMENTS OF THE 'ADA' & BE LEVER HANDLE.
 2. NEW DOORS TO BE RE-KEYED TO REQUIREMENTS OF OWNER.
 3. ALL EXISTING DOORS SHALL REMAIN 'AS IS' UNLESS NOTED OTHERWISE.

IBC 2003 CODE DATA

| | |
|--------------------------|---------------------|
| OCCUPANT LOAD | USE LOAD CALC BELOW |
| TYPE OF OCCUPATION | BY R-3 |
| TYPE OF CONSTRUCTION | TYPE 3 (M) |
| ACTUAL BUILDING AREA | USE LOAD CALC BELOW |
| AREA OF EXITS | N/A |
| STAIR ENCLOSURES | NOT SPRINKLED |
| STAIR ENCL. AREA | N/A |
| STAIR ENCL. HEIGHT | N/A |
| STAIR ENCL. TYPE | N/A |
| STAIR ENCL. MATERIAL | N/A |
| STAIR ENCL. FINISH | N/A |
| STAIR ENCL. GLASS AREA | N/A |
| STAIR ENCL. GLASS HEIGHT | N/A |
| STAIR ENCL. GLASS TYPE | N/A |
| STAIR ENCL. GLASS FINISH | N/A |
| STAIR ENCL. GLASS AREA | N/A |
| STAIR ENCL. GLASS HEIGHT | N/A |
| STAIR ENCL. GLASS TYPE | N/A |
| STAIR ENCL. GLASS FINISH | N/A |
| STAIR ENCL. GLASS AREA | N/A |
| STAIR ENCL. GLASS HEIGHT | N/A |
| STAIR ENCL. GLASS TYPE | N/A |
| STAIR ENCL. GLASS FINISH | N/A |

NFPA 101 CODE DATA

| | |
|--------------------------|---------------------|
| OCCUPANT LOAD | USE LOAD CALC BELOW |
| USE GROUP CLASSIFICATION | BY R-3 |
| TYPE OF CONSTRUCTION | TYPE 3 (M) |
| ACTUAL BUILDING AREA | USE LOAD CALC BELOW |
| AREA OF EXITS | N/A |
| STAIR ENCLOSURES | NOT SPRINKLED |
| STAIR ENCL. AREA | N/A |
| STAIR ENCL. HEIGHT | N/A |
| STAIR ENCL. TYPE | N/A |
| STAIR ENCL. MATERIAL | N/A |
| STAIR ENCL. FINISH | N/A |
| STAIR ENCL. GLASS AREA | N/A |
| STAIR ENCL. GLASS HEIGHT | N/A |
| STAIR ENCL. GLASS TYPE | N/A |
| STAIR ENCL. GLASS FINISH | N/A |
| STAIR ENCL. GLASS AREA | N/A |
| STAIR ENCL. GLASS HEIGHT | N/A |
| STAIR ENCL. GLASS TYPE | N/A |
| STAIR ENCL. GLASS FINISH | N/A |

GENERAL NOTES

1. LIFE SAFETY AND FIRE ALARM SYSTEMS SHALL BE DESIGNED AND INSTALLED PER NFPA 72 BY A SEPARATE PERMIT AND CITY APPROVED CONTRACTOR.

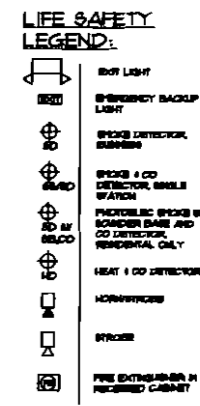
2. ALL EXITS TO BE 30 CANDELA UL94V-0 RATED.

3. SYSTEM SHALL BE OPERATED BY AN O.C. - I.E. CONTROLLED BY THE CITY OF PORTLAND THIRD PARTY.

EDUCATION INFORMATION

PROJECT & BUILDING CODE NOTES

- PROJECT IS LOCATED IN THE HISTORIC DISTRICT OF PORTLAND, MAINE.
- THE BUILDING IS CURRENTLY LISTED ON THE REGISTER OF NATIONAL HISTORIC BUILDINGS. NEW WORK SHALL PRESERVE THE HISTORIC CHARACTER AS ESTABLISHED BY THE NATIONAL PARK SERVICE GUIDELINES.
- THE PROJECT IS BEING PERMITTED AS A SEPARATED PERIOD USE BUILDING.
- THE BUILDING SHALL OCCUPY THE FOLLOWING USE GROUPS:
 - FIRST FLOOR - BUSINESS (B)
 - SECOND FLOOR - RESIDENTIAL (R-3)
 - THIRD & FOURTH FLOOR - RESIDENTIAL (R-3)
 - LOFT FLOOR - RESIDENTIAL (R-3)
- A PERMIT FOR A CHANGE OF USE ON THE FIRST FLOOR IS INCLUDED. A CORRESPONDING CORRECTIVE FOR THE ENTIRE BUILDING SHALL BE A PART OF THE PROJECT IN THE FUTURE.
- THE UNITS ARE DIVIDED AS FOLLOWS:
 - FIRST FLOOR - UNIT 1
 - SECOND FLOOR - UNIT 2
 - THIRD & FOURTH FLOOR - UNIT 3
 - FOR THE PURPOSE OF THE BUILDING CODES, THE THIRD & FOURTH FLOOR ARE CONSIDERED ONE UNIT. A SECOND PROTECTED STAIR IS INSTALLED AND AN APPROVED SPRINKLER SYSTEM IS INSTALLED.



MARK MUELLER ARCHITECTS
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HOW HOUSE
30 PLEASANT STREET
PORTLAND, MAINE 04101

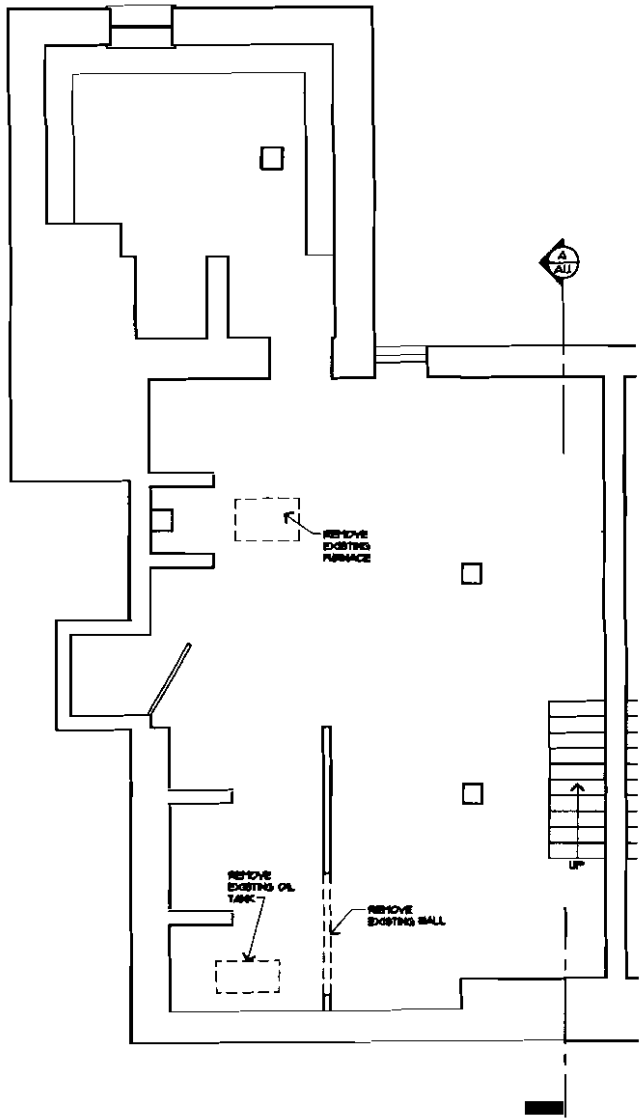
PROPOSED PLANS

DATE: JULY 27 2010

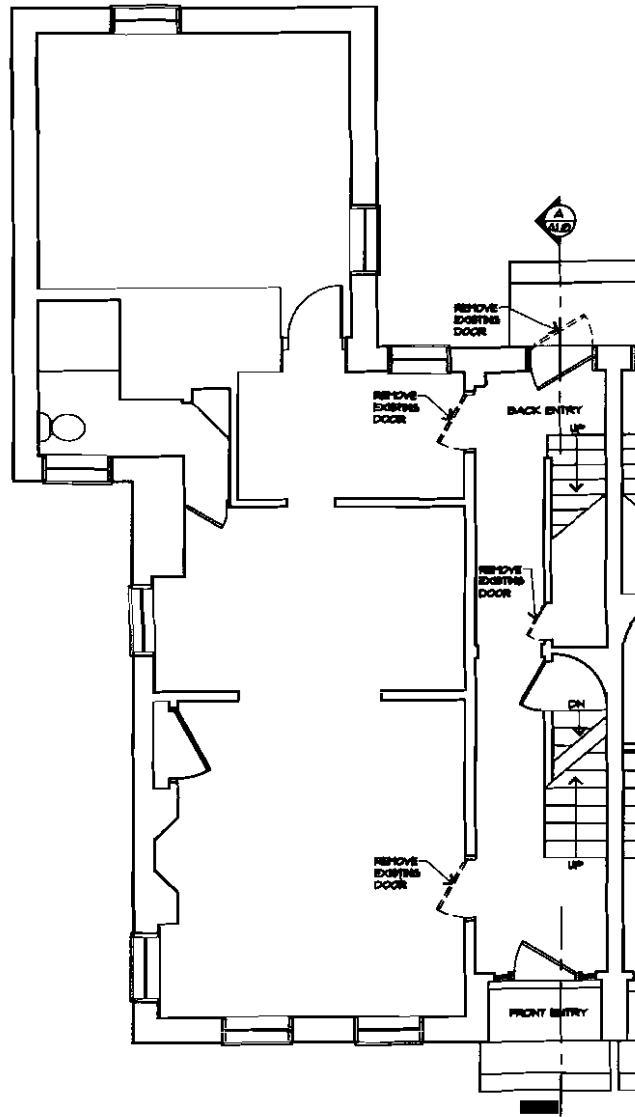
PROJECT: 30 PLEASANT STREET

DRAWN BY: MPM

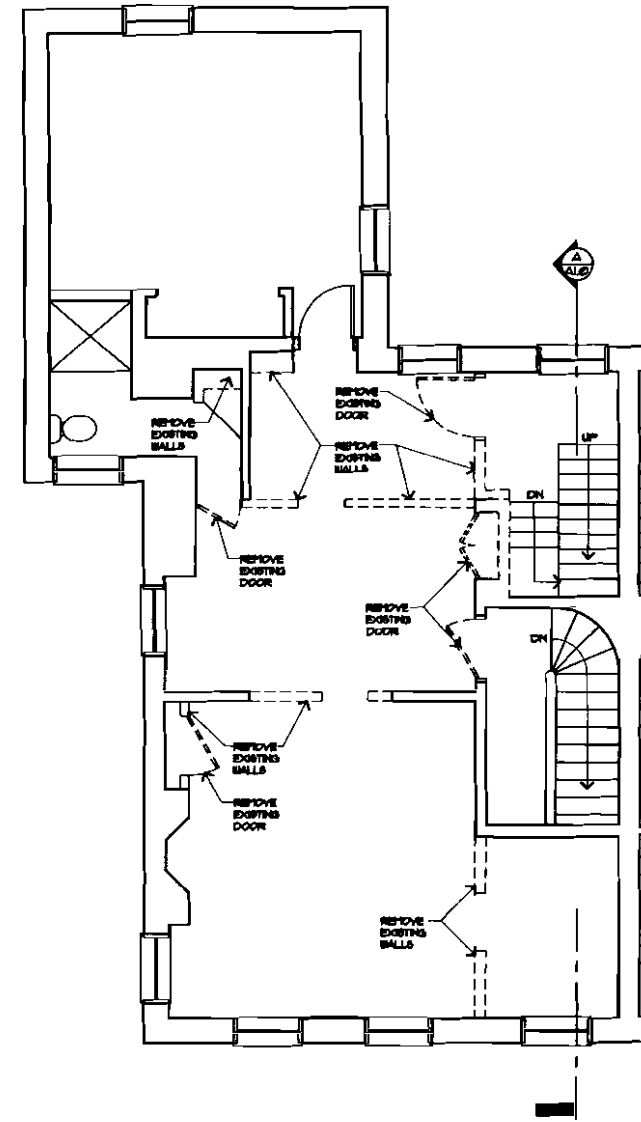
CHECKED BY: MPM



BASEMENT DEMO PLAN
SCALE: 1/4" = 1'-0"



FIRST FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR DEMO PLAN
SCALE: 1/4" = 1'-0"



**MARK
MUELLER
ARCHITECTS**

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MUELLERARCHITECTS, LLC

HOW HOUSE
30 PLEASANT STREET
PORTLAND, MAINE 04101

DEMOLITION PLANS

DATE: 11/27/2010
PROJECT: 30 PLEASANT STREET
DRAWN BY: AP
CHECK BY: HLM

D-1.0

PERMIT SET: AUGUST 06, 2010



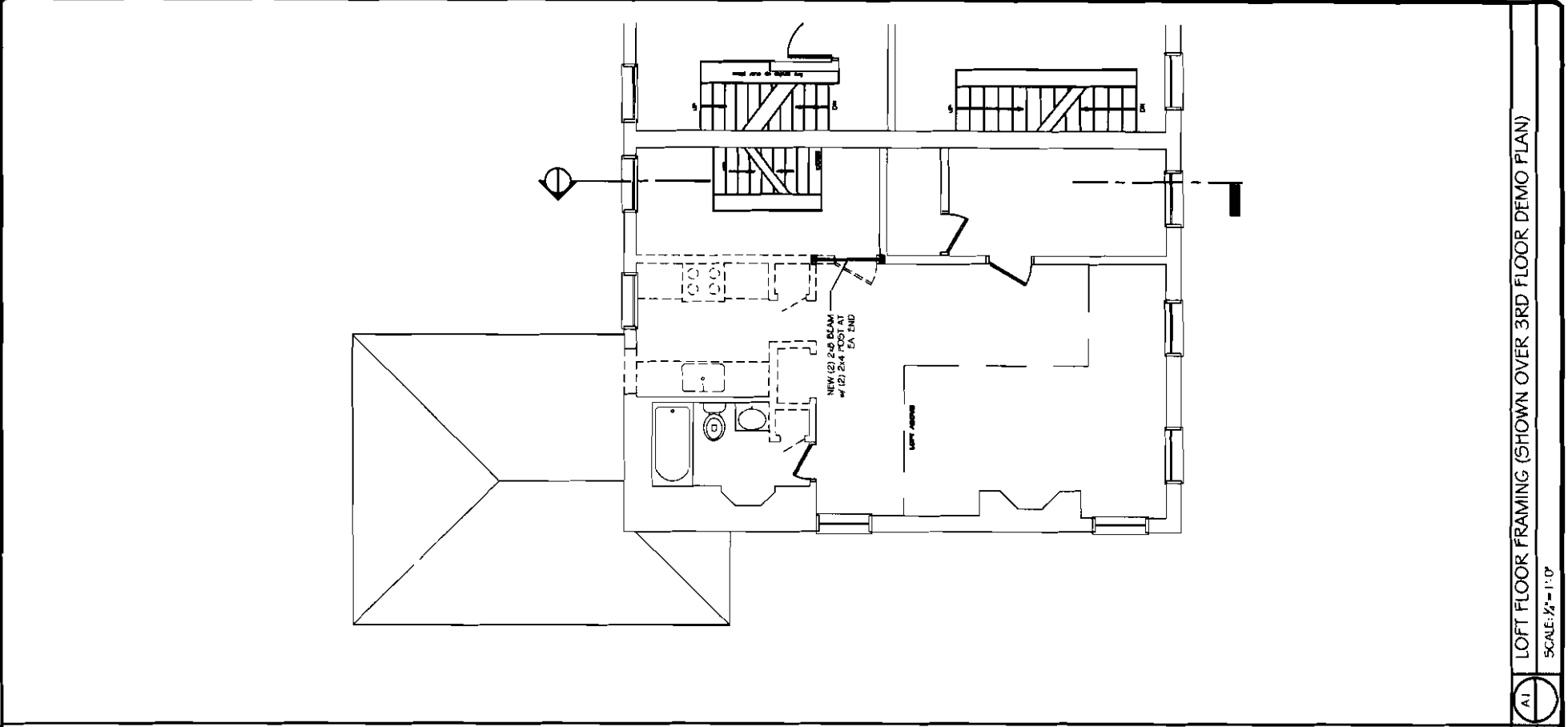
ASSOCIATED DESIGN PARTNERS INC.
 80 Leighton Road
 Portland, Maine 04105
 Office: (207) 878-1751
 Fax: (207) 878-1788
 E-Mail: adp@ddpengineering.com

THIS DOCUMENT IS THE PROPERTY OF ASSOCIATED DESIGN PARTNERS INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, EITHER WHOLLY OR IN PART, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ASSOCIATED DESIGN PARTNERS INC.

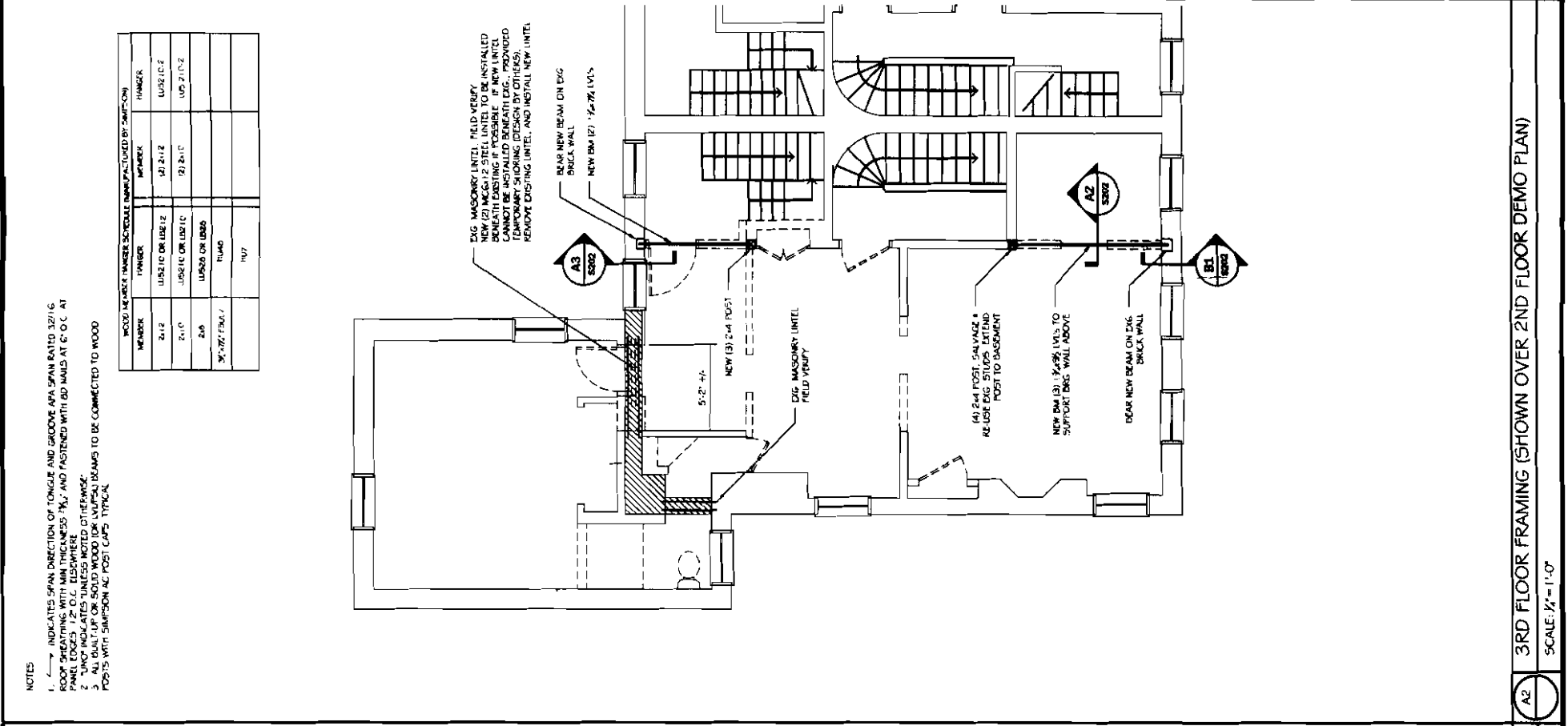
PROJECT: **30 PLEASANT STREET**
 PORTLAND, ME
 FOR: MARK MUELLER ARCHITECTS
 SHEET TITLE: **FLOOR FRAMING PLANS**
 ISSUED FOR PERMITTING

| REVISIONS | DESCRIPTION | DATE |
|-----------|-------------|------|
| No. | BY | DATE |

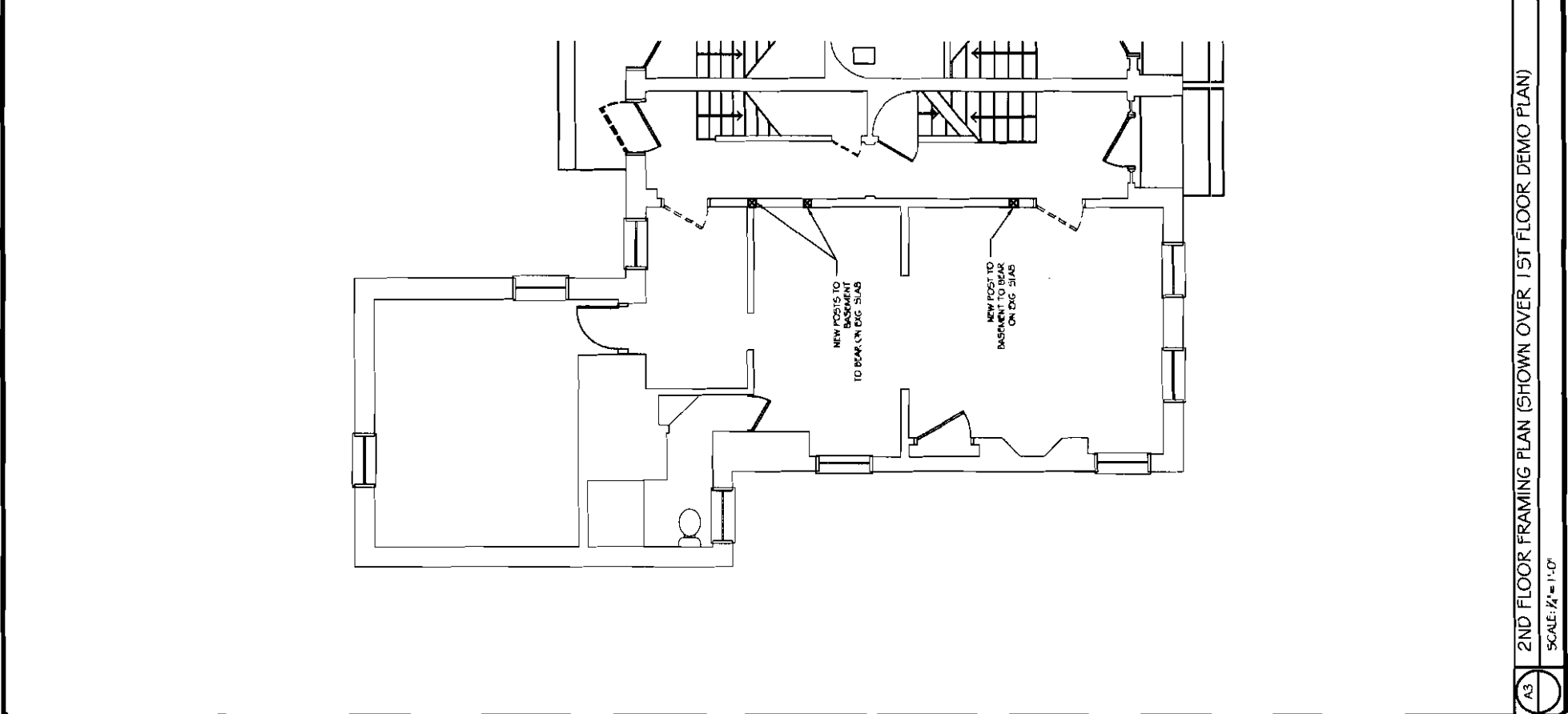
DATE: 8-8-10
 SCALE: AS NOTED
 DESIGN BY: ASW
 DRAWN BY: RSC
 FILE: 10175-SB1.DWG
 PROJECT NUMBER: **10175**
 SHEET NO: **S201**



A1 **LOFT FLOOR FRAMING (SHOWN OVER 3RD FLOOR DEMO PLAN)**
 SCALE: 1/2" = 1'-0"



A2 **3RD FLOOR FRAMING (SHOWN OVER 2ND FLOOR DEMO PLAN)**
 SCALE: 1/2" = 1'-0"



A3 **2ND FLOOR FRAMING PLAN (SHOWN OVER 1ST FLOOR DEMO PLAN)**
 SCALE: 1/2" = 1'-0"

NOTES

- INDICATES SPAN DIRECTION OF TONGUE AND GROOVE APA SPAN RATED 32/16 ROOF SHEATHING WITH MIN THICKNESS 7/8" AND FASTENED WITH 60 NAILS AT 6" O.C. AT PANEL EDGES 12" O.C. ELSEWHERE
- UNOT INDICATES UNLESS NOTED OTHERWISE
- ALL WOOD BEAMS TO BE CONNECTED TO WOOD POSTS WITH SIMPSON AC POST CAPS, TYPICAL

| WOOD MEMBER HANGER SCHEDULE MANUFACTURED BY SIMPSON | | |
|---|-----------------|---------|
| MEMBER | HANGER | HANGER |
| 2x12 | USE 10 OR 10B12 | 48 2x12 |
| 2x10 | USE 10 OR 10B10 | 42 2x10 |
| 2x8 | USE 8 OR 10B8 | 36 2x8 |
| 1x4 | USE 4 | 18 1x4 |
| 1x6 | USE 6 | 24 1x6 |
| 1x8 | USE 8 | 30 1x8 |
| 1x10 | USE 10 | 36 1x10 |
| 1x12 | USE 12 | 42 1x12 |



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HOW HOUSE
30 PLEASANT STREET
PORTLAND, MAINE 04101

PROPOSED PLANS, BUILDING SECTIONS &
CODE REVIEW DATA

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 08/06/10 | PERMIT SET |
| 2 | 09/17/10 | REVISED |

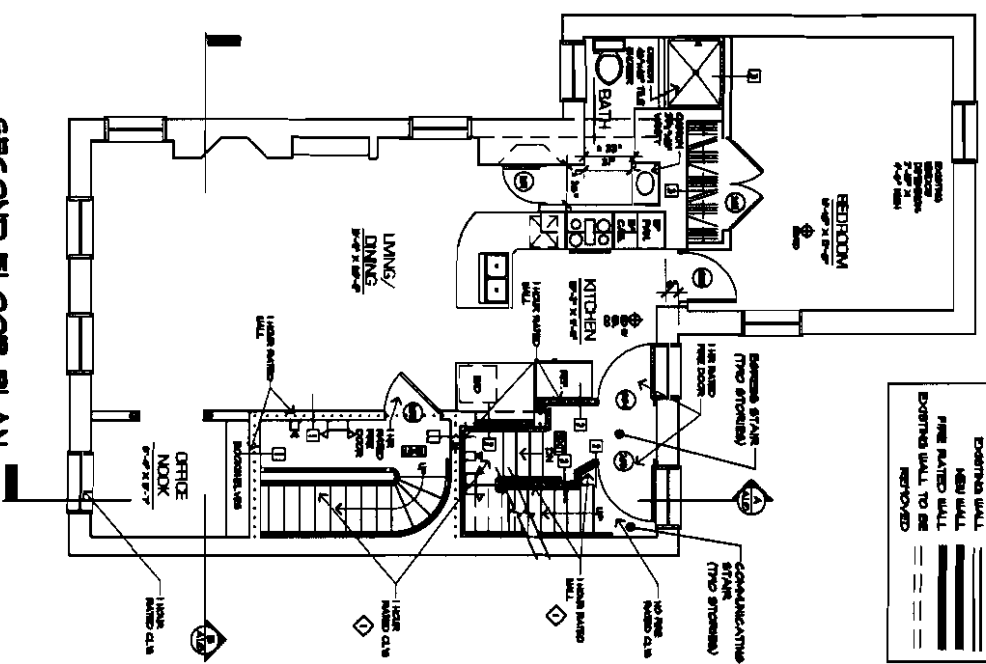
A-1-0

RECEIVED
 SEP 17 2010
 Dept. of Building Inspections
 City of Portland Maine

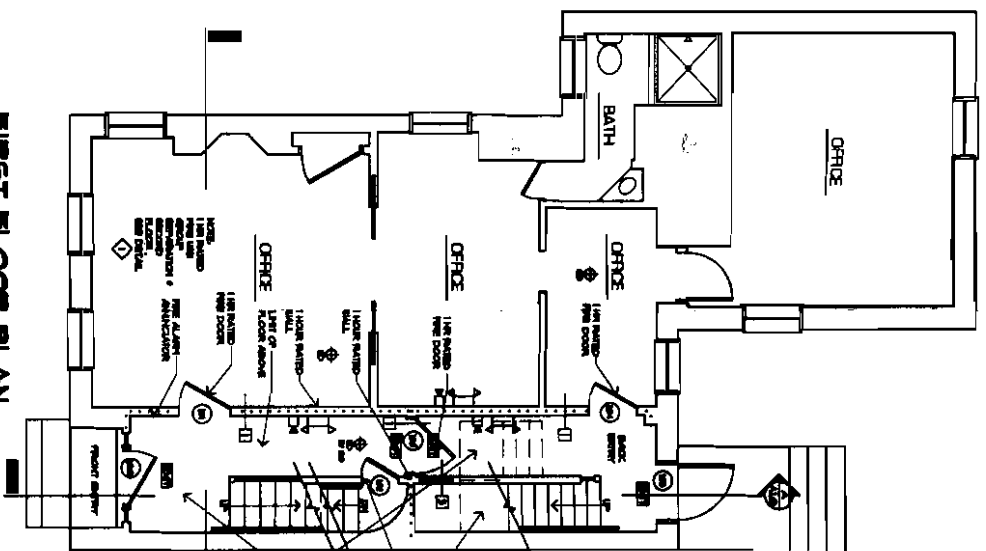
REVISED: SEPTEMBER 17, 2010
PERMIT SET: AUGUST 06, 2010

WALL LEGEND

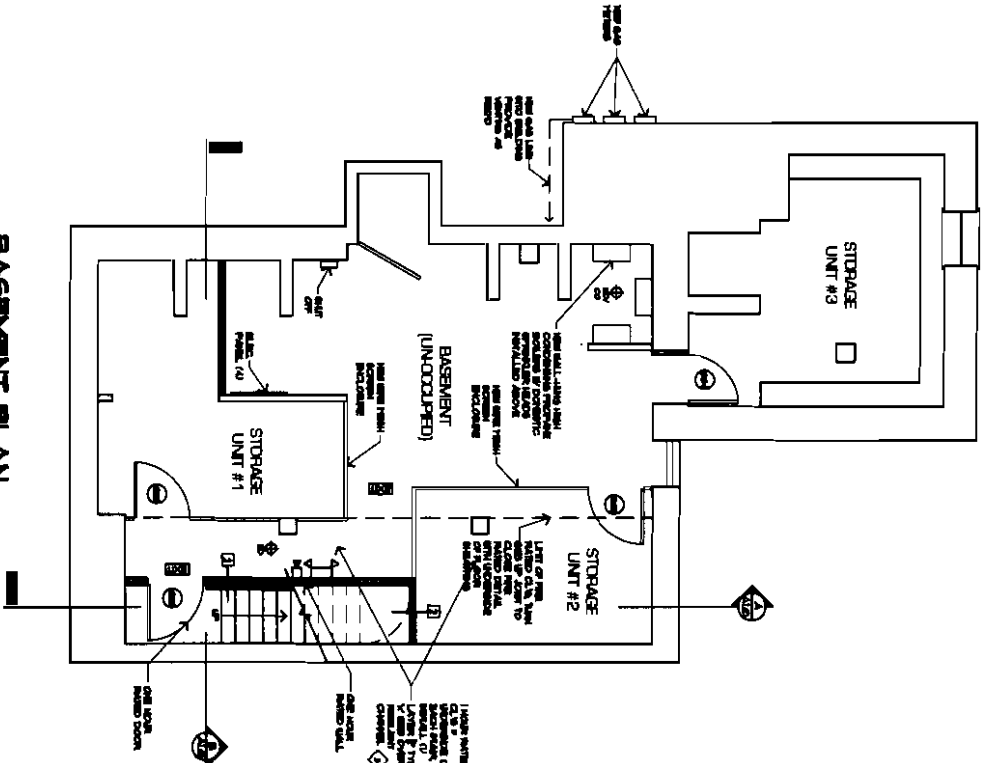
| | |
|--|-----------------------------|
| | EXISTING WALL |
| | NEW WALL |
| | FIRE RATED WALL |
| | EXISTING WALL TO BE REMOVED |



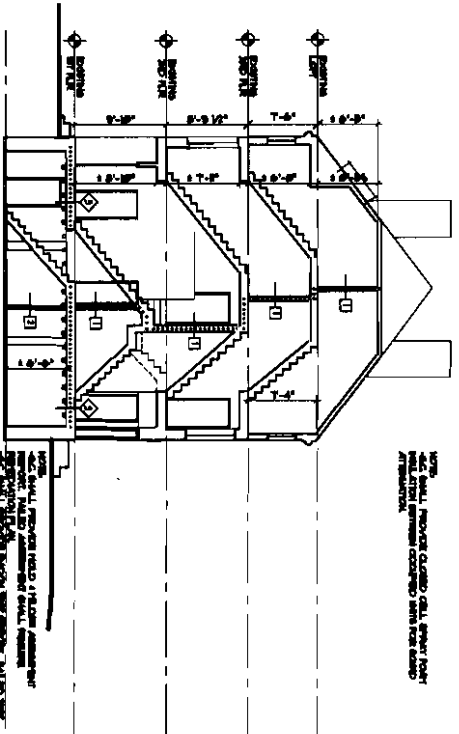
SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"
1004 05'



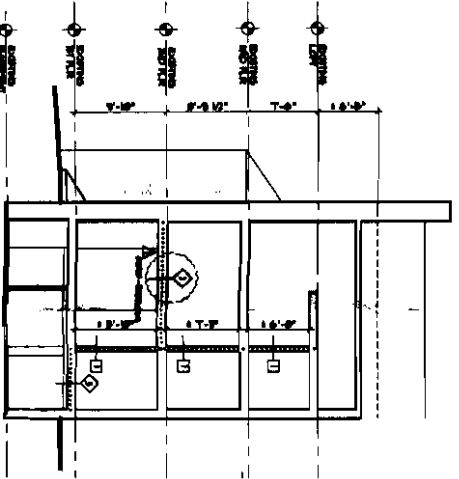
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"
1004 04'



BASEMENT PLAN
SCALE: 1/4" = 1'-0"
1004 03'



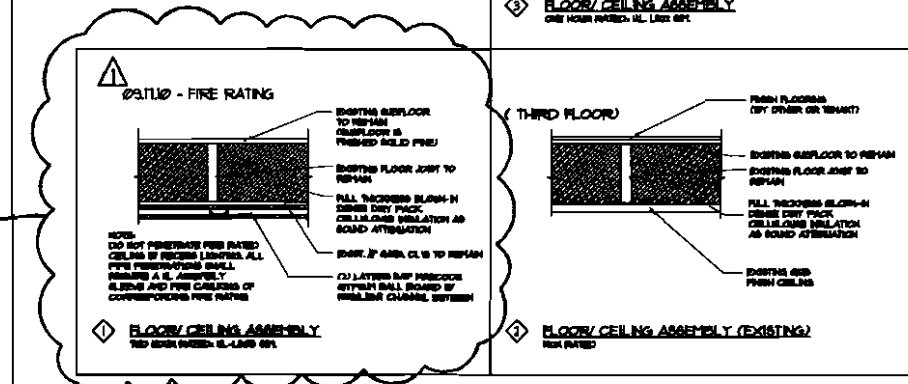
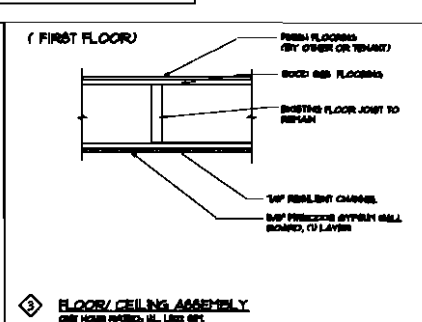
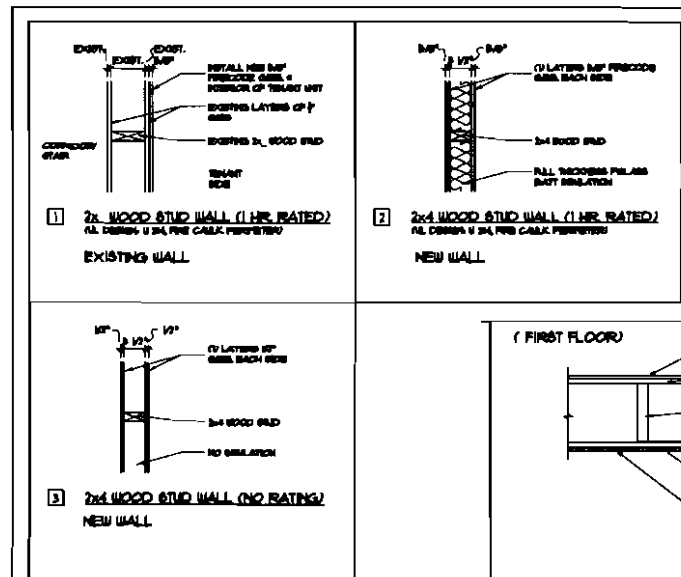
A SCHEMATIC BUILDING SECTION
SCALE: 1/8" = 1'-0"



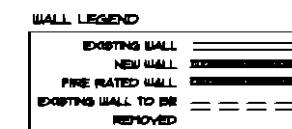
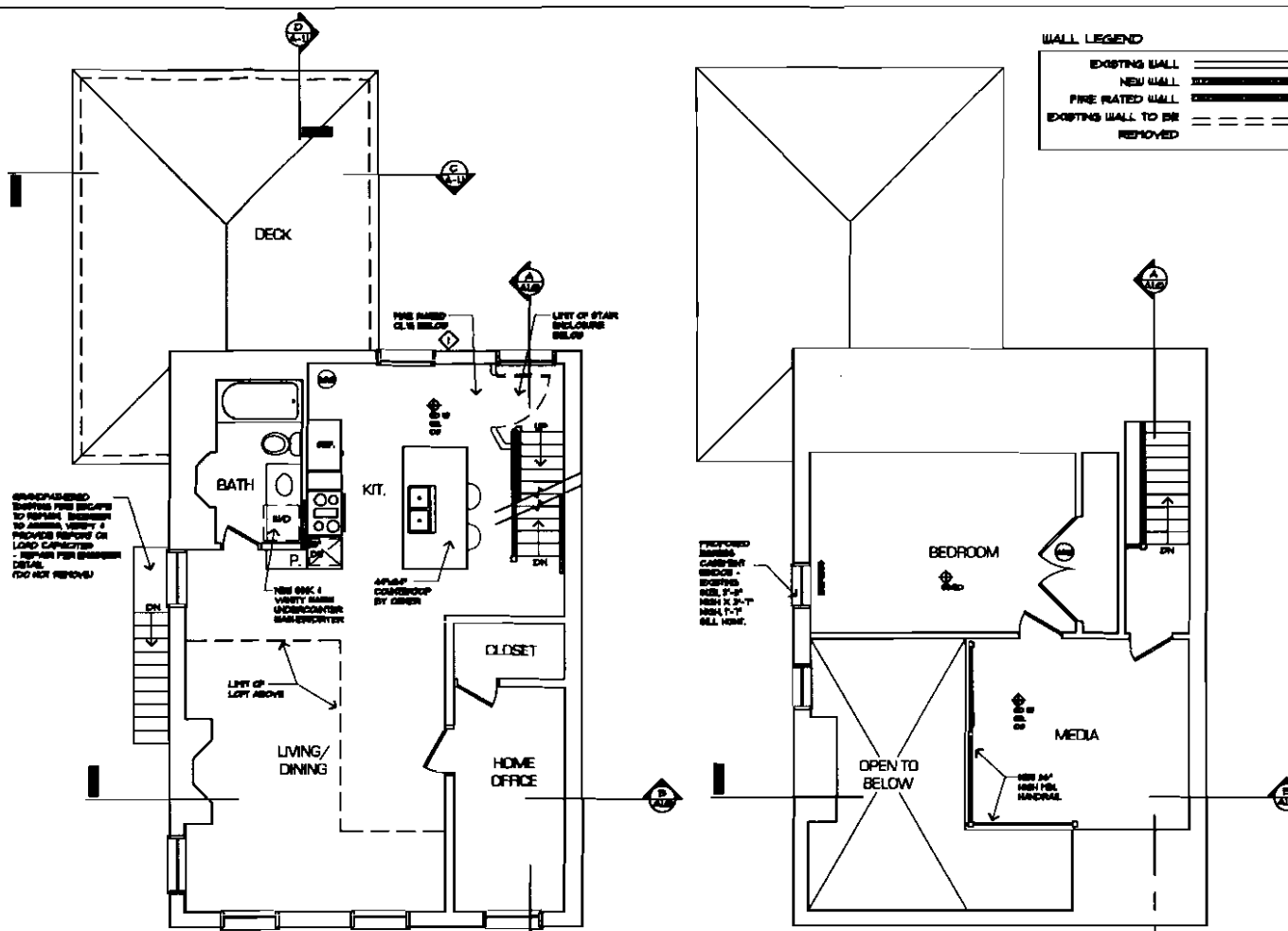
B SCHEMATIC BUILDING SECTION
SCALE: 1/8" = 1'-0"

- GENERAL NOTES**
1. THE OWNER SHALL BE RESPONSIBLE TO COMPLY WITH ALL APPLICABLE CODES RELATING TO THE LIGHT FIXTURES OF THIS PROJECT. THE LIGHT FIXTURES SHALL BE APPROVED BY THE CITY OF PORTLAND.
 2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROVISIONS AND LIMITS OF THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).

- PROJECT NOTES**
1. LOCATION OF WORK: THE PROJECT INCLUDES THE REVISIONS TO THE FIRST FLOOR OF THE EXISTING HOUSE AND CHANGE OF THE SECOND FLOOR. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 2. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 3. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
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 8. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 9. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).
 10. ALL NEW WORK SHALL BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL RESIDENTIAL CODE BOOK (IRC).



2hr F/R
betw/
B & R
Occupancy



DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS

AC - SOLID CORE
MFL - METAL
DMLT - DIVIDED LITE
DWSH - EXISTING DOOR
FLUSH - FLUSH
HPL - HOLLOW METAL
HD - HARDWARE

| NO. | TYPE | DOORS | | | FRAMES | | | THRESHOLD | | REMARKS |
|------|------|----------|--------|------|--------|-----|---------|-----------|--|--|
| | | SIZE | THK. | FR. | MAT. | FR. | DETAILS | DETAIL | | |
| 0801 | - | 36x66 | 1 3/4" | 1 HR | HM | - | HM | 1 HR | | LEVER HARDWARE |
| 0802 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | LEVER HARDWARE W/ LOCKSET |
| 0803 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | LEVER HARDWARE W/ LOCKSET |
| 0804 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | LEVER HARDWARE W/ LOCKSET |
| 0805 | - | ETR | - | - | ETR | - | ETR | - | | EXISTING HISTORICAL DOOR 4 BEING DIRECTED TO REMAIN - REPAIR |
| 0806 | - | 36x66 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | LEVER HARDWARE W/ CLOSER 4 LOCKSET |
| 0807 | - | ETR | - | - | ETR | - | ETR | - | | EXISTING DOOR TO BASEMENT TO REMAIN |
| 0808 | - | 36x66 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | LEVER HARDWARE W/ CLOSER |
| 0809 | - | 36x66 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | LEVER HARDWARE W/ CLOSER 4 LOCKSET |
| 0810 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | NEW DOOR (SEE REAR ELEVATION) |
| 2800 | - | 36x66 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | LEVER HARDWARE W/ CLOSER 4 LOCKSET |
| 2801 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | LOCKING HARDWARE |
| 2802 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | PASSAGE HARDWARE |
| 2803 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | LOCKING HARDWARE |
| 2804 | - | 36x66 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | LEVER HARDWARE W/ CLOSER 4 LOCKSET |
| 2805 | - | 36x66 | 1 3/4" | 1 HR | WOOD | - | WOOD | 1 HR | | LEVER HARDWARE W/ CLOSER 4 LOCKSET |
| 3800 | - | 36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | LEVER HARDWARE W/ LOCKSET, SPL DVL.T |
| 4800 | - | (2)36x66 | 1 3/4" | - | WOOD | - | WOOD | - | | PASSAGE SET |

THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

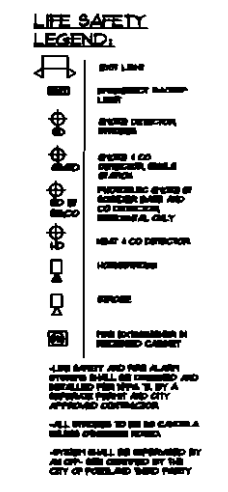
IBC 2009 CODE DATA

| ITEM | DESCRIPTION | REMARKS |
|------|-------------|---------|
| 1 | ... | ... |
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LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"

NFPA 99 CODE DATA

| ITEM | DESCRIPTION | REMARKS |
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| 94 | ... | ... |
| 95 | ... | ... |
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| 97 | ... | ... |
| 98 | ... | ... |
| 99 | ... | ... |
| 100 | ... | ... |



PROJECT & BUILDING CODE NOTES

- PROJECT IS LOCATED IN THE HISTORIC DISTRICT OF PORTLAND, MAINE.
- THE BUILDING IS CURRENTLY LISTED ON THE REGISTER OF NATIONAL HISTORIC PLACES. THE WORK SHALL PRESERVE THE HISTORIC CHARACTER AS ESTABLISHED BY THE NATIONAL PARK SERVICE ARCHIVES.
- THE PROJECT IS BEING PERMITTED AS A REPARATED TENANT USE BUILDING.
- THE BUILDING SHALL OCCUPY THE FOLLOWING USE GROUPS:
 - FIRST FLOOR - BUSINESS (B)
 - SECOND FLOOR - RESIDENTIAL (R-2)
 - THIRD FLOOR - RESIDENTIAL (R-2)
 - LOFT FLOOR - RESIDENTIAL (R-2)
- A PERMIT FOR A CHANGE OF USE ON THE FIRST FLOOR IS REQUIRED. A CONDOMINIUM CONVERSION FOR THE ENTIRE BUILDING SHALL BE A PART OF THE PROJECT IN THE FUTURE.
- THE UNITS ARE DIVIDED AS FOLLOWS:
 - FIRST FLOOR - UNIT 1
 - SECOND FLOOR - UNIT 2
 - THIRD FLOOR - UNIT 3
 - LOFT FLOOR - UNIT 4
- A PERMIT FOR A CHANGE OF USE ON THE FIRST FLOOR IS REQUIRED. A CONDOMINIUM CONVERSION FOR THE ENTIRE BUILDING SHALL BE A PART OF THE PROJECT IN THE FUTURE.
- THE UNITS ARE DIVIDED AS FOLLOWS:
 - FIRST FLOOR - UNIT 1
 - SECOND FLOOR - UNIT 2
 - THIRD FLOOR - UNIT 3
 - LOFT FLOOR - UNIT 4

REVISED: SEPTEMBER 17, 2010
PERMIT SET: AUGUST 06, 2010

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HOW HOUSE
30 PLEASANT STREET
PORTLAND, MAINE 04101

RECEIVED
SEP 17 2010
Dept. of Building Inspections
City of Portland Maine

PROPOSED PLANS

DATE: JULY 27, 2010
PROJECT: [REDACTED]
DRAWN BY: [REDACTED]
CHECK BY: [REDACTED]

A-1.1

10-6-10

Plumbing good

Seal Fire penetrator between floor 1+2.

2 Hr resins between B. & R. 544