

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that VICTORIA SOCIETY OF MAINE

Located At 109 DANFORTH ST

Job ID: 2011-05-984-ALTCOMM

CBL: 044 - - F - 004 - 001 - - - -

has permission to Install a Kitchenette for employee's in former 1st fir office
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of
the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of
the buildings and structures, and of the application on file in the department.

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

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

Fire Prevention Officer

[Signature] 5/31/11
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-984-ALTCOMM	Date Applied: 4/29/2011	CBL: 044 - - F - 004 - 001 - - - - -	
Location of Construction: 109 DANFORTH ST	Owner Name: VICTORIA SOCIETY OF MAINE WOMEN	Owner Address: 109 DANFORTH ST PORTLAND, ME 04101	Phone: 207-772-4841
Business Name:	Contractor Name: Berry, Dan	Contractor Address: 63 Winslow Rd, Gorham, ME 04038	Phone: (207) 892-4628
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Victoria Mansion	Proposed Use: Victoria Mansion – add kitchen for staff in 1 st floor rear room	Cost of Work: 4000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-3 Type: SB
Proposed Project Description: Victoria Mansion 109 Danforth – add staff kitchen, 1 st floor, rear		Signature: <i>Bjorn</i> (SB)	Signature: <i>JMB</i> 5/31/11
Proposed Project Description: Victoria Mansion 109 Danforth – add staff kitchen, 1 st floor, rear		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	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 informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/conditions</i> <i>5/10/11 ABM</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>Any exterior work requires a separate review and approval thru historic preservation.</i></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 PHON

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

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

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

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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-984-ALTCOMM

Located At: 109 DANFORTH

CBL: 044 - - F - 004 - 001 - - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This permit is being issued with the condition that the kitchen will be used by staff only. It is not permitting the creation of a dwelling unit.

Fire

1. All construction shall comply with City Code Chapter 10.

Building

1. Application approval based upon information provided by applicant. 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.
-



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>Victoria Mansion, 109 Danforth St., Portland, ME, 04101</u>		
Total Square Footage of Proposed Structure/Area <u>100 square feet</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>44</u> Block# <u>F</u> Lot# <u>4</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Timothy Brosnihan</u> Assistant Director Address <u>55 Dummer St.</u> City, State & Zip <u>Bath, ME 04530</u>	Telephone: <u>(207) 772-4841 x10</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>4,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>60</u>
Current legal use (i.e. single family) <u>Museum</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>See Below</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Installation of counters, cabinets, a sink, a dishwasher, a stove, and a refrigerator in a small, first-floor back room to create a break area for staff. Existing 2nd-floor kitchenette will be removed.</u>		
Contractor's name: <u>Dan Berry Builders</u> Address: <u>63 Winslow Road</u> City, State & Zip <u>Gorham, ME 04038</u> Telephone: <u>(207) 892-4628</u> Who should we contact when the permit is ready: <u>Tim Brosnihan</u> Telephone: <u>(207) 772-4841 x10</u> Mailing address: <u>109 Danforth St., Portland, ME 04101</u>		

112817 #

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 authorized 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.

RECEIVED
APR 22 2011
Dept. of Building Inspections
City of Portland Maine

Signature: Timothy Brosnihan Date: April 22, 2011

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

Job Summary Report
Job ID: 2011-05-984-ALTCOMM

Report generated on May 10, 2011 10:16:16 AM

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Job Type:	Alter/Adds to Commercial	Job Description:	Victoria Mansion 109 Danforth	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1348	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	4,000	Square Footage:			
Related Parties:		SOCIETY OF VICTORIA <i>Society of Victoria</i> Dan Berry Builders - Dan Berry <i>DMB</i>		Property Owner GENERAL CONTRACTOR	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 6624

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
978950	044 F 004 001		M				-70.260781	43.651528

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				109 DANFORTH STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
BENEVOLENT & CHARITABLE		NOT APPLICABLE			Historic District		DISTRICT 3	WEST END

Structure Details

Structure: Victoria Mansion

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Commerical Mixed Use	0			109 DANFORTH STREET WEST

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property Value

Permit #: 20113334

Permit Data

Job Summary Report
Job ID: 2011-05-984-ALTCOMM

Report generated on May 10, 2011 10:16:16 AM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
6624	Victoria Mansion HISTORIC	Initialized	Kitchenette for employee's to 1st flr			

Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$60.00							

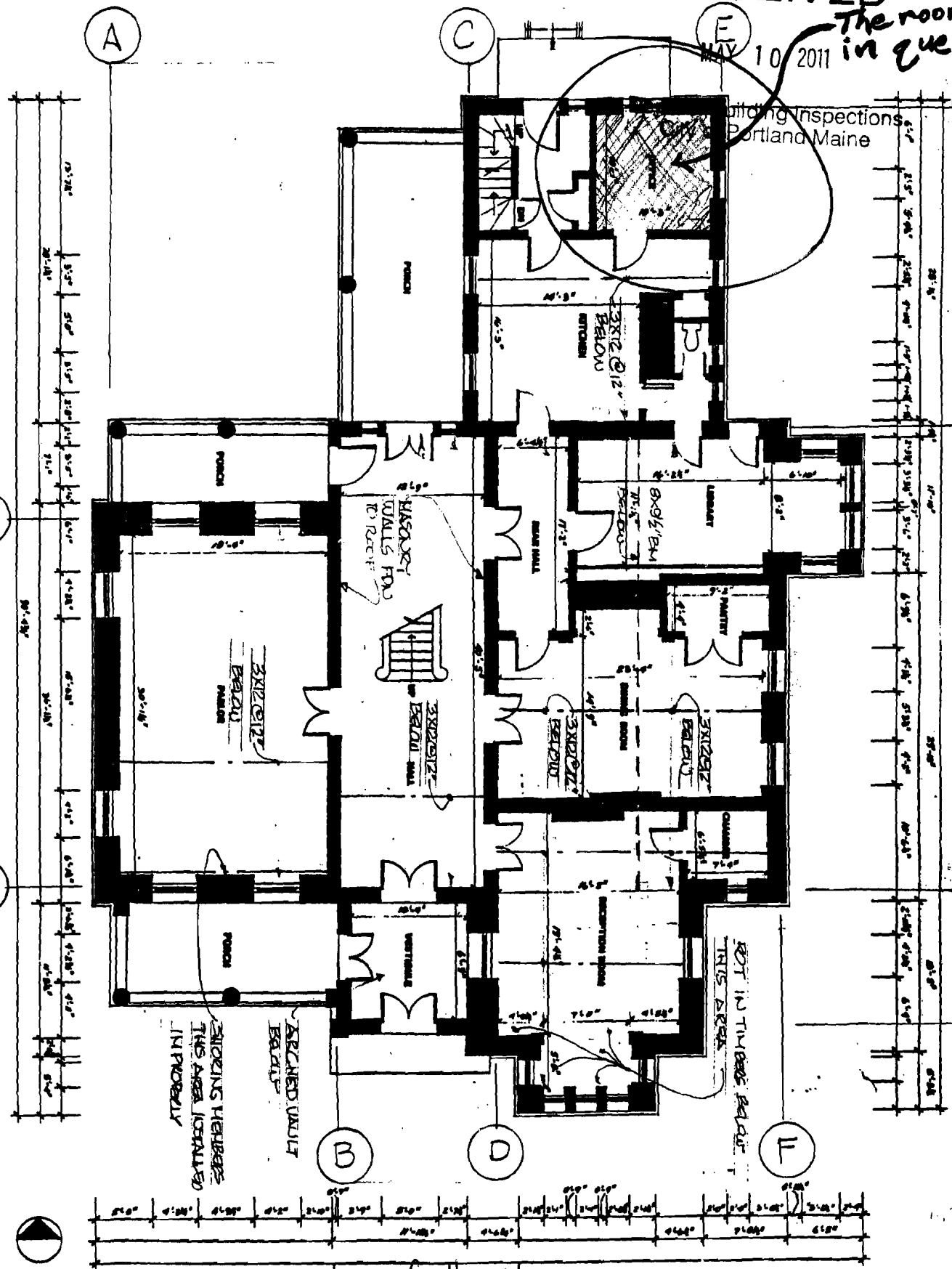
First Floor Footprint
Victoria Mansion

RECEIVED

MAY 10 2011
The room in question

Building Inspections
Portland Maine

Park St



3

2

5

4

2

1

Danforth St

A2

61



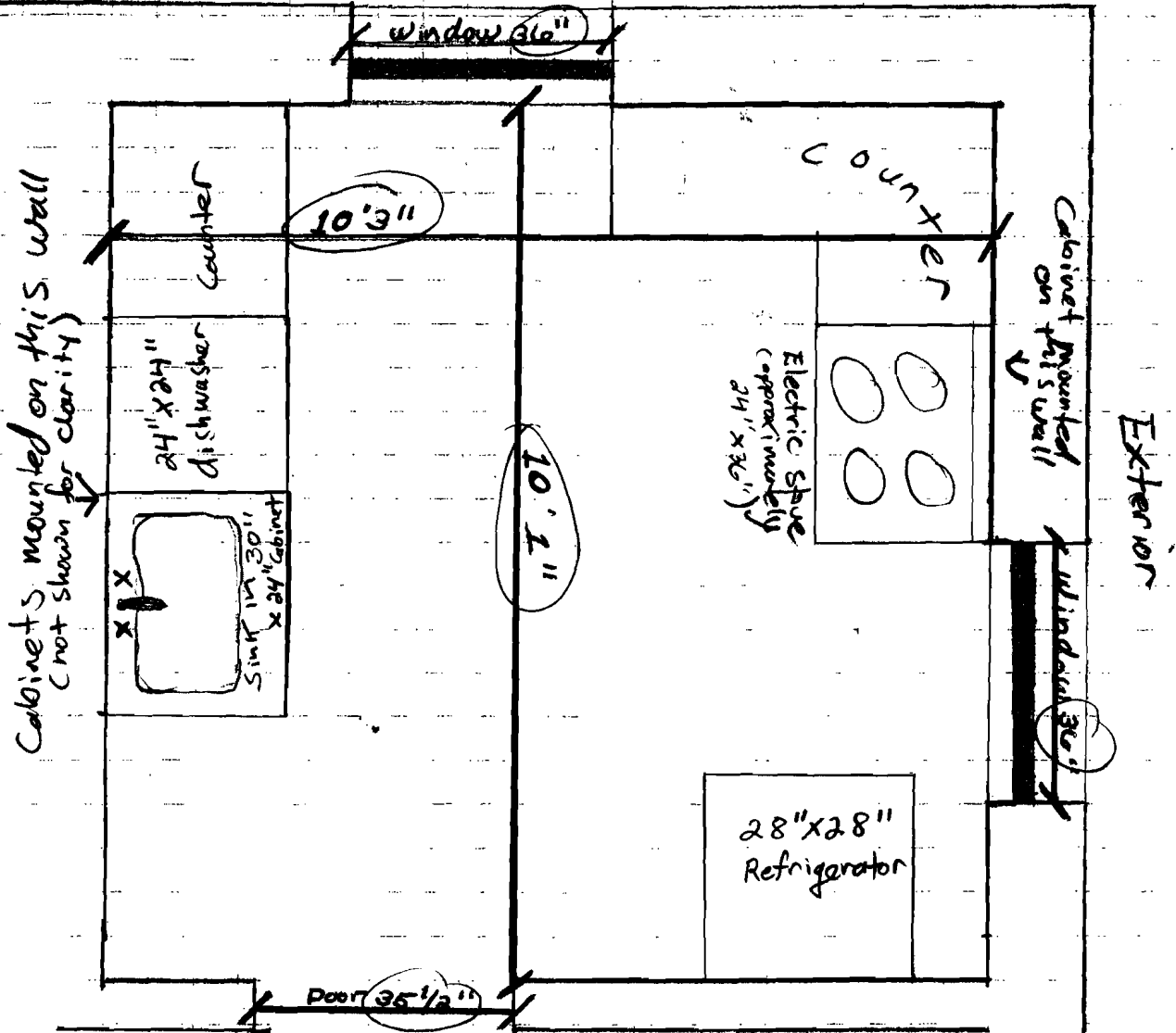
MORSE-LIBBY HOUSE
109 DANFORTH STREET
PORTLAND, MAINE

Ann Beha Associ
Architects, Planners & Interiors
100 Commercial Street, Portland, ME 04101

Victoria Mansion
109 Danforth St.
Portland, ME 04101

Plan for Kitchenette in 1st Floor, back room

No Exterior Changes-



RECEIVED
APR 12 2011

Plan drawn by Timothy Brosnihan
(The applicant)
APR 20 11