

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080731

PERMIT ISSUED

JUL 18 2008

CITY OF PORTLAND

This is to certify that BROWN VICTORIA L / Anthony S Buccihas permission to Interior Renovation to Second Floor Kitchen/Dining AreaAT 33 CUSHMAN ST

056 A014001

provided that the person or persons who obtain or accept 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 when permission is procured before this building or part thereof is altered or otherwise closed-in. 24 HOUR NOTICE 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

*Thomas N. Mulla* 7/14/08  
Director Building & Inspection Services

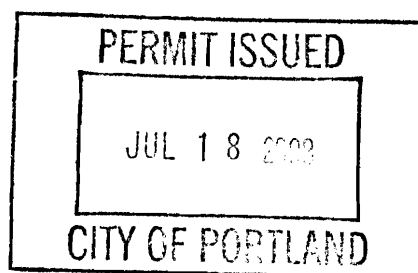
PENALTY FOR REMOVING THIS CARD

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

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

<b>Permit No:</b> 08-0731		<b>Issue Date:</b>		<b>CBL:</b> 056 A014001	
<b>Location of Construction:</b> 33 CUSHMAN ST		<b>Owner Name:</b> BROWN VICTORIA L		<b>Owner Address:</b> 33 CUSHMAN ST	
<b>Business Name:</b>		<b>Contractor Name:</b> Anthony S Bucci		<b>Contractor Address:</b> PO Box 87 East Dixfield	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Phone:</b> 207-645-2619	
<b>Past Use:</b> Two Family Residential		<b>Proposed Use:</b> Two Family Residential - Interior Renovation to Second Floor Kitchen/Dining Area		<b>Permit Type:</b> Alterations - Duplex	
<b>Proposed Project Description:</b> Interior Renovation to Second Floor Kitchen/Dining Area		<b>Permit Fee:</b> \$60.00		<b>Cost of Work:</b> \$3,500.00	
		<b>CEO District:</b> 2		<b>Zone:</b> R-6	
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: R3 Type: SB Signature: Jm 7/14/08	
		<b>Signature:</b>		<b>Signature:</b>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
		<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		<b>Signature:</b>		<b>Date:</b>	
<b>Permit Taken By:</b> lmd		<b>Date Applied For:</b> 06/20/2008		<b>Zoning Approval</b>	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..



<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 6/24/08	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Any exterior work requires a separate review. Approved 6/25/08 STA
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**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



# 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>33 LUSHMAN STREET</u>		
Total Square Footage of Proposed Structure/Area <u>188 #</u>		Square Footage of Lot <u>55.00</u>
Tax Assessor's Chart, Block & Lot Chart# <u>56</u>	Block# <u>A</u>	Lot# <u>14</u>
Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>VICTORIA L. BROWN</u> Address <u>P.O. BOX 817</u> City, State & Zip <u>EAST DIXFIELD ME 04227</u>		Telephone: <u>645-2619</u>
Lessee/DBA (If Applicable) <u>N/A</u>		Owner (if different from Applicant) Name <u>N/A</u> Address <u>N/A</u> City, State & Zip <u>N/A</u>
		Cost Of Work: \$ <u>3500.00</u> C of O Fee: \$ <u>        </u> Total Fee: \$ <u>60.00</u>
Current legal use (i.e. single family) <u>Two (2) family</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Kitchen / Dining area</u> Is property part of a subdivision? <u>NO</u> If yes, please name <u>        </u> Project description: <u>Kitchen remodel. Please see attached sheets SUMMARY:</u> <u>Remove ceiling and "false" wall. Relocate and double existing 2x8 ceiling joists. Frame interior gable end wall, east end. Install two windows in west wall.</u> <u>Please see attached 2 page letter.</u>		
Contractor's name: <u>ANTHONY S. BULLI (Owner's Husband)</u>		
Address: <u>P.O. BOX 817</u>		
City, State & Zip <u>EAST DIXFIELD ME 04227</u> Telephone: <u>645-2619</u>		
Who should we contact when the permit is ready: <u>Owner or Husband</u> Telephone: <u>645-2619</u>		
Mailing address: <u>(SAME AS ABOVE)</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: Victoria L. Brown Date: 6-20-08

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

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

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

<b>Permit No:</b> 08-0731		<b>Date Applied For:</b> 06/20/2008	<b>CBL:</b> 056 A014001
<b>Location of Construction:</b> 33 CUSHMAN ST	<b>Owner Name:</b> BROWN VICTORIA L	<b>Owner Address:</b> 33 CUSHMAN ST	<b>Phone:</b> 207-645-2619
<b>Business Name:</b>	<b>Contractor Name:</b> Anthony S Bucci	<b>Contractor Address:</b> PO Box 87 East Dixfield	<b>Phone:</b> (207) 645-2619
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	
<b>Proposed Use:</b> Two Family Residential - Interior Renovation to Second Floor Kitchen/Dining Area		<b>Proposed Project Description:</b> Interior Renovation to Second Floor Kitchen/Dining Area	
<b>Dept:</b> Historic <b>Status:</b> Approved <b>Reviewer:</b> Scott Hanson <b>Approval Date:</b> 06/25/2008 <b>Note:</b> Work will not be readily visible from a public way and does not need a historic preservation Certificate of Appropriateness. <b>Ok to Issue:</b> <input checked="" type="checkbox"/>			
<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 06/24/2008 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) Separate permits shall be required for future decks, sheds, pools, and/or garages. 3) 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. 4) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval. 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Tom Markley <b>Approval Date:</b> 07/14/2008 <b>Note:</b> <b>Ok to Issue:</b> <input checked="" type="checkbox"/> 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

**Anthony S. Bucci, Jr. & Victoria L. Brown**  
**P.O. Box 87 East Dixfield, ME 04227**  
**Voice 207-645-2619 Fax 207-645-4234**

June 19, 2008

Mr. Chris Hanson  
Code Enforcement Officer, Plan Reviewer  
City of Portland

Mr. Hanson:

What began as a "simple" replacement of the appliances, cupboards and flooring has evolved into a kitchen remodeling effort. 33 Cushman Street was built after the Great Fire, and all framing members are full dimension. We occupy the second floor, where the proposed work is located. The first floor is rented. The new work can be summarized as:

1. Remove abandoned chimney, existing pantry, and non-load-bearing partition to gain 28 square feet of floor space and access to west wall of kitchen.
2. Install two windows in the west wall of the kitchen.
3. Remove existing ceiling to create "cathedral" effect by using attic space.
4. Relocate and double existing 2x8 ceiling joists to tie load-bearing north and south walls.
5. Frame "gable end" wall, at east end of existing kitchen space, to enclose new ceiling space and isolate from remainder of attic space.

#### Some Notes and Discussion

The space to be remodeled is currently an "eat-in" kitchen, with very limited space for eating.

1. The chimney was abandoned at some previous time and removed to just below the roof line – probably when the existing shingles were applied. For some reason, the previous owner elected to continue the wall line created by the pantry and the chimney, even though it created a "dead space." (I cut a hole in the sheet rock to inspect and verify this.)
2. Vickie's residence at 33 Cushman Street is in a historic district. On June 5, 2008, I talked with Scott Hanson, Historic Preservation Department. He is familiar with the house, and stated that no review would be necessary by the Historic Preservation Board for the installation of the two proposed windows. The reason is that the windows are not visible from Cushman, or any of the other streets in the neighborhood. The windows will allow more natural light, and improve the ventilation.
3. When Vickie realized that there was attic space above the kitchen, she decided she wanted a "cathedral" ceiling. I realized how much work this would entail, but I



agreed that it would create a more interesting kitchen, and create an opportunity to install a ceiling fan and improve the lighting.

4. The relocated and doubled 2x8 ceiling joists will maintain the structural integrity of the "ell" part of the house, in which the kitchen area is located. I intend to glue and carriage bolt the joists together. The resulting beams will be lag bolted to the top plates by a steel angle plate.
5. The gable end framing at the east end of the kitchen will enclose the space, providing a framework for the sheet rock and insulation. It will be located flush with the east wall of the kitchen, and above a non-load-bearing partition wall. I do not believe that this framing will transfer any roof load to the partition.

I will run two new electrical circuits for the receptacles and range hood on the west wall; and the ceiling fan and new lights. I will obtain the necessary electrical permit and coordinate the work with a licensed master electrician who will inspect the work and make the connections at the panel.

The new sink and dishwasher will require no modification to the plumbing other than replacing the flexible connections and drain lines.

Northern Utilities will need to relocate the existing gas stub-up ~~two feet west of the current location.~~ <sup>6/20/06</sup> <sub>A.S.B.</sub>

I will be performing the demolition, carpentry, insulating, wiring, painting, and cabinets counter and sink installation. I intend to hire the sheetrocking and vinyl floor installers.

If you have any questions, concerns or comments, please contact me.

Respectfully Submitted,

*Tony Bucci*

Anthony S. Bucci, Jr.

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

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

  X   Final inspection required at completion of work.

Certificate of Occupancy  
your project requires

If ar 6/9/08  
RE Mex  
C 15 Re

main projects. Your inspector can advise you if  
projects DO require a final inspection.

33 go on to the next phase,  
YES.

AND PAID FOR, BEFORE

7/13/08

Date

7/14/08

Date

Permit # 08-0731  
St. A. City  
Cushman-

Existing 2x6 rafters fired out  
2" +/- to accept vent pockets  
and 6" fiberglass insulation  
(typical across roof)

see Note # 1

New 2x6  
On relocate  
above non  
(East wall)

HEADERS  
fired to full  
wall depth

EXISTING 2x6 RAFTERS

2x8 CEILING JOISTS

2'-6"

3'-0" +/-

13'-2"

5'-0"

2'-6"

15'-0"

New  
to ac  
of P  
(West  
Window  
Window  
existi  
struc  
(see  
West



WEST

(OUTSIDE STRUCTURE)

EXISTING PANTRY

32" DOOR

Abandoned  
Chimney

EXISTING  
(DEAD SPACE)

Un-insulated  
exterior wall  
(To be fired on  
and insulated)

2"x4"  
non-loadbearing  
partition wall  
(To be removed)

Existi  
LOWE

EXISTING

30" WINDOW

EXISTING 2x8 CEILING JOISTS 18" +/- O.C.

TO BE REMOVED AND RELOCATED

11'-3"

EXISTING

30" WINDOW

14'-3"

32" OPENING

EAST

(INSIDE EXISTING STRUCTURE)

RIDGE LINE →

3'-3"

5'-5"

3'-7"

EXISTING 2x4  
EXTERIOR  
FRAMING →

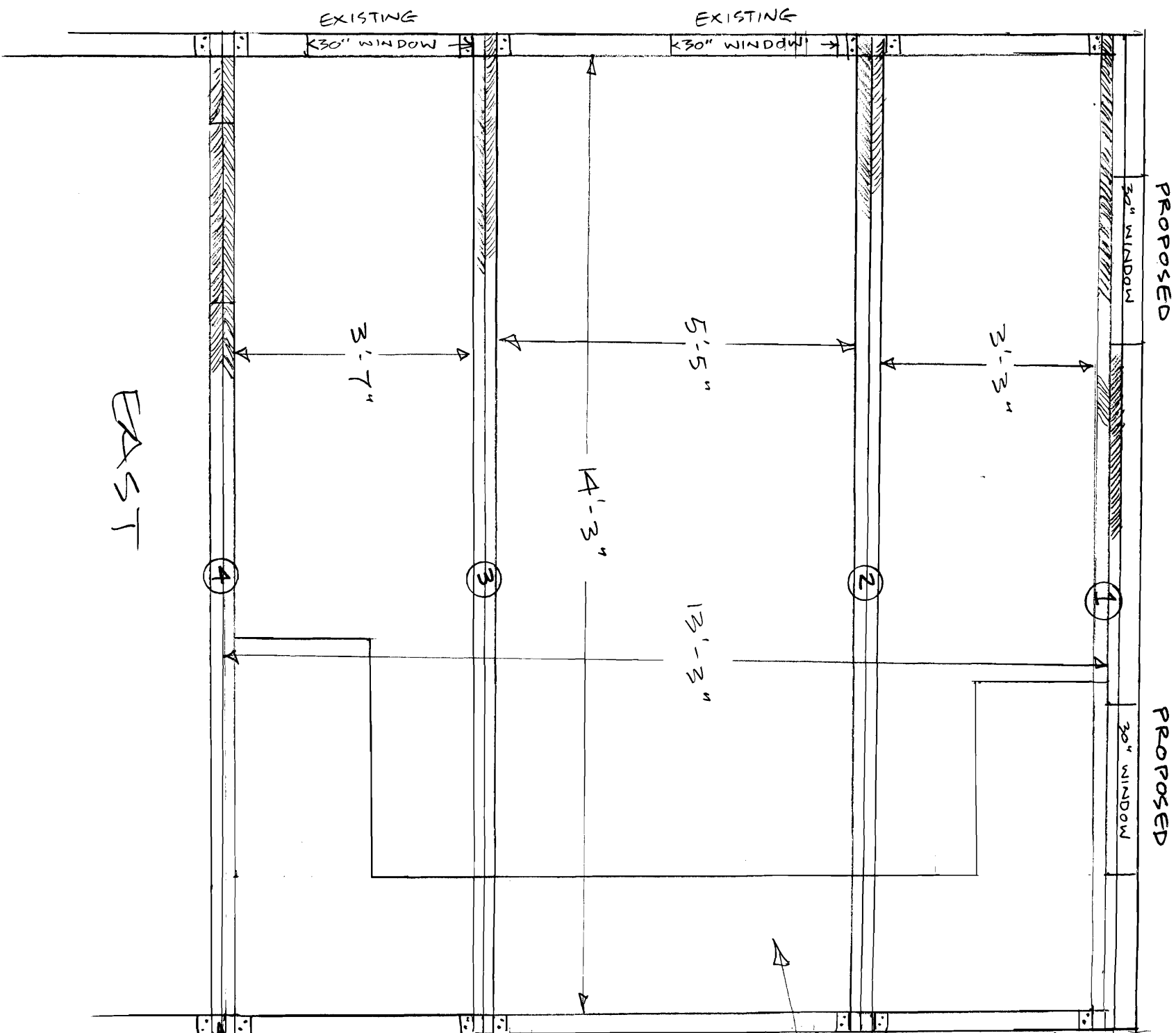
→ NEW 2" FIRING STRIP

13'-3"

2x8 Floor Joists  
16" o.c. →

Not  
PA

WEST



Existing 2x8's  
relocated and do  
four (4) places  
Doubled joists  
and carriage-b  
4x8 beams.

Proposed  
FOOTPRINT  
LOWER CAB

4" x 4" x 4"  
Lag Bolts  
Typical

These 2x8's  
relocated at  
non-load-bearing  
that carries  
insulation. (of kitchen)

EXISTING ASPHALT SHINGLES

9  
12

EXISTING RAFTERS

12" x 10" 16" O.C. Typical

5'-2"

EXISTING  
OPENING  
APPLICATOR

CEILING JOISTS 2 x 8 18" O.C. Typical

14'-3"

8'-4"

1" SHEATHING

4" EXPOSURE

EXISTING ALUMINUM SIDING

Abandoned Chimney  
to be Removed to  
approximately this  
elevation

2x4 Framing 16" O.C. Typical

Existing 2x6 rafters fired out  
2" +/- to accept vent pockets  
and 6" fiberglass insulation  
(typical across roof)

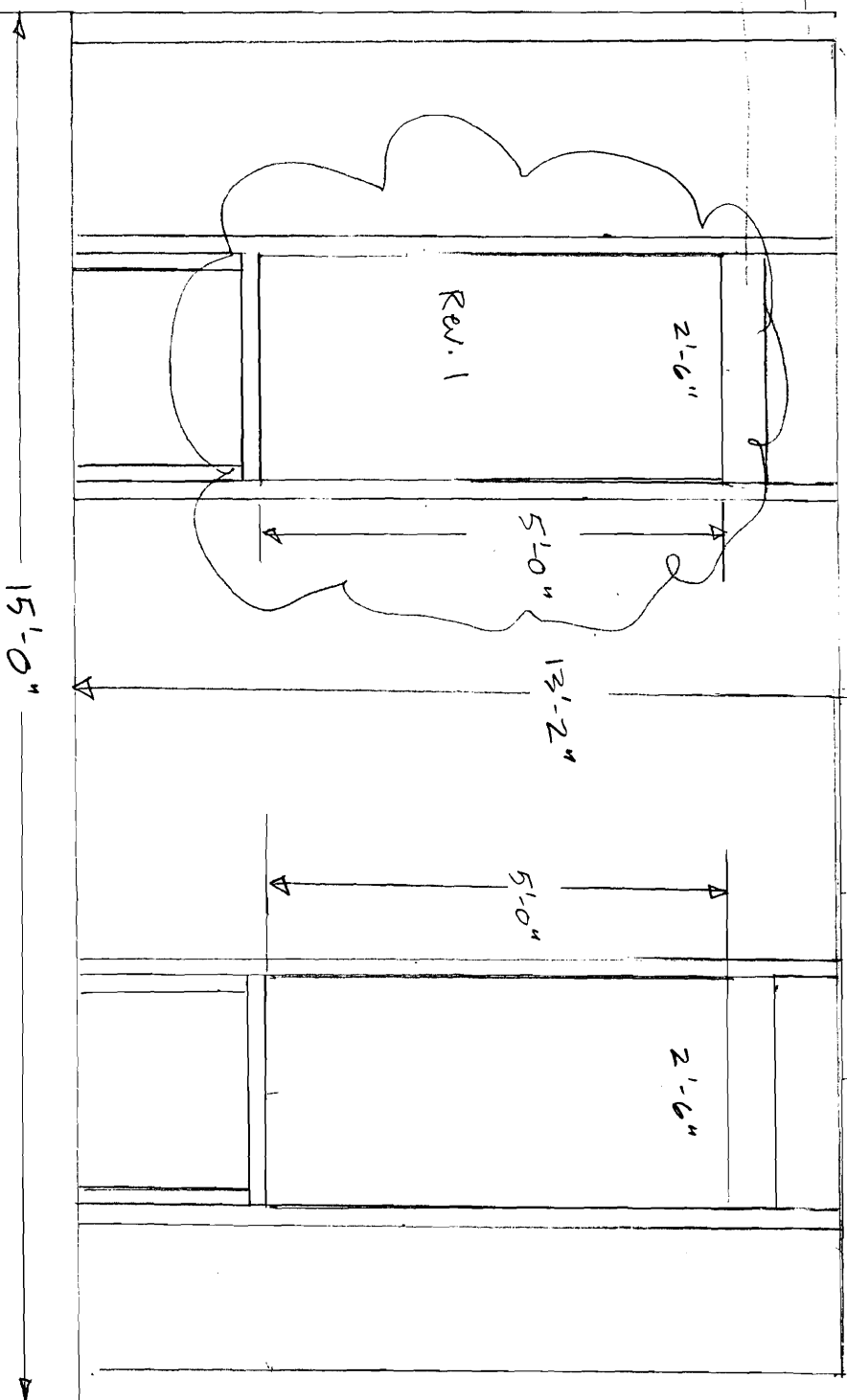
See Note # 1

New 2x6  
On rafter  
above non  
(East wall)

EXISTING 2x6 RAFTERS

2x8 CEILING JOISTS

HEADERS  
fired to full  
wall depth



New 2x6  
to acc  
of pr  
(West  
Window  
Window  
existiv  
struct  
(See  
West  
Rev. 1)