

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 081005  
**PERMIT ISSUED**  
SEP 4 2008  
CITY OF PORTLAND

This is to certify that BLANCATO LOUIS S & EILEEN W BLANCATO JTS/Rand Bake  
has permission to Add 1/2 bath & window & when renovations  
AT 321 SPRING ST L 061 C009001

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.

Classification of inspection must be given and when permission procedure before this building or part thereof is started or service closed-in. 4 HOUR NOT 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

9/4/08 *Chy R*  
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: 08-1015	Issue Date: 9/4/08	CBL: 061 C009001
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Location of Construction: 321 SPRING ST	Owner Name: BLANCATO LOUIS S & ELLEN	Owner Address: 321 SPRING ST	Phone:
Business Name:	Contractor Name: Randy Baker Construction	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone:

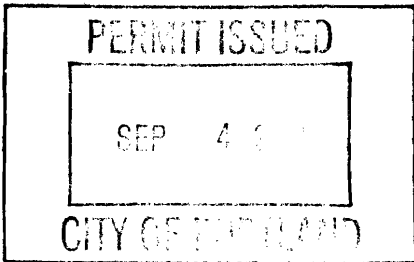
Past Use: Single Family Home	Proposed Use: Single Family Home - Add 1/2 bath & window & kitchen renovations	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC-2003	

Proposed Project Description: Add 1/2 bath & window & kitchen renovations	Signature:	Signature: 9/4/08 [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: 08/18/2008	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date:	Date:	Date: 8/18/08 [Signature]



**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

<b>Permit No:</b> 08-1015	<b>Date Applied For:</b> 08/18/2008	<b>CBL:</b> 061 C009001
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<b>Location of Construction:</b> 321 SPRING ST	<b>Owner Name:</b> BLANCATO LOUIS S & ELLEN	<b>Owner Address:</b> 321 SPRING ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Randy Baker Construction	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Dwellings	

<b>Proposed Use:</b> Single Family Home - Add 1/2 bath & window & kitchen renovations	<b>Proposed Project Description:</b> Add 1/2 bath & window & kitchen renovations
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<b>Dept:</b> Historic	<b>Status:</b> Approved	<b>Reviewer:</b> Scott Hanson	<b>Approval Date:</b> 08/18/2008	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 09/04/2008	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 09/04/2008	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Note:</b>				
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.				

<b>Comments:</b> 8/22/2008-tmm: Left message - need header size over window and distance from bath fixtures to wall
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# 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: <b>321 SPRING STREET PORTLAND ME 04102</b>		
Total Square Footage of Proposed Structure/Area <b>200 (existing Kitchen "el")</b>		Square Footage of Lot <del>4330</del> <b>4340</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>61            C            9</b>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <b>Mark &amp; Darlene Jarrell</b> Address <b>3 Whispering Pines</b> City, State & Zip <b>Freeport ME 04032</b>	Telephone: <b>(207) 865-3255</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <del>10,000</del> <b>10,000</b> C of O Fee: \$ _____ Total Fee: \$ <b>120</b>
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Remodel existing Kitchen / add 1/2 bath in kitchen</u>		
Contractor's name: <u>Randy Baker Construction</u> Address: <u>3 Grandswell Rd.</u> City, State & Zip: <u>Freeport ME 04032</u> Telephone: <u>865-9359</u> Who should we contact when the permit is ready: <u>Mark Jarrell</u> Telephone: <u>865-3255</u> Mailing address: <u>3 Whispering Pines Freeport ME 04032</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.

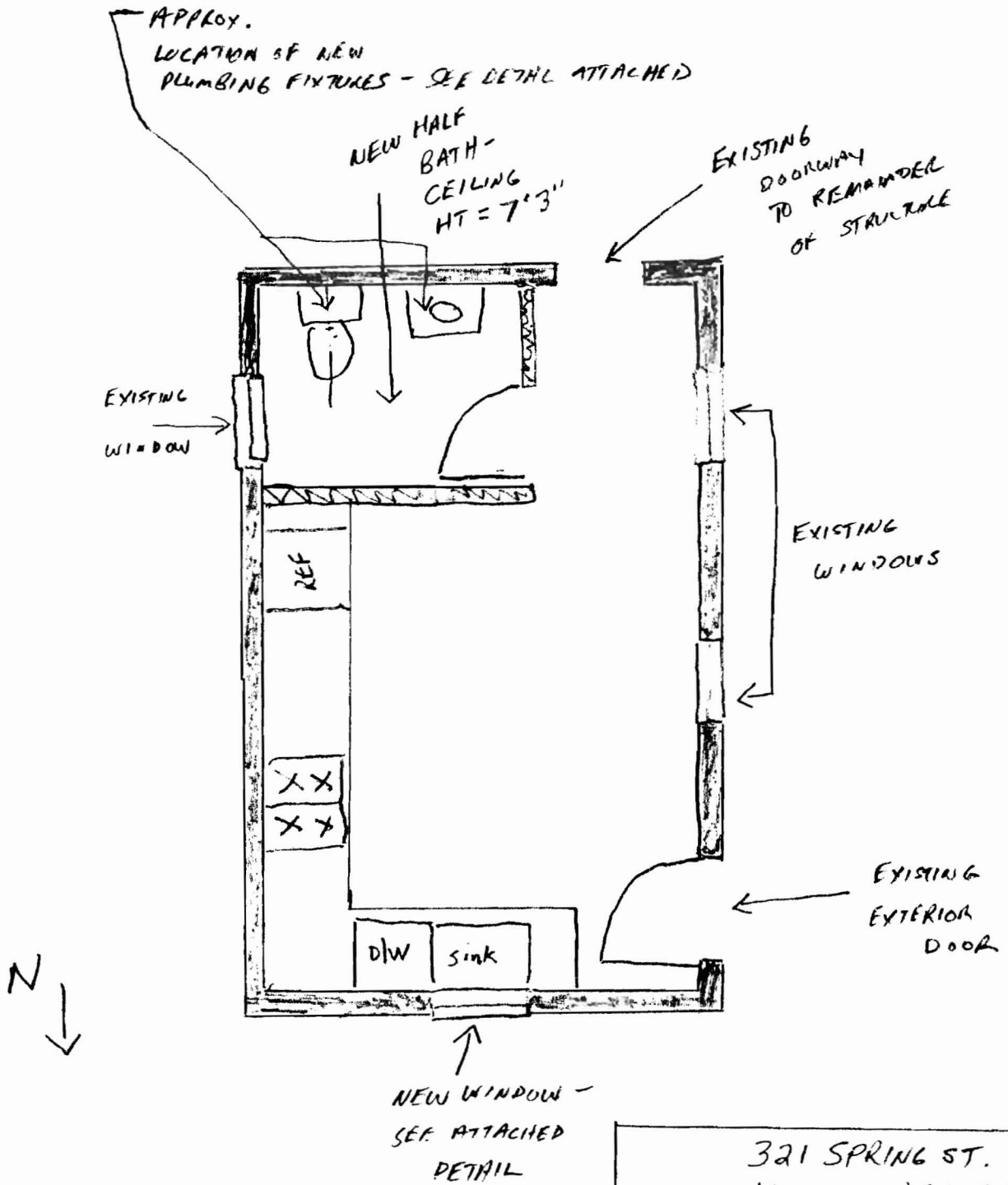
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Officers 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.

AUG 18 2008



Signature: [Signature] Date: 8/18/08

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

# FLOOR PLAN



321 SPRING ST.  
KITCHEN REMODEL

-  - EXISTING WALL
-  - NEW WALL - SEE ATTACHED FRAMING DETAIL

SCALE: 1/4" = 1'

# 321 SPRING STREET KITCHEN RENOVATION

## NOTES TO FLOOR PLAN

### Wall Framing Details

- New walls for ½ bath only as indicated – all other walls are existing
- New walls to be framed with 2" X 4" studs 16" on center

### Window Details

- One new window only as indicated on south wall – all other windows existing
- Sill height to be minimum 36" above floor
- Window studs/jack studs to be 2" X 4" or 2" X 6" to match existing framing
- Window header will be two (2) 2" X 8"
- Window to be Andersen Series 200 CX135 casement or similar with grille inserts to mimic existing window divided lights
- Approximate window dimensions 30" width X 40" height

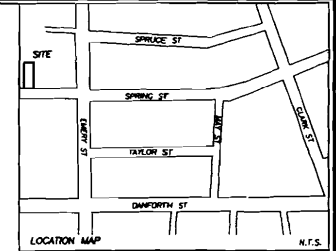
### Plumbing Fixture Distances

- Toilet to be minimum 15" from center to side wall
- Toilet to be minimum 15" from closest edge of sink/vanity
- Toilet to be approx. 12" from center of drain to rear wall

30"



# PLOT PLAN



### PLAN REFERENCES

1. CONDOMINIUM PLAN - SHAWEL OLNEY HOUSE #300 SPRING STREET PORTLAND, MAINE MADE FOR J. SHAWEL HOFFMAN DATED APRIL 10, 2001 BY OWEN HASKELL, INC.
2. LAND IN PORTLAND, MAINE SURVEYED FOR MARGARET H. FOLGER DATED JULY 1924 BY E.C. JORDAN (FILE NO. 255).

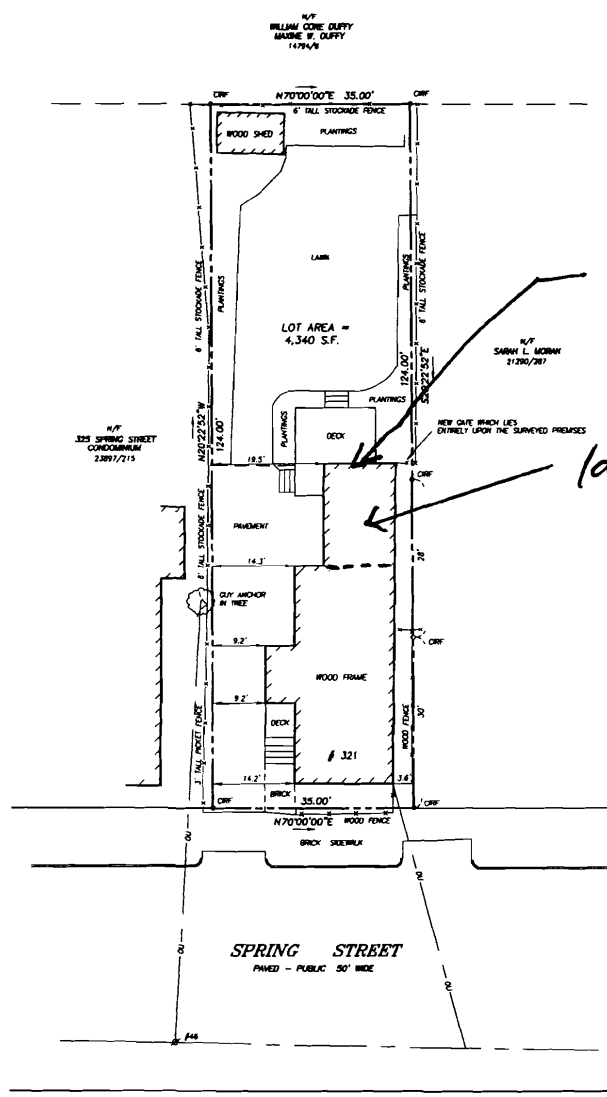
### NOTES

1. OWNER OF RECORD: LOUIS BLANCATO, 321 SPRING STREET, PORTLAND, MAINE, BOOK 25323 PAGE 144.
2. PARCEL IS SHOWN AS LOT 9, BLOCK C, ON THE CITY OF PORTLAND'S ASSESSORS MAP #1.
3. BEARINGS ARE PER PLAN REFERENCE 1.
4. OWNERSHIP OF FENCES NOT KNOWN BY THIS SURVEYOR.

### CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE \_\_\_\_\_ WILLIAM C. SHIPPEN, PLS #2118



*location of new window*

*location of Kitchen remodel Floor Plan*

- LEGEND:**
- FENCE
  - CURB
  - OVERHEAD UTILITIES
  - CRF CAPPED 3/8" IRON ROD FOUND



**BOUNDARY SURVEY**  
AT  
321 SPRING STREET, PORTLAND, MAINE  
MADE FOR  
**MARK R. AND DARLENE C. JARRELL**  
3 WHISPERING PINES, FREEPORT, MAINE

**OWEN HASKELL, INC.**  
18 CAROL ST., PORTLAND, ME 04101 (807)774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By: WCS	Date: JUNE 23, 2008	Job No.: 2008-097P
Tracer By: JLV	Scale:	Drawn By:
Check By: WCS	Scale:	Drawn By:
Book No.: FILE	1" = 10'	1

**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 is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  9/4/08    
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date