

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

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

Permit No: 04-0783	Issue Date: JUL 2 2 2004	CBL: 061 E008001
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Location of Construction: 387-389 Danforth St	Owner Name: Danforth Street Properties Llc	Owner Address: 322 Spring St	Phone: 773-9606
Business Name:	Contractor Name: Joe Tacka 332-3613	Contractor Address: 322 Spring Street Portland	Phone: 2077739606
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	Zone: R-4

Past Use: 2 family dwelling <i>condos</i> <i>under # 04-0859</i>	Proposed Use: 2 family with 10'x13' sunroom	Permit Fee: \$138.00	Cost of Work: \$13,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R</i> Type: <i>SB</i> <i>BOCA 1999</i>	

Proposed Project Description:  
amendment to existing permit-add 10'x13' sunroom

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: <i>jodinea</i>	Date Applied For: 06/10/2004	<b>Zoning Approval</b>	
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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> <p><input type="checkbox"/> Shoreland <i>23'0" rear setback OK per Sec. 14-133</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK</i> Date: <i>7/12/04</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 District 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 checked="" type="checkbox"/> Approved w/Conditions <i>see form</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>D. Andrew B</i> <i>6/17/04</i></p>
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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

7/20/04 setbacks okay 23'8" - plans are 13'3" to  
outside edge of masonry - will check w/ TAM - go  
13'3" will be okay - backfill okay

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Business Name:	Contractor Name: Joe Tacka	Contractor Address: 322 Spring Street Portland	Phone: (207) 773-9606
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	

Proposed Use: 2 family with 10'x13' sunroom	Proposed Project Description: amendment to existing permit-add 10'x13' sunroom
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<b>Dept:</b> Historical	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Deborah Andrews	<b>Approval Date:</b> 06/07/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Approval subject to all conditions included in Historic Preservation Committee's decision of 4/21/04. HP Committee conditions are as follows:			
1) 2/2 windows to be all wood; muntin width to match that of existing windows			
2) Skylights shall be reduced in size so as not to encroach on ridge line of hip; should be separated from ridge by at least 6 inches. Overall finished height of skylights shall project no more than 2" above roof plane.			
3) Step flashing to be bronze			
4) Gutters and downspouts to match existing			

<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 07/12/2004
<b>Note:</b> 7/1/04 rear setback not being met [redacted] instead of the required 25' shown 7/12/04 Deb A. Gave me an e-mail - the project can met section 14-433 because of Historic criteria - Note codos approved under #03-0859			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation			
2) 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.			
3) This property shall remain a two (2) family dwelling condominiums. Any change of use shall require a separate permit application for review and approval.			
4) 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> Tammy Munson	<b>Approval Date:</b> 07/21/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) As discussed, there will be a minimum of 1 square feet of ventilation under the room.			
2) As discussed during the review, the carrying beams must be 3-2" x 8"-s.			

<b>Dept:</b> Fire	<b>Status:</b> Approved	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 07/12/2004
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

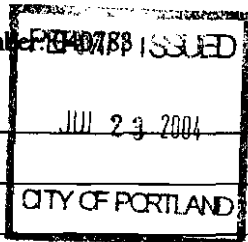
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING DEPARTMENT

### PERMIT

Permit Number: **PE40783**



Please Read  
Application And  
Notes, if Any,  
Attached

This is to certify that Danforth Street Properties LLC be Tack  
has permission to amendment to existing permit and 10'x11' room  
AT 387-389 Danforth St 661 E008001

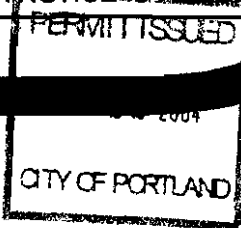
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in 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 work on permit must be completed before this building or part thereof is occupied or enclosed-in. **NO OTHER 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. [Signature]  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name \_\_\_\_\_

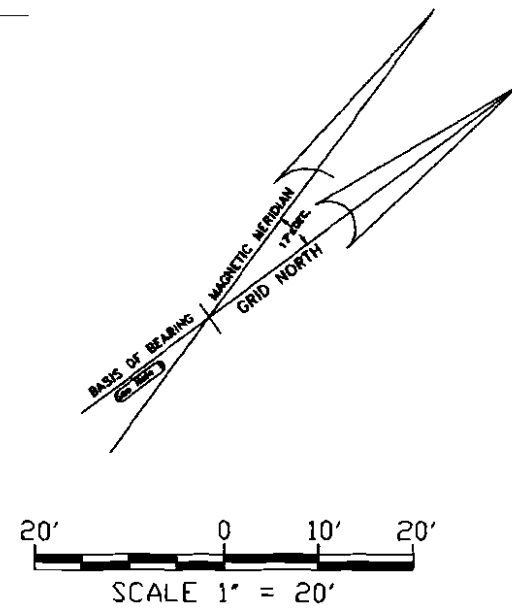
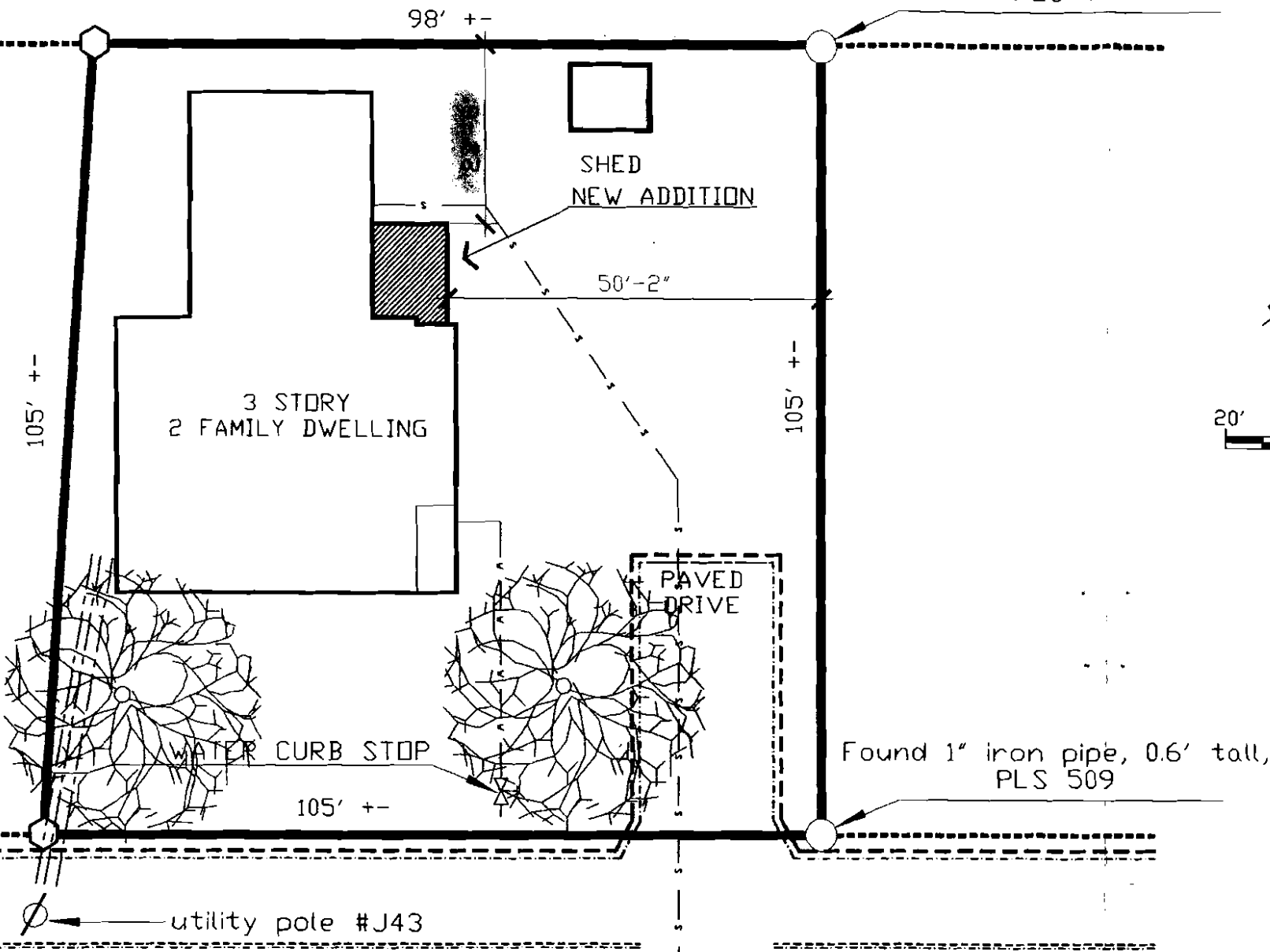


[Signature] 7/23/04  
 Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

R-4 FEAR; 25' min req - 23' 8" shown OK  
 per 14-433-see memo  
 from D.A.

Found 1" iron pipe, 0.6' tall,  
 PLS ?



Found 1" iron pipe, 0.6' tall,  
 PLS 509

DANFORTH STREET

SYMBOLS:	
	SET 1/2" IRON ROD WITH A 2" DIAMETER ALUMINUM CAP MARKED SET BY ROBERT A. YARUMIAN PLS 1303 LAND SURVEY MONUMENT
	FOUND IRON ROD OR PIPE (size and type as noted)
	ANGLE POINT NOTHING FOUND OR SET
	SEWER MANHOLE
	CATCH BASIN
	UTILITY POLE, & GUY WIRE ANCHOR
	BOUNDARY LINE PARCEL SURVEYED (within upland)
	BOUNDARY LINE PARCEL SURVEYED (near or within water body)
	WATER BOUNDARY LINE (approx, assumed, & general)
	ABUTTER'S LINE (approx.)
	RIGHT OF WAY OR EASEMENT LINE
	CENTERLINE OF R.O.W., EASEMENT, RAILROAD, etc.
	EDGE OF WATER LINE
	HIGHER HIGH WATER MARK
	SHORE LAND PROTECTION ZONE
	TIE LINE ONLY (for mathematical purposes [area])
	CENTERLINE GULLY
	FENCE (chain link)
	OTHER POSSIBLE SEWER LINE
	EDGE OF PAYMENT
	EDGE OF CURB
	CONTOUR LINE (with elevation label)
	TREE LINE (general)
	SILT FENCE TEMP BARER
	BUILDING
	TREE (type as noted)
	BEARING and DISTANCE PARCEL SURVEYED
	OTHER MEASURED BEARING and DISTANCE
	TAX MAP and LOT NUMBER
	NAMES OF ABUTTING LAND OWNERS
	DEED REFERENCES OF CURRENT OWNERS
	DESCRIPTION OF FOUND MONUMENTS
	MAP REFERENCES and REPORT LOCATIONS
	MISCELLANEOUS LABELS

MACGREGOR FORBES  
 34 CUSHMAN STREET  
 PORTLAND, MAINE 04102  
 CONTACT:  
 SCOTT FORBES 831-7720

06/05/04  
 1" = 20'-0"  
 2010

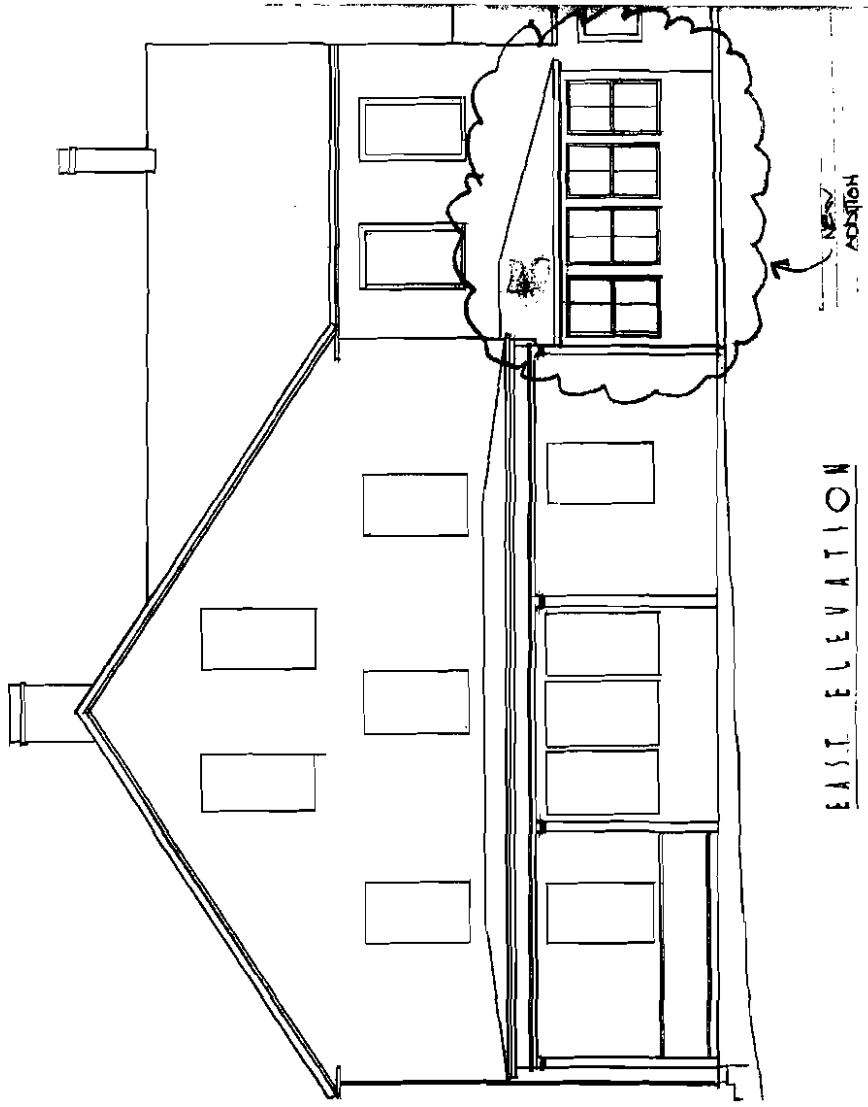
387 DANFORTH STREET ADDITION  
 PORTLAND, MAINE 04102

BUILDERS - ARCHITECTS - ENGINEERS

SITE PLAN  
 FOR DESIGN PURPOSES ONLY

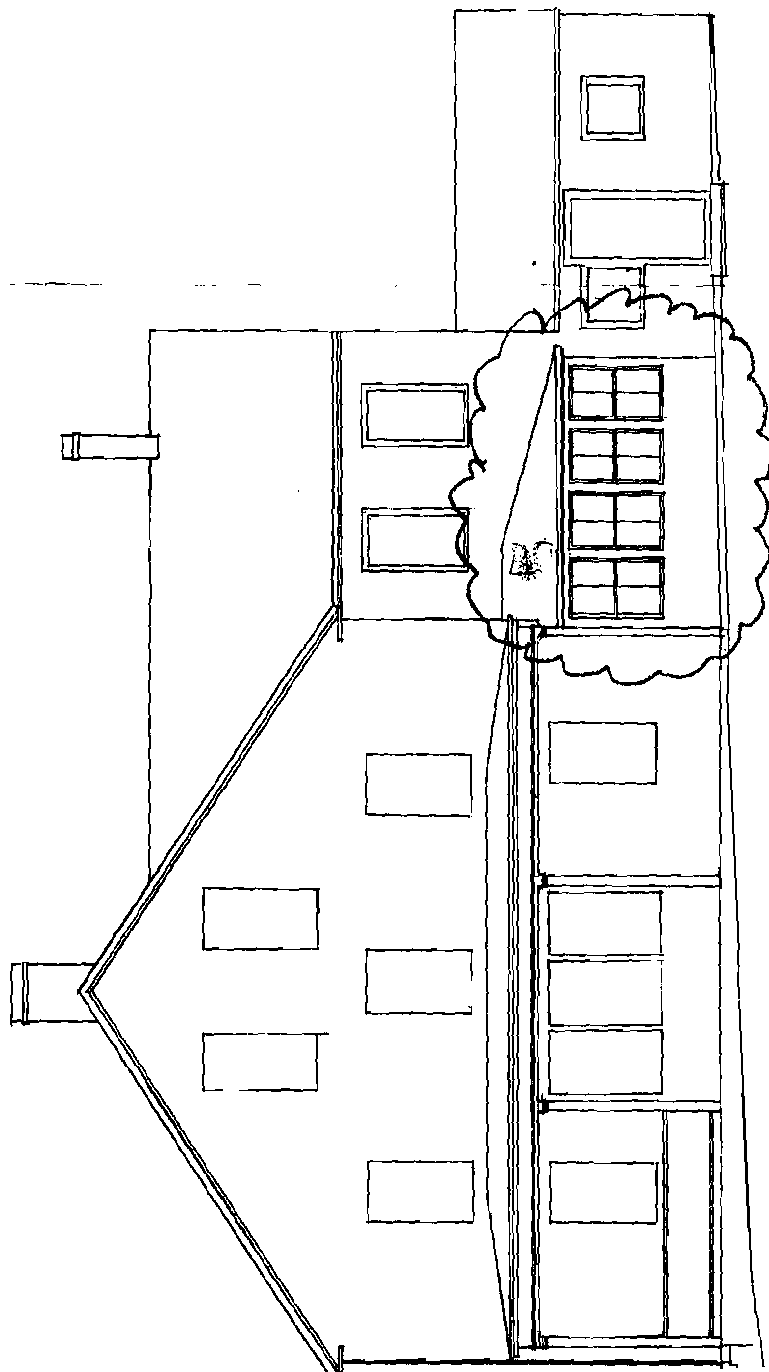
S1.1

JUN 8 2004  
 6128



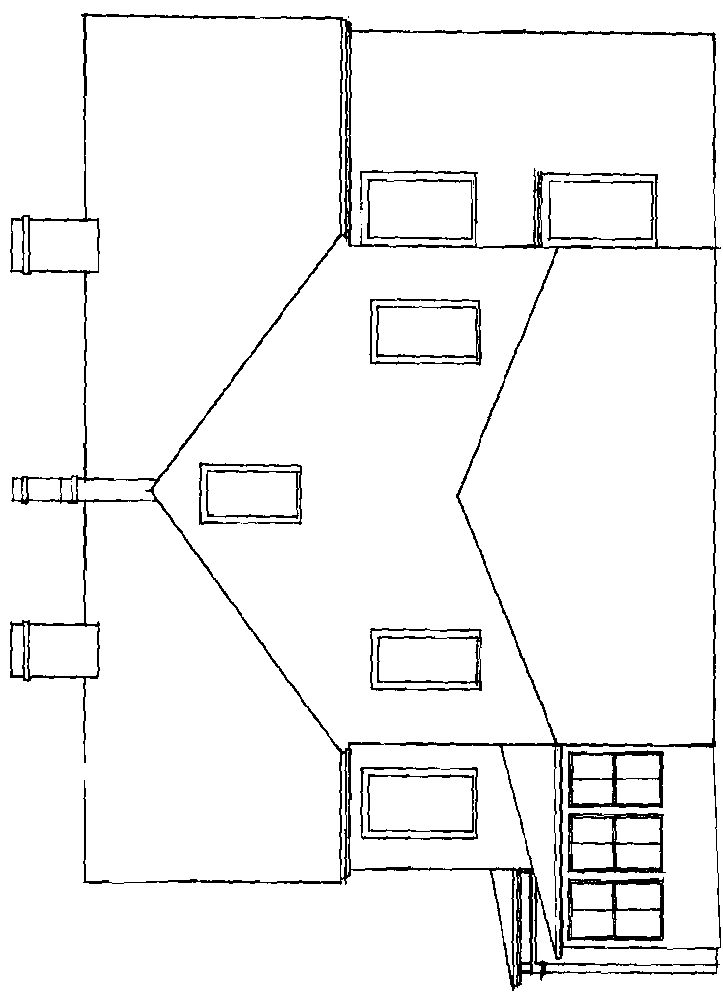
EAST ELEVATION

NEW  
ADDITION



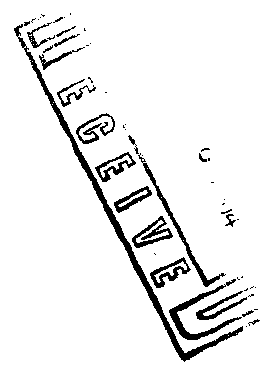
EAST ELEVATION

NEW  
ADDITION



NORTH ELEVATION

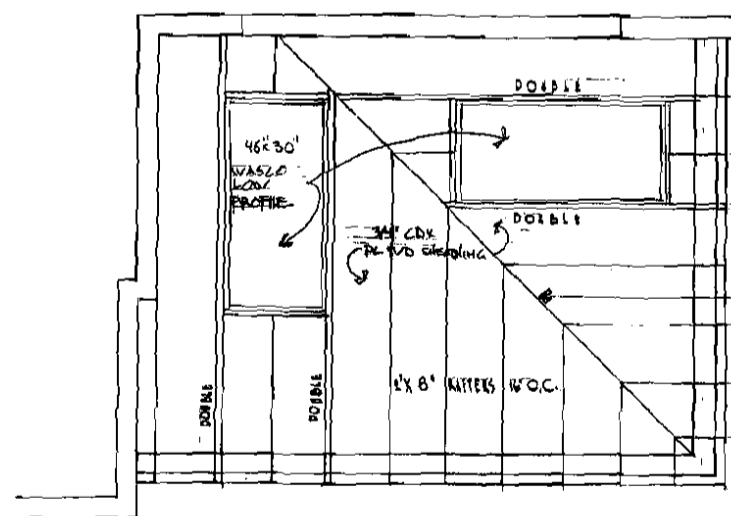
PROPOSED SUNROOM ADDITION  
AT 387 PLYMOUTH STREET IN PORTLAND



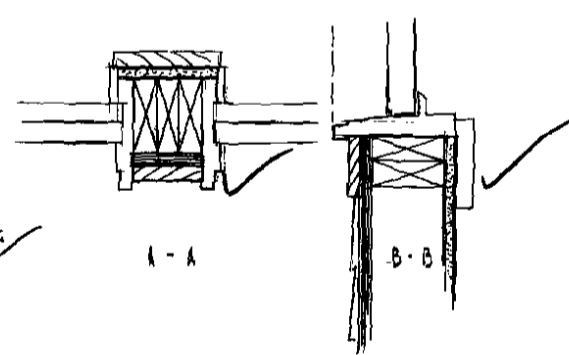
6/2/19



EAST ELEVATION



ROOF FRAMING PLAN



NEW PORCH  
 187 DANFORTH ST. PORTLAND  
 SCALE 1/2" = 1'-0" APRIL 6 '04

DEPT. OF BUILDINGS INSPECTION  
 JUN 8 2004

6/28



# All Purpose 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>387-389 DANFORTH ST.</u>		
Total Square Footage of Proposed Structure <u>130 sq feet</u>	Square Footage of Lot <u>10,621 sqft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>61</u> Block# <u>2</u> Lot# <u>8</u>	Owner: <u>DANFORTH STREET PROPERTIES, LLC</u>	Telephone: <u>773-9606</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DANFORTH STREET PROPERTIES, LLC</u> <u>322 SPRING ST.</u> <u>PORTLAND, ME 04107</u>	Cost Of Work: <u>\$13,000</u> Fee: <u>\$135<sup>00</sup>/00</u>
Current use: <u>2 FAMILY DWELLING</u>		
If the location is currently vacant, what was prior use: <u>WAS RENTED - CURRENTLY VACANT</u>		
Approximately how long has it been vacant: <u>3 1/2 MONTHS</u>		
Proposed use: <u>2 FAMILY</u>		
Project description: <u>AMENDMENT TO EXISTING BUILDING PERMIT - ADDING A SUN ROOM 10'x13' TO NORTHEAST CORNER OF EXISTING BUILDING (SEE PLANS)</u>		
Contractor's name, address & telephone: <u>JOE TACKA (MAGASOON FURBES - SCOTT FURBES)</u> <u>322 SPRING ST. PORTLAND, ME 04102</u>		
Who should we contact when the permit is ready: <u>JOE TACKA - 773-9606</u>		
Mailing address: <u>ABOVE</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-9606</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 Officer'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: [Signature] Date: 773-9606

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall

**From:** Deb Andrews  
**To:** Marge Schmuckal  
**Date:** Mon, Jul 12, 2004 2:35 PM  
**Subject:** 387 Danforth Street

**Dear Marge:** At your request, I have reviewed Mr. Tacka's approved plans for a building addition to the rear ell of 387 Danforth Street. Reducing the size of the addition to meet the 25' rear yard setback would materially alter the approved design and, in my view, not meet Historic Preservation approval. Deb Andrews



# CITY OF PORTLAND, MAINE

Department of Building Inspections

June 8 2001

Received from Joe Tacka

Location of Work 387 Dayforth St.

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 135<sup>00</sup>00

Building (B) Plumbing (15) Electrical (12) Site Plan (U2)

Other \_\_\_\_\_

CEL: 61 8008

Check # 569

Total Collected \$ 135<sup>00</sup>00

## THIS IS NOT A PERMIT

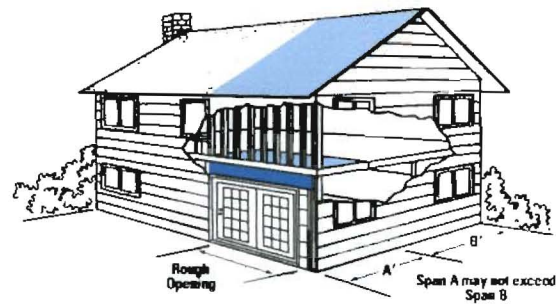
No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

# G-P Lam® LVL Window and Patio Door Headers – 2-Story

## Two-Story Applications

This table considers the combined loads from a wall, second story floor (¼ of total floor joist span) and various roof truss spans with a 2' soffit. Intermediate floor beam assumed. If the soffit exceeds 2', additional engineering will be necessary.



Roof Loading		Snow (115%)										Non-Snow (125%)									
		25 psf LL + 20 psf DL					40 psf LL + 20 psf DL					20 psf LL + 12 psf DL					20 psf LL + 25 psf DL				
Rough Opening		6'	8'	9'	10'	12'	6'	8'	9'	10'	12'	6'	8'	9'	10'	12'	6'	8'	9'	10'	12'
Roof Truss Span with 2' Soffit Assumed	20'	1-9/4"	1-11/4"	1-14"	2-11/4"	2-16"	1-9/4"	2-9/4"	2-11/4"	2-11/4"	2-16"	1-9/4"	1-11/4"	1-11/4"	1-14"	2-14"	1-9/4"	1-11/4"	1-14"	2-11/4"	2-16"
	24'	1-9/4"	1-11/4"	2-9/4"	2-11/4"	2-16"	1-9/4"	2-9/4"	2-11/4"	2-14"	2-18"	1-9/4"	1-11/4"	1-14"	2-9/4"	2-14"	1-9/4"	1-11/4"	2-9/4"	2-11/4"	2-16"
	28'	1-9/4"	2-9/4"	2-11/4"	2-14"	2-16"	2-9/4"	2-11/4"	2-11/4"	2-14"	2-18"	1-9/4"	1-11/4"	2-9/4"	2-11/4"	2-16"	1-9/4"	2-9/4"	2-11/4"	2-14"	2-16"
	32'	1-9/4"	2-9/4"	2-11/4"	2-14"	2-18"	2-9/4"	2-11/4"	2-14"	2-14"	3-16"	1-9/4"	2-9/4"	2-11/4"	2-11/4"	2-16"	1-9/4"	2-9/4"	2-11/4"	2-14"	2-18"
	36'	2-9/4"	2-11/4"	2-11/4"	2-14"	3-16"	2-9/4"	2-11/4"	2-14"	3-11/4"	3-16"	1-9/4"	2-9/4"	2-11/4"	2-14"	2-16"	2-9/4"	2-11/4"	2-11/4"	2-14"	3-16"

† See note 2

**NOTES:**

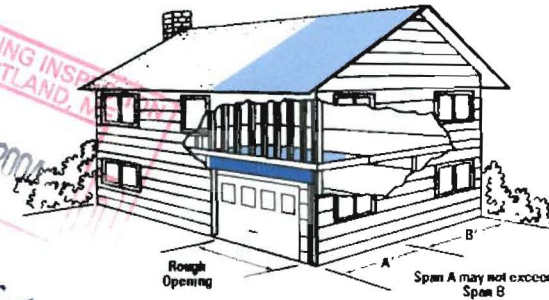
1. Required end bearing length (based on 565 psi) is 3.0' unless the subscript + is shown. In that case, 4.5" is required.
2. Headers require full width bearing. Minimum cripple size for 5 1/4" wide beams is 2 x 6
3. Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.

4. A beam line down the center of the second floor is assumed.
5. Deflection is limited to L/360 and the lesser of L/240 or 5/16" at total load.
6. Roof live and dead loads shown are applied vertically to the horizontal projection.

# G-P Lam LVL Garage Door Headers – 2-Story

## Two-Story Applications

This table considers the combined loads from a wall, second story floor (¼ of total floor joist span) and various roof truss spans with a 2' soffit. Intermediate floor beam assumed. If the soffit exceeds 2', additional engineering will be necessary.



Roof Loading		Snow (115%)									Non-Snow (125%)								
		25 psf LL + 20 psf DL			30 psf LL + 20 psf DL			40 psf LL + 20 psf DL			20 psf LL + 12 psf DL			20 psf LL + 20 psf DL			20 psf LL + 25 psf DL		
Rough Opening		9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"	9'3"	16'3"	18'3"
Roof Truss Span with 2' Soffit Assumed	20'	1-11/4"	2-16"	2-18"	2-9/4"	2-16"	3-16"	2-9/4"	3-14"	3-16"	1-11/4"	2-16"	2-16"	1-11/4"	2-16"	2-18"	1-11/4"	2-16"	2-18"
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	28'	2-9/4"	3-16"	3-18"	2-11/4"	3-9/4"	3-16"	2-11/4"	3-9/4"	3-16"	2-9/4"	2-16"	3-16"	2-9/4"	3-14"	3-16"	2-9/4"	3-9/4"	3-16"
	32'	2-11/4"	3-16"	3-18"	2-11/4"	3-9/4"	3-16"	2-11/4"	3-9/4"	3-16"	2-9/4"	3-14"	3-16"	2-11/4"	3-9/4"	3-16"	2-11/4"	3-9/4"	3-16"
	36'	2-11/4"	3-16"	2-11/4"	3-9/4"	3-16"	2-11/4"	3-9/4"	3-16"	2-11/4"	3-9/4"	3-16"	2-11/4"	3-16"	3-18"	2-11/4"	3-9/4"	3-16"	

† See note 2.

**NOTES:**

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3. Table is based on residential floor loading of 40 psf live load and 12 psf dead load and exterior wall weight of 100 plf.

4. A beam line down the center of the second floor is assumed.
5. Deflection is limited to L/360 at live load and L/240 at total load.
6. Roof live and dead loads shown are applied vertically to the horizontal projection.