

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that MARGARETA & BENJAMIN FARRELL Located At 342 DANFORTH ST

Job ID: 2012-08-4833-ALTR

CBL: 061- H-009-001

has permission to Interior changes with one exterior window added in rear 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 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

Janine Bank 10/19/2012
Code Enforcement Officer / Plan Reviewer

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

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.**

Final Inspection

Close In Elec/Plmb/Frame prior to insulate or gyp

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

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-08-4833-ALTR

Located At: 342 DANFORTH ST

CBL: 061- H-009-001

Conditions of Approval:

Historic

1. Proposed project does not require Historic Preservation approval, as the alteration will not be visible from a public way. Any additional exterior alterations associated with the project that will be visible from the street must receive advance Historic Preservation approval.

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions received dated 10/15/12. 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.
3. Per Section R314.3.1 of the IRC 2009, when alterations, repairs or additions requiring a permit occur, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings. Per Section R315.2 carbon monoxide alarms shall be provided in dwellings with fuel-fired appliances or attached garages. Verification of this will be upon inspection.
4. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level in the addition. The same is required for the existing building, where permanent wiring is feasible; or at the very least battery operated smoke detectors are required. Verification of this will be upon inspection.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-08-4833-ALTR	Date Applied: 8/28/2012	CBL: 061- H-009-001	
Location of Construction: 342 DANFORTH ST	Owner Name: MARGARETA K. & BENJAMIN R. FARRELL	Owner Address: 342 DANFORTH ST PORTLAND, ME 04102	Phone: 770-328-4428
Business Name:	Contractor Name: MARK MUELLER	Contractor Address: 100 COMMERCIAL ST SUITE 205 PORTLAND MAINE 04101	Phone: (207) 774-9057
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ALT	Zone: R-4
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - Interior changes with one exterior window added in rear	Cost of Work: \$20,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SB MUBEC'09
		Signature: <i>Ceph Moore</i> 10/17/12	Signature: <i>JMB</i>
Proposed Project Description: Interior renovations on the 1st & 2nd floors		Pedestrian Activities District (P.A.D.) 10/16/12	

Permit Taken By: Brad	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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>8/31/12</i>	Zoning Appeal <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:	Historic Preservation - within - <input type="checkbox"/> Not in Dist or Landmark <input checked="" type="checkbox"/> Does not Require Review (see note) <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>9/7/12</i> <i>D. Andrews</i>
	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 appication 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.

Entered 8/28/12 (35)

2012 - 08 - 4833 - ALTR

Location/Address of Construction: 342 DANFORTH STREET			R-A 9 Husband	
Total Square Footage of Proposed Structure EXISTING TO REMAIN		Square Footage of Lot 8,734 SF		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 061 H009 001	Owner: MARGARETA KUKUCKA 342 DANFORTH STREET PORTLAND, MAINE 04102		Telephone: 770.328.4428	
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 100 COMMERCIAL STREET - SUITE 205 PORTLAND, MAINE 04101 P: 207.774.9057		Cost Of Work: \$ 20,000 Fee: \$ 220.00 C of O Fee: \$ N/A	
Current Specific use: <u>SINGLE FAMILY RESIDENTIAL</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY RESIDENTIAL</u>				
Project description: INTERIOR RENOVATIONS AT THE 1ST & 2ND FLOORS.				
Contractor's name, address & telephone: T.B.D.				
Who should we contact when the permit is ready: <u>MARGARETA KUKUCKA</u> Mailing address: 342 DANFORTH STREET Phone: <u>770.328.4428</u> PORTLAND, MAINE 04102				

RECEIVED
AUG 28 2012

Dept. of Building Inspections
City of Portland Maine

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.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant:  Date: AUGUST 28, 2012

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



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Receipts Details:

Tender Information: Check , Check Number: 2827

Tender Amount: 220.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 8/28/2012

Receipt Number: 47649

Receipt Details:

Reference ID:	7825	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	220.00	Charge Amount:	220.00
Job ID: Job ID: 2012-08-4833-ALTR - Interior renovations on the 1st & 2nd floors			
Additional Comments: 342 Danforth Street			

Thank You for your Payment!

EXHIBIT A
Estate of McDonough
To
Farrell

A certain lot or parcel of land, with the buildings thereon, situated on the southerly side of Danforth Street in the City of Portland, County of Cumberland, and State of Maine, and further described as follows:

Beginning at the stake on the southerly line of Danforth Street at the northwesterly corner of land formerly of Richard W. Spalding; thence southerly by said Spalding land one hundred fifty-one and five-tenths (151.5) feet, more or less, to a stake and line of the Boston & Maine Railroad; thence westerly by said line of the Boston & Maine Railroad, now Portland Terminal, fifty-six and ninety-three hundredths (56.93) feet, more or less, to a stake; thence northerly on a line parallel with the first described line one hundred fifty-one and seven tenths (151.7) feet, more or less, to said Danforth Street; thence easterly by said Danforth Street fifty-eight and three tenths (58.3) feet, more or less, to the point of beginning. Being designated as #342 on said Danforth Street.

Being the same premises conveyed to Edward F. McDonough, Sr. and Mabel M. McDonough by deed of Peter J. A. Hollywood, Jr. and Sarah L. Hollywood dated May 4, 1965 and recorded in Cumberland County Registry of Deeds in Book 2892, Page 590. William F. McDonough, Sr. died in 1977.

Comments from Architect Mark Mueller.

Yes, the area of work is less then 50%...area of work break down below.

1st floor area: (heated space)

319 SF Area of work

897 SF total

35% area of work at 1st Floor

2nd floor area: (heated space)

407 SF Area of work

795 SF total

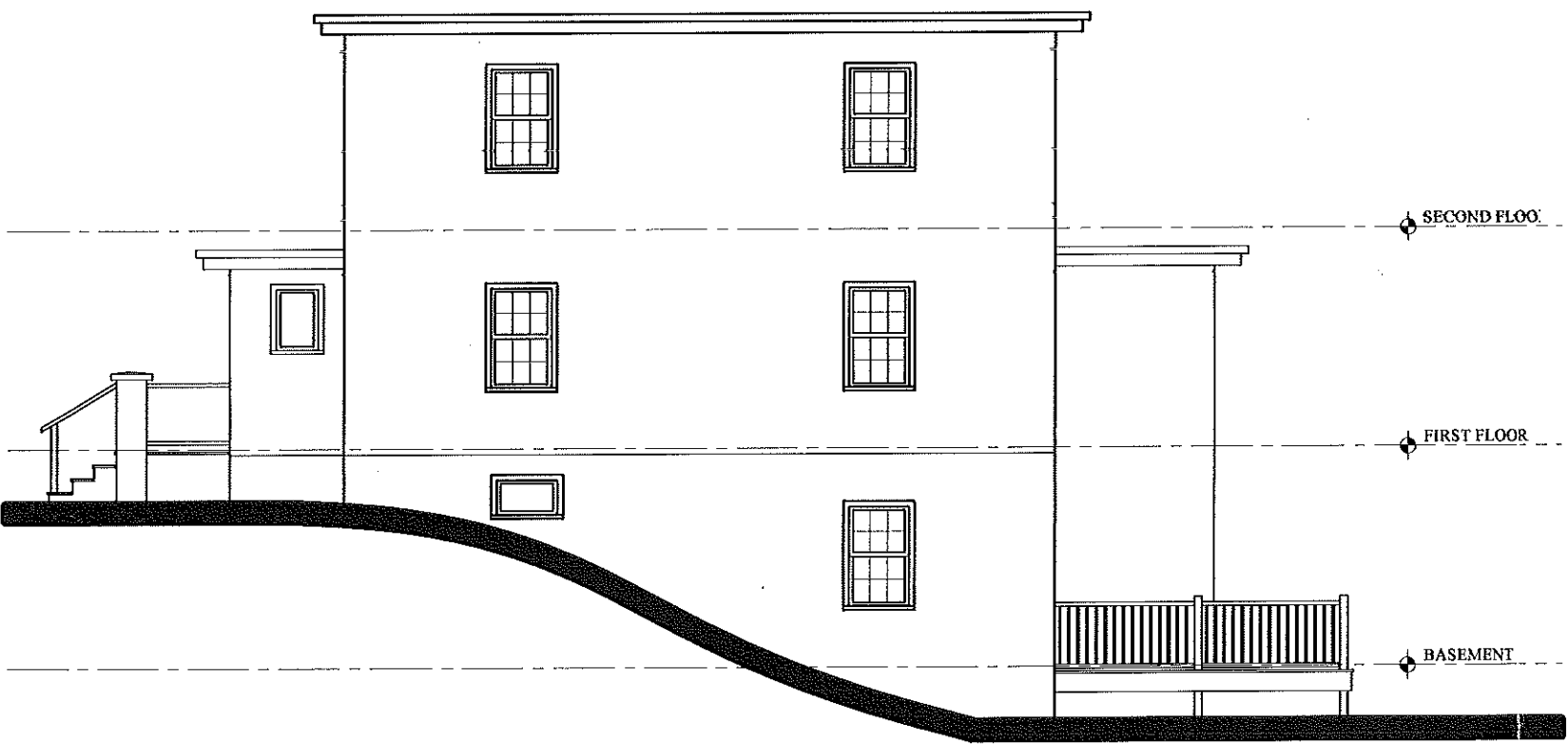
51% area of work at 2nd Floor

Total area of work 726 SF

Total heated area 1,692 SF

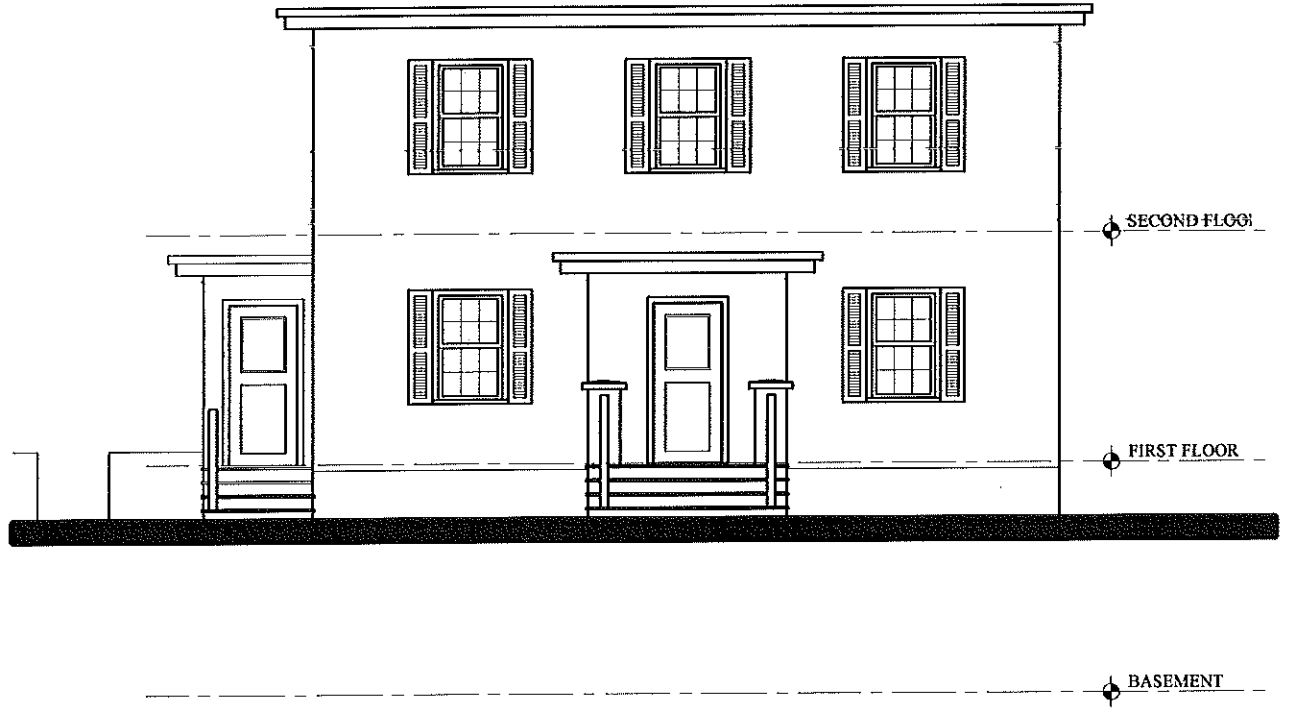
Total amount of area affected = 43%

342 DANFORTH STREET
PORTLAND, MAINE



EXISTING RIGHT ELEVATION

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



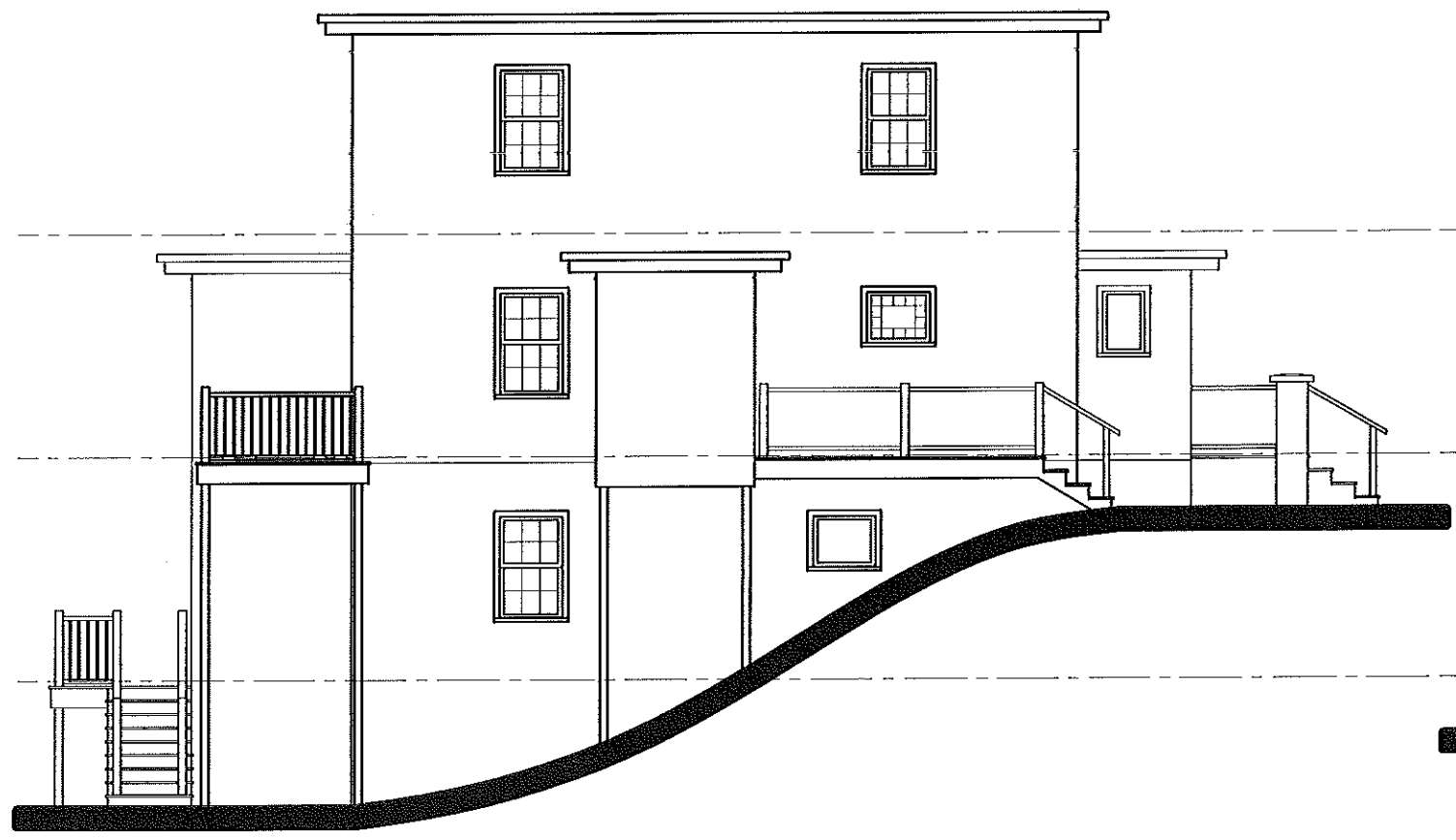
EXISTING FRONT ELEVATION

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

*See
Revisions*

EC-2.0

AUGUST 24, 2012



EXISTING LEFT ELEVATION

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



EXISTING REAR ELEVATION

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

SECOND FLOOR

FIRST FLOOR

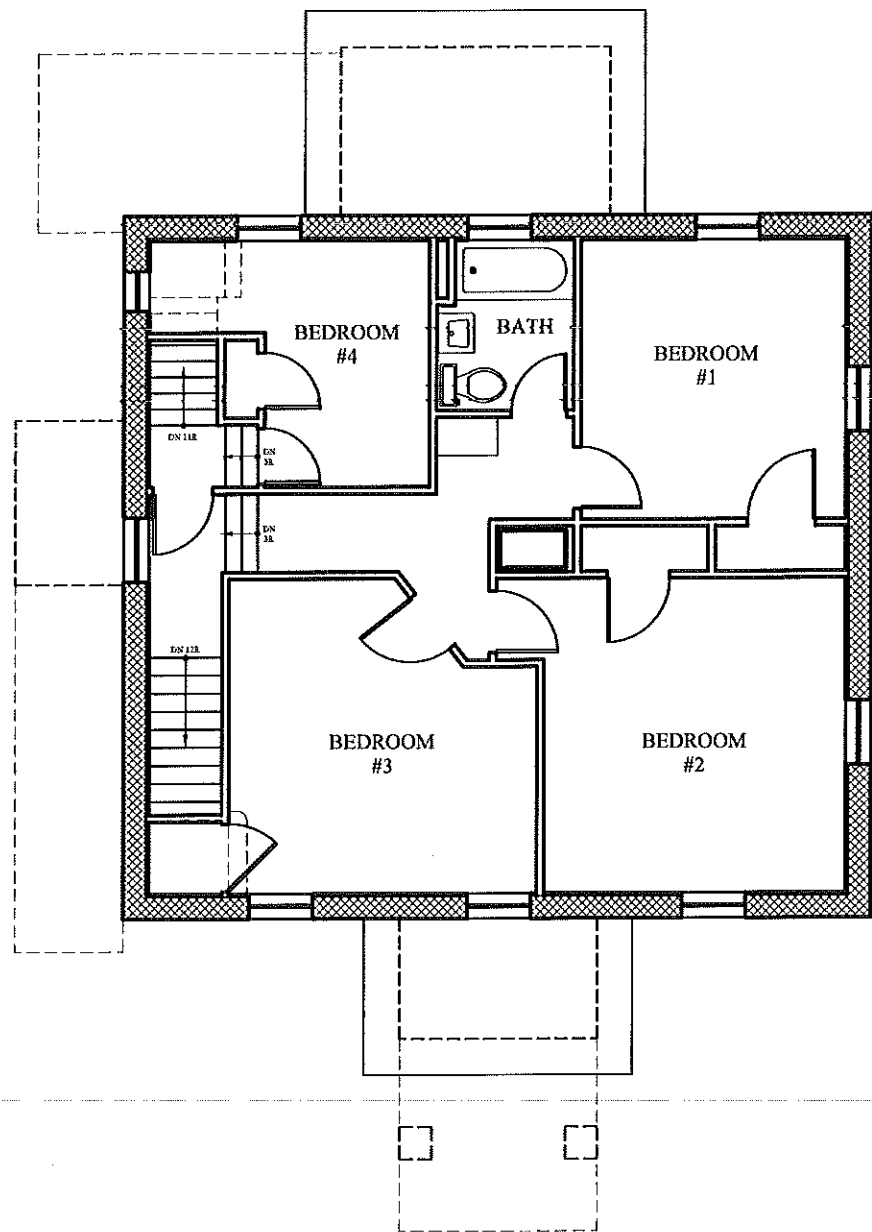
BASEMENT

AUGUST 24, 2012

EC-2.1

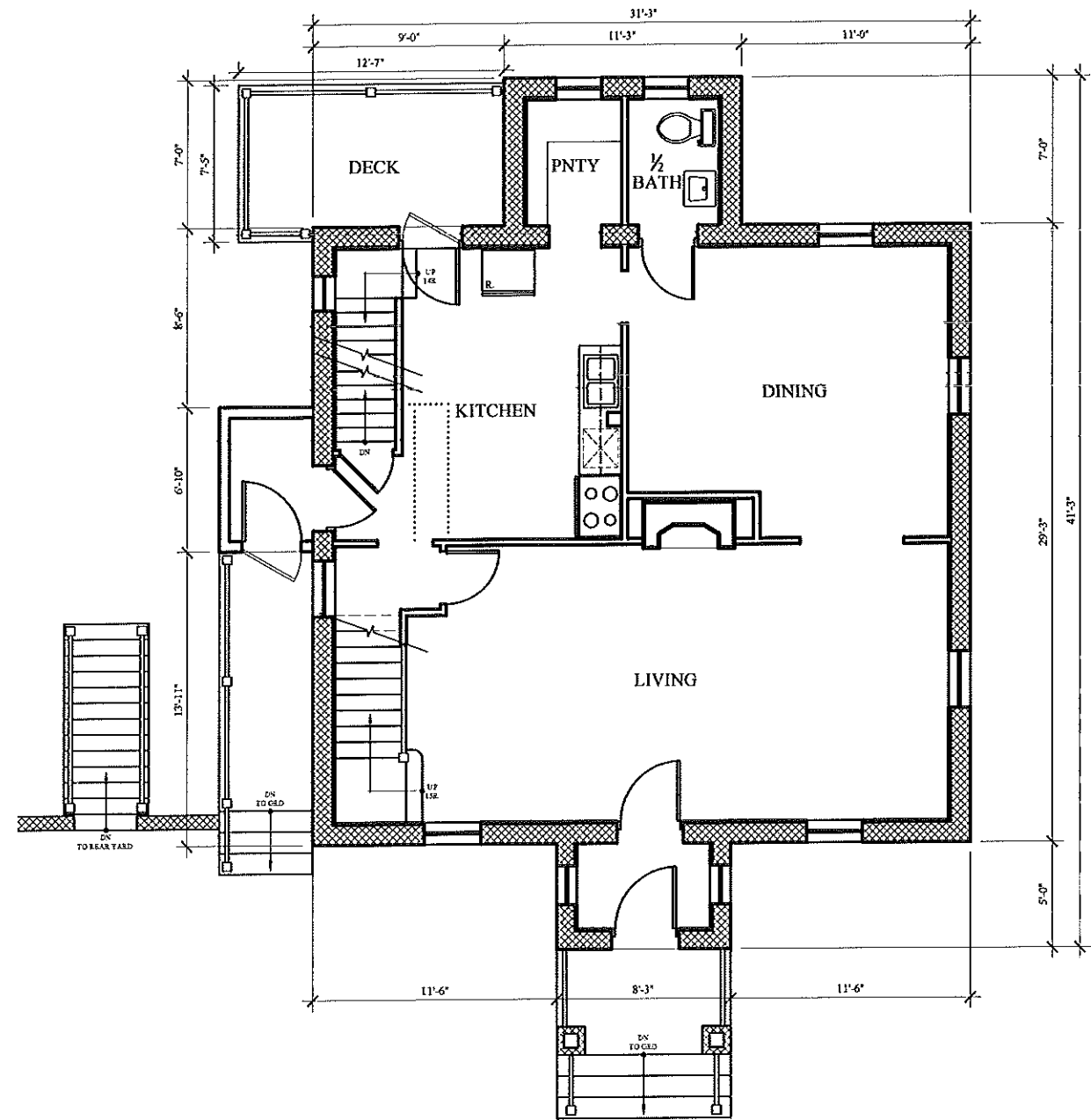
342 DANFORTH STREET

PORTLAND, MAINE



EXISTING 2ND FLOOR PLAN

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



EXISTING 1ST FLOOR PLAN

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

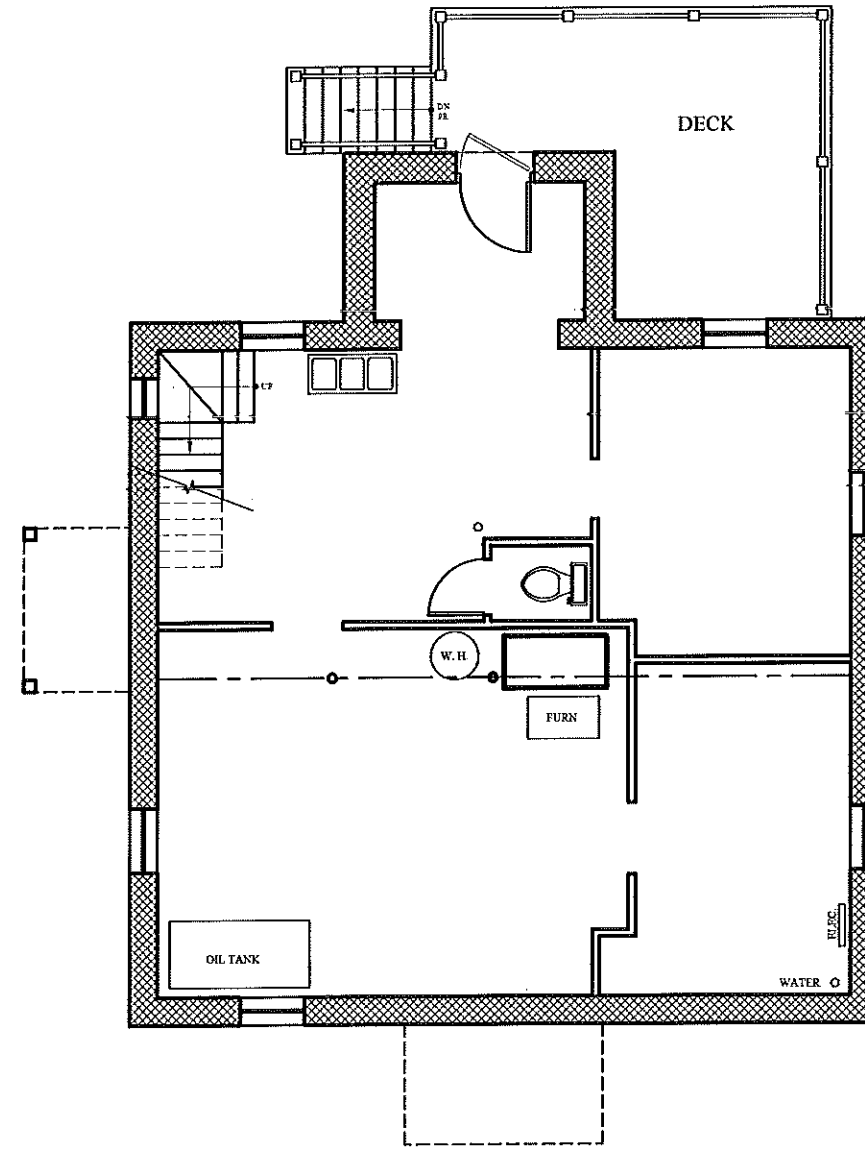
AUGUST 24, 2012

EC-1.0

342 DANFORTH STREET

PORTLAND, MAINE

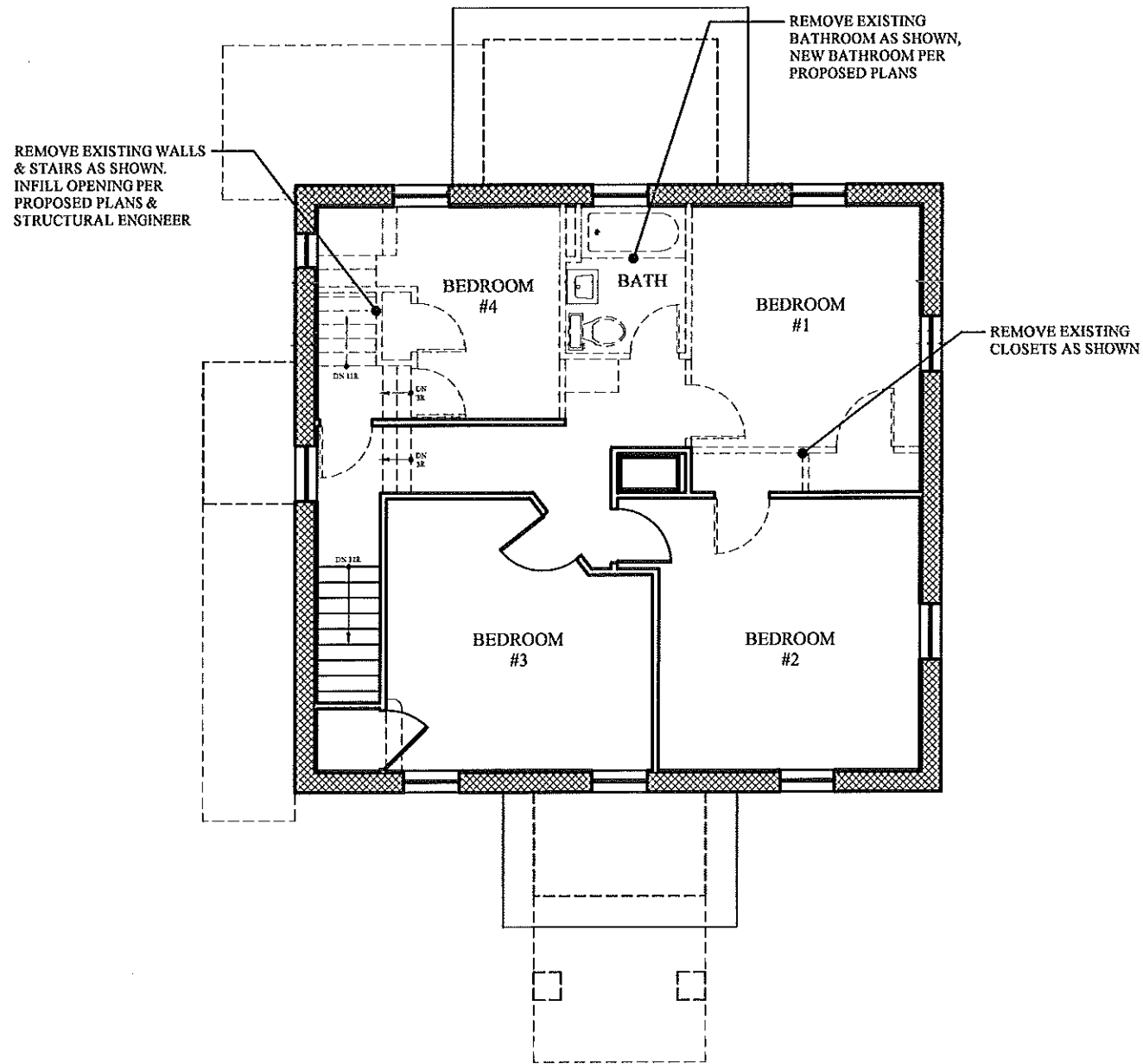
AUGUST 24, 2012



EXISTING BASEMENT PLAN
SCALE: 1/8" = 1'-0"

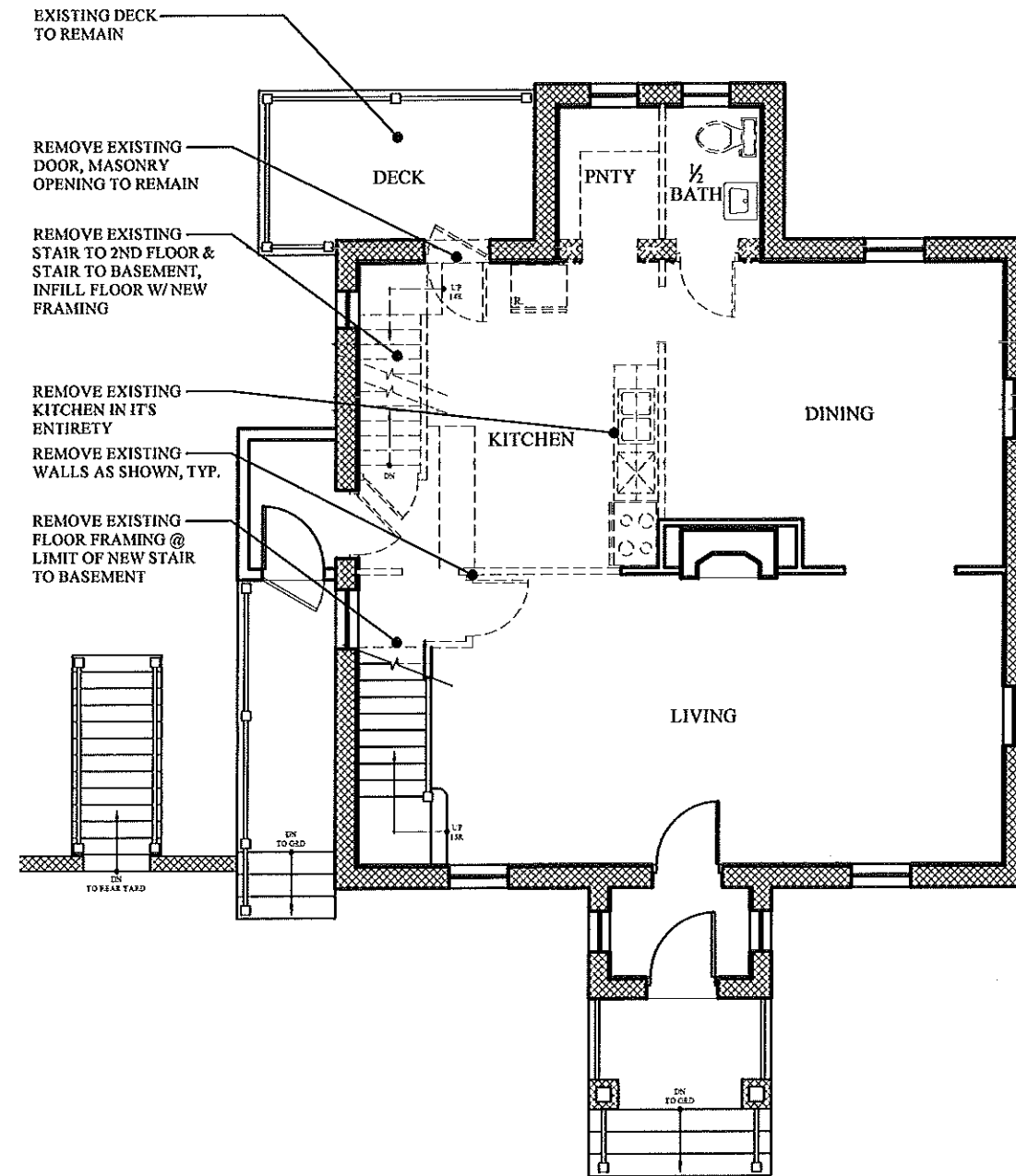
EC-1.1

342 DANFORTH STREET
PORTLAND, MAINE



DEMO 2ND FLOOR PLAN

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



DEMO 1ST FLOOR PLAN

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

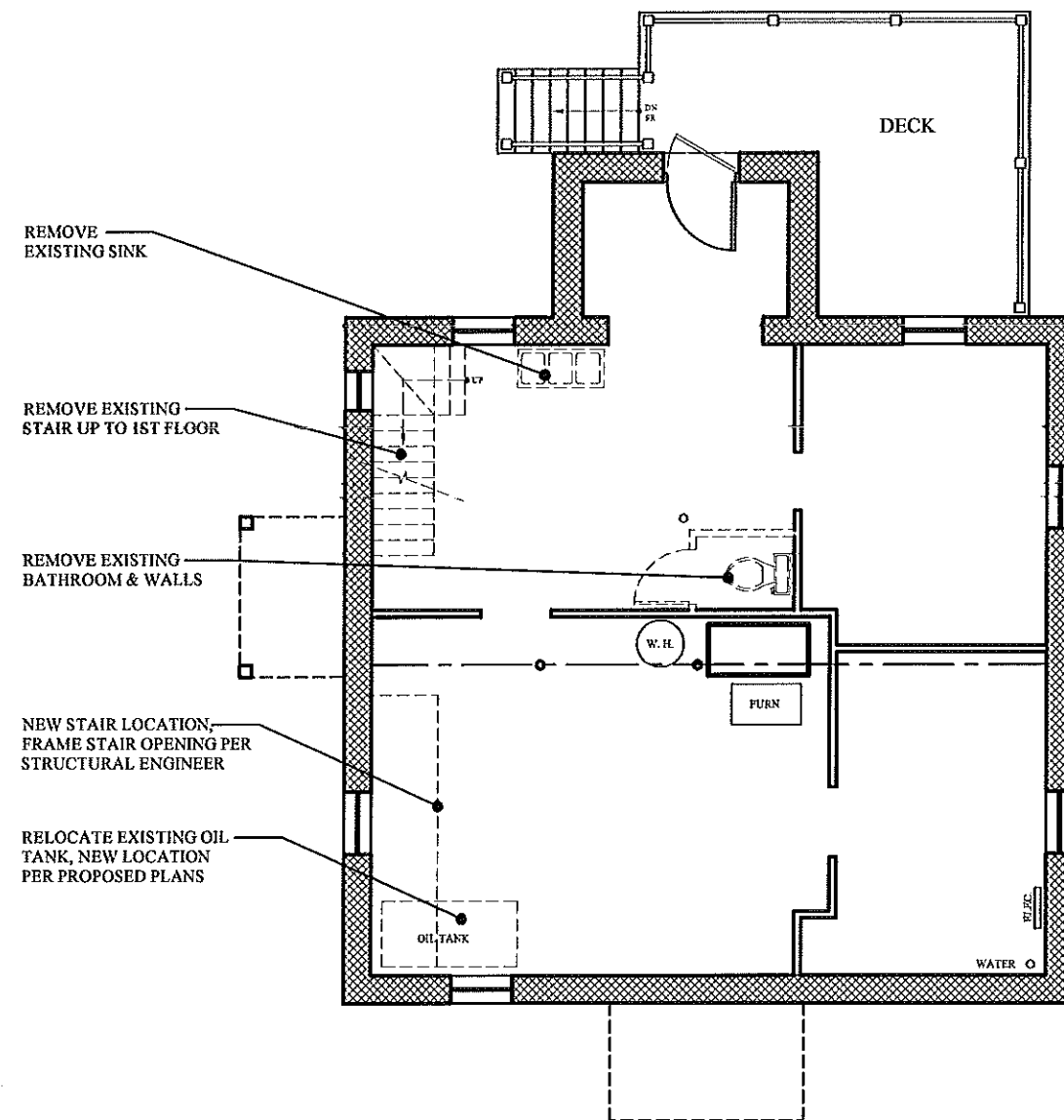
AUGUST 24, 2012

D-1.0

342 DANFORTH STREET

PORTLAND, MAINE

AUGUST 24, 2012



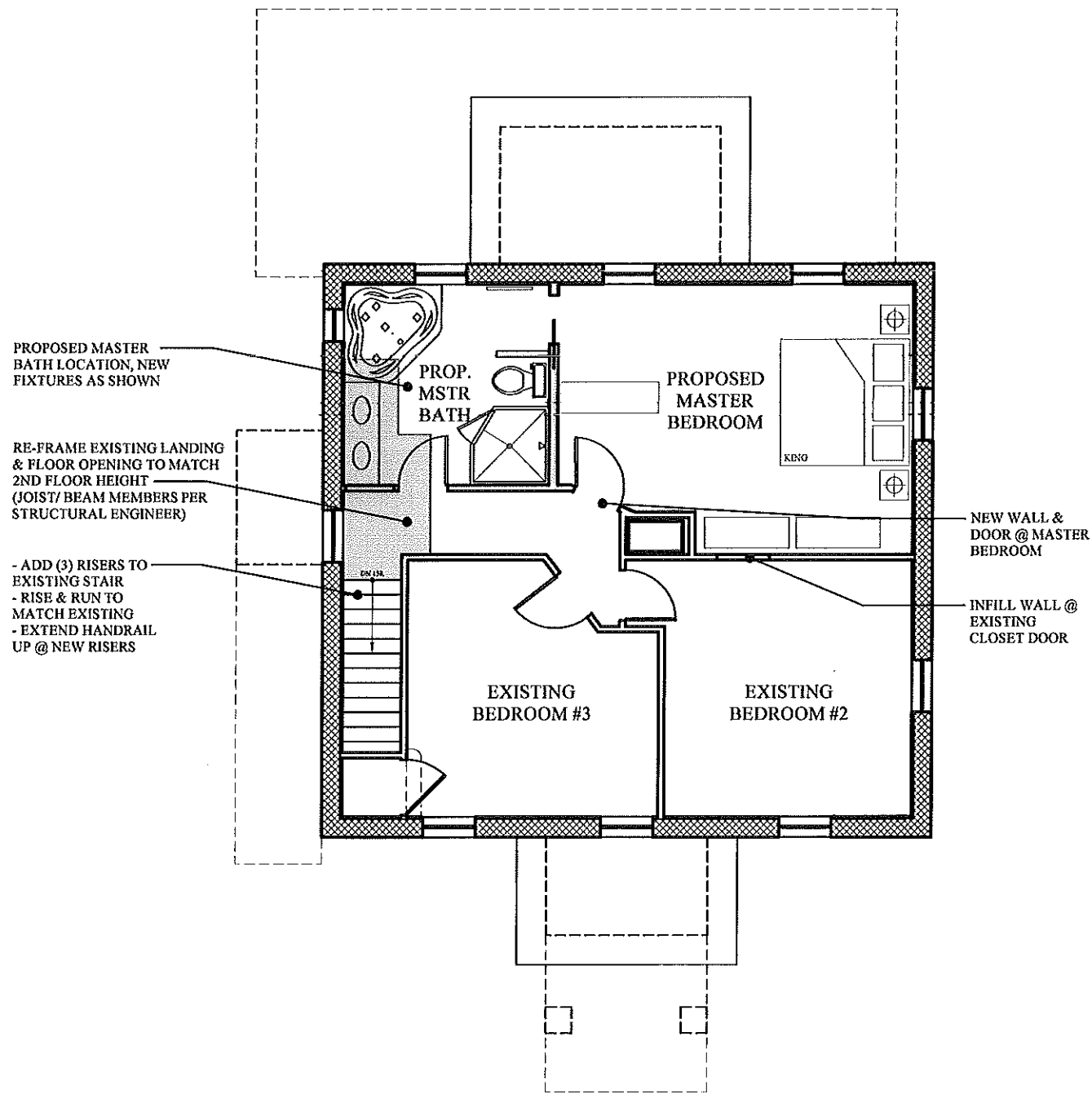
DEMO BASEMENT PLAN

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

D-1.1

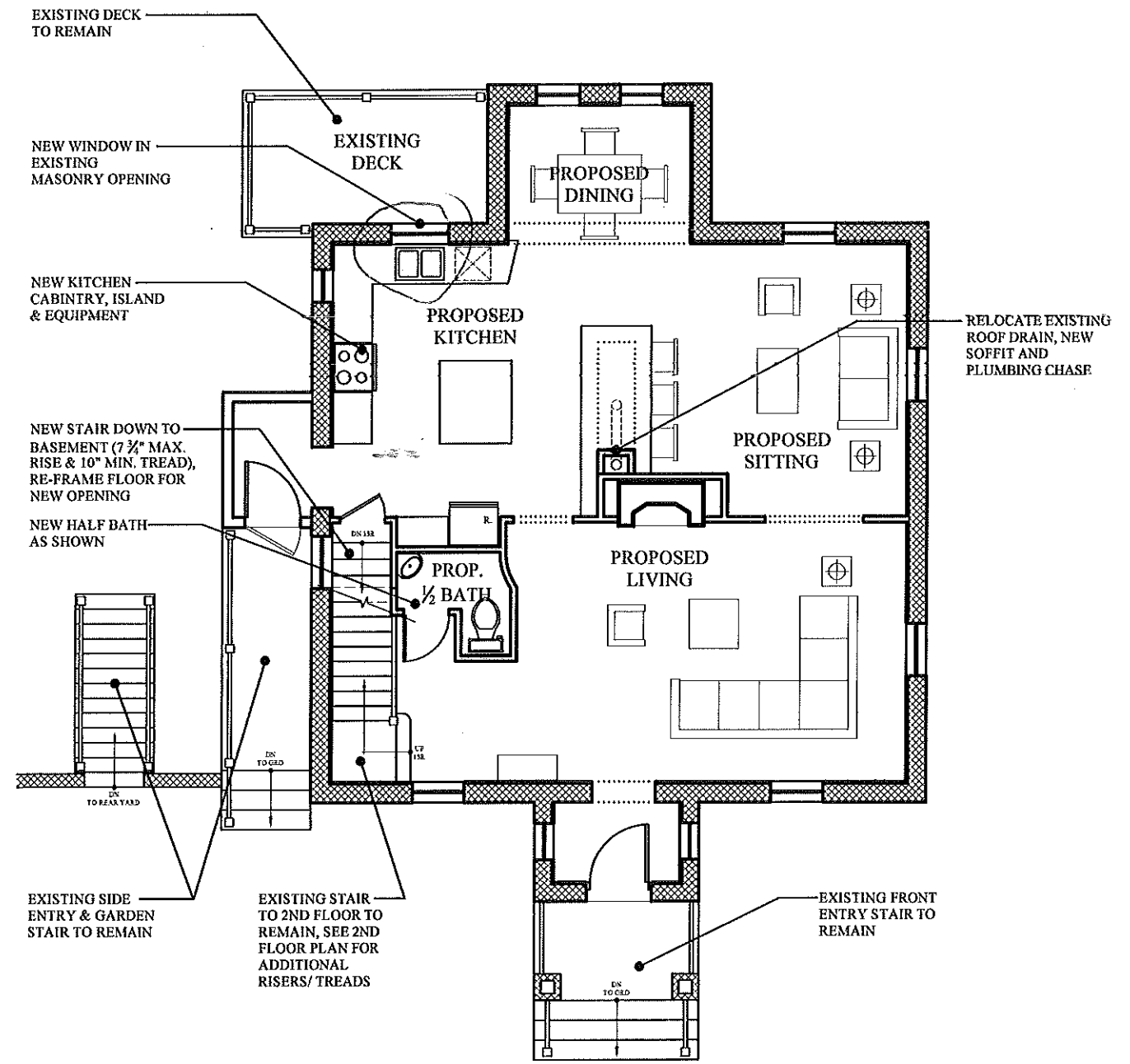
342 DANFORTH STREET

PORTLAND, MAINE



PROPOSED 2ND FLOOR PLAN

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



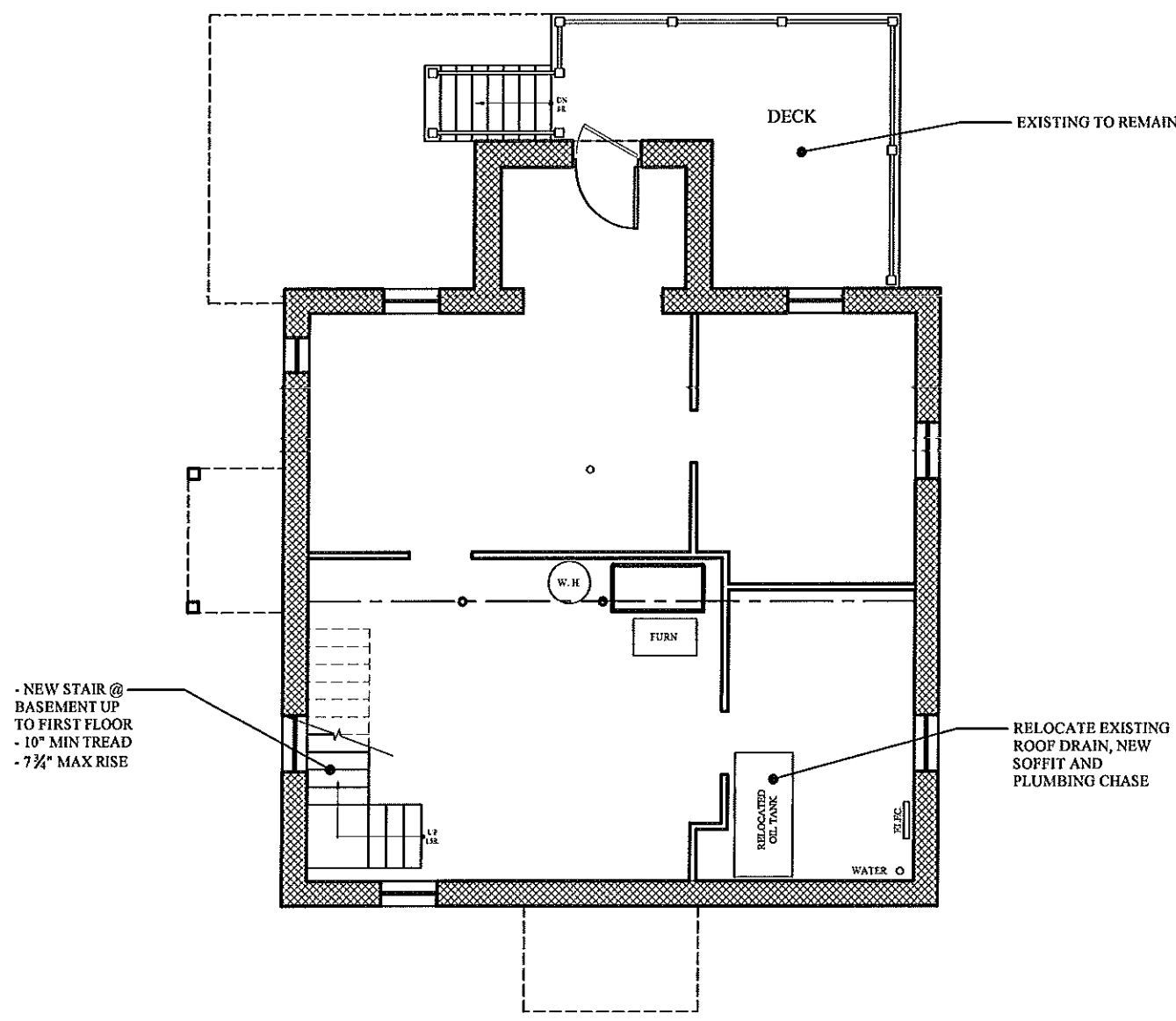
PROPOSED 1ST FLOOR PLAN

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

AUGUST 24, 2012

A-1.0

342 DANFORTH STREET
PORTLAND, MAINE



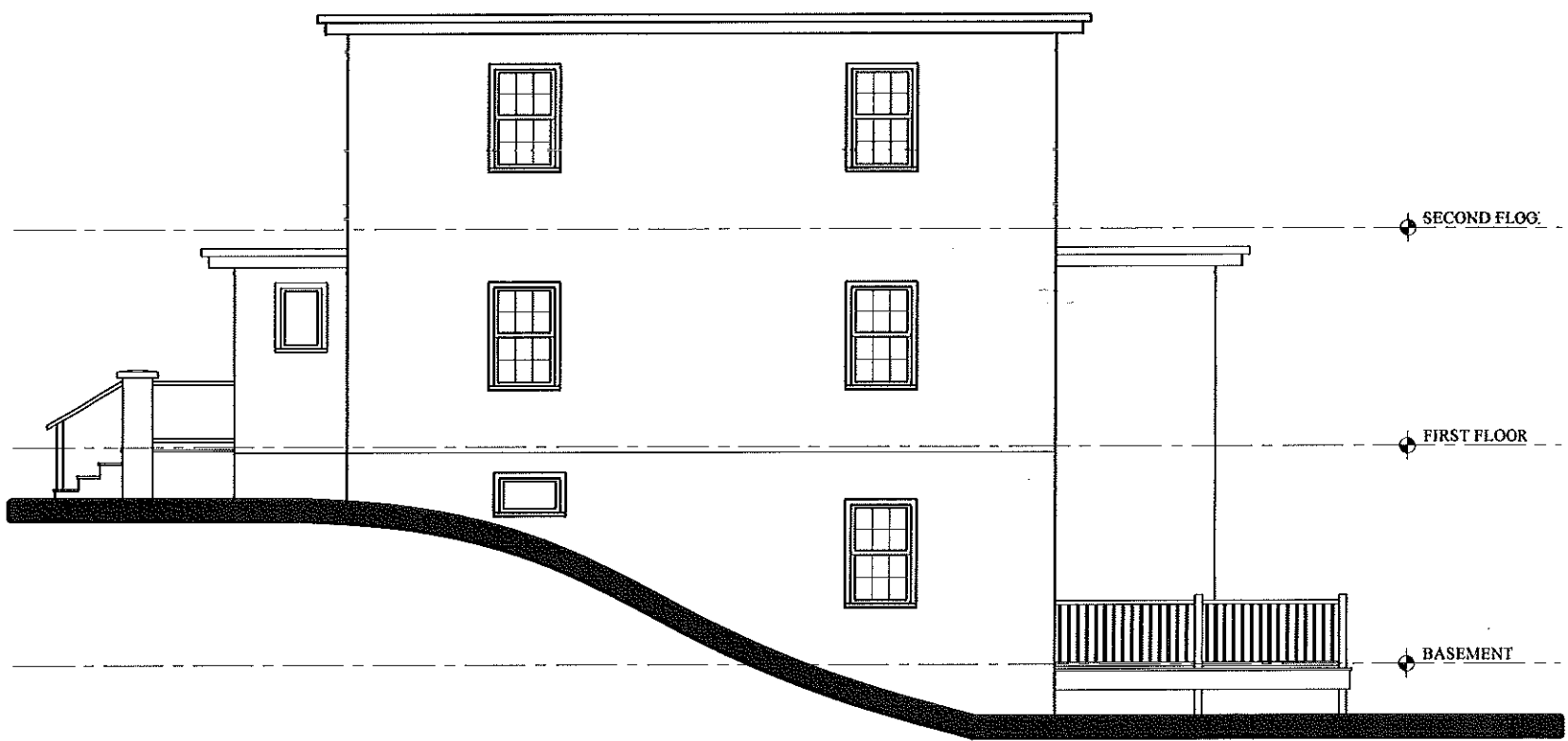
PROPOSED BASEMENT PLAN

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

A-1.1

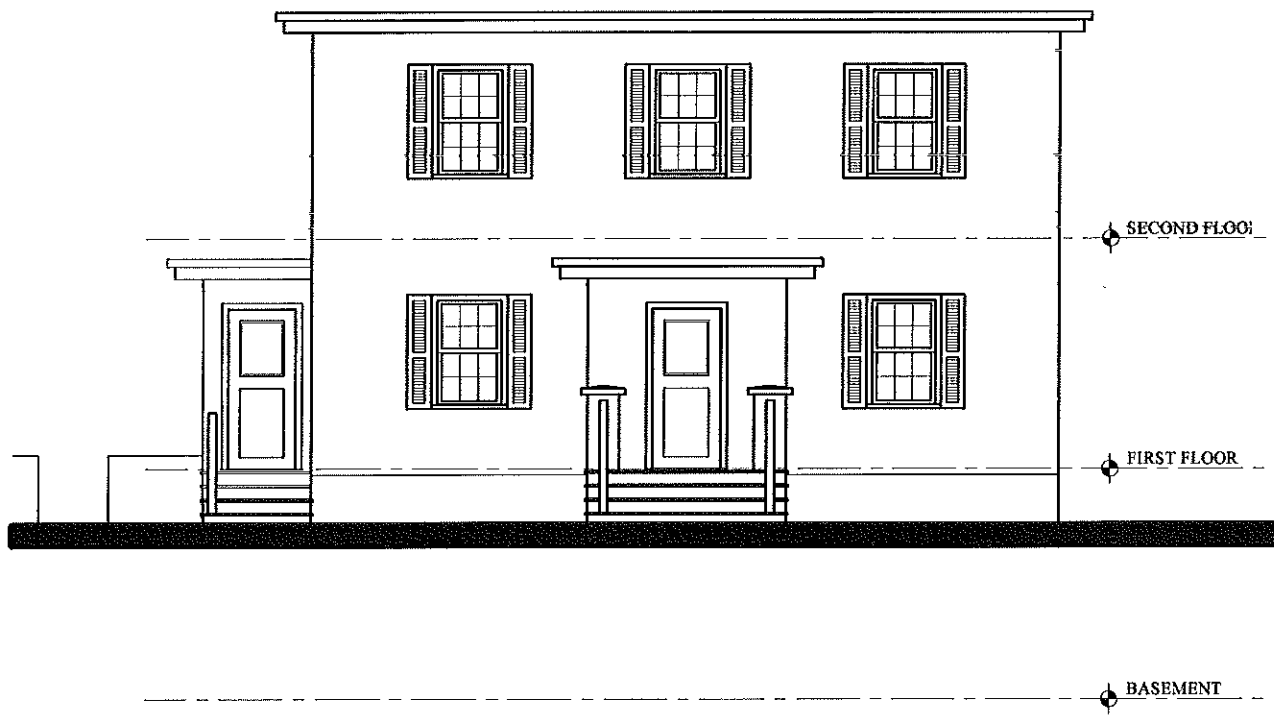
AUGUST 24, 2012

342 DANFORTH STREET
PORTLAND, MAINE



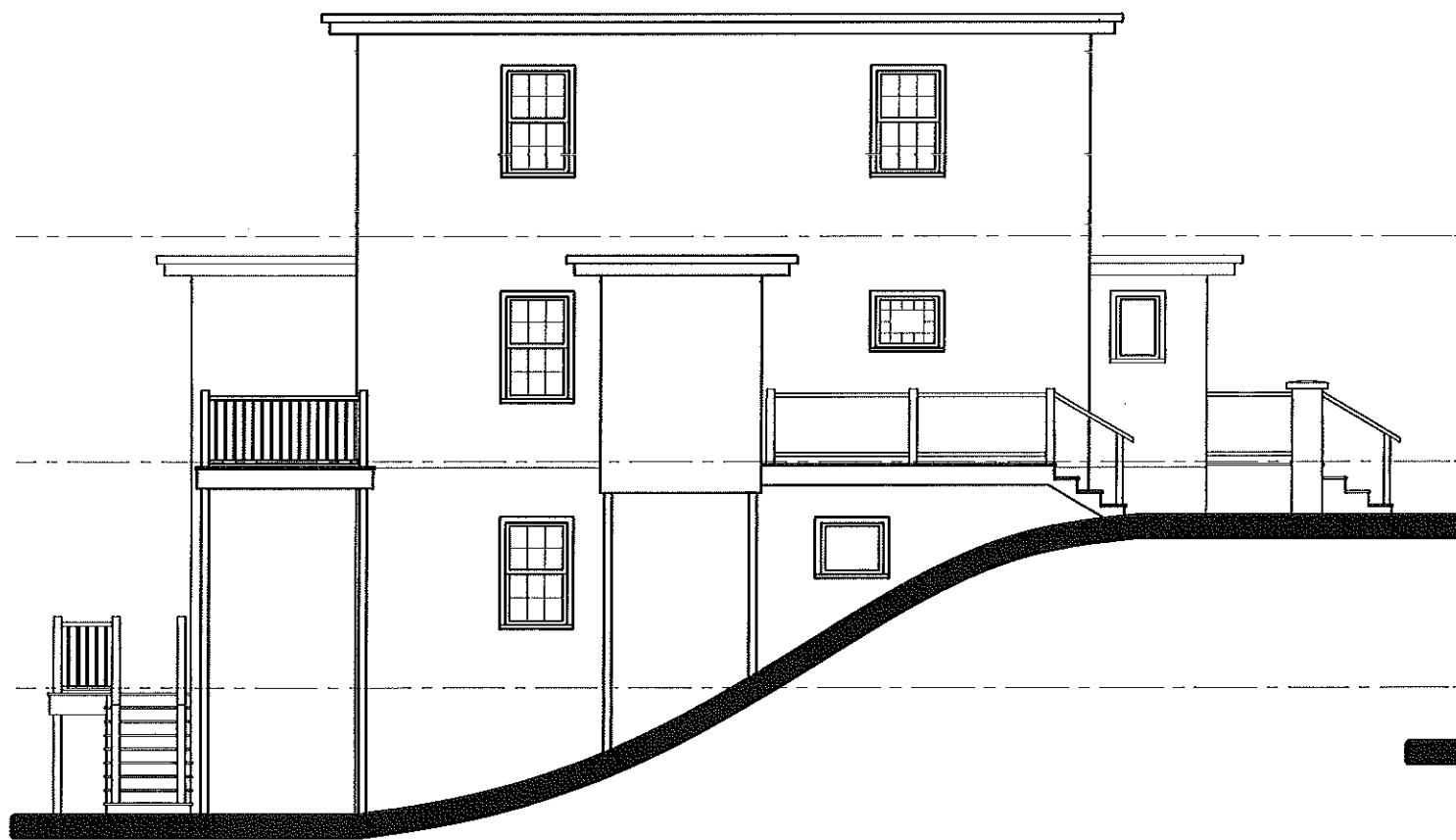
PROPOSED RIGHT ELEVATION

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



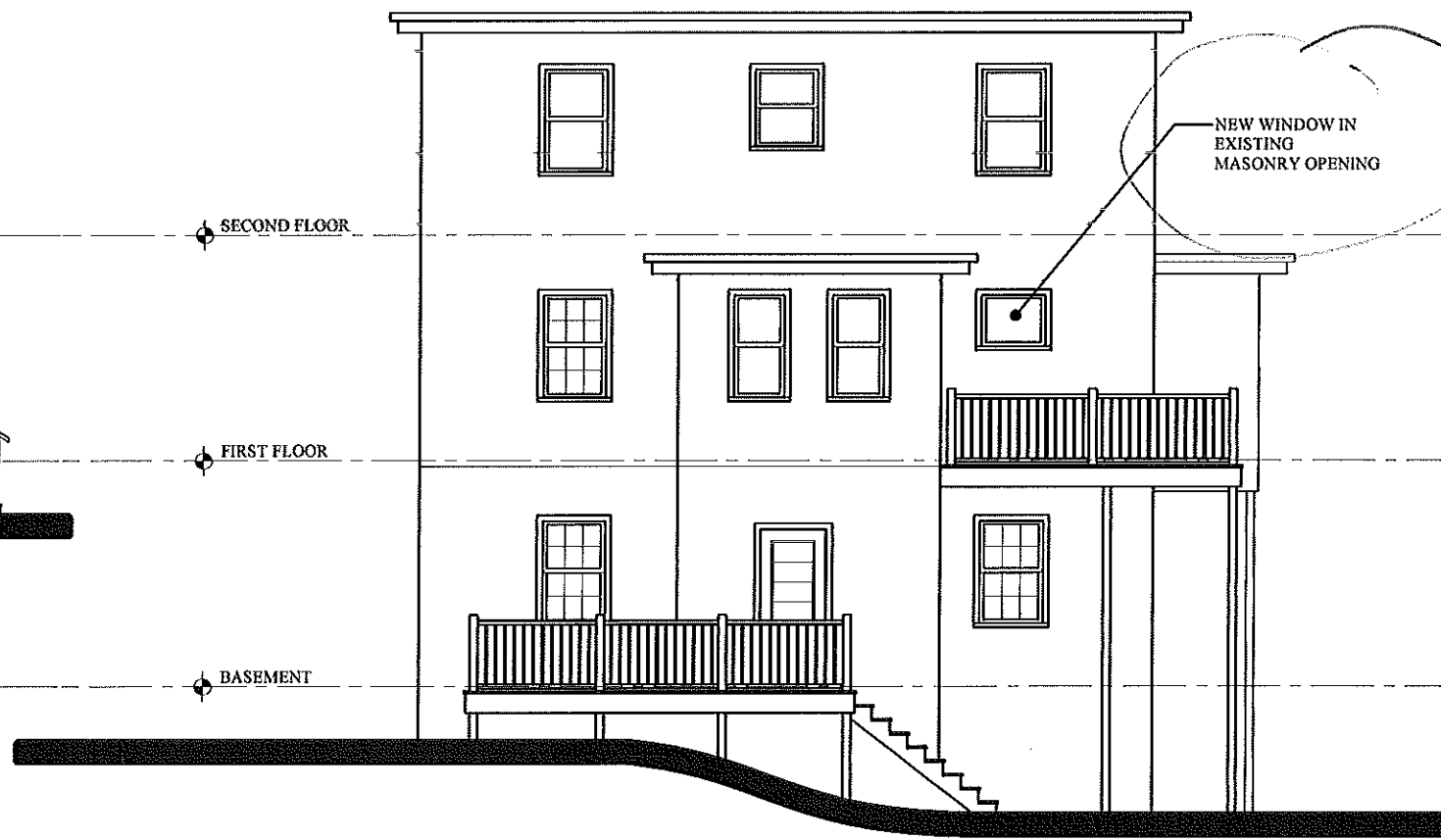
PROPOSED FRONT ELEVATION

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



PROPOSED LEFT ELEVATION

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



PROPOSED REAR ELEVATION

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

NEW WINDOW IN
EXISTING
MASONRY OPENING

SECOND FLOOR

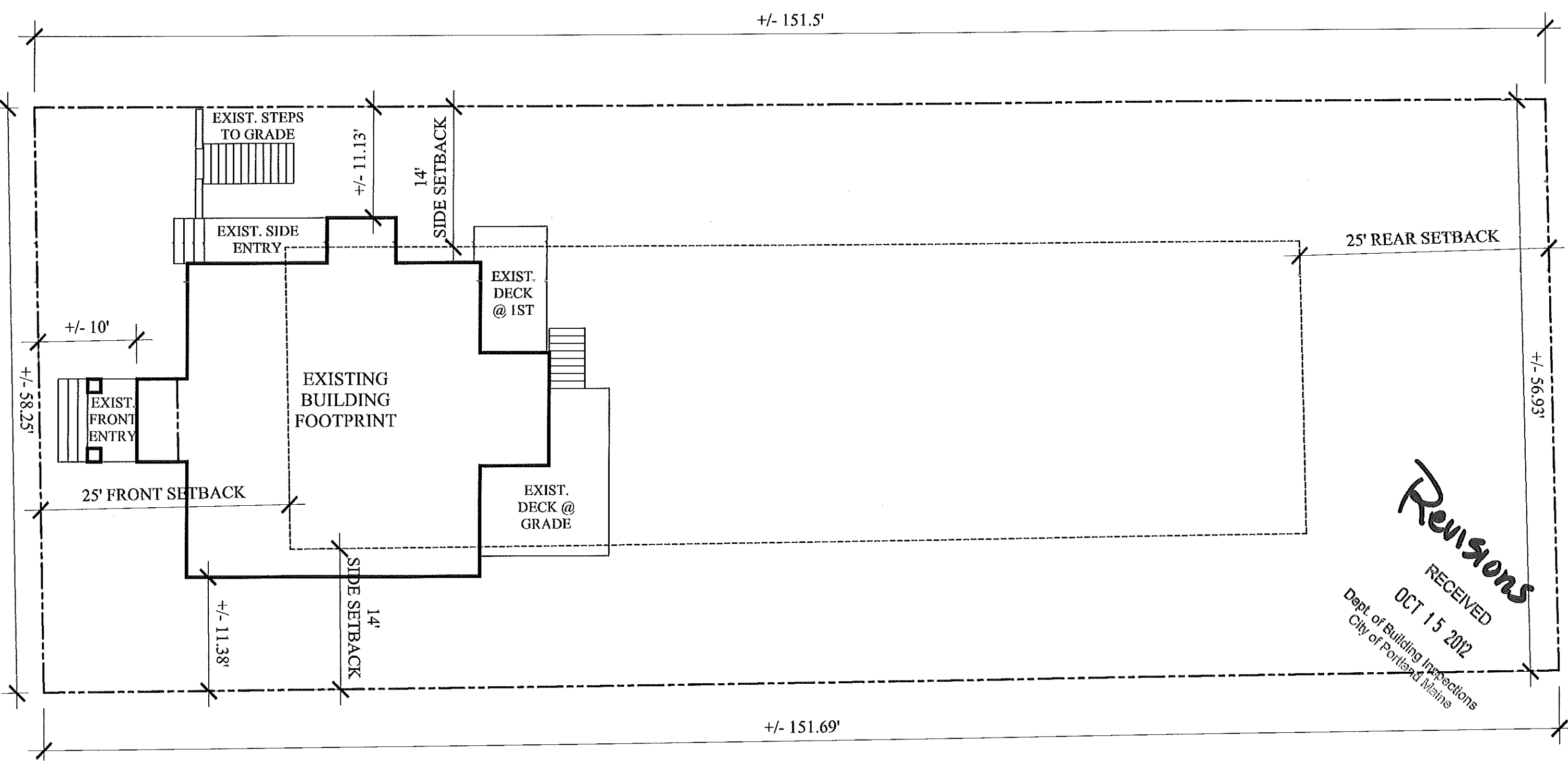
FIRST FLOOR

BASEMENT

AUGUST 24, 2012

A-2.1

342 DANFORTH STREET
PORTLAND, MAINE



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PORTLAND, MAINE

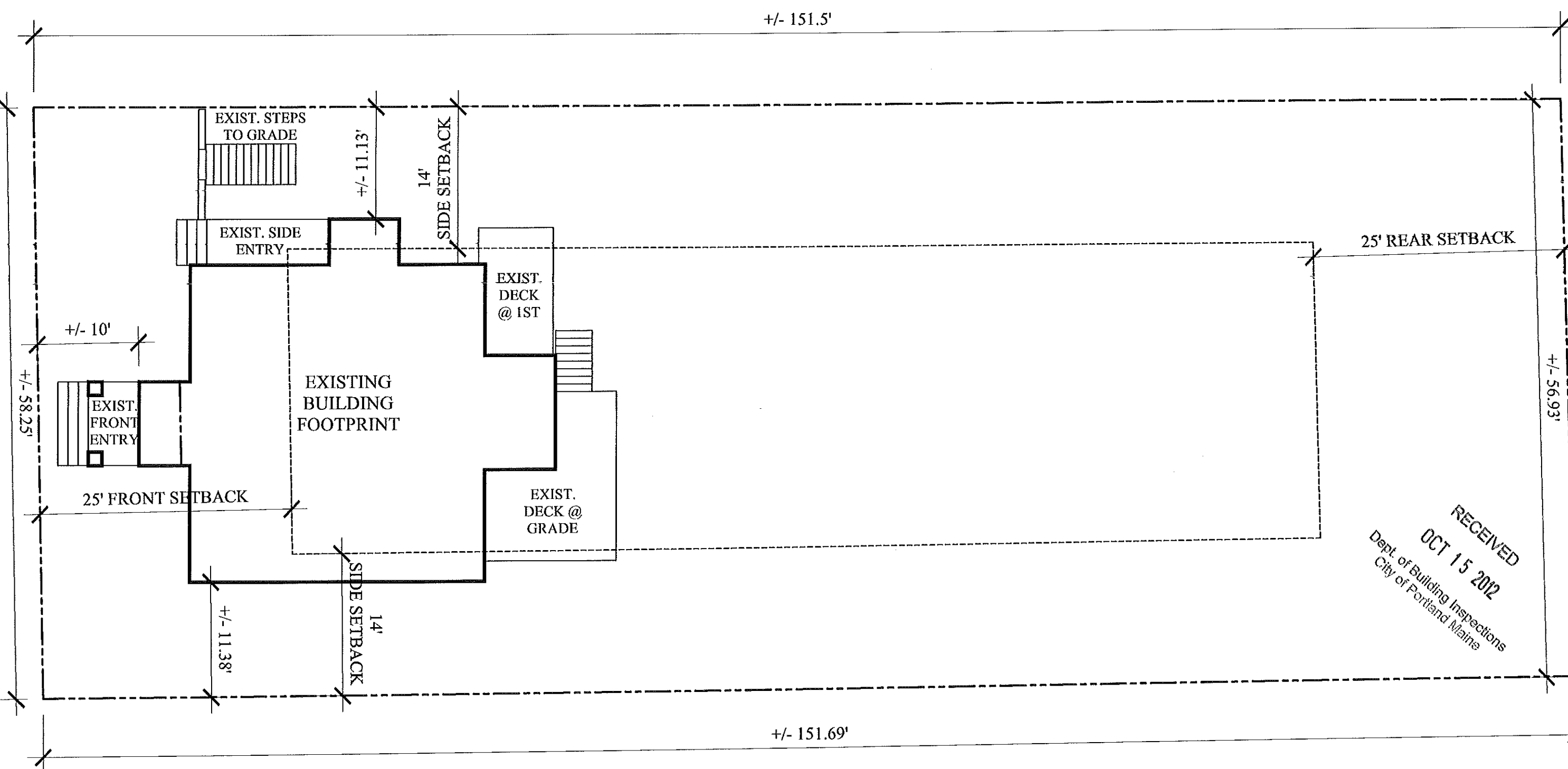
Revisions
RECEIVED
OCT 15 2012
Dept. of Building Inspections
City of Portland, Maine

NOTE:
SITE PLAN IS FOR DIAGRAMATICAL PURPOSES ONLY & SHOWS APPROX.
AREA OF EXISTING BUILDING FOOTPRINT, NOT A BOUNDARY SURVEY

EXISTING SITE PLAN
SCALE: 1" = 10'-0"

AUGUST 24, 2012

S-1.0



342 DANFORTH STREET
 PORTLAND, MAINE

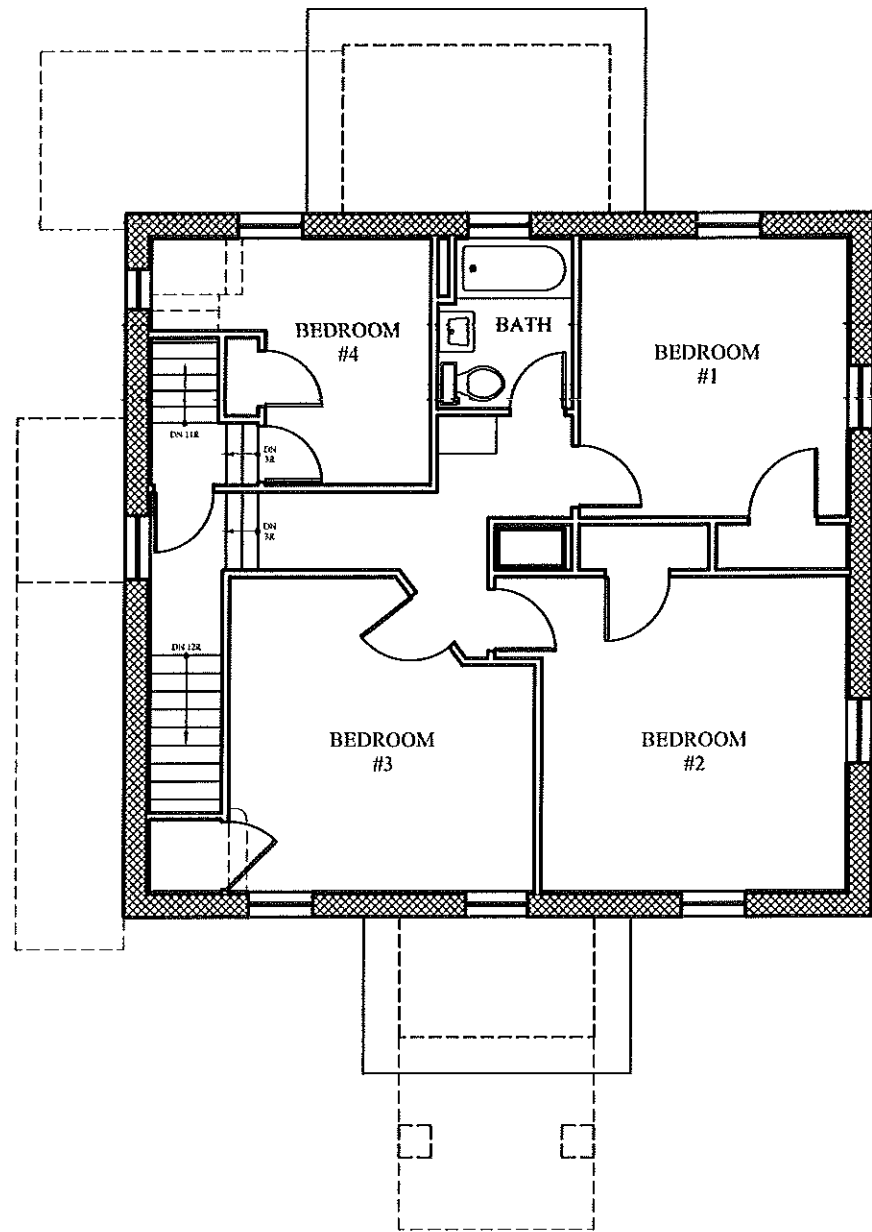
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 City of Portland Maine

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 AREA OF EXISTING BUILDING FOOTPRINT, NOT A BOUNDARY SURVEY

PROPOSED SITE PLAN
 SCALE: 1" = 10'-0"

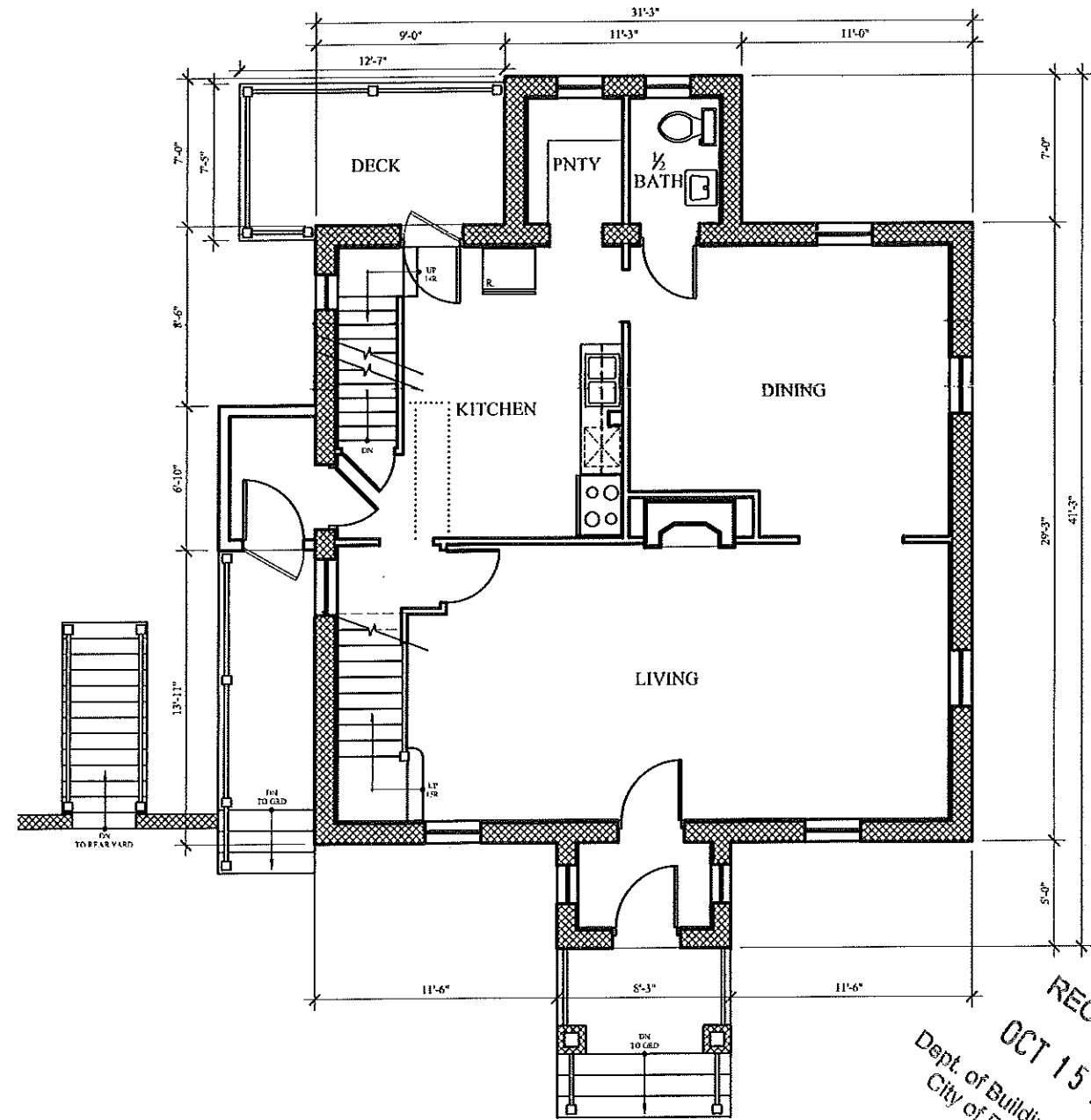
AUGUST 24, 2012

S-1.1



EXISTING 2ND FLOOR PLAN

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



EXISTING 1ST FLOOR PLAN

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

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City of Portland Maine

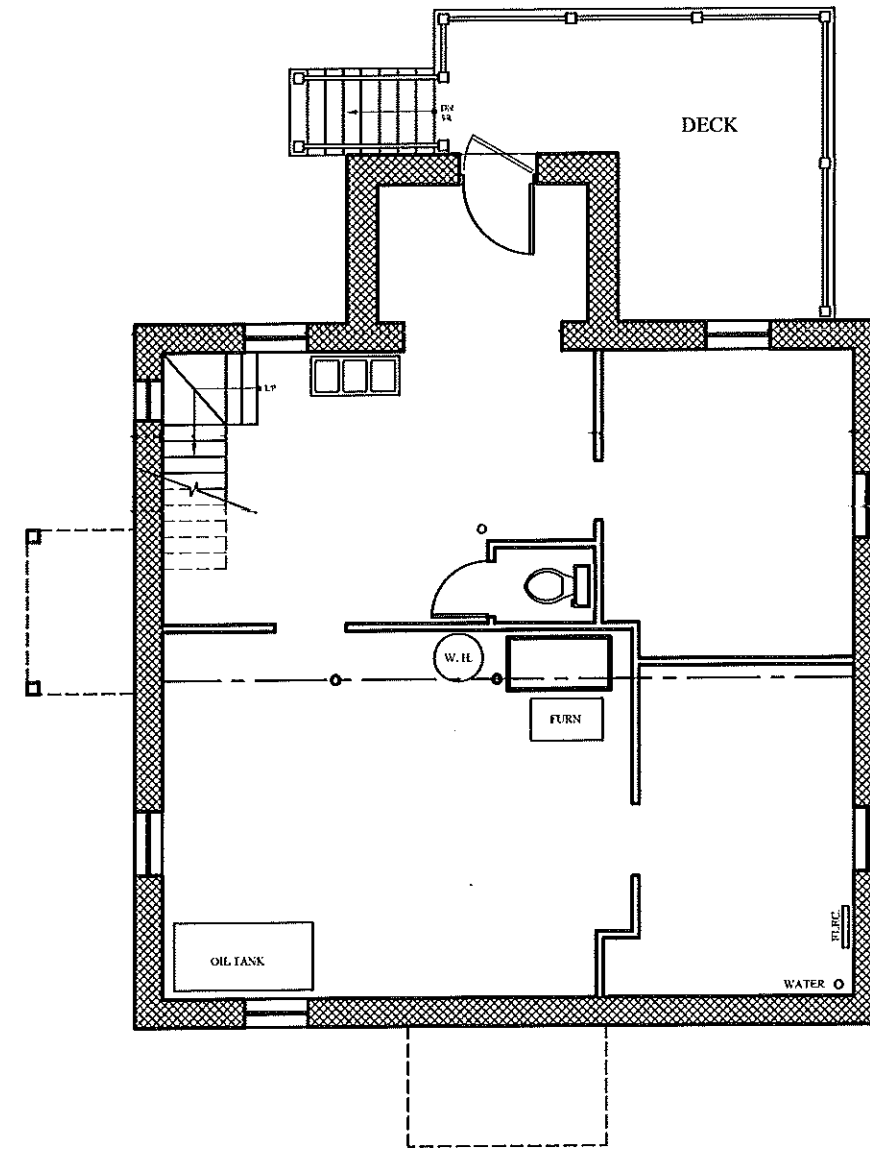
AUGUST 24, 2012

EC-1.0

342 DANFORTH STREET

PORTLAND, MAINE

AUGUST 24, 2012



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City of Portland Maine

EXISTING BASEMENT PLAN

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

EC-1.1

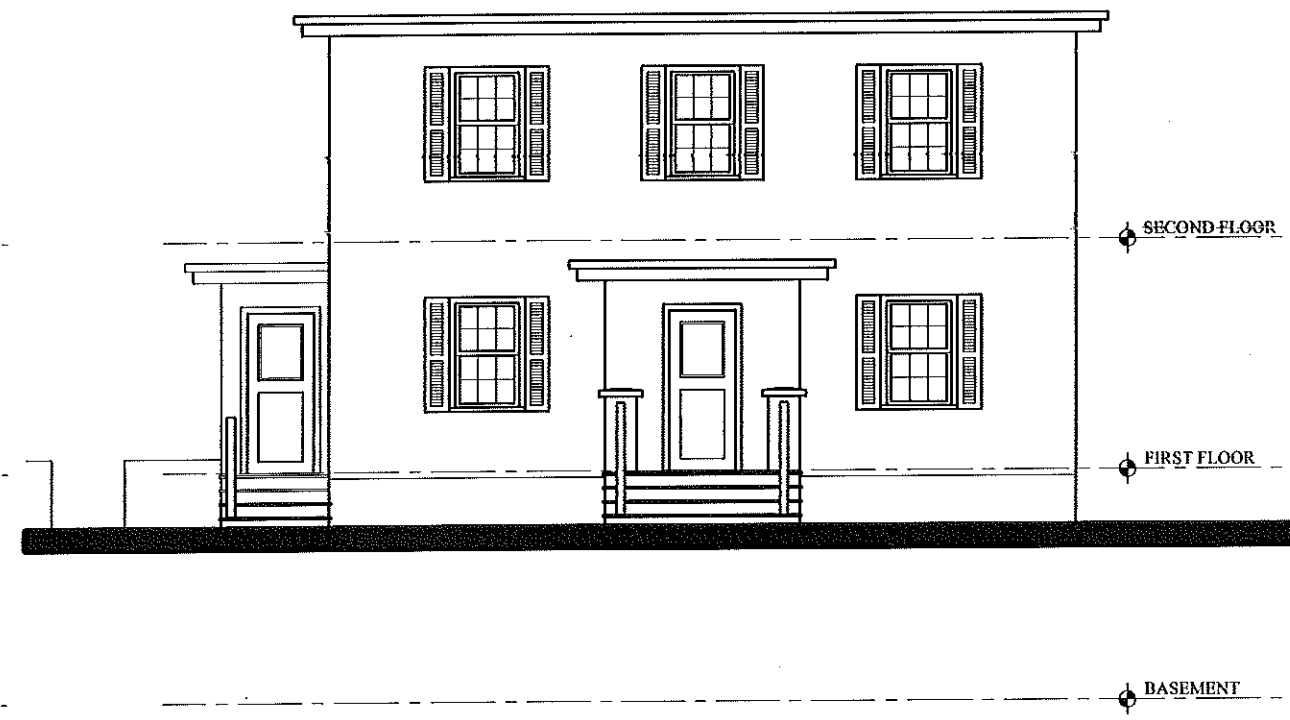
342 DANFORTH STREET

PORTLAND, MAINE

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PORTLAND, MAINE

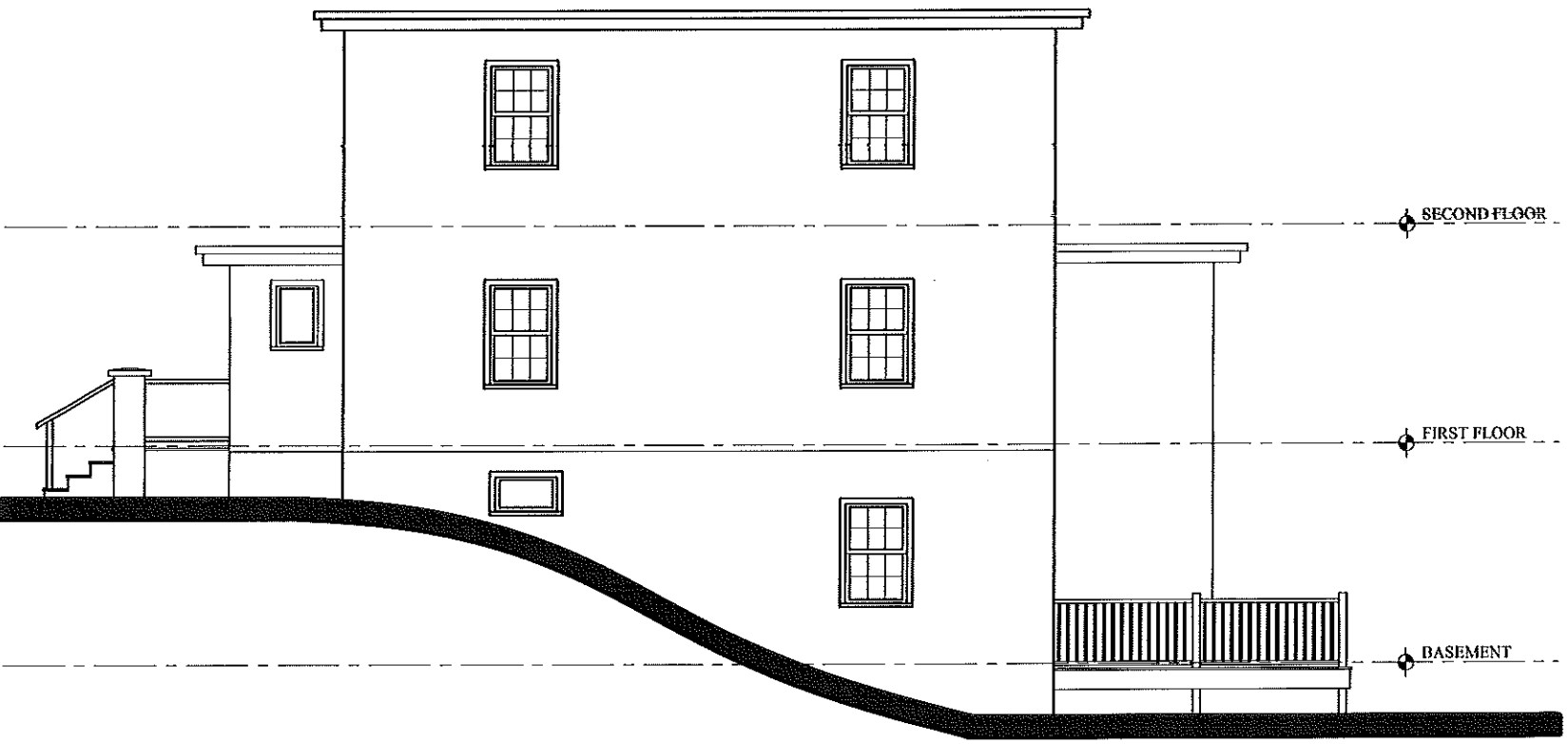
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City of Portland Maine

EC-2.0



EXISTING FRONT ELEVATION

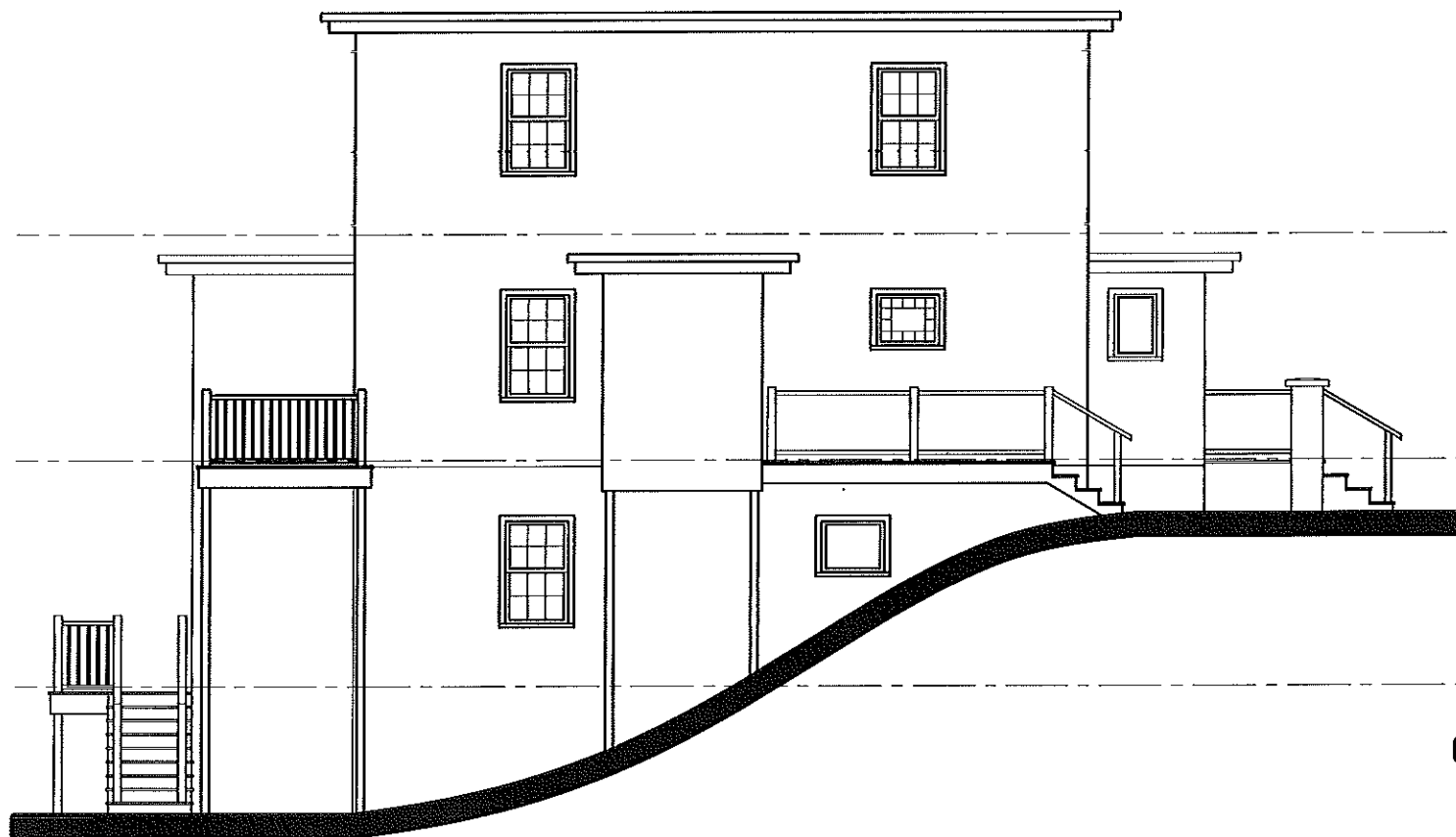
SCALE: 1/8" = 1'-0"



EXISTING RIGHT ELEVATION

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

AUGUST 24, 2012



EXISTING LEFT ELEVATION

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



EXISTING REAR ELEVATION

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

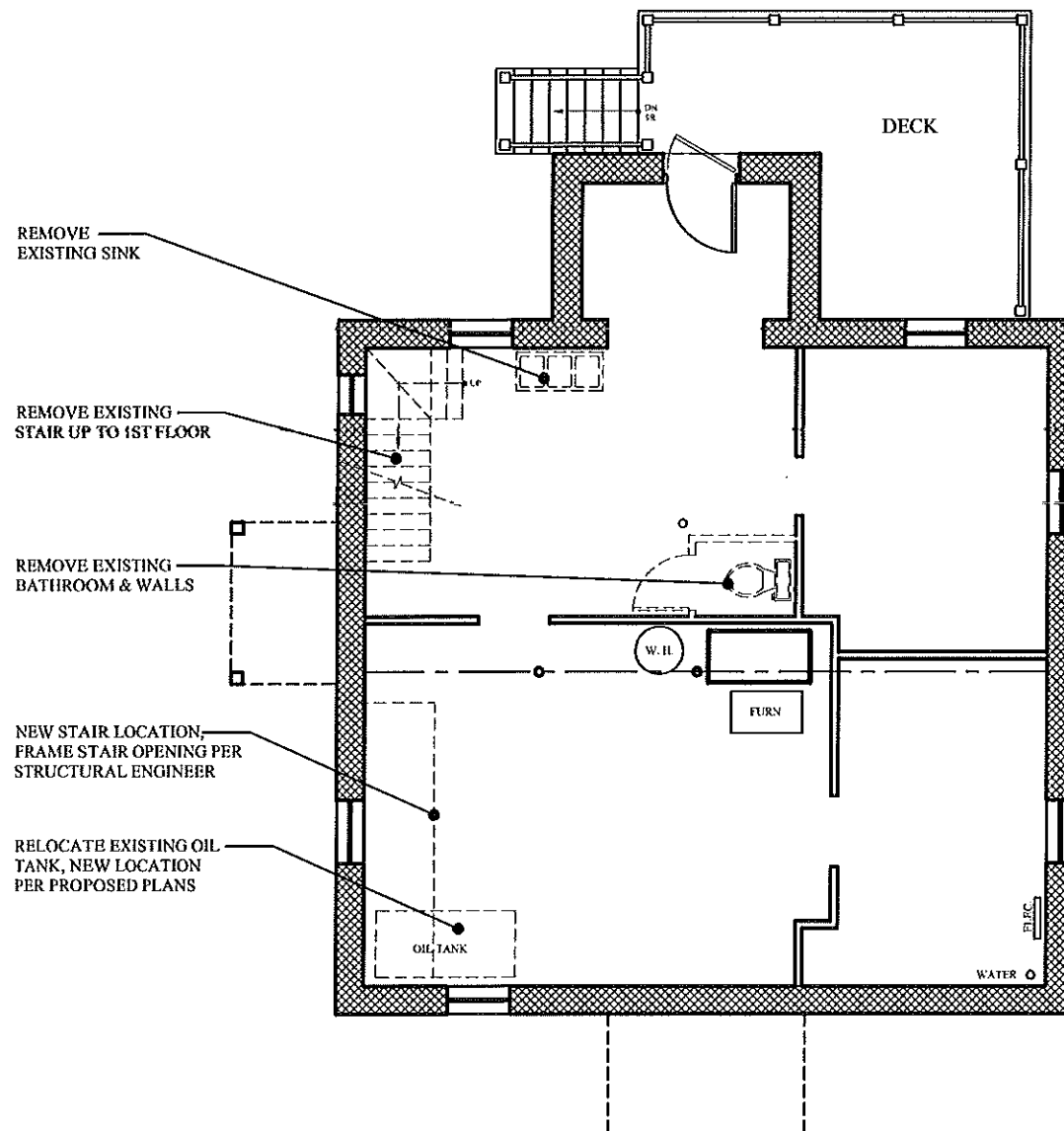
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AUGUST 24, 2012

342 DANFORTH STREET
PORTLAND, MAINE

AUGUST 24, 2012



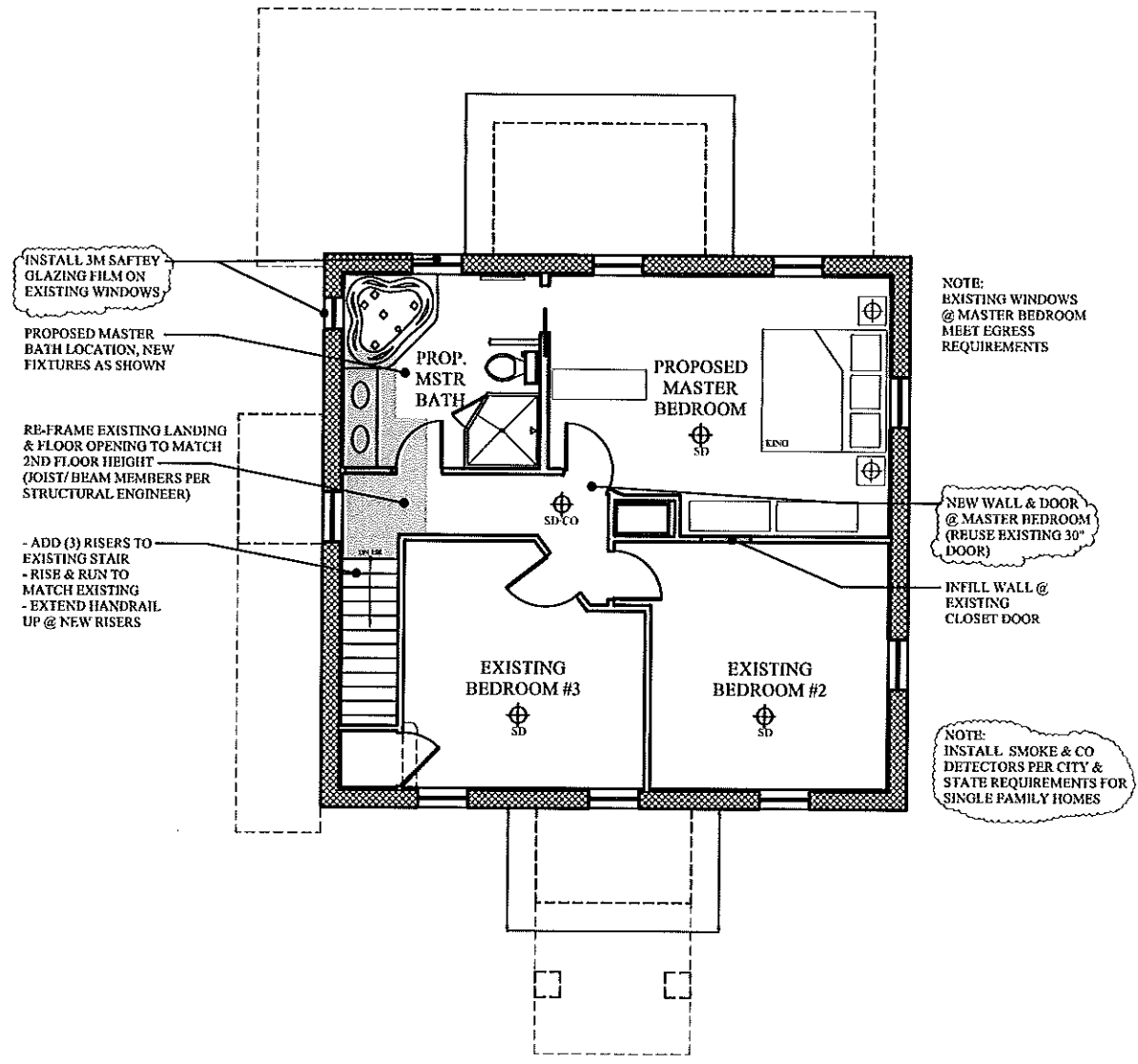
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City of Portland Maine

DEMO BASEMENT PLAN
SCALE: 1/8" = 1'-0"

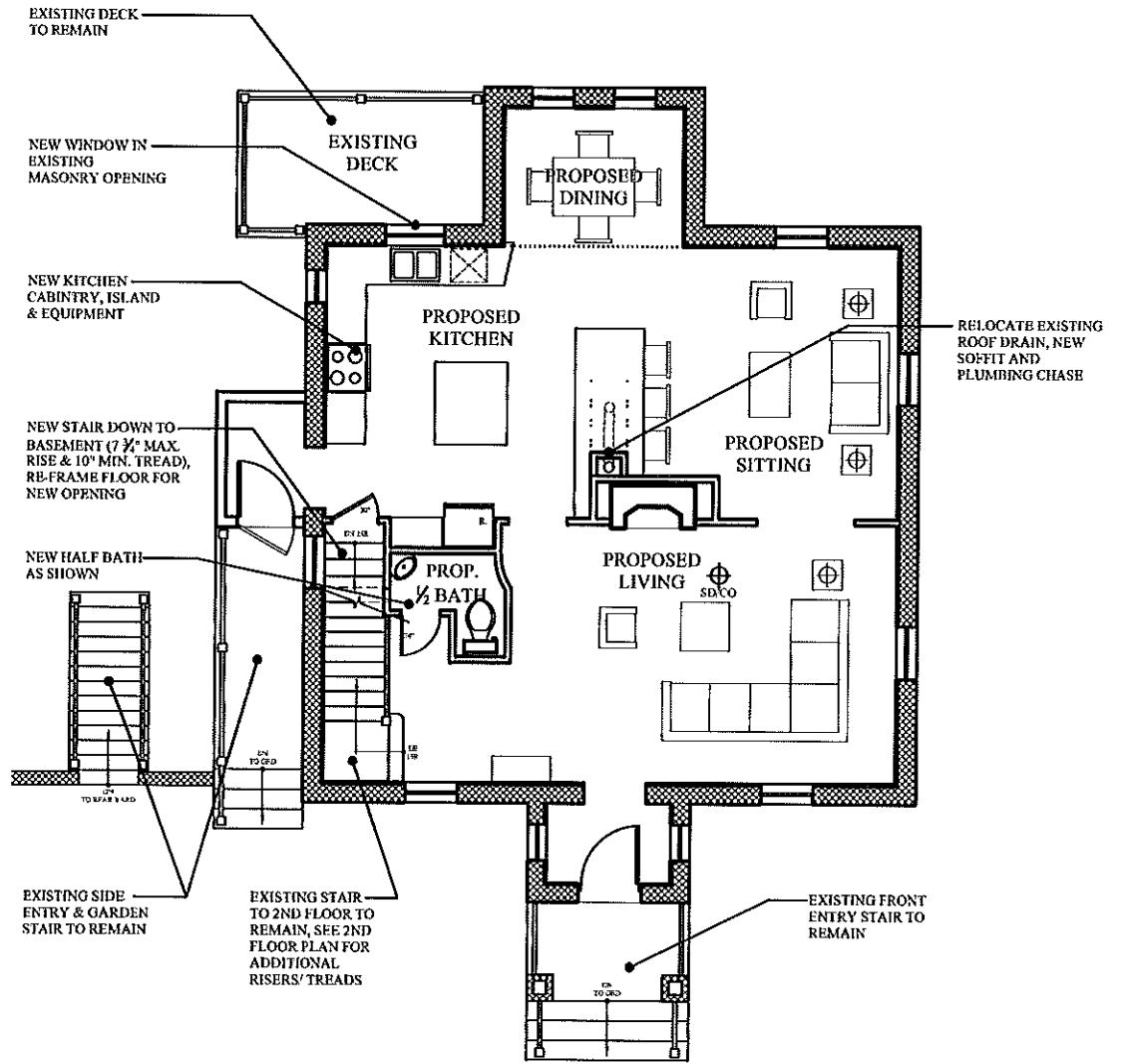
D-1.1

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 City of Portland Maine



PROPOSED 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"



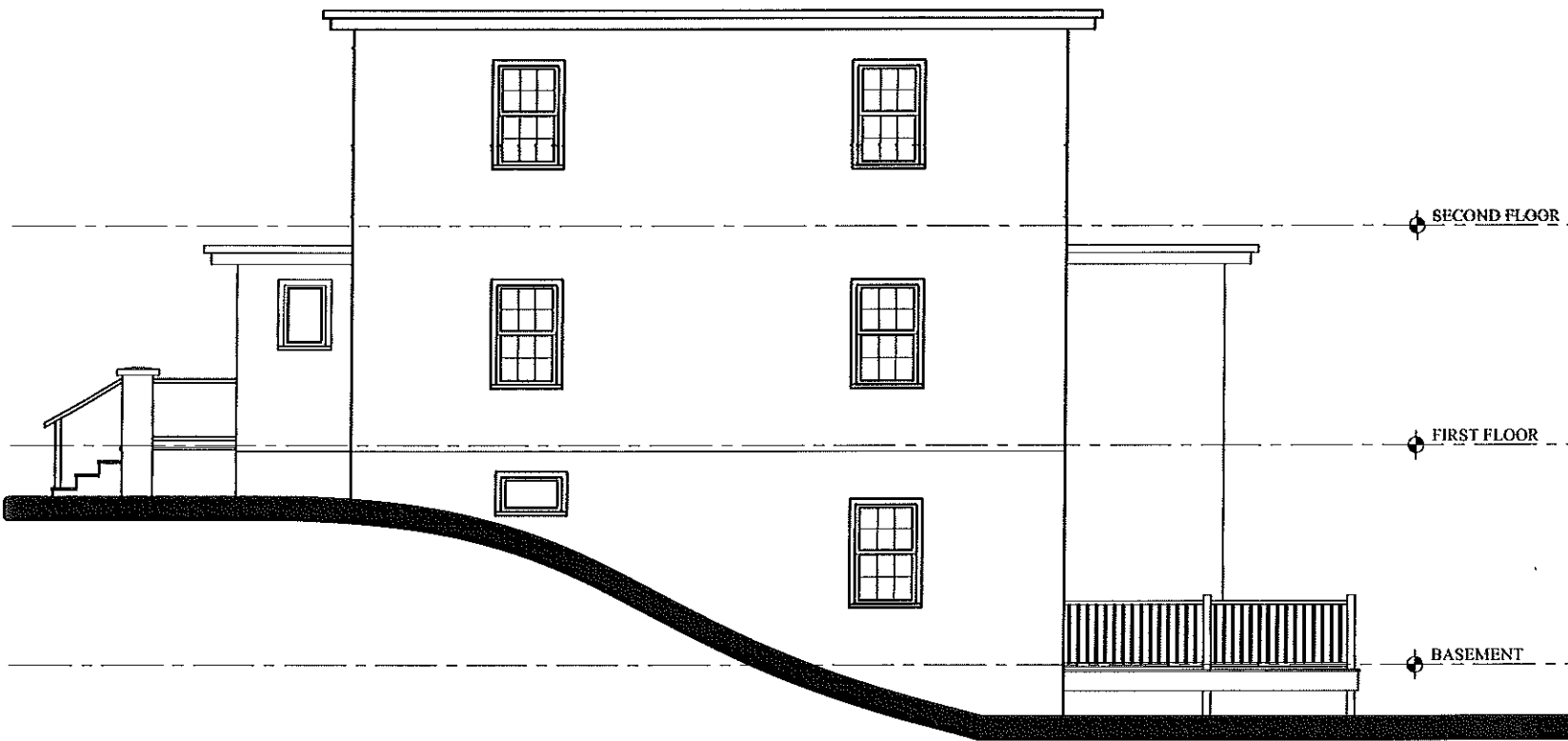
PROPOSED 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

REVISED: OCT. 15, 2012
 AUGUST 24, 2012

A-1.0

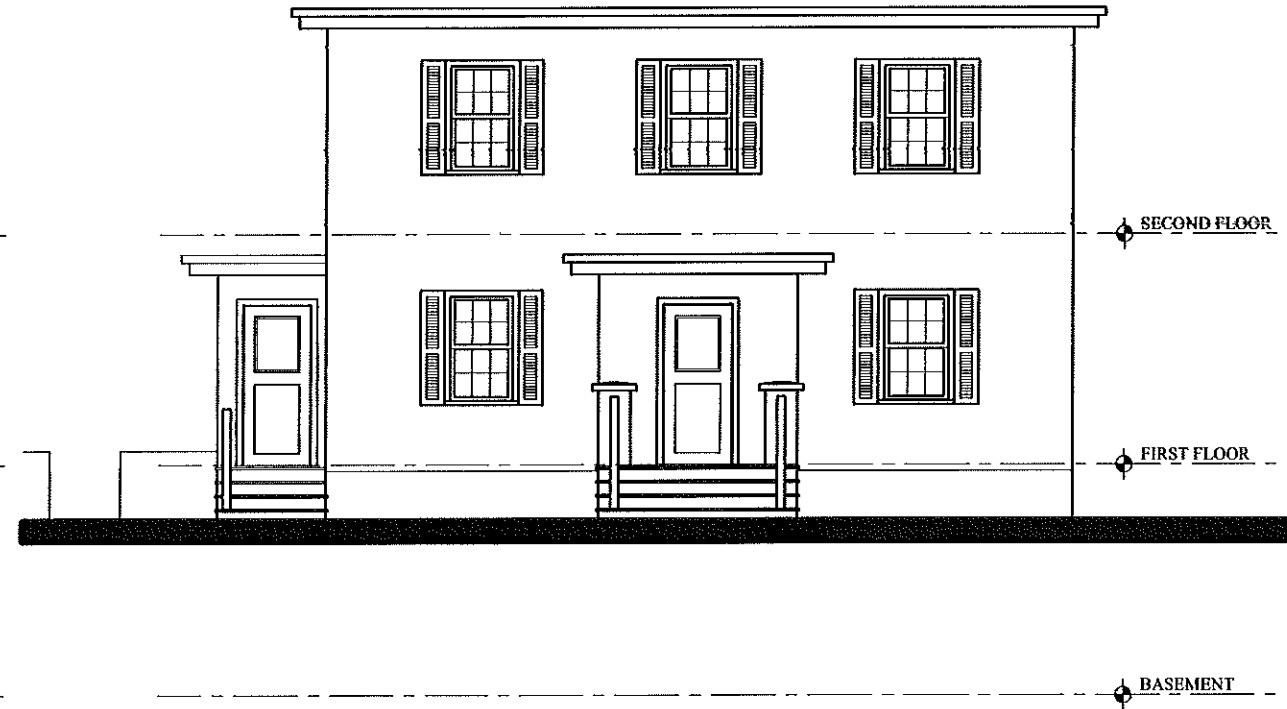
342 DANFORTH STREET
 PORTLAND, MAINE

342 DANFORTH STREET
PORTLAND, MAINE



PROPOSED RIGHT ELEVATION

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



PROPOSED FRONT ELEVATION

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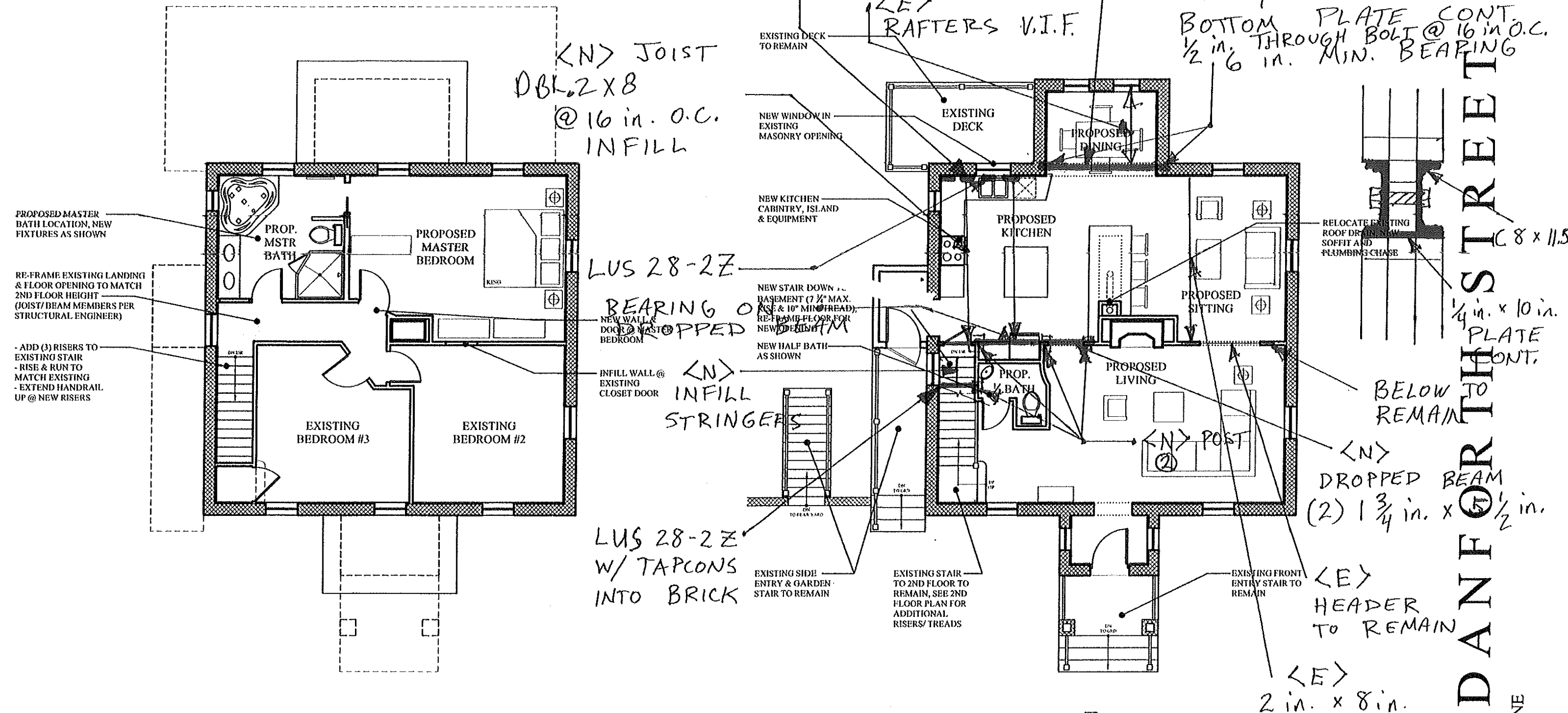
A-2.0

2 x 8 LEDGER OVER POLY
 W/ EITHER (4) TAPCON @ 16 in O.C.
 OR (2) 1/2 in. DIAMETER EPOXY
 SET ANCHORS @ 16 in O.C.

<N> DROPPED
 (2) STEEL C 8 x 11.5
 W/ 1/4 in. x 10 in.
 BOTTOM PLATE CONT.
 THROUGH BOLT @ 16 in O.C.
 1/2 in. MIN. BEARING

<N> JOIST
 DBL 2 x 8
 @ 16 in. O.C.
 INFILL

<E>
 RAFTERS V.I.F.



PROPOSED MASTER
 BATH LOCATION, NEW
 FIXTURES AS SHOWN

RE-FRAME EXISTING LANDING
 & FLOOR OPENING TO MATCH
 2ND FLOOR HEIGHT
 (JOIST/BEAM MEMBERS PER
 STRUCTURAL ENGINEER)

- ADD (3) RISERS TO
 EXISTING STAIR
 - RISE & RUN TO
 MATCH EXISTING
 - EXTEND HANDRAIL
 UP @ NEW RISERS

LUS 28-2Z
 BEARING ON
 DROPPED BEAM

NEW STAIR DOWN TO
 BASEMENT (7 1/2" MAX.
 RISE & 10" MIN. TREAD),
 RE-FRAME FLOOR FOR
 NEW DECK

NEW HALF BATH
 AS SHOWN

LUS 28-2Z
 W/ TAPCONS
 INTO BRICK

BELOW TO
 REMAIN

<N>
 DROPPED BEAM
 (2) 1 3/4 in. x 5 1/2 in.

<E>
 HEADER
 TO REMAIN

<E>
 2 in. x 8 in.
 @ 16 in. O.C.

STRUCTURAL 2ND FLOOR PLAN
 SCALE: 1/8" = 1'-0"

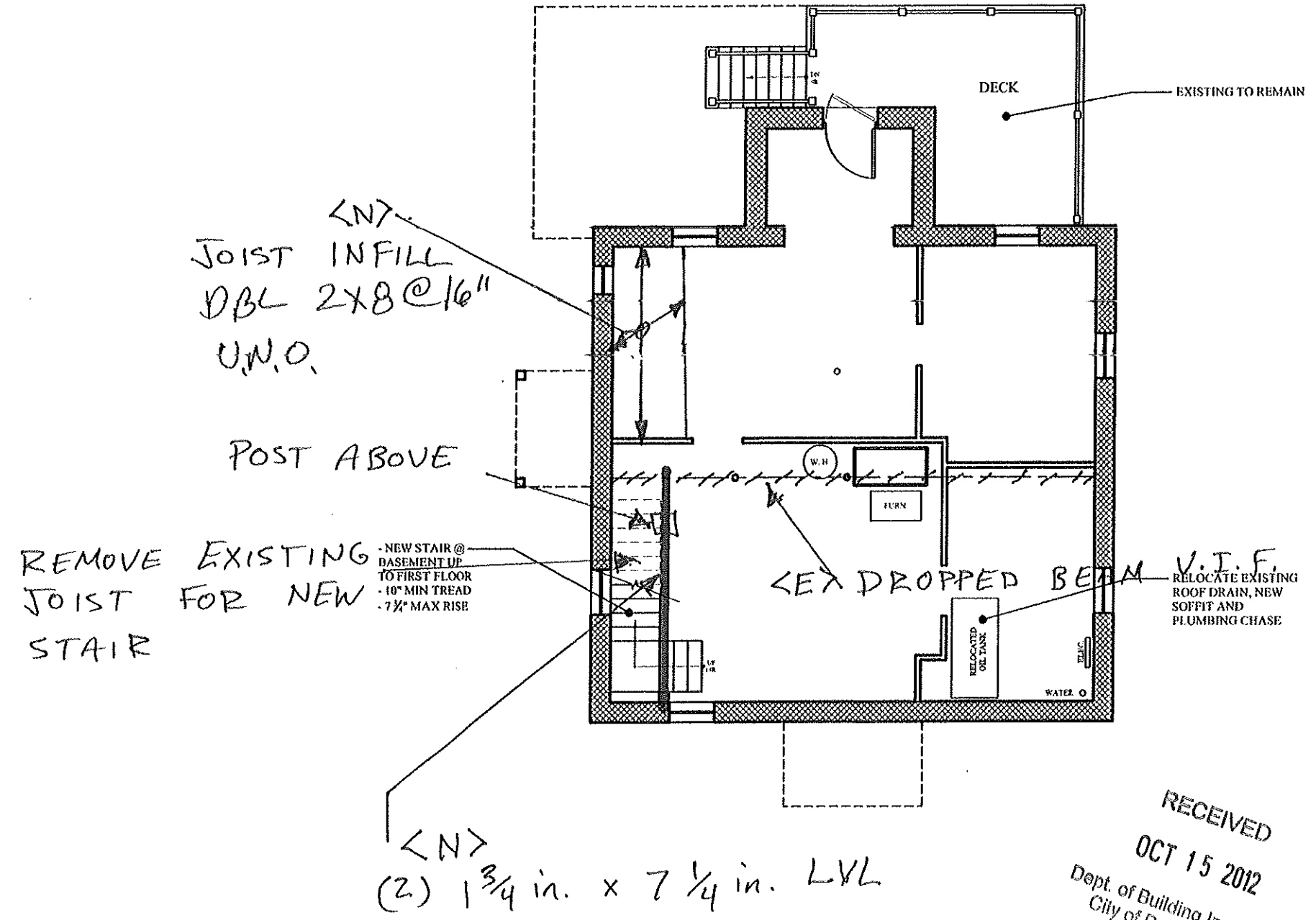
STRUCTURAL 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

SKS - 1

09.13.12

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 OCT 15 2012
 Dept. of Building Inspections
 City of Portland Maine

342 DANFORTH STREET
 PORTLAND, MAINE



STRUCTURAL BASEMENT PLAN

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

SKS - 2

09.13.12