

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 071097
OCT 9 2007
CITY OF PORTLAND

This is to certify that MCFARLANE WILLIAM & CONSTANCE BLOOMFIELD

has permission to Demo existing garage replace new garage

AT 380 DANFORTH ST

061 1003001

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 when permission is procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

Scanned

OTHER REQUIRED APPROVALS

Fire Dept. Greg Carr

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Janet... 10/9/07
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: 07-1097	Issue Date:	CBL: 061 I003001
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Location of Construction: 380 DANFORTH ST	Owner Name: MCFARLANE WILLIAM & CONS	Owner Address: 380 DANFORTH ST	Phone:
Business Name:	Contractor Name: EJ Construction	Contractor Address: 10-A Beach Steet Portland	Phone 2077739611
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings <i>multifamily</i>	Zone: <i>R-4</i>

Past Use: 3 unit residential	Proposed Use: 3 unit residential - Demo existing garage replace w/ new garage ; addition to deck on left side of house. <i>legal - 3 du</i>	Permit Fee: \$640.00	Cost of Work: \$62,000.00	CEO District: 2
Proposed Project Description: Demo existing garage replace w/ new garage ; addition to deck on left side of house		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Maintain means of egress</i>	INSPECTION: Use Group: <i>R2-Accessory</i> Type: <i>SB</i> <i>IRBC-2003</i>	
		Signature: <i>Greg Cass</i>	Signature: <i>JMB 10/9/07</i>	
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: Idobson	Date Applied For: 09/07/2007
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Zoning Approval		
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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Exception</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/18/07 ABH</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 <i>yes</i> <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 Date: <i>9/17/07 SJB</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 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

10/10/07
Not ready - Resend for
10/11 CS.H.

10/11/07

Setback/Problems OK. to pour

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1097	Date Applied For: 09/07/2007	CBL: 061 I003001
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Location of Construction: 380 DANFORTH ST	Owner Name: MCFARLANE WILLIAM & CONS	Owner Address: 380 DANFORTH ST	Phone:
Business Name:	Contractor Name: EJ Construction	Contractor Address: 10-A Beach Steet Portland	Phone (207) 773-9611
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: 3 unit residential - Demo existing garage replace w/ new garage & expand existing deck	Proposed Project Description: Demo existing garage replace w/ new garage & expand existing deck
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Dept: Historic	Status: Approved	Reviewer: Scott Hanson	Approval Date: 09/18/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 09/18/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 3) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval. 4) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor. 5) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 10/09/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 2) 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. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 09/18/2007
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Two seperate and remote means of egress shall be maintained at all times 			

Comments:

Location of Construction: 380 DANFORTH ST	Owner Name: MCFARLANE WILLIAM & CONS	Owner Address: 380 DANFORTH ST	Phone:
Business Name:	Contractor Name: EJ Construction	Contractor Address: 10-A Beach Steet Portland	Phone (207) 773-9611
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

9/13/2007-amachado: Left message with Constance Bloomfield. Need demolition call list and copies of letters sent to abutters. Need full size site plan to check setbacks.

9/18/2007-amachado: Sent site plan exemption form to planning.

9/21/2007-tmm: did not do complete review of plans. Need structurals stamped by an engineer if it is wood frame. Need noncombustible floor surface in garage. Went over w/owner on site.

9/21/2007-gg: receied granted site exemption. /gg (filed with permit in the hold basket)

9/27/2007-jmb: New drawings submitted for frost wall and slab design for garage and change in the orientation. The garage is now 10' from the side property line and may need a survey letter to confirm the location.



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>380 DANFORTH ST</u>		
Total Square Footage of Proposed Structure/Area <u>640 SQFT</u>	Square Footage of Lot <u>19,023 SQFT</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>61-I-3</u>	Applicant * must be owner, Lessee or Buyer* Name <u>CONSTANCE BLOOMFIELD</u> Address <u>380 DANFORTH</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>773-7769</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>ABOVE</u> City, State & Zip	Cost Of Work: \$ <u>62,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>3 FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>GARAGE REPLACEMENT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Demo existing Garage Replace w/ new Garage - expansion of existing Deck -</u>		
Contractor's name: <u>EJ CONSTRUCTION</u> Address: <u>10-8 BEACH ST.</u> City, State & Zip <u>PORTLAND, ME</u> Telephone: _____ Who should we contact when the permit is ready: <u>OWNER</u> Telephone: <u>773-7769</u> Mailing address: <u>380 DANFORTH ST.</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, 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: [Handwritten Signature]

Date: 9/8/07

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



Demolition Call List & Requirements

Site Address: 380 DANFORTH

Owner: CONSTANCE BLOOMFIELD

Structure Type: GARAGE-FRAME

Contractor: EJ CONSTRUCTION

Utility Approvals

Utility Approvals	Number
Central Maine Power	1-800-750-4000
Northern Utilities	797-8002 ext 6241
Portland Water District	761-8310
Dig Safe	1-888-344-7233

Contact Name/Date

9/14 - CHARLOTTE (REFUSED LAST NAME)
9/14 - MARK ALLEN
9/14 - WARREN WHITNEY
9/14 - CAROL (REFUSED LAST NAME)

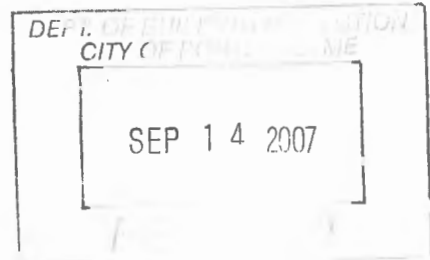
After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891
DPW/ Sealed Drain Permit (C. Merritt)	874-8822
Historic Preservation	874-8726
Fire Dispatcher	874-8576

9/14 - LUCY COTE
9/14 - CLIFF FERRIS
9/14 - SCOTT HANSEN
9/14 - HERBIE (REFUSED LAST NAME)

Additional Requirements

- 1) Written Notice to Adjoining Owners
- 2) ~~A Photo of the Structure(s) to be demolished~~
- 3) ~~Certification from an asbestos abatement company~~



DEP - Environmental (Augusta) 287-2651

9/14 CHRISTIN CHAMBERLAIN

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Cy Bloomfield

Date: 9/14/07

WILLIAM R. MCFARLANE & CONSTANCE BLOOMFIELD

Portland Terminal Company
Iron Horse Park
N. Billerica, MA 01862

September 14, 2007

To Whom It Concerns:

We are required by the City of Portland to inform you in writing that we intend to demolish our garage. This letter informs you of that intention.

Sincerely,

Constance Bloomfield
William McFarlane

WILLIAM R. MCFARLANE & CONSTANCE BLOOMFIELD

Helen Kilmartin
394 Danforth Street
Portland, ME 04102

September 14, 2007

Dear Mrs. Kilmartin:

We are required by the City of Portland to inform you in writing that we intend to demolish our garage. This letter informs you of that intention.

Sincerely,

Constance Bloomfield
William McFarlane



General Building Permit Application

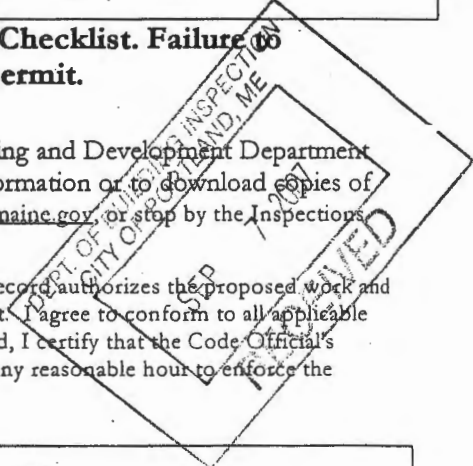
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Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>61-I-3</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>CONSTANCE BLOOMFIELD</u> Address <u>380 DANFORTH</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>773-7769</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <u>ABOVE</u> City, State & Zip	Cost Of Work: \$ <u>62,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
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Signature: [Handwritten Signature] Date: 9/8/07

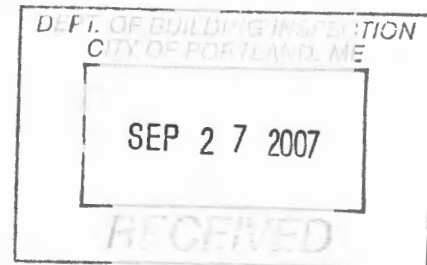
This is not a permit; you may not commence ANY work until the permit is issued

RE: 380 DANFORTH

ATTACHED DRAWINGS ARE REVISION TO EARLIER SUBMISSION. CHANGE REQUIRED BY POOR CONDITION OF EXISTING STRUCTURE WHICH WAS TO REMAIN AND REQUIRES DEMOLITION.

HISTORIC PRESERVATION HAS GIVEN APPROVAL, SEE ATTACHED EMAIL.

REPLACE DRAWINGS 1, G2, G3, G4 WITH ATTACHED. BECKER STRUCTURAL DRAWINGS NO LONGER RELEVANT.



From: Constance Bloomfield <cbloomfi@maine.rr.com>
Subject: **GARAGE AT 380 DANFORTH STREET**
Date: September 27, 2007 12:09:11 AM EDT
To: Deb Andrews <dga@portlandmaine.gov>
Cc: Scott Hanson <sth@portlandmaine.gov>

I AM CONFIRMING, AT YOUR REQUEST, YOUR DECISION RELATING TO SITING CHANGES OF THE PREVIOUSLY REVIEWED AND APPROVED NEW GARAGE IN THE REAR YARD OF 380 DANFORTH ST. THE PROPOSED CHANGE INVOLVES A NINETY DEGREE SHIFT IN ORIENTATION AND SITING OF THE GARAGE.

THE CHANGE WILL ELIMINATE THE VIEW OF THE GARAGE FROM THE WESTERN SIDEWALK EXPOSURE AND NOT INCREASE THE AMOUNT OF GARAGE SEEN FROM THE EASTERN EXPOSURE.

BECAUSE THIS CHANGE WILL NOT SUBSTANTIALLY ALTER THE PREVIOUSLY APPROVED SCHEME, AS IT CONCERNS THE HISTORIC PRESERVATION ORDINANCE, YOU DECIDED THAT THE CHANGE DID NOT WARRANT RESUBMISSION AND REVIEW.

THANK YOU. CONSTANCE BLOOMFIELD

WILLIAM R. MCFARLANE & CONSTANCE BLOOMFIELD

Charles Huntoon
370 Danforth Street
Portland, ME 04102

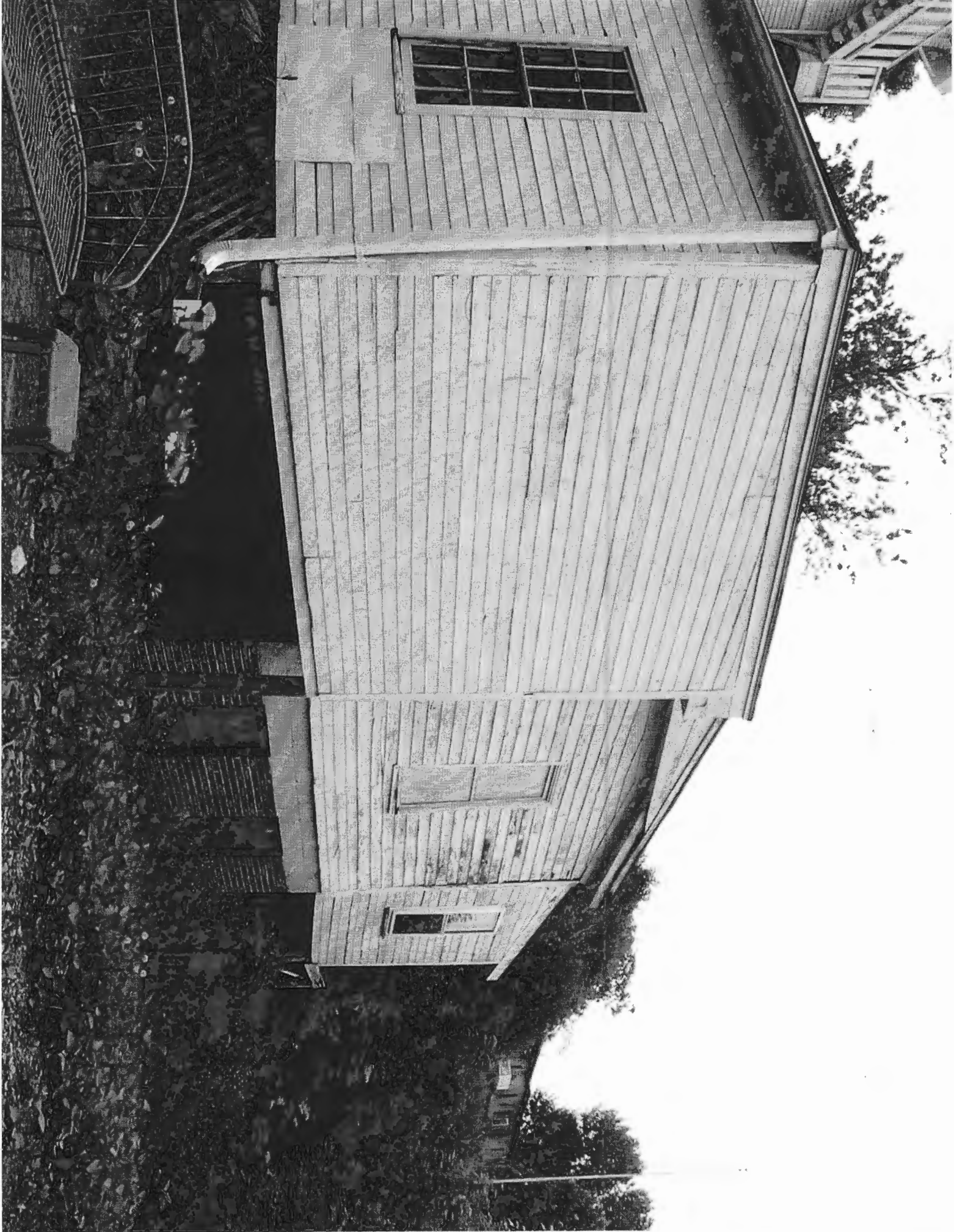
September 14, 2007

Dear Mr. Huntoon:

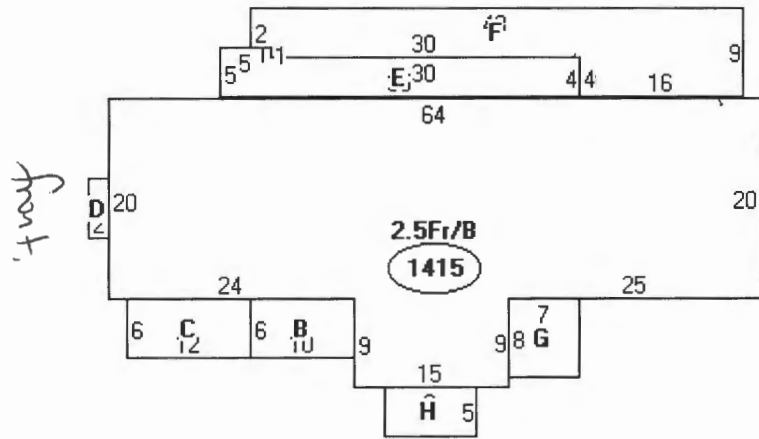
We are required by the City of Portland to inform you in writing that we intend to demolish our garage. This letter informs you of that intention.

Sincerely,

Constance Bloomfield
William McFarlane







Descriptor/Area

- A: 2.5Fr/B
1415 sqft
- B: EP/B
60 sqft
- C: OFF/B
72 sqft
- D: FBAY/B
12 sqft
- E: 1Fr/B
145 sqft
- F: WD
302 sqft
- G: 1Fr/1sOP
56 sqft
- H: 1Fr
45 sqft

= 2107

garage.

652 = 32 x 20.5

2863 sq existing

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	061 I003001
Location	380 DANFORTH ST
Land Use	THREE FAMILY
Owner Address	MCFARLANE WILLIAM & CONSTANCE BLOOMFIELD JTS 380 DANFORTH ST PORTLAND ME 04102
Book/Page	21615/268
Legal	61-I-3 DANFORTH ST 380 19023 SF

Current Assessed Valuation

Land	Building	Total
\$345,100	\$345,500	\$690,600

Property Information

Year Built 1875	Style Old Style	Story Height 2.5	Sq. Ft. 4689	Total Acres 0.437	
Bedrooms 5	Full Baths 4	Half Baths	Total Rooms 12	Attic None	Basement Full

Outbuildings

Type GARAGE-WD/CB	Quantity 1	Year Built 1930	Size 22X40	Grade C	Condition F
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Sales Information

Date 08/02/2004	Type LAND + BLDING	Price \$815,000	Book/Page 21615-268
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Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

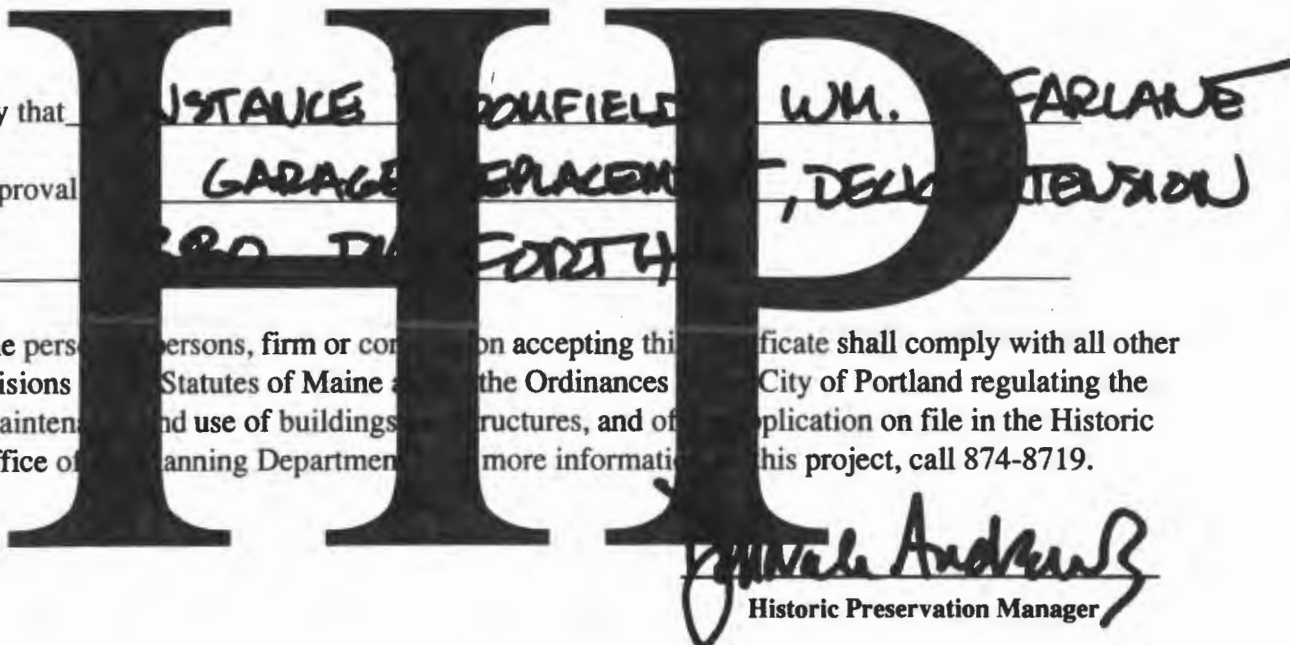
New Search!

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that JUSTAUCLE ROUFIELD WM. FARLANE
has received approval GARAGE REPLACEMENT, DECK EXTENSION
at 280 TH FORTH

provided that the person, persons, firm or corporation accepting this certificate shall comply with all other applicable provisions of the Statutes of Maine and the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings, structures, and other objects. Application on file in the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.



Johnnie Anderson
Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT



CITY OF PORTLAND, MAINE
Department of Building Inspections

_____ 11 20 07 _____

Received from Christine Blumfield

Location of Work 30 Dunbar -

Cost of Construction \$ _____

Permit Fee \$ 640⁰⁰

Building (U) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 6153

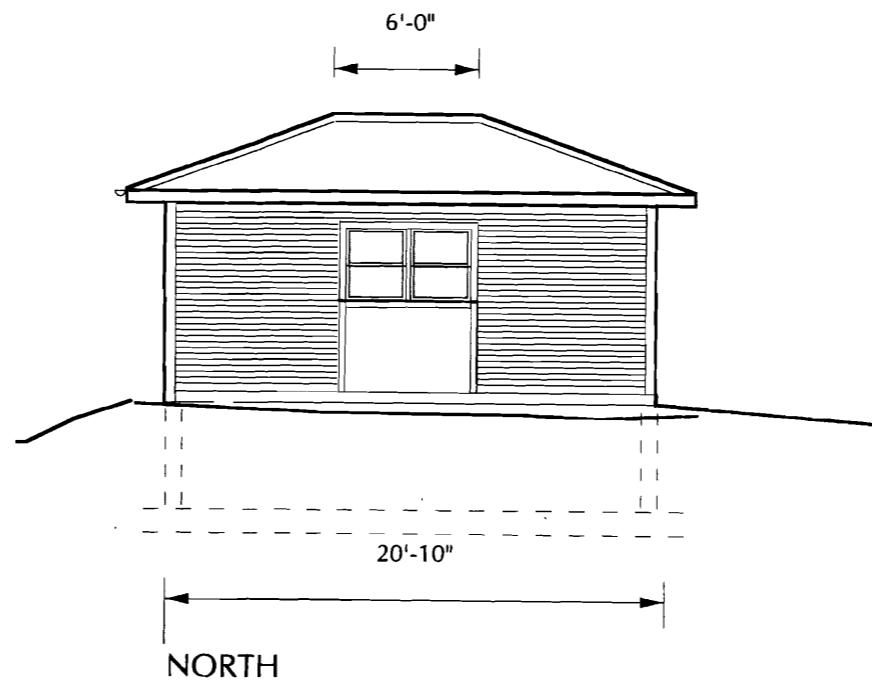
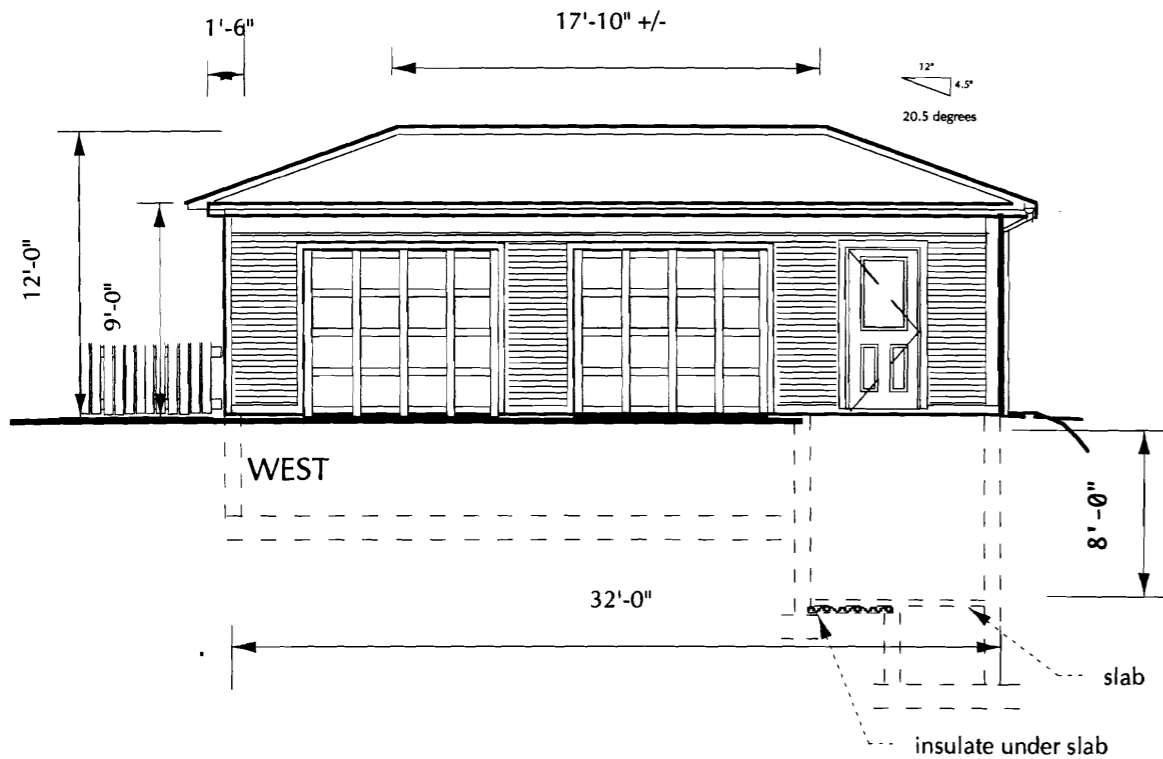
Check #: 4888

Total Collected \$ 640⁰⁰

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.

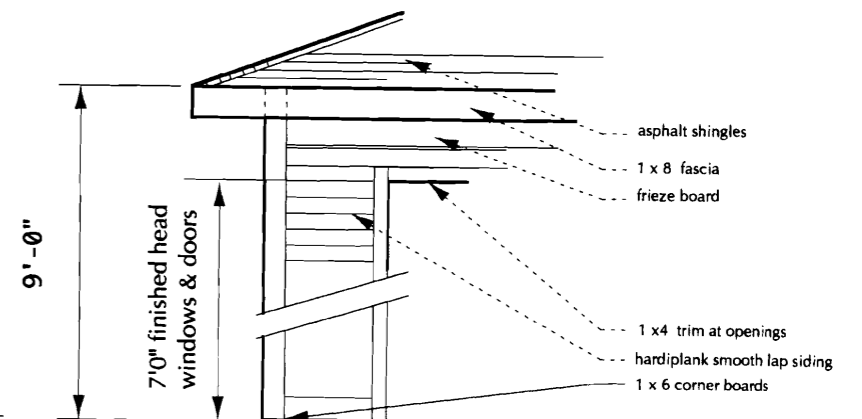
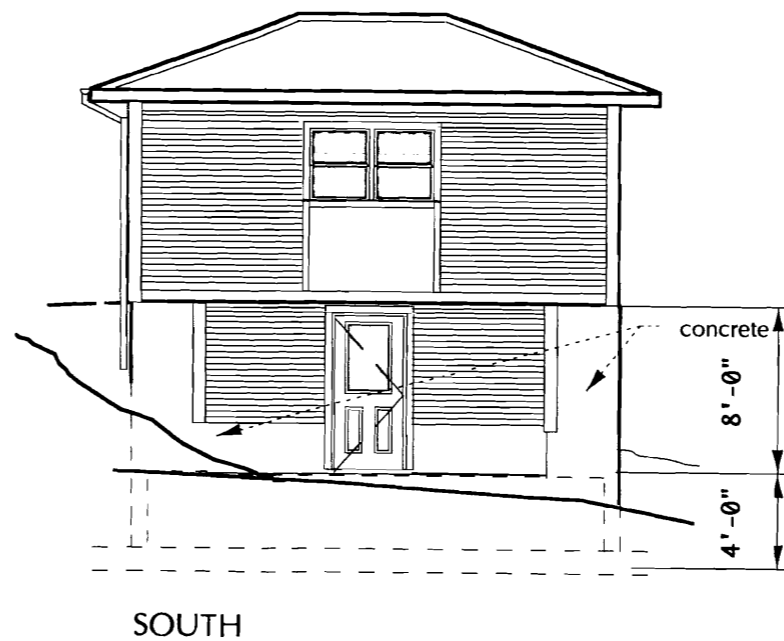
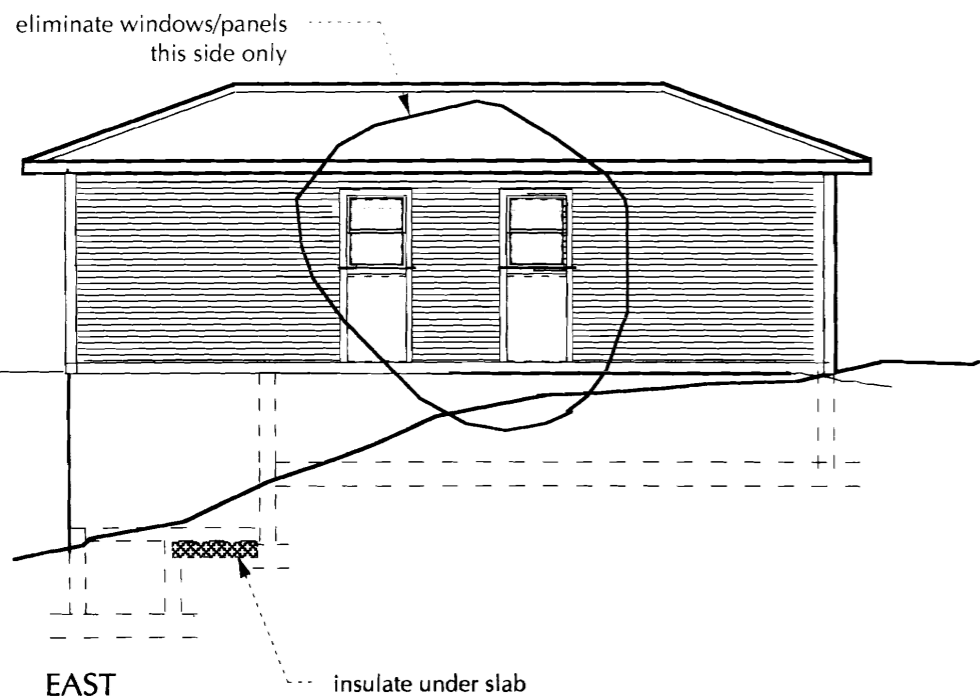
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



SIDING
 hardiplank smooth lap sliding to match house
 hardiplank panels painted to match house
 1x6 and 1x4 trim painted to match house trim

ROOF
 modified hip roof, trusses
 fiberglass shingle and membrane roofing
 1x8 fascia
 5" aluminum 1/2 round gutter, downspout

WINDOWS/ DOORS
 Doors - ThermaTru smooth fiberglass; raised panels, no grille, S-1011 (3x7)
 Garage doors - new steel 8'0" wide
 Windows - Brosco double hung, single glazed, narrow mullion 2'6"x3'-5"



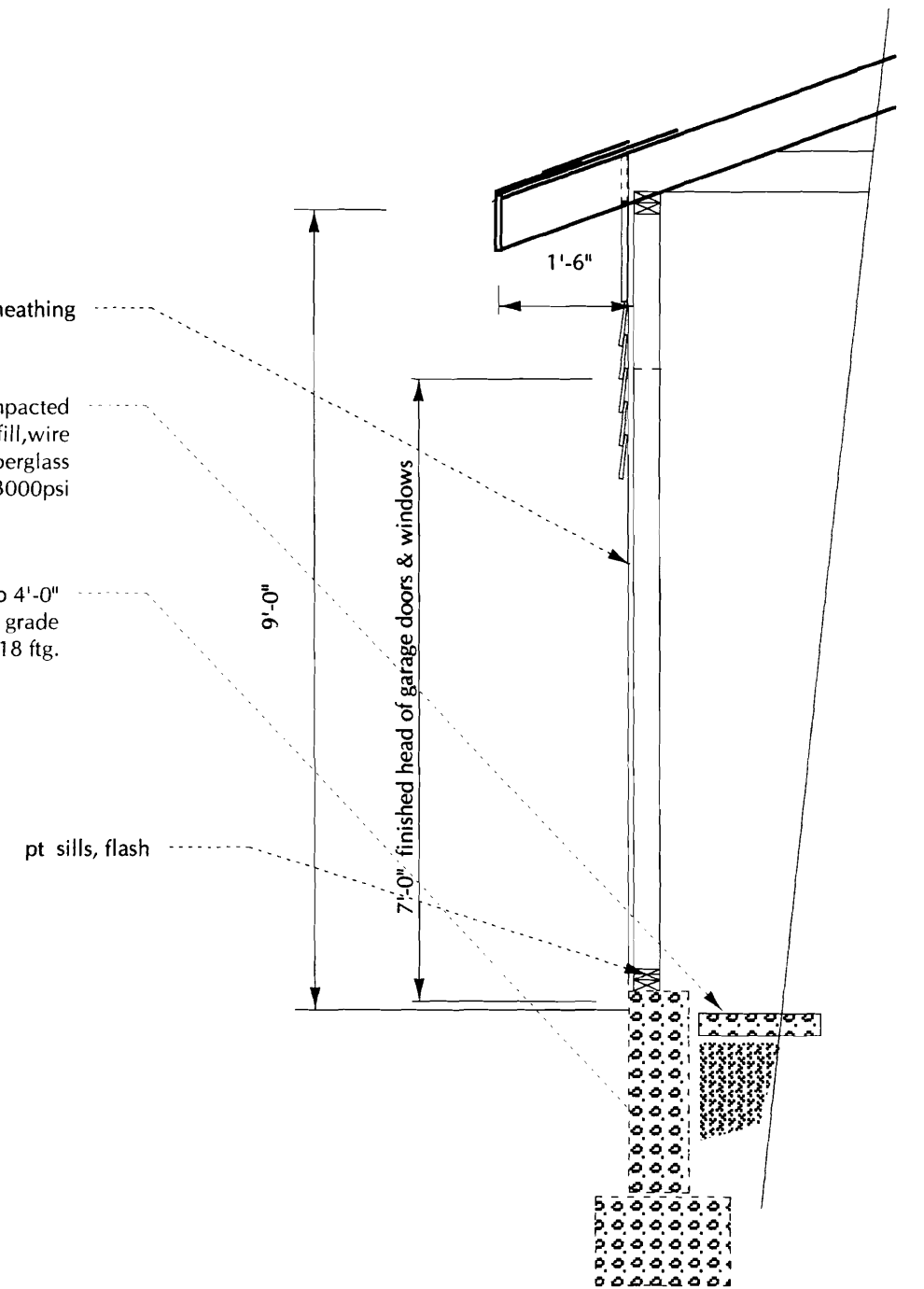
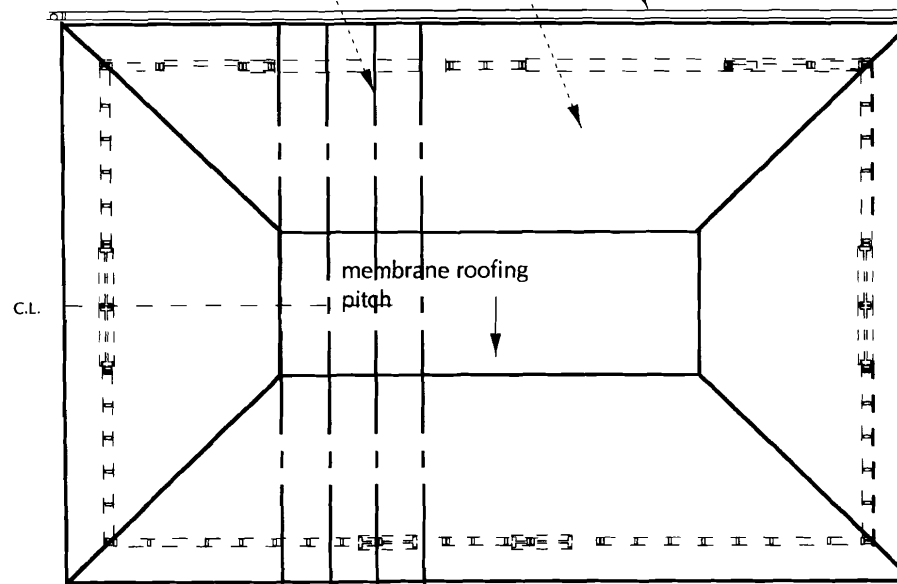
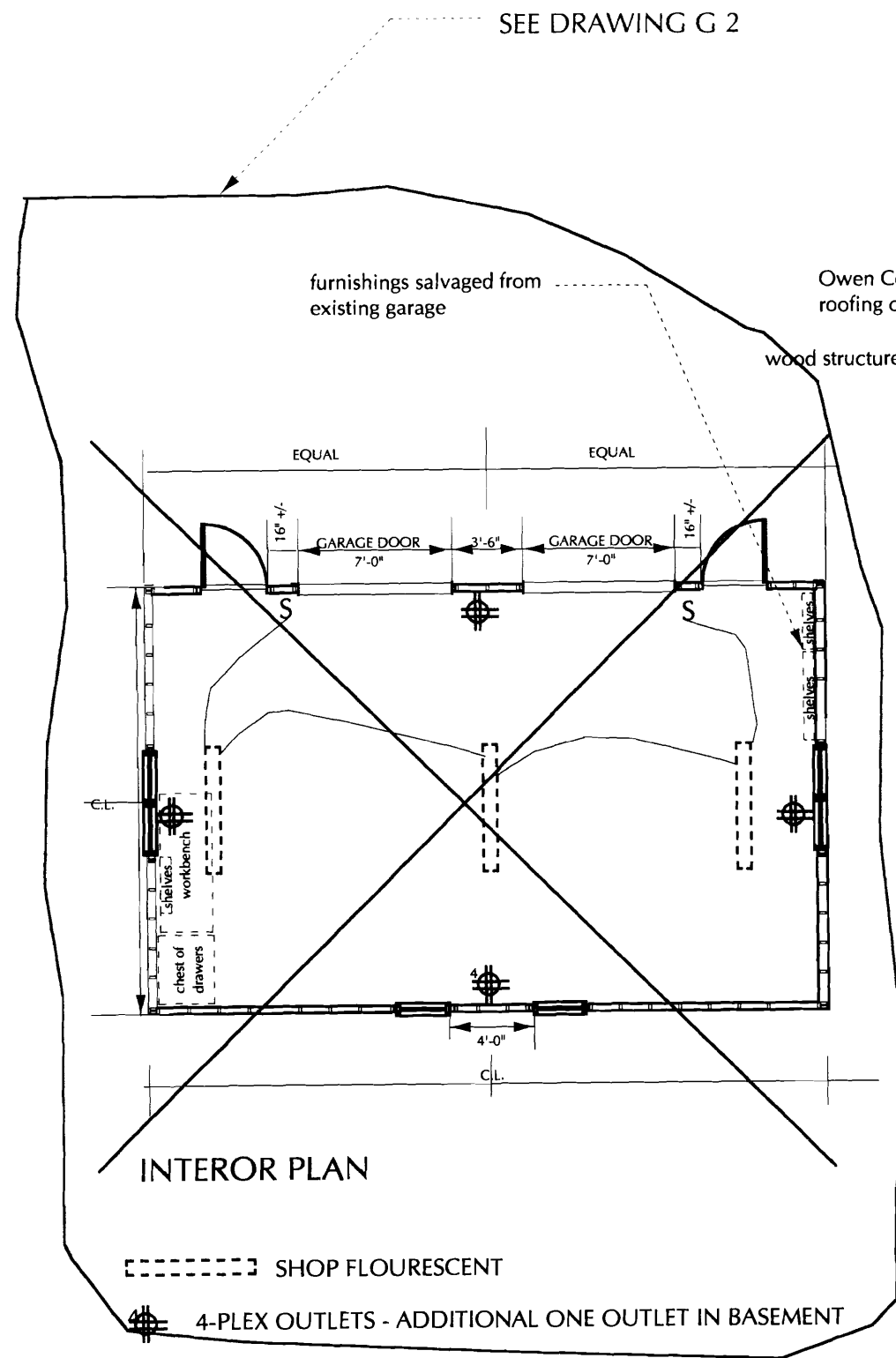
GARAGE REPLACEMENT
 380 DANFORTH ST.
 PORTLAND, ME 04102

OWNER: WILLIAM R. MCFARLANE
CONSTANCE BLOOMFIELD

ELEVATIONS/ MATERIALS

CONSTANCE BLOOMFIELD ARCHITECT
 380 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769

SCALE: 1/8" = 1' - 0"
 SEPTEMBER 25, 2007



header list:
 (2) 8'-span (2) 2x12
 (2) 4'-span (2) 2x6
 (2) 3'-span - (3) 2x6

GARAGE REPLACEMENT
 380 DANFORTH ST.
 PORTLAND, ME 04102

OWNER: WILLIAM R. MCFARLANE
 CONSTANCE BLOOMFIELD

GARAGE FLOOR & ROOF PLAN; SECTION

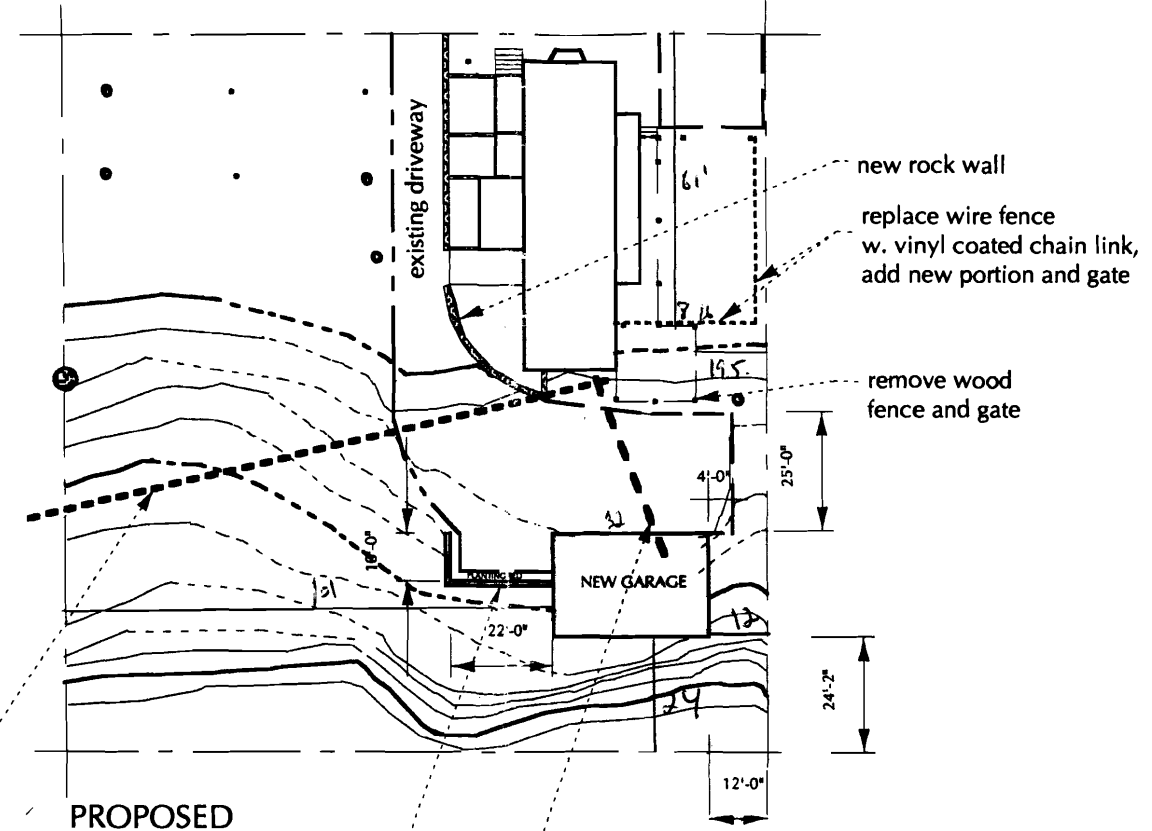
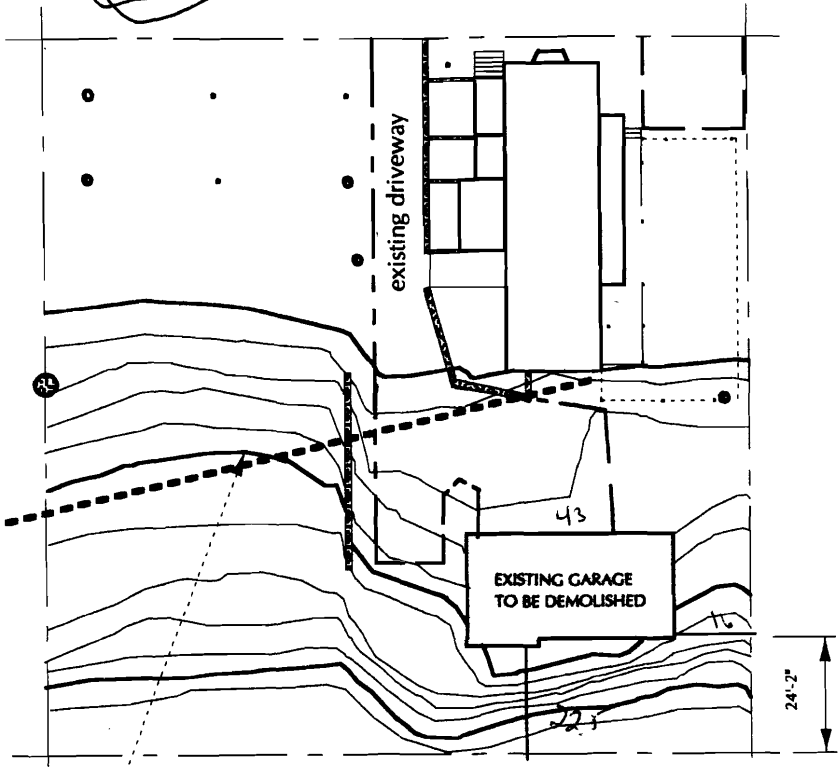
SCALE: 1/8" = 1'-0"
 SEPT. 25, 2007

CONSTANCE BLOOMFIELD ARCHITECT
 380 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769

G4

See New drawing
9/27/07

R4
 front - 25' min. (or average) - garage ok
 rear - 25' min. - garage - 24' 2" but no closer than old garage and new garage smaller; not as close in one part.
 side - 1 or 1 1/2 10' - garage is 12' -
 2 14' - decks 19.5.
 lot coverage 30% of 19023 = 5706.9 (1963)



EXISTING
 house = 2107
 43x22 946 old garage - 976
 15x2=30
 1131
 704 new garage 32x22
 128 new deck part 8x16
 1963

SCOPE OF WORK

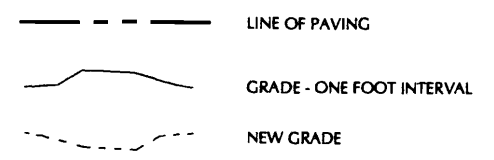
Existing Garage:
 Demolish existing garage, retaining brick basement, and garage floor joists above basement.
 Remove and retain for re-use: garage doors & any re-usable lumber.

New Garage:
 Construct new two-car garage as indicated on drawings, including repair to brick basement & reinforcing of existing floor joists.

Deck:
 Replace existing deck posts and expand as indicated on D2 and D3.

Driveway:
 Alter lower portion of driveway, including unit retaining wall.
 Remove and rebuild stone wall planting area (sub to Highland Gardens-775-7337).
 New asphalt (3") driveway on tamped base from street, no curb.

Site Work:
 Remove piled rocks, cobbles and marble slabs and store elsewhere on site.
 Install chain link fence and gate.
 Re-contour site as shown on drawings using existing fill on site and supplementing as necessary with new fill.
 Provide topsoil, fertilize and install seeded fabric.



GARAGE REPLACEMENT/ADDITION TO DECK
 380 DANFORTH ST.
 PORTLAND, ME 04102

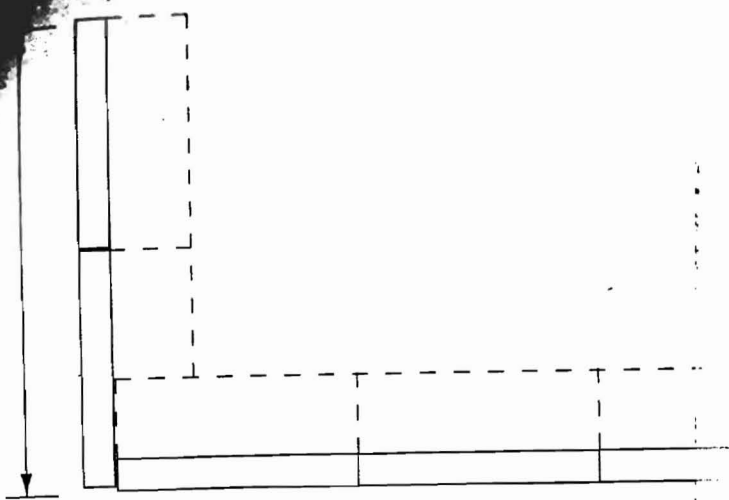
OWNER: WILLIAM R. MCFARLANE
 CONSTANCE BLOOMFIELD

SITE PLANS

CONSTANCE BLOOMFIELD ARCHITECT
 380 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769

SCALE: 1" = 40'-0"
 JUNE 15, 2007

10'-0"



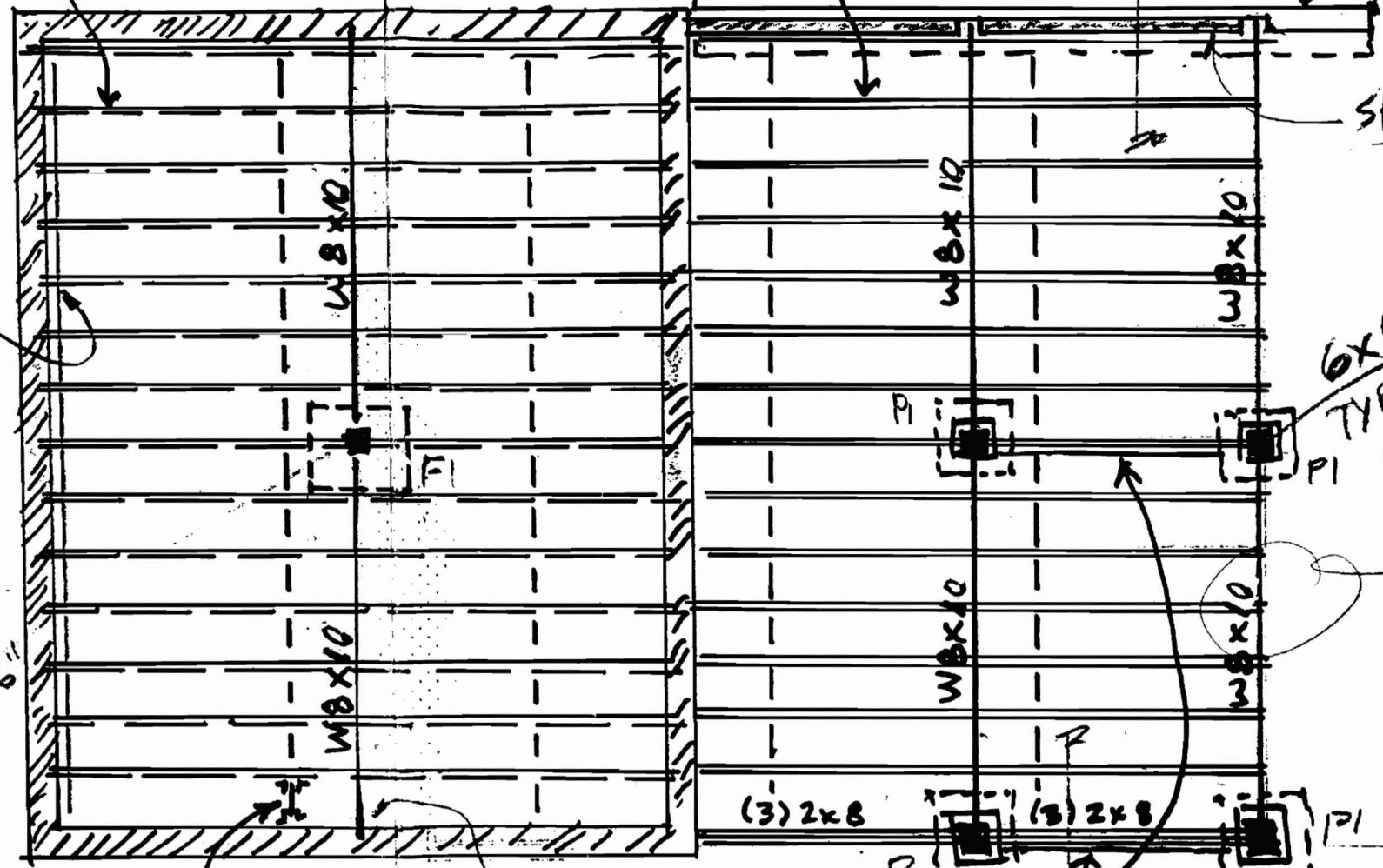
2x4 STUD WALL TO EXG BRICK SHELF.

EXIST 2x8 @ 16" W/ NEW 2x8 PT @ 16"

NEW (2) 2x8 @ 16" OC

8" CONC RET WALL

SHELF



6x6 PT TYP (4) PLUS

IS?

3" Ø STL PIPE COL @ 0.216"

2x8 BLOKING ALONG WHL LINE USE JOIST HGRS.

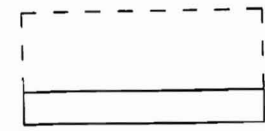
POCKET INTO EXTG BRICK

L2x2x4 STRUT

What is relative 3x3x1/4



EXISTING TO REMAIN



RETAINING WALL UNIT

NOTE ALL NEW FRAMING SHALL BE PT.

PI = PTG 2x2x10" w/ 2-#4 EV

PI = PIER w/ 1-6" Ø RE 1/2" #4 VERT

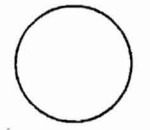
REPLACEMENT OF EXISTING GARAGE 380 DANFORTH ST. PORTLAND, ME 04102

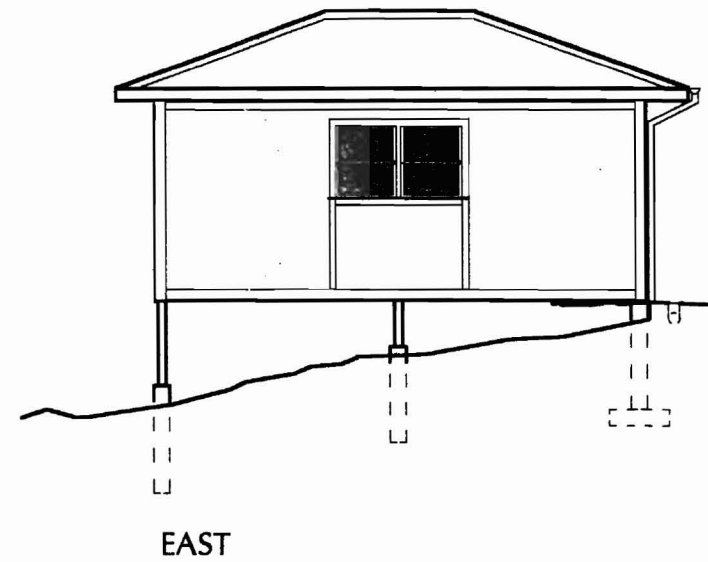
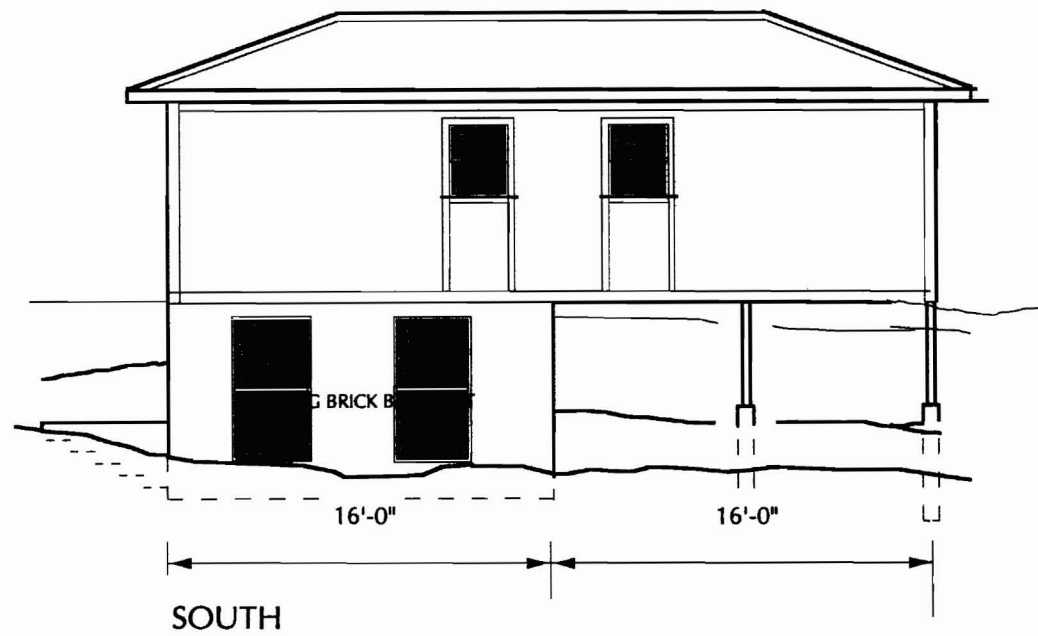
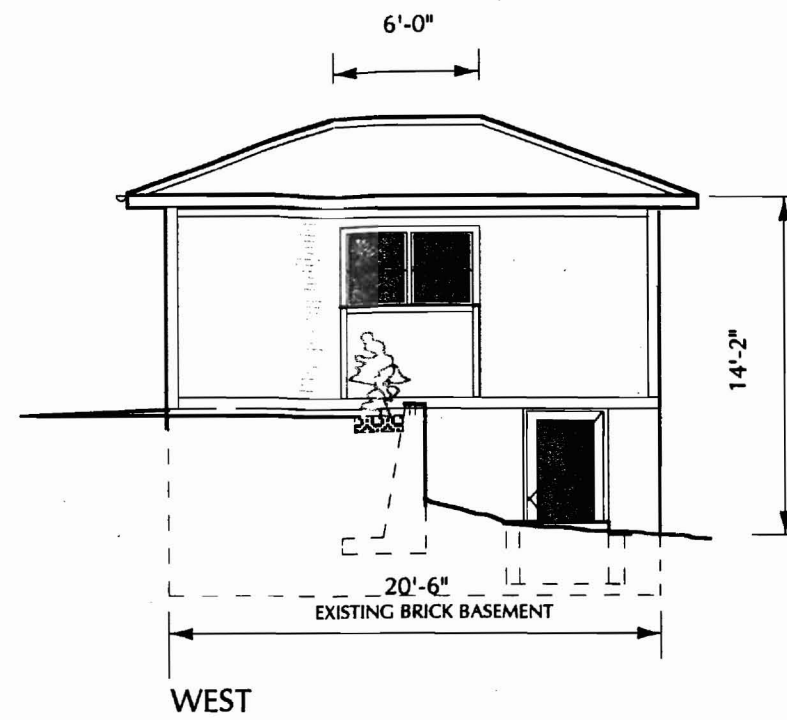
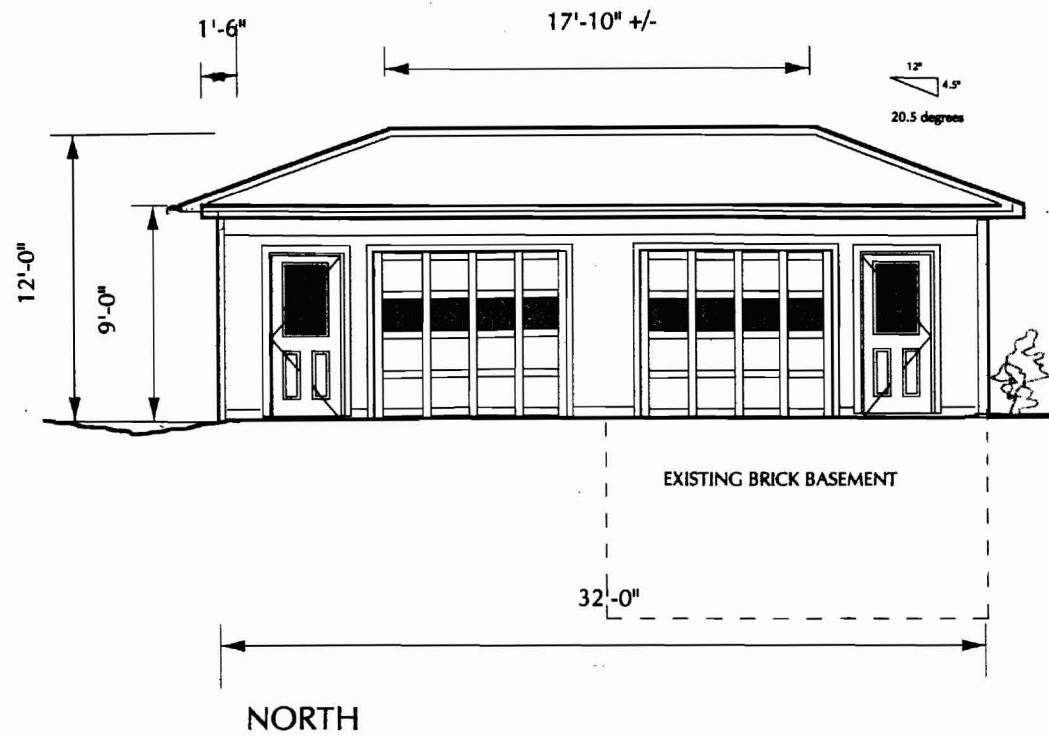
OWNER: WILLIAM R. MCFARLANE CONSTANCE BLOOMFIELD

FOUNDATION, FOOTINGS, RETAINING WALLS

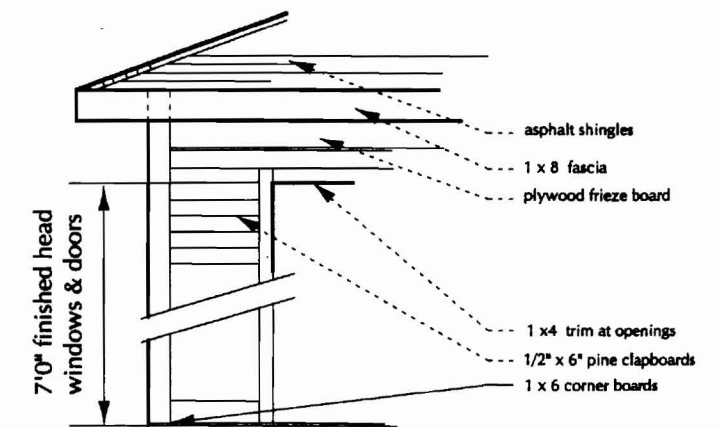
SCALE: 1/4" = 1'-0" APRIL 15, 2007

CONSTANCE BLOOMFIELD ARCHITECT 380 DANFORTH STREET PORTLAND, MAINE 04102 207-773-7769





- SIDING**
 1/2" x 6" pine clapboards; solid stain
 3/4" exterior finish grade plywood panels; solid stain
 1x6 and 1x4 trim
- ROOF**
 modified hip roof, trusses
 fiberglass shingle and membrane roofing
 1x8 fascia
 5" aluminum 1/2 round gutter, downspout
- WINDOWS/ DOORS**
 Doors - ThermaTru smooth fiberglass; raised panels, no grille, S-1011
 Garage doors - reused, on-site
 Windows - Brosco double hung, single glazed, narrow mullion 2'6"x3'-5"



GARAGE REPLACEMENT
 380 DANFORTH ST.
 PORTLAND, ME 04102

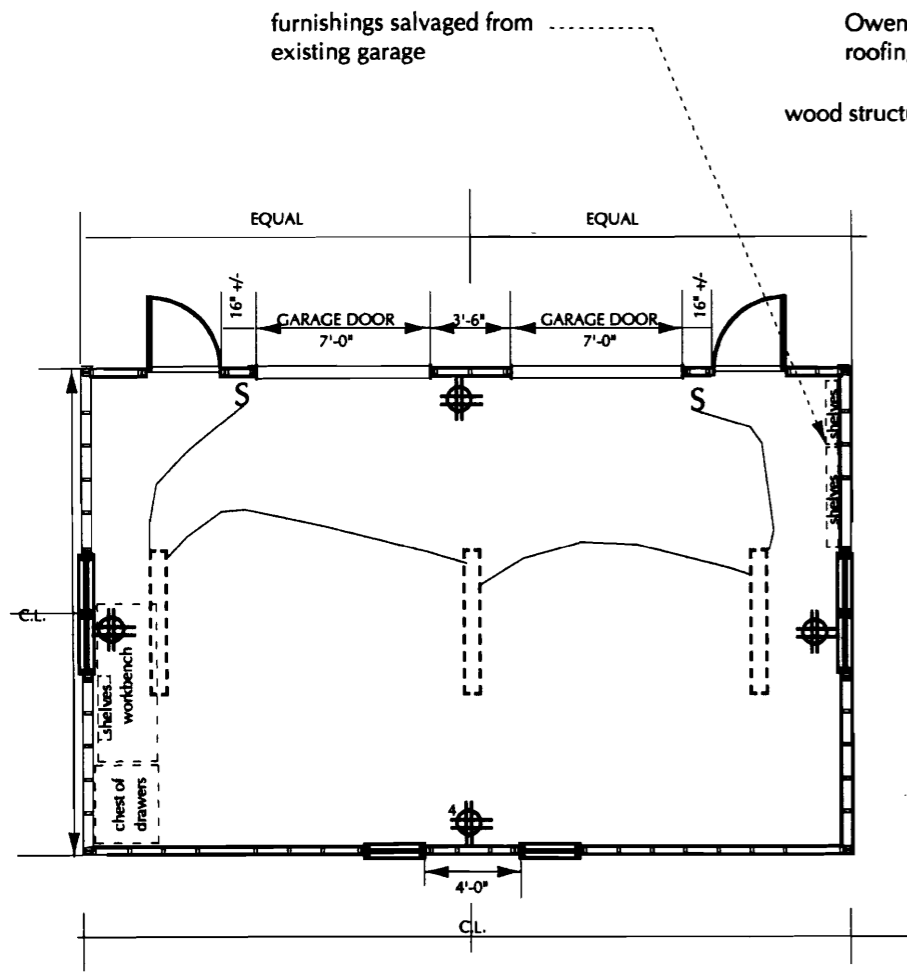
OWNER: WILLIAM R. MCFARLANE
CONSTANCE BLOOMFIELD

ELEVATIONS/ MATERIALS

CONSTANCE BLOOMFIELD ARCHITECT
 380 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769

SCALE: 1/8" = 1' - 0"
 JUNE 20, 2007

G3

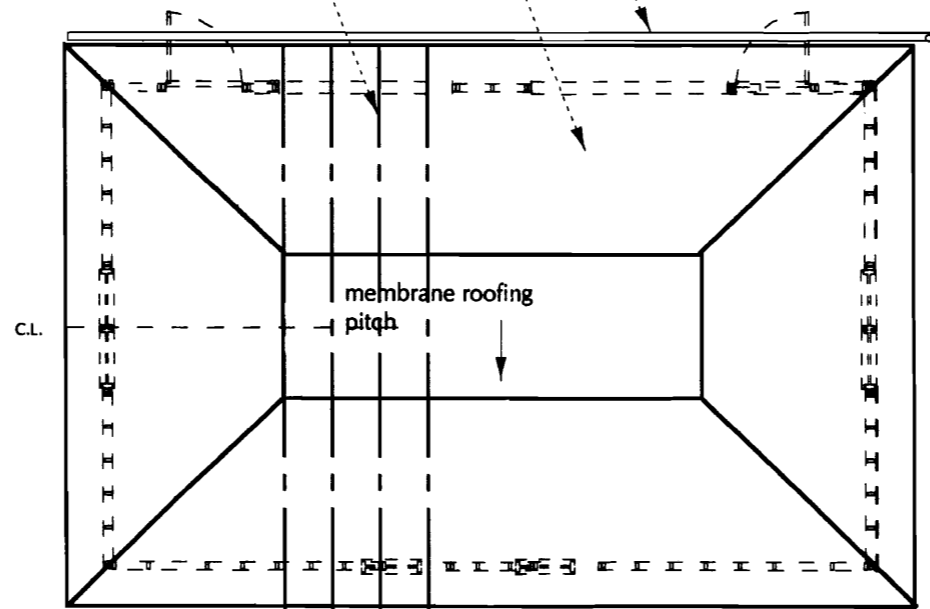


INTERIOR PLAN

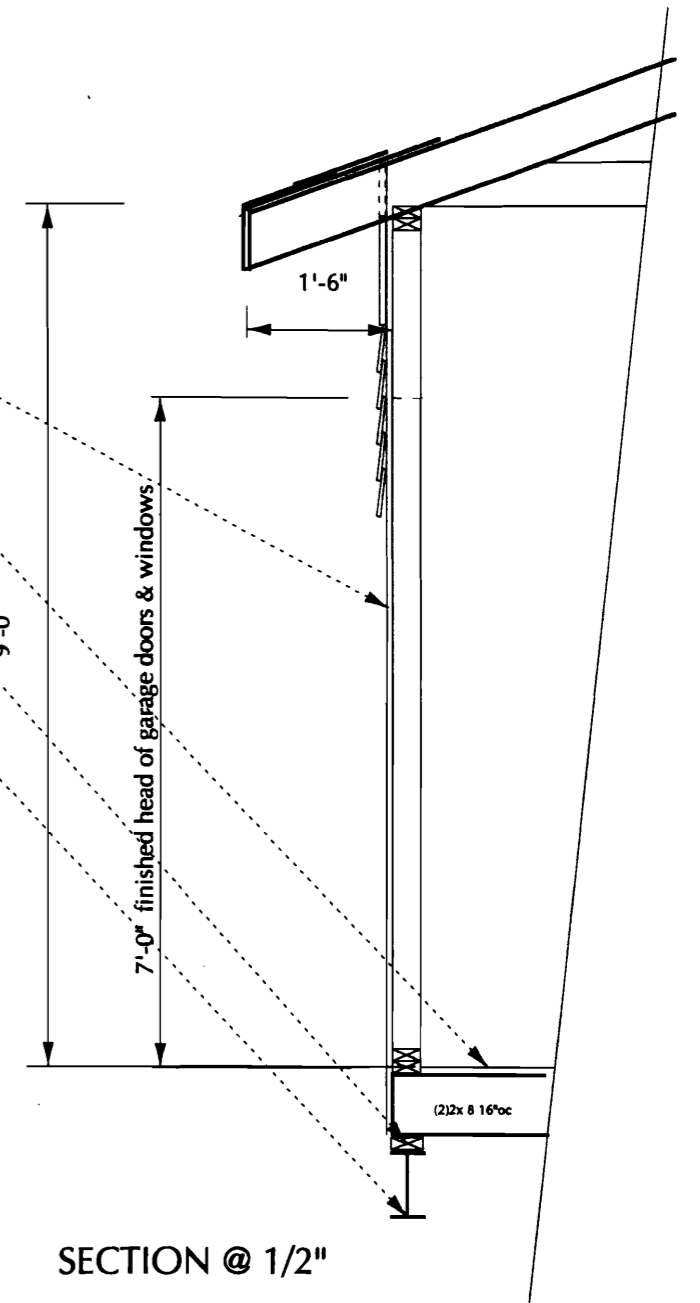
----- SHOP FLOURESCENT

⊕ 4-PLEX OUTLETS - ADDITIONAL ONE OUTLET IN BASEMENT

gutter & downspout
 Owen Corning fiberglass shingle (Estate Grey) roofing on pitched roof
 wood structures truss @ 24" oc, typ.
 1/2" plywd or board sheathing
 1" exterior grade plywood
 2x6 ripped to 4" width w. 1/2" bolts @24" staggered
 W8 steel beam



ROOF PLAN



SECTION @ 1/2"

GARAGE REPLACEMENT
 380 DANFORTH ST.
 PORTLAND, ME 04102

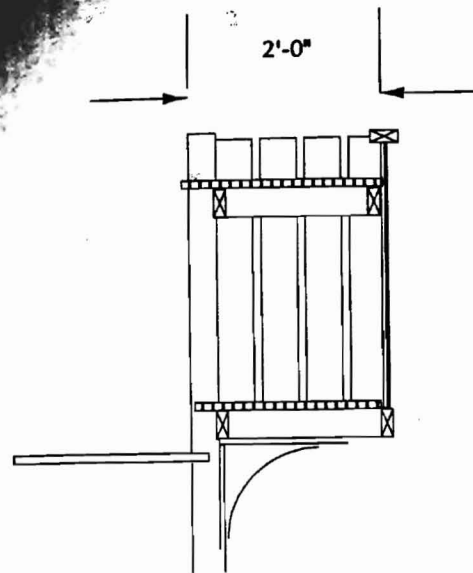
OWNER: WILLIAM R. MCFARLANE
CONSTANCE BLOOMFIELD

GARAGE FLOOR & ROOF PLAN; SECTION

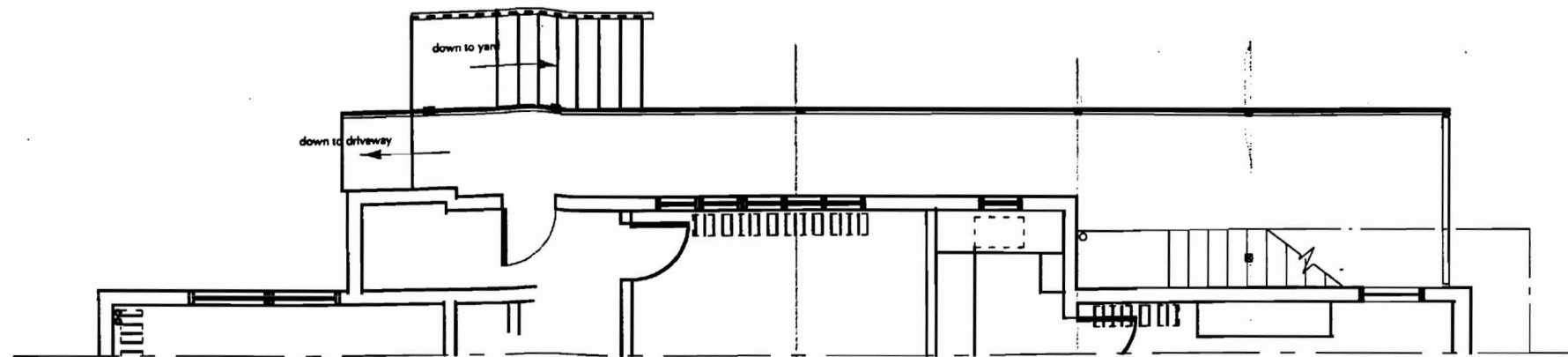
SCALE: 1/8" = 1'-0"
 JUNE 20, 2007

CONSTANCE BLOOMFIELD ARCHITECT
 388 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769

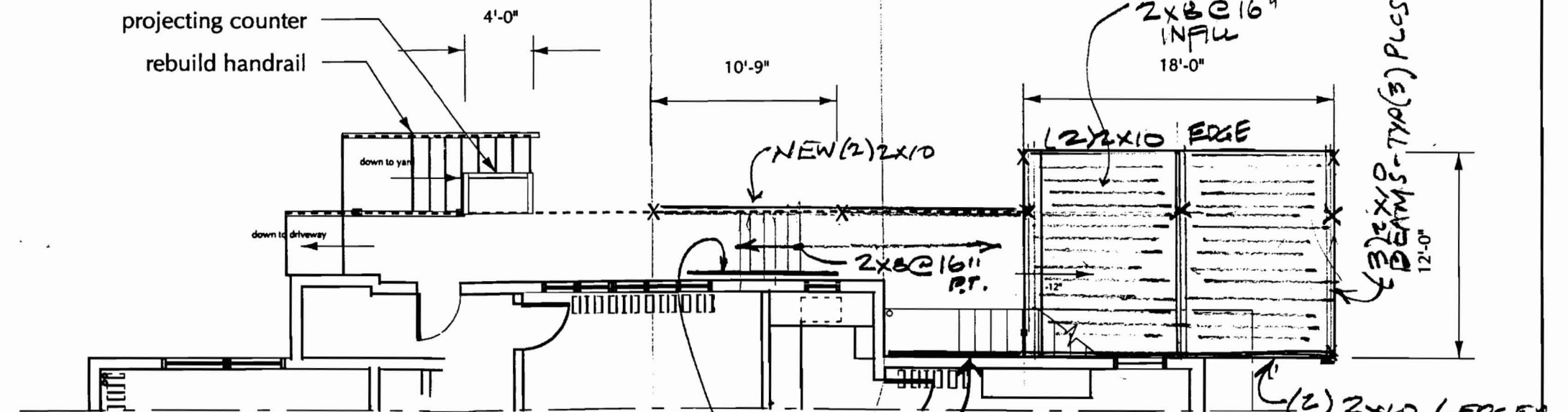




PROJECTING COUNTER, section



EXISTING DECK



PROPOSED DECK

QUESTIONS FOR PAUL: CAN EXISTING POST LOCATIONS BE CHANGED W/O REFRAMING?
 SIZING OF EXTENSION POSTS, ETC. BRACING; WOULD STEEL FOR EXTENSION POST (AND BEAMS?)
 GIVE IT MORE OR LESS ' SUBSTANCE? BRACING IF STEEL OR WOOD? COST OF WOOD VS. STEEL;
 DON'T WANT TO CHANGE FIRST 2 POSTS. I THINK FOOTINGS WHICH ARE PIER-LIKE WOULD READ AS MORE SUBSTANTIAL
 FOOTINGS: OVERSIZED NOT SONOTUBES, MAYBE CULVERT FORMS AND TINTED CONCRETE.

2x8 PT LEDGER
 W/ 3/4" Ø EPDM POLTS @ 16" OS IN BRUCE
 OR 3/4" Ø LAGS INTO EXTG ND @ 16"

ADDITION TO DECK
 380 DANFORTH ST.
 PORTLAND, ME 04102

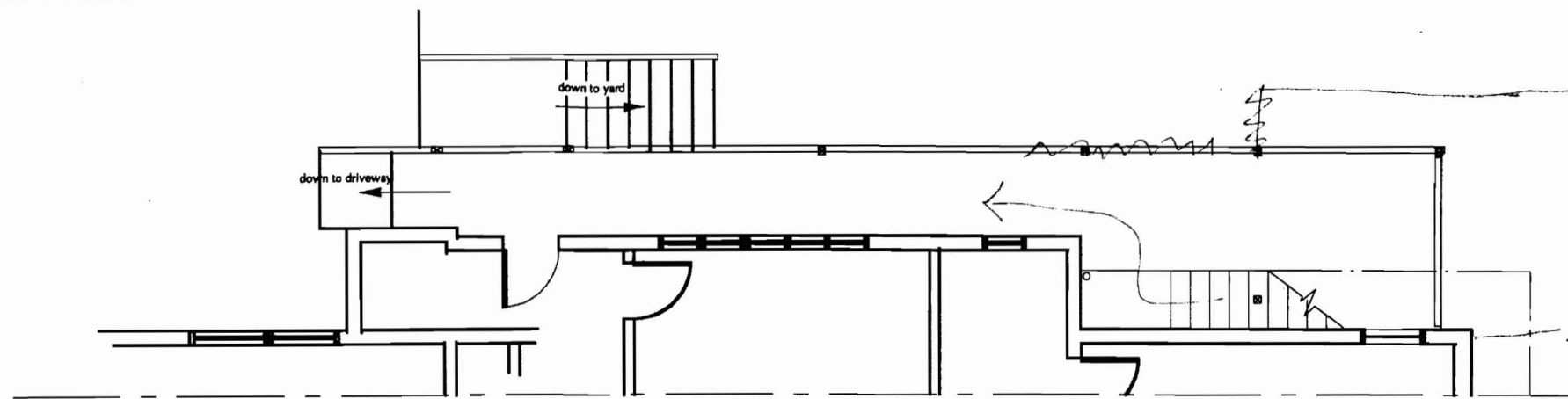
OWNER: WILLIAM R. MCFARLANE
 CONSTANCE BLOOMFIELD

DECK PLANS

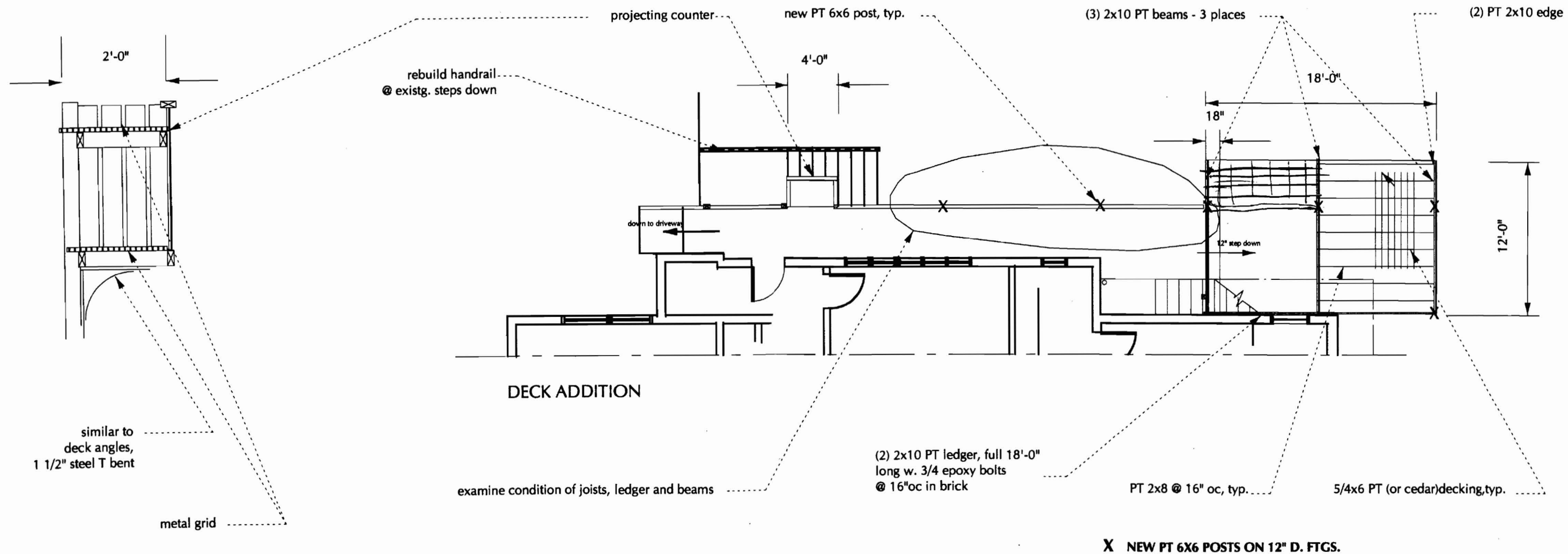
SCALE: 1/8" = 1' - 0"
 APRIL 28, 2007

CONSTANCE BLOOMFIELD ARCHITECT
 380 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769





EXISTING DECK



DECK ADDITION

ADDITION TO DECK
380 DANFORTH ST.
PORTLAND, ME 04102

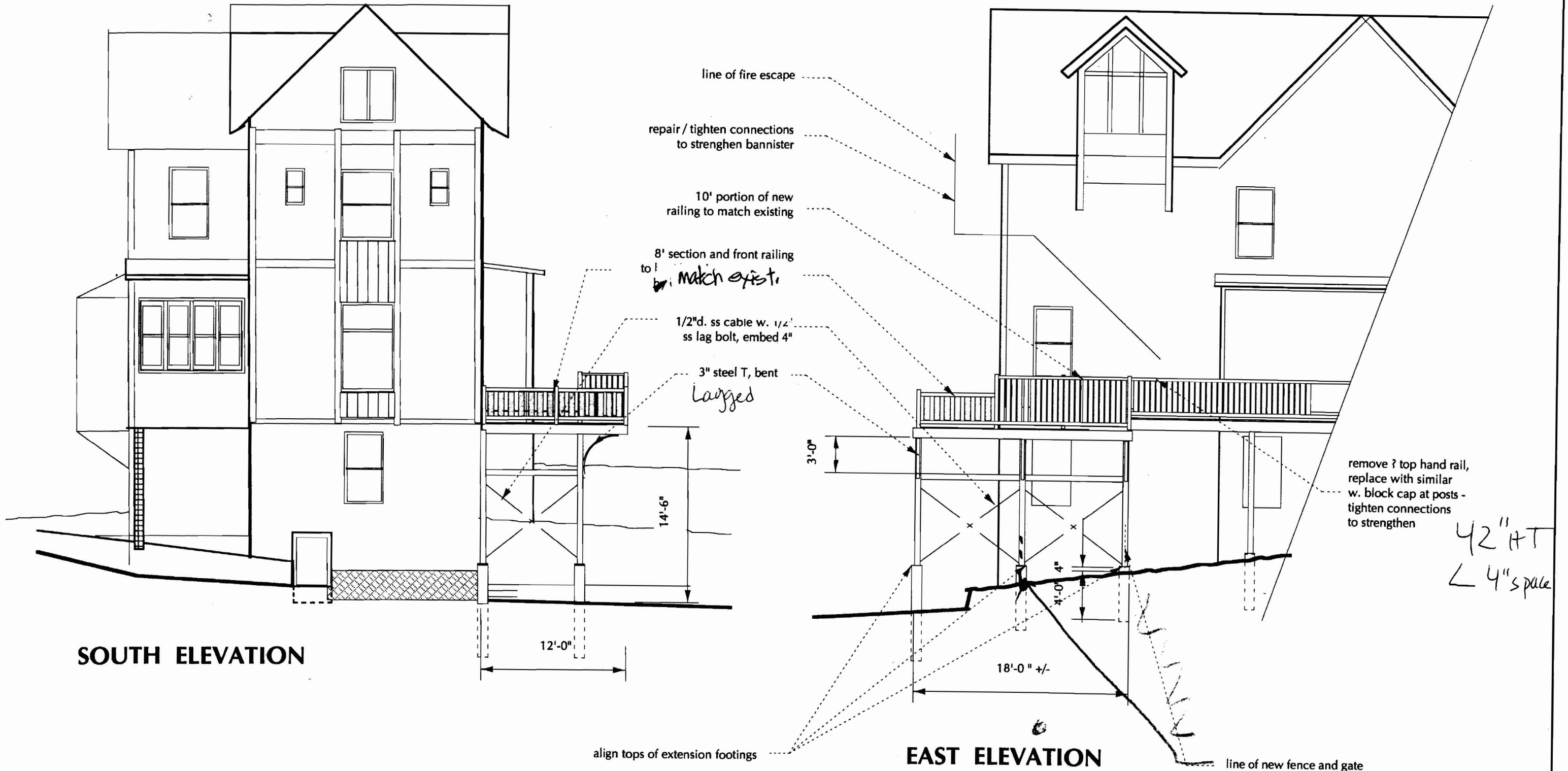
OWNER: WILLIAM R. MCFARLANE
CONSTANCE BLOOMFIELD

DECK PLANS

SCALE: 1/8" = 1'-0"
JUNE 15, 2007

CONSTANCE BLOOMFIELD ARCHITECT
380 DANFORTH STREET
PORTLAND, MAINE 04102
207-773-7769

D2



SOUTH ELEVATION

EAST ELEVATION

ADDITION TO DECK
380 DANFORTH ST.
PORTLAND, ME 04102

OWNER: WILLIAM R. MCFARLANE
CONSTANCE BLOOMFIELD

DECK ELEVATIONS

SCALE: 1/8" = 1'-0"
JUNE 15, 2007

CONSTANCE BLOOMFIELD ARCHITECT
380 DANFORTH STREET
PORTLAND, MAINE 04102
207-773-7769

D3

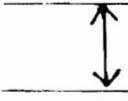
380 DANFORTH



COMMERCIAL ST. - WINTER VIEW



LOCATION - NEW GARAGE

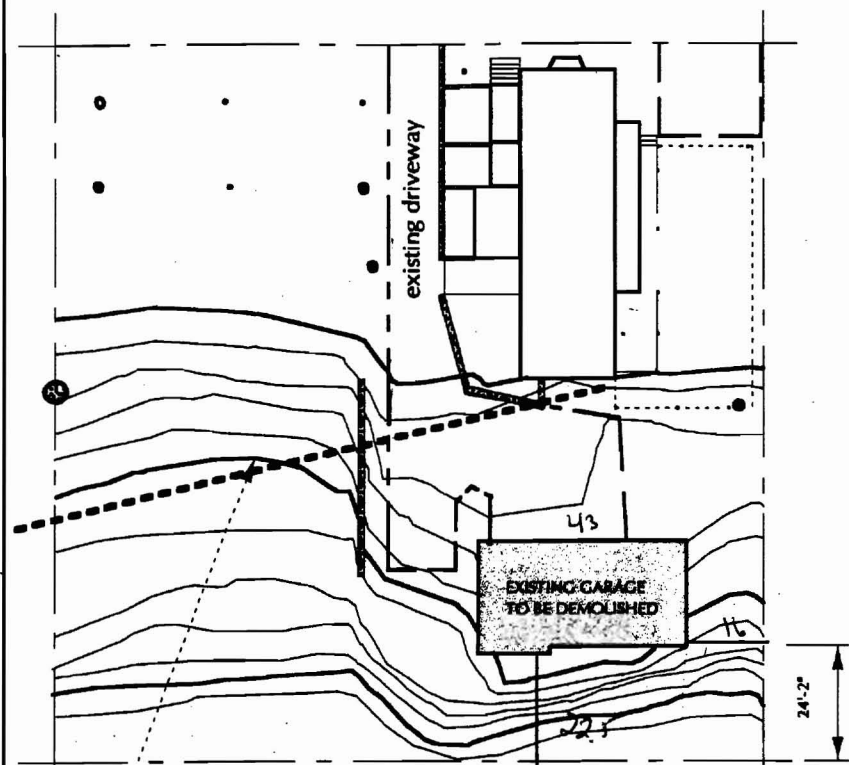


44.44



R4

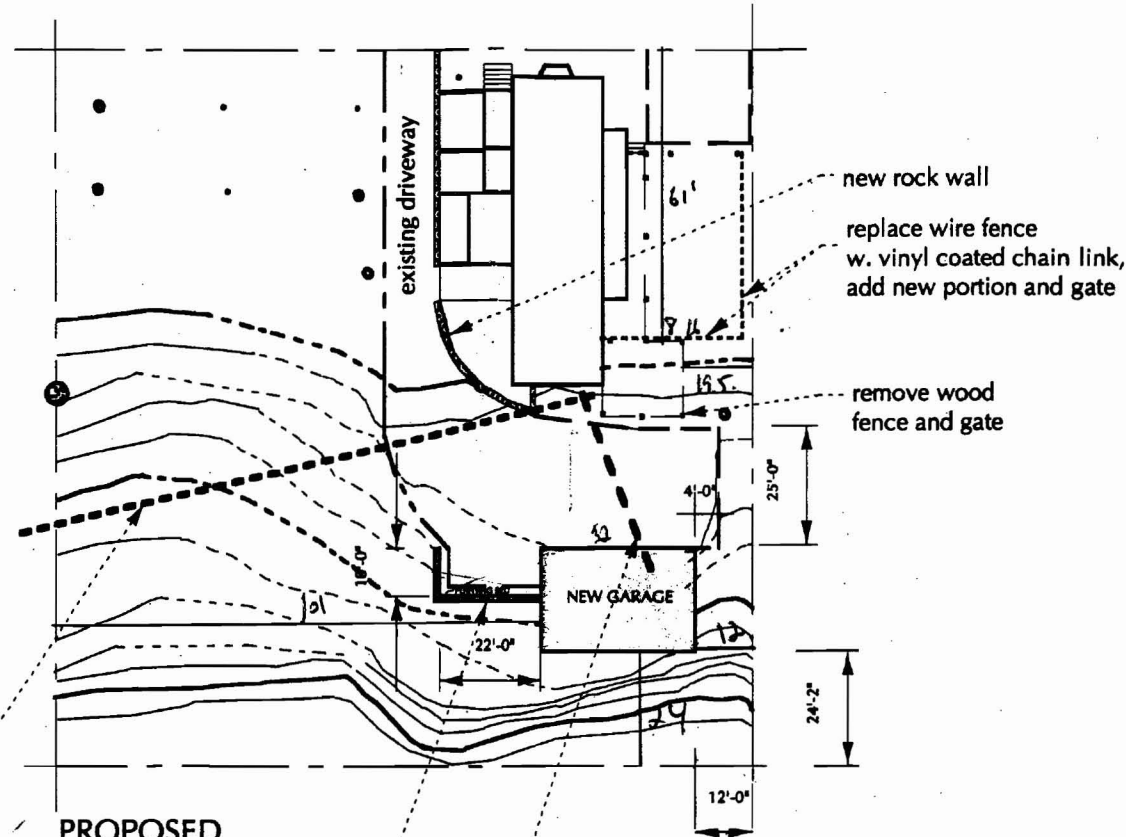
front - 25' min (or average) - garage ok
 rear - 25' min. - garage - 24' 2" but no closer than old garage and new garage smaller; not as close in one part.
 side - 1 or 1 1/2 10' - garage is 12' -
 2 14' - deck is 19.5.
 lot coverage 30% of 19023 = 5706.9 (1963)



EXISTING

house = 2107
 43x22 946 old garage - 976.
 15x2=30
 1131
 704 new garage 32x22
 128 new deck part 8x16
 1963

buried sewer line/ use utmost care/no heavy equipment



PROPOSED

SCOPE OF WORK

Existing Garage:

Demolish existing garage, retaining brick basement, and garage floor joists above basement.

Remove and retain for re-use: garage doors & any re-usable lumber.

New Garage:

Construct new two-car garage as indicated on drawings, including repair to brick basement & reinforcing of existing floor joists.

Deck:

Replace existing deck posts and expand as indicated on D2 and D3.

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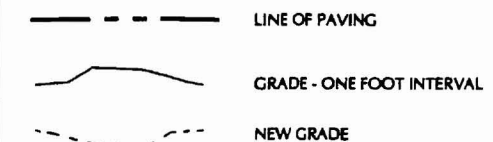
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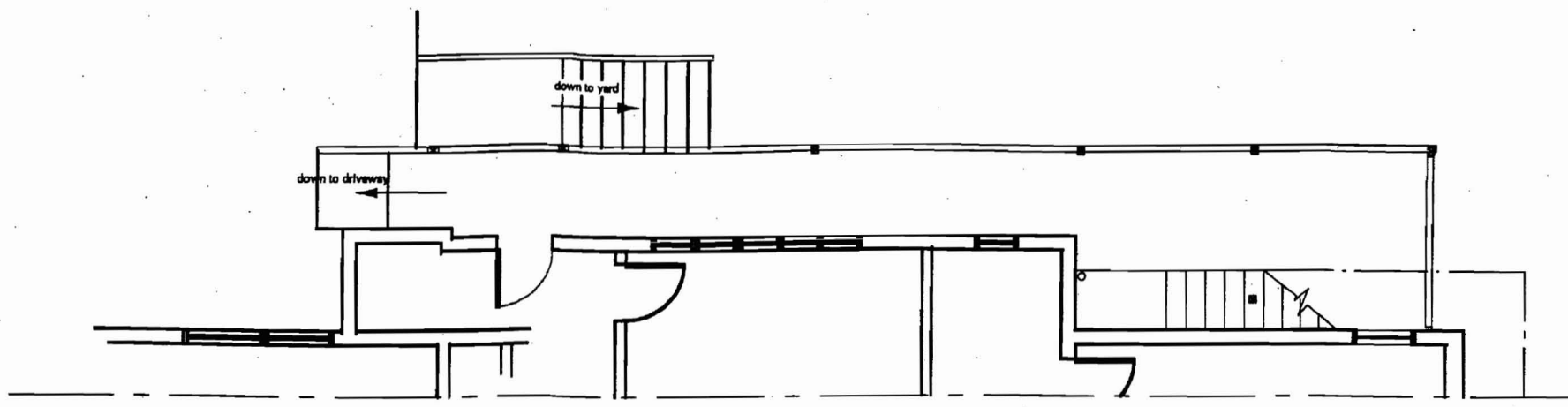
GARAGE REPLACEMENT/ADDITION TO DECK
 380 DANFORTH ST.
 PORTLAND, ME 04102

OWNER: WILLIAM R. MCFARLANE
 CONSTANCE BLOOMFIELD

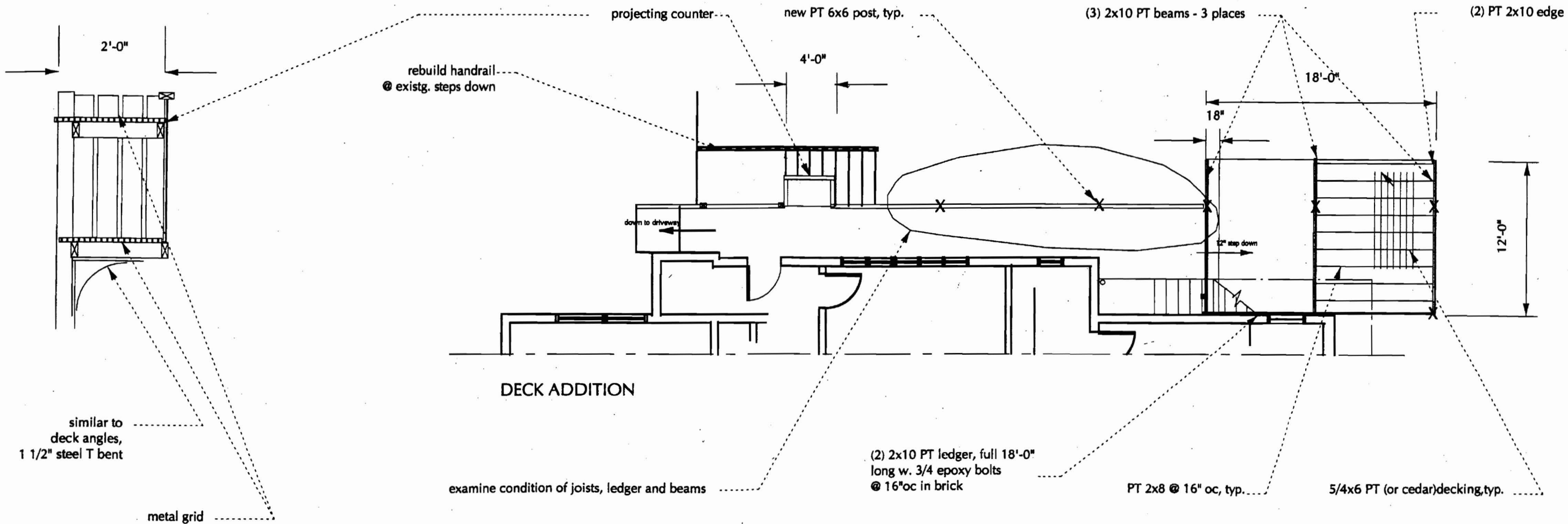
SITE PLANS

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 380 DANFORTH STREET
 PORTLAND, MAINE 04102
 207-773-7769

SCALE: 1" = 40'-0"
 JUNE 15, 2007



EXISTING DECK



DECK ADDITION

X NEW PT 6X6 POSTS ON 12" D. FTGS.

ADDITION TO DECK
380 DANFORTH ST.
PORTLAND, ME 04102

OWNER: WILLIAM E. MCFARLANE
CONSTANCE BLOOMFIELD

DECK PLANS

ARCHITECT: JAMES R. MCGOWAN ARCHITECT
1000 BROAD ST.
PORTLAND, ME 04102
PHONE: 857-1111