

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SARA F CORBETT

Located At 104 FESSENDEN ST

Job ID: 2012-06-4205-ALTR

CBL: 117- A-004-001

has permission to Interior remodel and kitchen renovations

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-06-4205-ALTR	Date Applied: 6/11/2012	CBL: 117- A-004-001	
Location of Construction: 104 FESSENDEN ST	Owner Name: SARA F CORBETT & MICHAEL PATERNITI	Owner Address: 104 FESSENDEN ST PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Eider Investments - Trevor Watson	Contractor Address: 258 Black Point Rd., Scarborough, ME 04074	Phone: 207-883-0157
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-5
Past Use: Single family	Proposed Use: Same - single family - interior remodel & kitchen renovation	Cost of Work: 50000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R-3 Type: SR TIRC OS
		Signature: <i>Capt. P. P. P.</i>	Signature: <i>[Signature]</i>
Proposed Project Description: interior remodel		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	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 information 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: DK 6/15/12 <i>ASU</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 <input checked="" type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ASU</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

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.**

Footings/Setbacks prior to pouring concrete

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

Final Inspection

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.



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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4205-ALTR

Located At: 104 FESSENDEN ST

CBL: 117- A-004-001

Conditions of Approval:

Fire

All construction shall comply with City Code Chapter 10.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

A sprinkler system is recommended but not required based on the following:

Plans indicate the addition will not exceed 50% of the total completed structure.

Contractor states renovation of the existing structure plus addition will not exceed 50% of the completed structure.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Design specifications on all engineered beams must be submitted to this office prior to approval to close-in.

PS.

2012 06 4205

60



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>104 FESSENDEN ST</u>		
Total Square Footage of Proposed Structure/Area <u>785 SQ'</u>	Square Footage of Lot <u>6200</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>117</u> Block# <u>A004</u> Lot# <u>001</u>	Applicant: (must be owner, lessee or buyer) Name <u>EIDER INVESTMENTS</u> Address <u>TREVOR WATSON</u> <u>258 BLACK POINT RD</u> City, State & Zip <u>SCARBOROUGH ME 04074</u>	Telephone: <u>207 883.0157</u>
Lessee/DBA: RECEIVED <u>JUN #11 2012</u> Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name <u>SARA CORBETT</u> <u>MICHAEL PATERMITI</u> Address <u>104 FESSENDEN ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Cost of Work: <u>\$50,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>RESIDENTIAL</u>		
Is property part of a subdivision? <u>N/A</u> If yes, please name _____		
Project description: <u>PARTIAL INTERIOR REMODEL & KITCHEN RENOVATION</u> <u>INSIDE 2 STORY FARM HOUSE. AREA OF WORK COVERS APPROX 60% (785 SQ') OF FIRST FLOOR</u>		
Contractor's name: <u>EIDER INVESTMENTS</u>		Email: <u>watsontr@eiderinc.com</u>
Address: <u>258 BLACK POINT RD</u>		
City, State & Zip: <u>SCARBOROUGH ME 04074</u>		Telephone: <u>207.883.0157</u>
Who should we contact when the permit is ready: <u>TREVOR WATSON</u>		Telephone: _____
Mailing address: <u>258 BLACK POINT RD, SCARBOROUGH ME 04074</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.

and 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: [Signature] Date: 5-29-12

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



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , BusinessName: Elder Investments, Check Number: 322

Tender Amount: 520.00

Receipt Header:

Cashier Id: gguertin

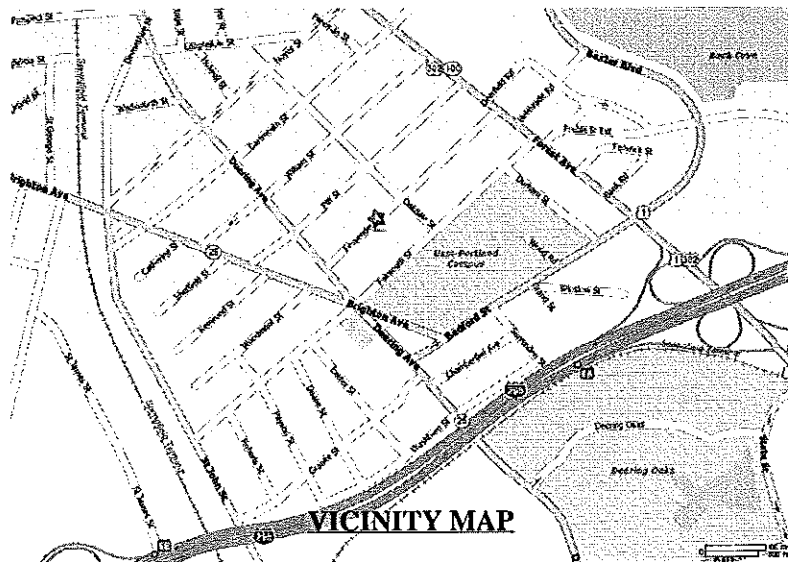
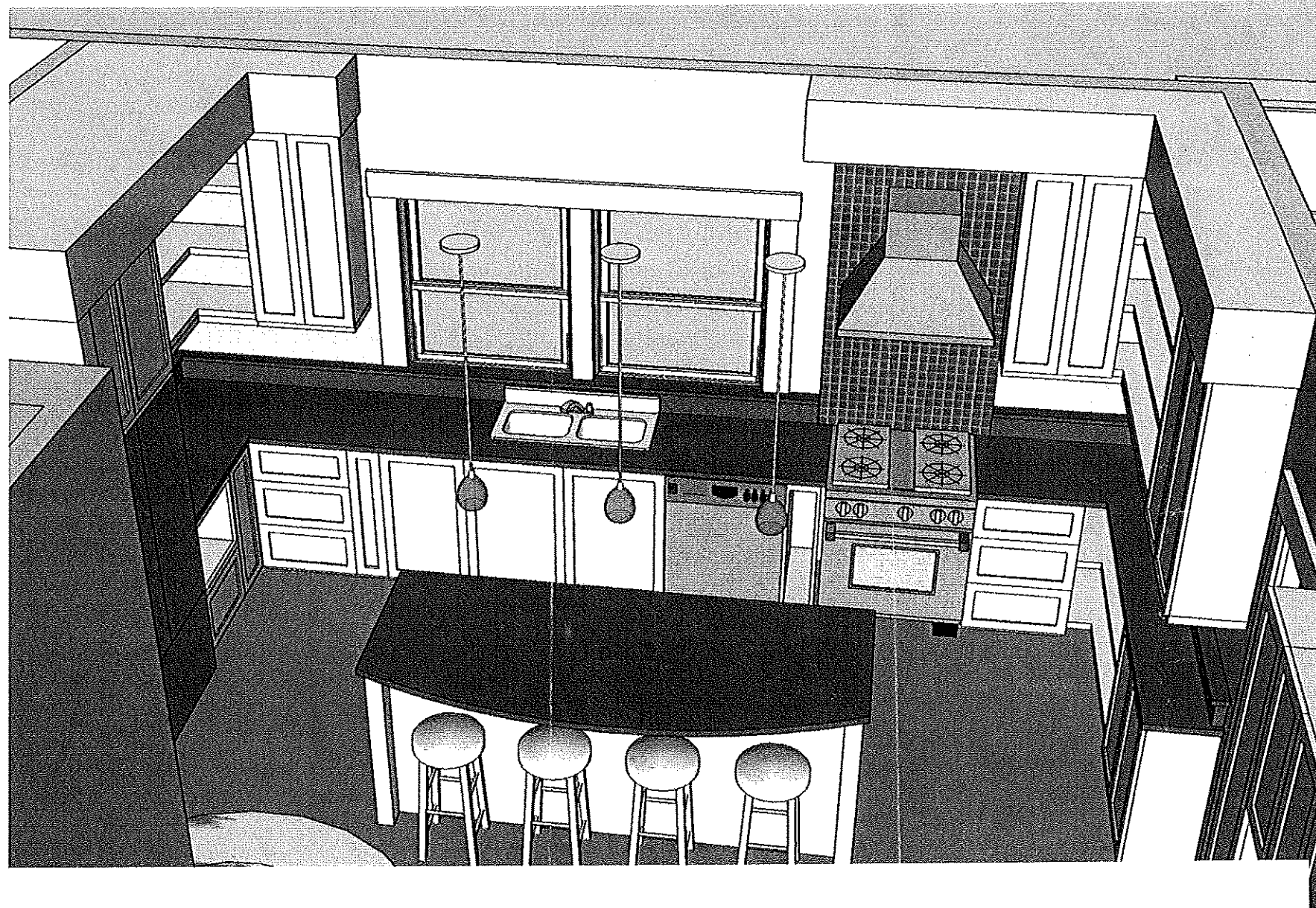
Receipt Date: 6/11/2012

Receipt Number: 44837

Receipt Details:

Referance ID:	6851	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	520.00	Charge Amount:	520.00
Job ID: Job ID: 2012-06-4205-ALTR - interior remodel			
Additional Comments: Elder Investments			

Thank You for your Payment!



REMODEL TO:
**CORBETT / PATERNITI
 RESIDENCE**
 104 FESSENDEN STREET
 PORTLAND, ME 04103

DRAWING LIST

- 0.1 NOTES & SYMBOLS
- 0.2 PROJECT DESCRIPTION
SPECIFICATIONS
DOORS & WINDOWS
- L1.0 SITE PLAN & CODE REVIEW
- D1.1 DEMOLITION PLAN
- A1.0 BASEMENT PLAN
- A1.1 FIRST FLOOR PLAN
- A2.1 BUILDING SECTION / ELEV.
- A2.2 BASEMENT STAIR SECTIONS
- A4.1 STRUCTURAL DETAILS
- A5.1 KITCHEN & BATH PLAN / ELEV.'S
- A5.2 INTERIOR DETAILS
- A5.3 MUD ROOM ELEV.'S & DETAILS
- A9.1 FIRST FLOOR
CEILING/LIGHTING PLAN
- E1.1 FIRST FLOOR ELECTRICAL PLAN
- P1.1 FIRST FLOOR PLUMBING PLAN

FOR PRICING - 10 FEBRUARY 2012



ARCHITECTURE
& INTERIORS
 45 CASCO STREET
 PORTLAND, MAINE 04101
 207.699.2688 TH
 207.699.2611 FAX
 davidhembrearchitect.com

ABBREVIATIONS

A.B. Anchor Bolt	DBL. Double	FTG. Footing	MT.G. Mounting	S.D. Smoke Detector	W/D. Washer / Dryer
ACOUS. Acoustical	DH. Magnetic Door Holder	FUR. Furring	MIL. Metal	SECT. Section	WD. Wood
ADJ. Adjustable	DTL. Detail	FUT. Future	MUL. Mullion	SH. Shelf	WP. Waterproof
ACT. Acoustic Ceiling Tile	DEPT. Department	F.V. Field Verify	M.O. Masonry Opening	SHR. Shower	W/R. Water Resistant
A.I.B. Air Infiltration Barrier	DIA. Diameter	GA. Gauge	M.R. Moisture Resistant	SHT. Sheet	WSCT. Wainscot
AFP. Above Finished Floor	DIAG. Diagonal	GALV. Galvanize	NA. Not Applicable	SIM. Similar	WT. Weight
AGGR. Aggregate	DIH. Dimension	G.B. Grab Bar	N.I.C. Not In Contract	SP. Space / Sprinkler	
ALT. Alternative	DISP. Dispenser	GC. General Contractor	NO. Number	SPEC. Specification	
APPRX. Approximate	D.F. Drinking Fountain	GL. Glass / Glazing	NOML. Nominal	SQ. Square	
ALUM. Aluminum	D.N. Down	GND. Ground	N. North	STA. Station	
ARCH. Architectural	DR. Door	GR. Gypsum Wallboard	N.T.S. Not To Scale	STD. Standard	
ASPH. Asphalt	DUPLX. Duplex Receptacle	GWB. Gypsum	O.A. Overall	STOR. Storage	
BD. Board	DW. Dishwasher	H. Hose	O.C. On Center	STRL. Structural	
B.F. Barrier Free	DWG. Drawing	H.B. Hose Bibb	O.D. Outside Diameter	STL. Steel	
BIT. Bituminous	E. East	H.C. Hollow Core	O.F.C.I. Owner Furnished Contractor Installed	S.S.T. Stainless Steel	
BITUM. Bituminous	EA. Each	HDWD. Hardwood	OP.H. Opposite Hand	SUSP. Suspended	
BLDG. Building	E.J. Expansion Joint	HDWE. Hardware	OPNG. Opening	SYM. Symmetrical	
BLK. Block	E.L. Electrical	H.M. Hollow Metal	OPP. Opposite	T & G Tongue And Groove	
BLKG. Blocking	ELEC. Electrical	HOR. Horizontal	OPT. Optional	T.C. Top Of Curb	
BM. Beam	ELEV. Elevator	HR. Hour	PART. Partition	TEL. Telephone	
B.O. Bottom Of	ELEV. Elevator	I.D. Inside Diameter	PL. Plate	TER. Terrazzo	
B.S. Both Sides	EMER. Emergency	IND. Indicated	PLAM. Plastic Laminate	THK. Thick, Thickness	
BSMT. Basement	ENCL. Enclosure	INSUL. Insulation	PLAS. Plaster	TK. BD. Tack Board	
C. Channel	E.P. Electrical Panel	INT. Interior	PLMB. Plumbing	T.O. Top Of	
CAB. Cabinet	EQ. Equal	INV. Invert	PLWD. Plywood	T.O.P. Top Of Pavement	
C.B. Catch Basin	EQUIP. Equipment	JAN. Janitor	PR. Pair	T.O.S. Top Of Steel	
CEM. Cement	EXH. Exhaust	JT. Joint	PT. Point	TRD. / T. Trend	
C.J. Control Joint	EXTG. Existing	K.T. Kitchen	PT. D. Painted	T.P. Toilet Paper	
C.L. Center Line	EXP. EXposed	K.S. Knee Space	P. Paint	T.S. Tube Section	
CLG. Ceiling	EXP. JT. Expansion Joint	L.A.M. Laminated	P.C. Pre-cast	T. STAT. Thermostat	
CLKG. Caulking	EXT. Exterior	L.F. Linear Feet	O.T. Quarry Tile	TYP. Typical	
CLOS. Closet	FA. Face	L.P. Low Point	RAD. Radius	T.W. Top Of Wall	
CLR. Clear	F.A. Fire Alarm	L.S. Light Switch	REC. Recessed	U.L. Underwriters Laboratories	
CMU. Concrete Masonry Unit	F.A.C.P. Face Of Control Panel	LCC. Lead Coated Copper	REF. Recessed	UNDIST. Undisturbed	
CNTR. Counter	F.D. Floor Drain	LOC. Location	REFR. Refrigerator	UNFIN. Unfinished	
COL. Column	F.E. Fire Extinguisher	LT. WT. Light Weight	REQ. Required	U.O.N. Unless Otherwise Noted	
CONC. Concrete	FIN. Finish	MAINT. Maintenance	RESIL. Resilient	UR. Urinal	
COND. Condition	FL. Floor	MAX. Maximum	R.L. Rain Leader	VAC. Vacuum	
CONN. Connection	FLASH. Flashing	MECH. Mechanical	R.M. Room	V.B. Vinyl Base	
CONSTR. Construction	FLOUR. Fluorescent	MEMB. Membrane	R. Riser	VCT. Vinyl Composite Tile	
CONT. Continuous	FND. Foundation	MDF. Medium Density Fiber Board	R.D. Root Drain	VEST. Vestibule	
CONTR. Contractor	F.O.C. Face Of Concrete	MDO. Medium Density Overlay	R.O. Rough Opening	V.I.F. Verify In Field	
CORR. Corridor	F.O.F. Face Of Finish	MFR. Manufacturer	S. South	V.P. Veneer Plaster	
CPT. Carpet	F.O.S. Face Of Stud	MIR. Mirror	S.A.F.B. Sound Attending Fire Balts (Acoustic control insulation)	V.R. Vapor Retarder	
CT. Ceramic Tile	F.P. Fire Proof	MISC. Miscellaneous	SCHED. Schedule	W. West	
C. to C. Center to Center	F.R.T. Fire Resistant Treated	MOV. Movable	S.C. Solid Core	W/R. With	
CTL. Countersink	F.S. Full Size	MT.D. Mounted		WC. Water Closet	
OTSK. Cold Water	FT. Foot / Feet				

FOR PRICING - 10 FEBRUARY 2012

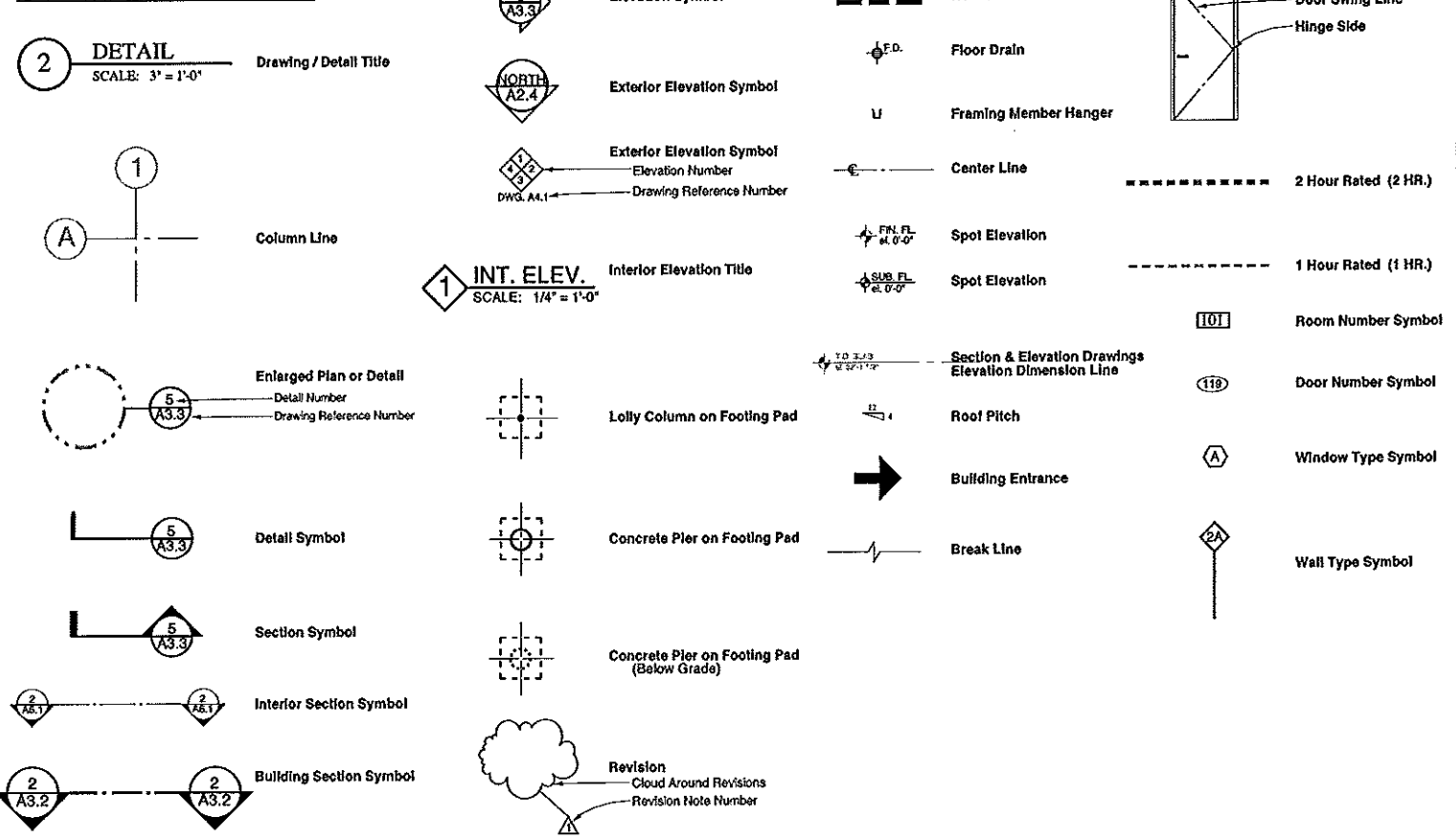
ISSUED FOR:	DATE:
PRICING:	2/10/12
PROGRESS PRINT:	1/20/12
REVIEW:	10/20/11
IN OFFICE REVIEW:	7/26/11

CORBETT-PATERNITI RESIDENCE
 104 FESSENDEN ROAD
 PORTLAND, MAINE
 DHA PROJ. 2/2706

NOTES, SYMBOLS & ABBREVIATIONS

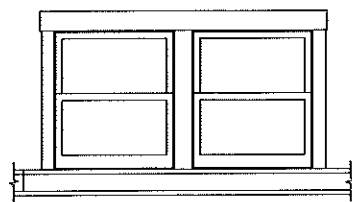
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 DRAWING NO.

SYMBOLS KEY



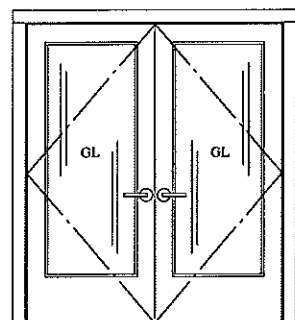
GENERAL NOTES

WINDOWS

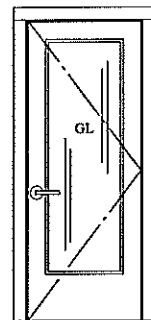


ANDERSEN 400 SERIES: (2) WHD 21032
 R.O. = 3'-0 1/8" W x 3'-4 7/8" H
 TRIM DETAIL: BACKSPASH SHELF CREATES FINISH SILL

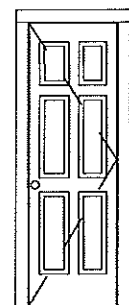
DOORS



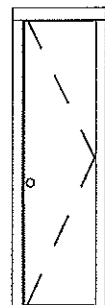
101 6'-0" x 7'-0"



102 2'-8" x 7'-0"



103 2'-1" x 6'-8"



104 1'-6" x 7'-0"

8. PLUMBING AND HEATING

The house has an existing natural gas fired, high efficiency condensing boiler installed. There is an existing zone dedicated to the First Floor which will be used in this contract to provide forced air heat to the entire First Floor.

This will be achieved by providing and installing a 2 ton hydro-air unit with ducts to 11 supply locations. This ducted system includes 9 floor grilles and 2 cabinet toe space grilles on the First Floor 44(as seen on Dwg.A1.1).

These locations include:

- 1 @ Mudroom floor grille
- 1 @ Kitchen Sink base cabinet toe space grille
- 1 @ Kitchen Island base toe space grille
- 2 @ Family Room 104 floor grilles below windows44
- 1 @ Dining Room 105 floor grille below window
- 2 @ Living Room floor grilles below windows
- 1 @ Front Foyer floor grille
- 1 @ Front Hall floor grille
- 1 @ New _ Bathroom 107 floor grille

Plumbing work under this contract includes:

- Install new toilet in _ Bathroom
- Install new sink and faucet in _ Bathroom
- New Kitchen sink and faucet w/ _ hp garbage disposal
- New Dishwasher installed
- Relocating 3" soil pipe in stair
- _ Cold Water supply to Refrigerator
- Gas supply line to be installed to new range/oven (see Dwg. A5.1)

8. ELECTRICAL

Electrical work under this contract includes:

- Removal of existing circuits identified in demolition
- Provide new outlets, switches and junction boxes as identified on E1.1
- Install lighting fixtures (including under cabinet lighting) as per lighting schedule and Ceiling Plan A9.1
- Connect new 2 ton hydro-air equipment
- Connect new fan hood, dishwasher, garbage disposal, range, refrigerator

9. FINISHES

- New flooring in Kitchen 103 and Bathroom 107
- New painted GWB in Kitchen 103 and Family Room 104
- Tile backsplash behind range (from cooktop to ceiling)

|||||

SPECIFICATIONS

PROJECT DESCRIPTION

This project is a partial interior renovation and kitchen remodel inside a 2 _ story Farm-Style house in the Deering neighborhood of Portland. It was built circa 1900, and has had several previous remodels and updates. The majority of work to be done is in the rear half of the First Floor. There are related structural posts installed and aligned in the Basement. The 'Area of Work' covers approximately 60% (765 sf) of the First Floor.

THE SCOPE OF WORK INVOLVES:

1. LEAD PAINT MITIGATION
 Prior to project demolition work; the Area of Work needs to be mitigated by a EPA Lead-Safe Certified contractor.

2. SELECTED DEMOLITION
 Remove the Porch's Mudroom entry wall and it's door from the Porch.
 Remove the 3 windows and entry door of Kitchen.
 Remove and save existing Kitchen cabinetry in Owner's garage for future use elsewhere.

Remove the existing First Floor Bathroom walls and plumbing.

Strip plasterboard from the ceiling and walls in the existing Kitchen and Family Room area.

Remove 3 load bearing walls on the First Floor to create a large open Great Room space. The removal of these walls will require the installation of temporary support walls placed on either side, and installation of engineered beams and posts to carry Second Floor and Roof loads to basement. These loads will be carried in the basement by new structural posts and new 2'x2'x2' reinforced concrete footings.

Strip the walls surrounding the brick chimney and fireplace. Carefully maintain and leave the fireplace surround and mantel. The exposed brick will be left in a wirebrushed condition.
 (Owner and Contractor to discuss exposed brick options when chimney masonry is exposed.)

Remove framed opening between Front Hall and Hallway 106.
 Remove upward flight of stairs in Hall 106.

Remove existing baseboard radiators indicated on Dwg. D1.1

3. STRUCTURAL WORK (see Dwg.s A1.1 and A4.1)
 Install 3 load carrying beams to create open floor plan between Kitchen 103, Family Room 104 and Dining Room 105.

These columns will bear on existing First Floor wood beams which are bearing on existing concrete or masonry foundations. In locations noted, concrete filled loty columns will carry loads to new footing pads cut into the existing Basement floor.

The demolition phase will help clarify some of the details of the new posting and the mechanical relocations.

4. MUDROOM

Enlarge the Mudroom on the Back Porch by relocating it's south wall and Door 101 to the south on the Back Porch 101. This wall will be located on the centerline of roof ridge (approx. 4'-6" from existing location). The window in the existing Bathroom will be removed and this window's header should be re-used to install a new Entry Door 102 into the Kitchen. The existing door from the Mudroom into the house is to be removed and that space infilled with insulated stud wall.

The floor of the Mudroom is to be insulated from below (from inside the crawspace) with spray 2 part polyurethane insulation (Demielec or equal) to achieve R_?. The slat work below the mudroom (enclosing the crawspace), will have _" Advantech plywood installed from inside the crawspace to reduce cold air flow under the Mudroom area only. Patch & repair work to be done on the Mudroom floor, walls, and ceiling to receive new paint.

5. GREAT ROOM - (KITCHEN/FAMILY/DINING)

A 'Great Room' is created by removing the existing First Floor Bathroom and First Floor bearing walls(3), which currently divide the house plan into a Kitchen, a Family Room and a Dining Room. These walls will be removed and replaced with beams at the ceiling and w/ FSL posts on the First Floor and Basement. A large exposed brick chimney and fireplace will be in the center of this space. Finishing options for the brick chimney will be discussed by Owner and Contractor following the demolition work. It is the Owner's hope and intention to leave the rough brick exposed.

Drawing A1.1 shows the location of Columns 1-6 where load bearing walls will be removed. Temporary walls will have to be used to support the Second Floor while beams and posts are installed.

New kitchen cabinets will be installed as shown. Open shelving will infill between cabinets as shown in Dwg. A5.1. These shelves will be made of cherry butcher block (available at Lumber Liquidators) and are installed with hidden cantilever supports.

New appliances include 1) a 30" Viking range w/ oven 2) a 30" ventilation hood, and 3) a new double sink. The owner's existing 36" refrigerator is to be reused.

6. NEW HALF BATHROOM

The narrow set of stairs, in HALL 106, which go up from the First Floor to the Second Floor, will be removed in the demolition phase. New subfloor framing will be infilled in this open space. On the Second Floor, a closet will be built to close off the bathroom space below (See Dwg. A2.2).

7. STAIRS TO BASEMENT

The existing stairs to the Basement will be reused. The lower stringer with 3 treads will be moved to opposite end of landing. This means a person will turn to the right instead of left when going down. New headroom is created by cutting into existing stair wall and installing a header as seen in Dwg. A2.2. A plywood box enclosure will be installed to separate this headroom from the new Kitchen cabinets.

An existing 3" waste pipe, in this stair space, will be relocated inside of furred out wall. It will pass between the refrigerator recess and the headroom niche and connect to the cast iron waste pipe in the Basement. This is the north side of the chimney. This 1/2 Bathroom will need a new toilet and a sink/faucet.

FOR PRICING - 10 FEBRUARY 2012

ARCHITECTURE
 & INTERIORS
 45 CASCO STREET
 PORTLAND, MAINE 04103
 207.649.2688 TX
 207.649.2611 FX
 dhain@dhainarchitect.com



ISSUED FOR:	DATE
PRICING	2/19/12
PROGRESS PRINT	1/30/12
REVIEW	10/20/11
IN OFFICE REVIEW	7/26/11

CORBETT-PATERNITI
 RESIDENCE
 104 FESSENDEN ROAD
 PORTLAND, MAINE
 DHA PROJ # 2008

PROJECT DESCRIPTION
 SPECIFICATIONS
 DOORS & WINDOWS

0.2

DRAWING NO.

CITY OF PORTLAND - LAND USE CODE
 CHAPTER 14 : RESIDENTIAL ZONING REQUIREMENTS
 RESIDENTIAL ZONE : R6
 YARD DIMENSION REQUIREMENTS

14-119
 1. Front yard:

Principal or accessory structures: Twenty (20) feet.

A front yard need not exceed the average depth of front yards on either side of the lot. A lot of record existing as of June 5, 1957, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.

2. Rear yard:

a. Principal or attached accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.

b. Accessory detached structures with ground coverage of one hundred (100) square feet or less: Five (5) feet.

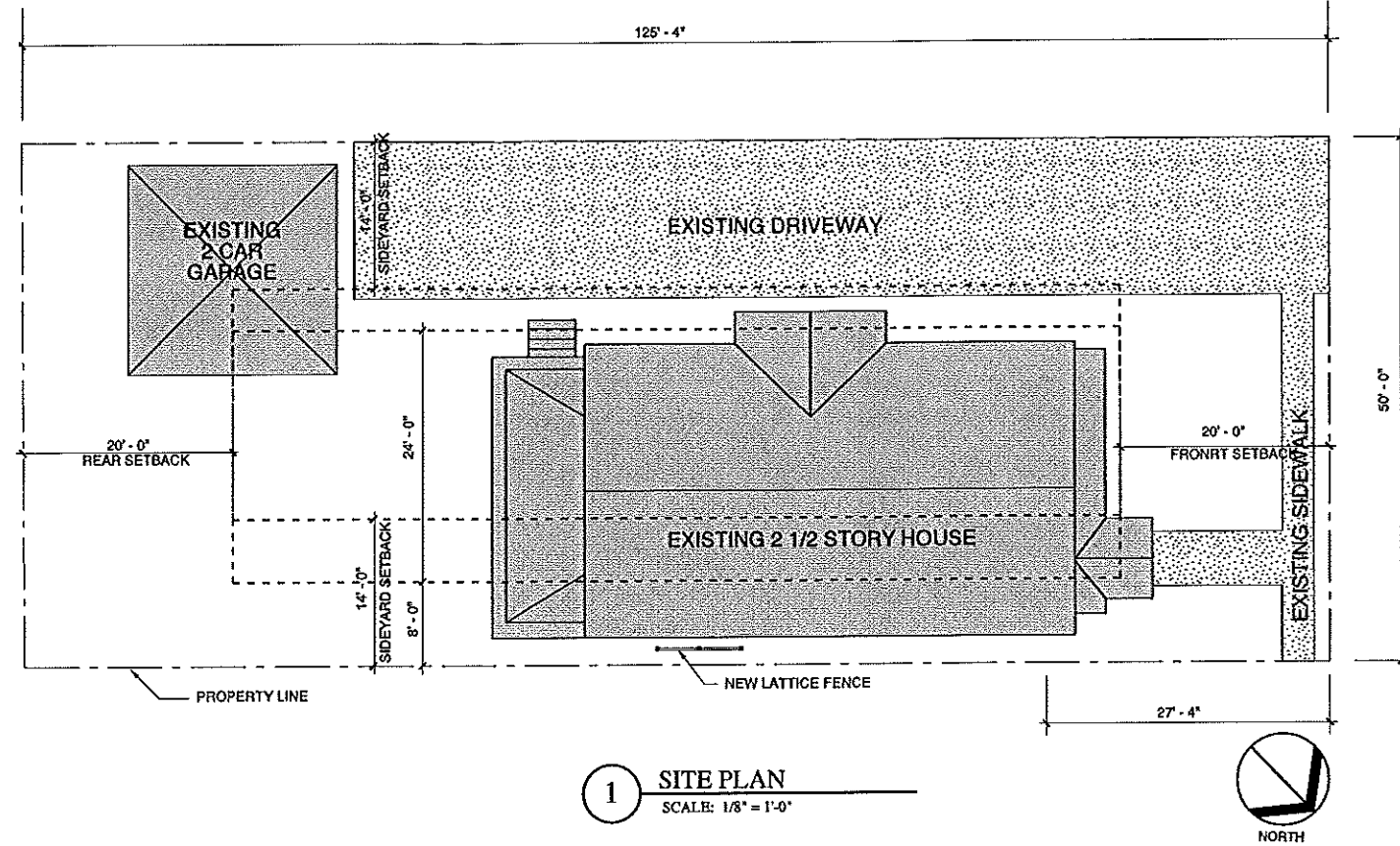
Setbacks from swimming pools shall be as provided in section 14-432 (swimming pools) of this article.

3. Side yard:

a. Principal or accessory structures with ground coverage greater than one hundred (100) square feet:

Height of Structure	Required Side Yard
1 story	8 feet
1 1/2 stories	8 feet
2 stories	12 feet
2 1/2 stories	14 feet

The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is / correspondingly increased, but no side yard shall be less than eight (8) feet in width. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than eight (8) feet.



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

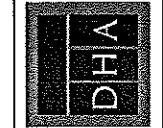
CODE REVIEW

(AVAILABLE ON NEXT PRINTING)

FESSENDEN STREET

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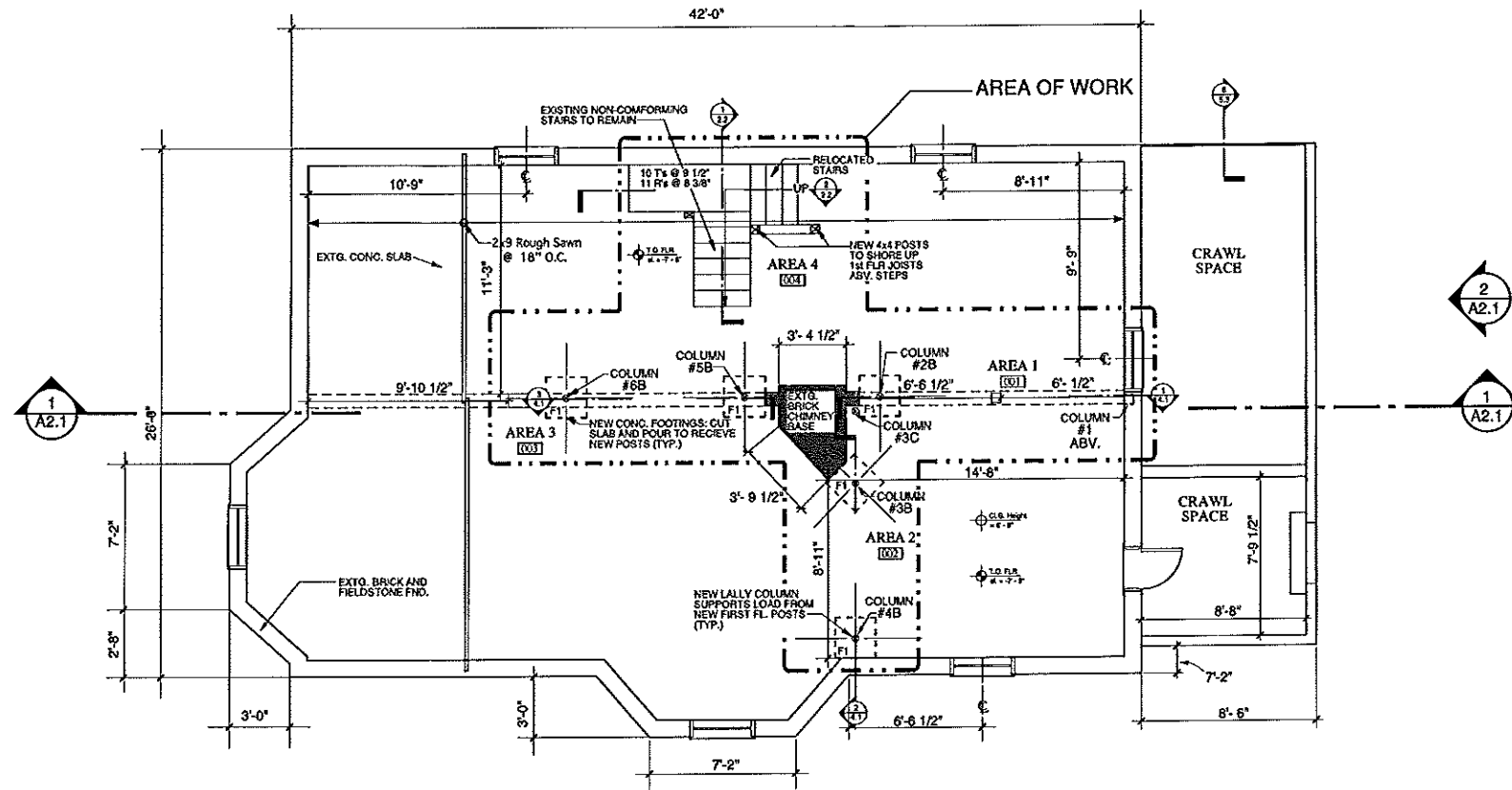
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REVIEW	10/20/11
IN OFFICE REVIEW	7/26/11

CORBETT-PATTERNITI
 RESIDENCE
 104 FESSENDEN ROAD
 PORTLAND, MAINE
 DHA1 (NOV) 1.2012

SITE PLAN & CODE REVIEW
 SCALE: 1/8" = 1'-0"

L1.0

DRAWING NO.



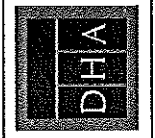
(A1.0) BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

F1 = NEW 2'-0" x 2'-0" x 2'-0" PORTLAND CONCRETE FOOTING



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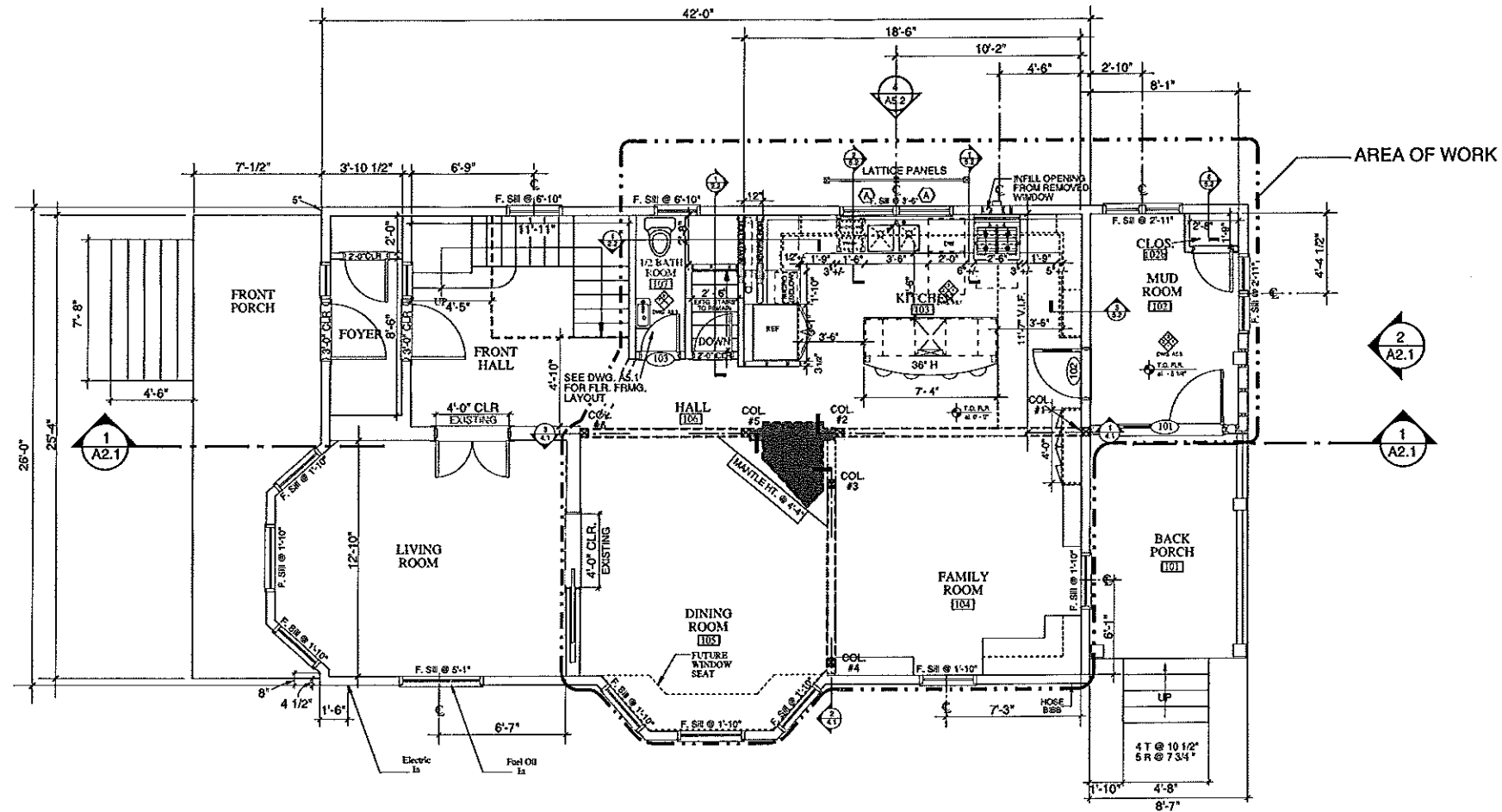


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IN OFFICE REVIEW	2/20/12

CORBETT-PATTERNITI RESIDENCE
104 FESSENDEN ROAD
PORTLAND, MAINE
DHA PROJ. L2012

BASEMENT FLOOR PLAN
SCALE: 1/4" = 1'-0"

A1.0
DRAWING NO.



A1.1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



A1.1

DRAWING NO.

FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

CORBETT-PATTERITTI RESIDENCE
104 FESSENDEN ROAD
PORTLAND, MAINE
DWA, INCL. # 21026

ISSUED FOR:

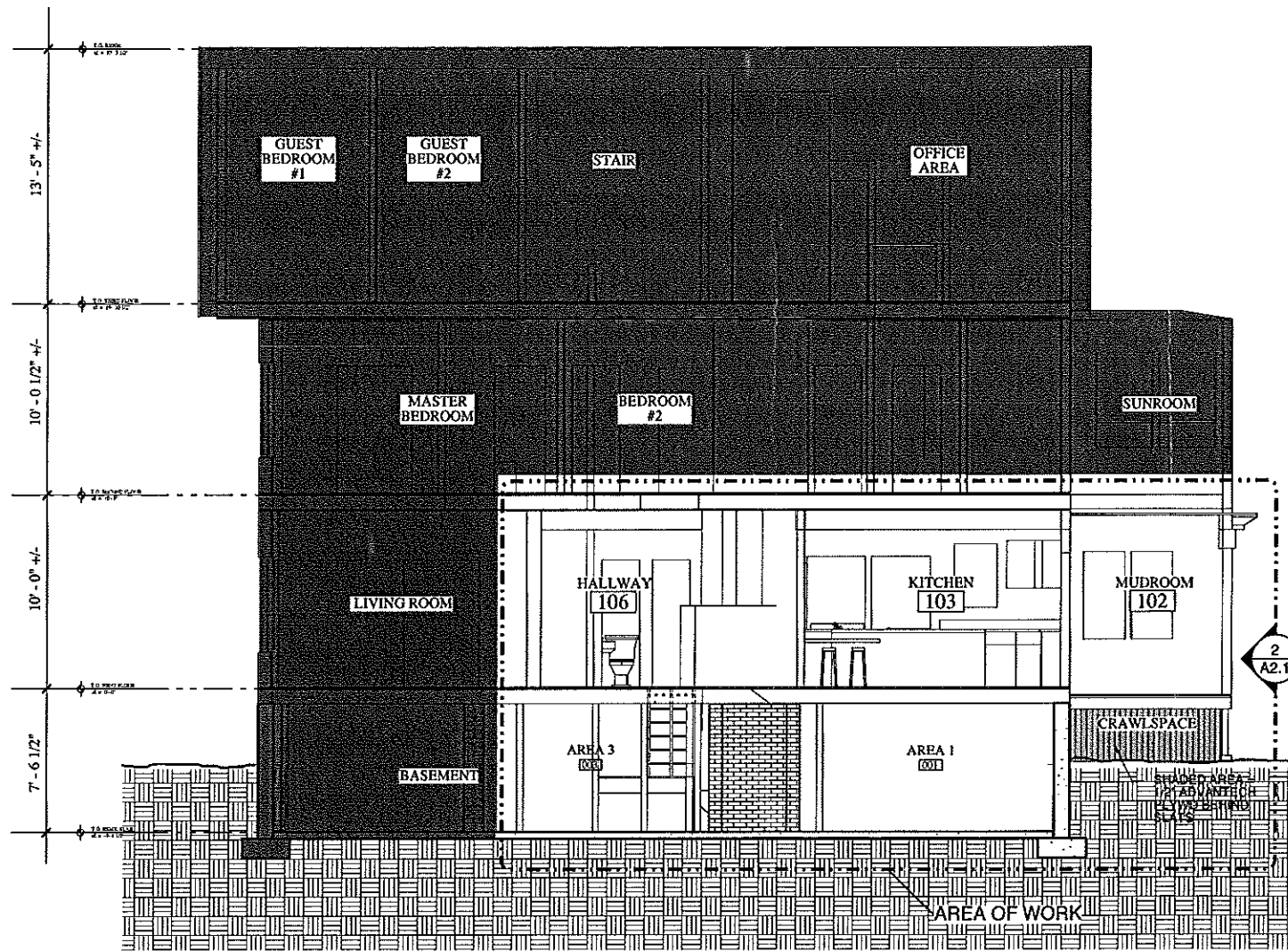
DATE

7/26/11

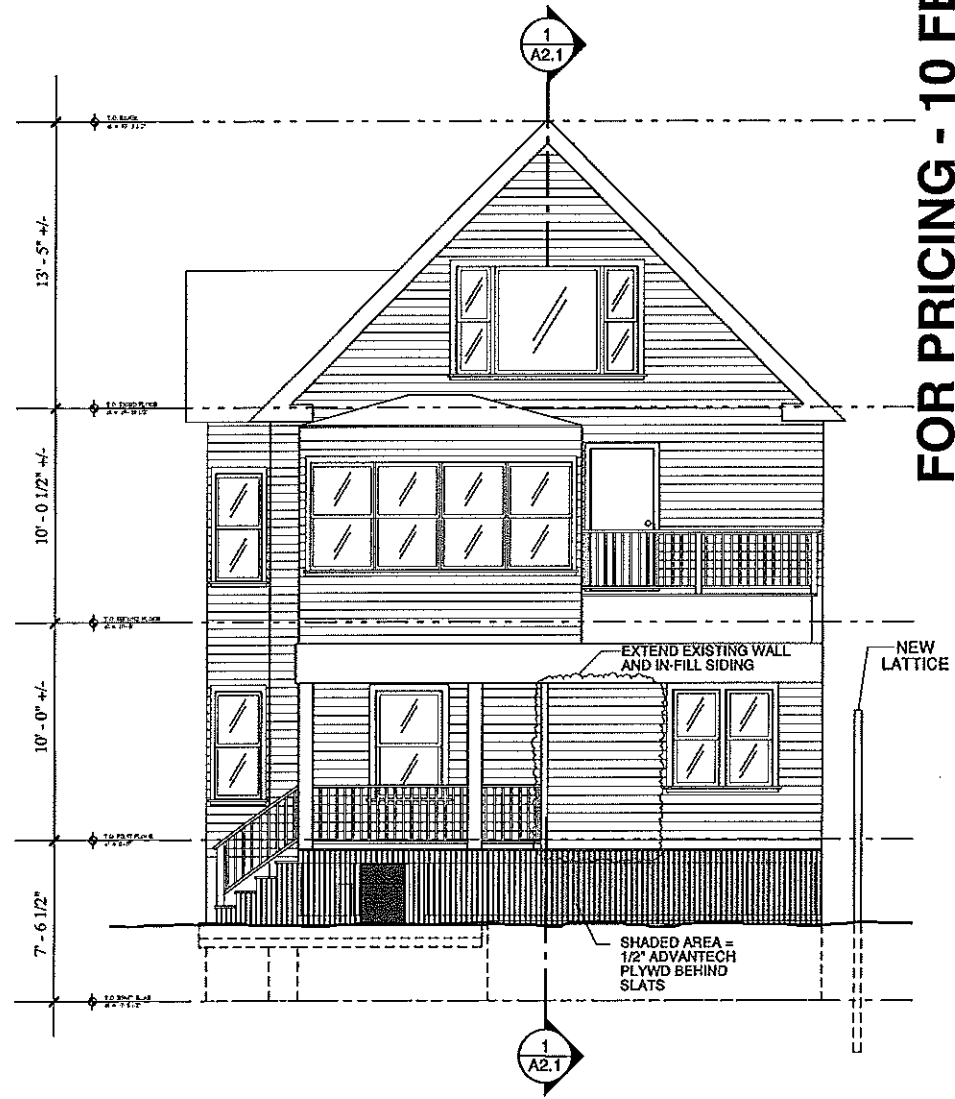
IN OFFICE REVIEW

ARCHITECTURE
& INTERIORS
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PORTLAND, MAINE 04101
207.699.2681
207.699.2681
den@dharchitect.com





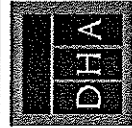
1 BUILDING SECTION
SCALE: 1/4"=1'-0"



2 WEST ELEVATION
SCALE: 1/4"=1'-0"

FOR PRICING - 10 FEBRUARY 2012

ARCHITECTURE
K. INTERIORS
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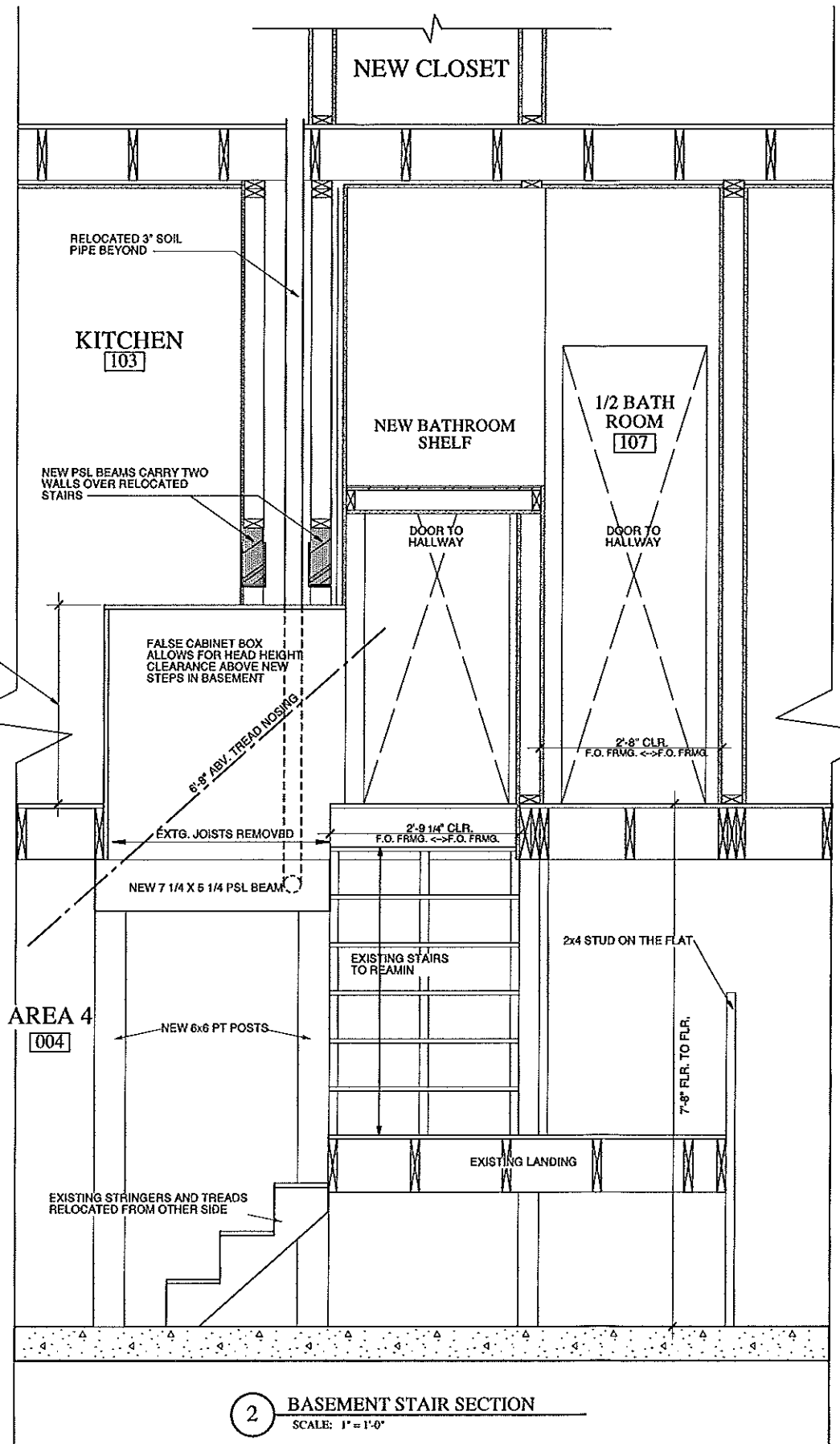
ISSUED FOR:	DATE
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PROGRESS PRINT	2/10/12
REVIEW	10/20/11
IN OFFICE REVIEW	7/7/2011

**CORBETT-PATTERNI
RESIDENCE**
104 FESSENDEN ROAD
PORTLAND, MAINE
DRA. PROJ. # 2010A

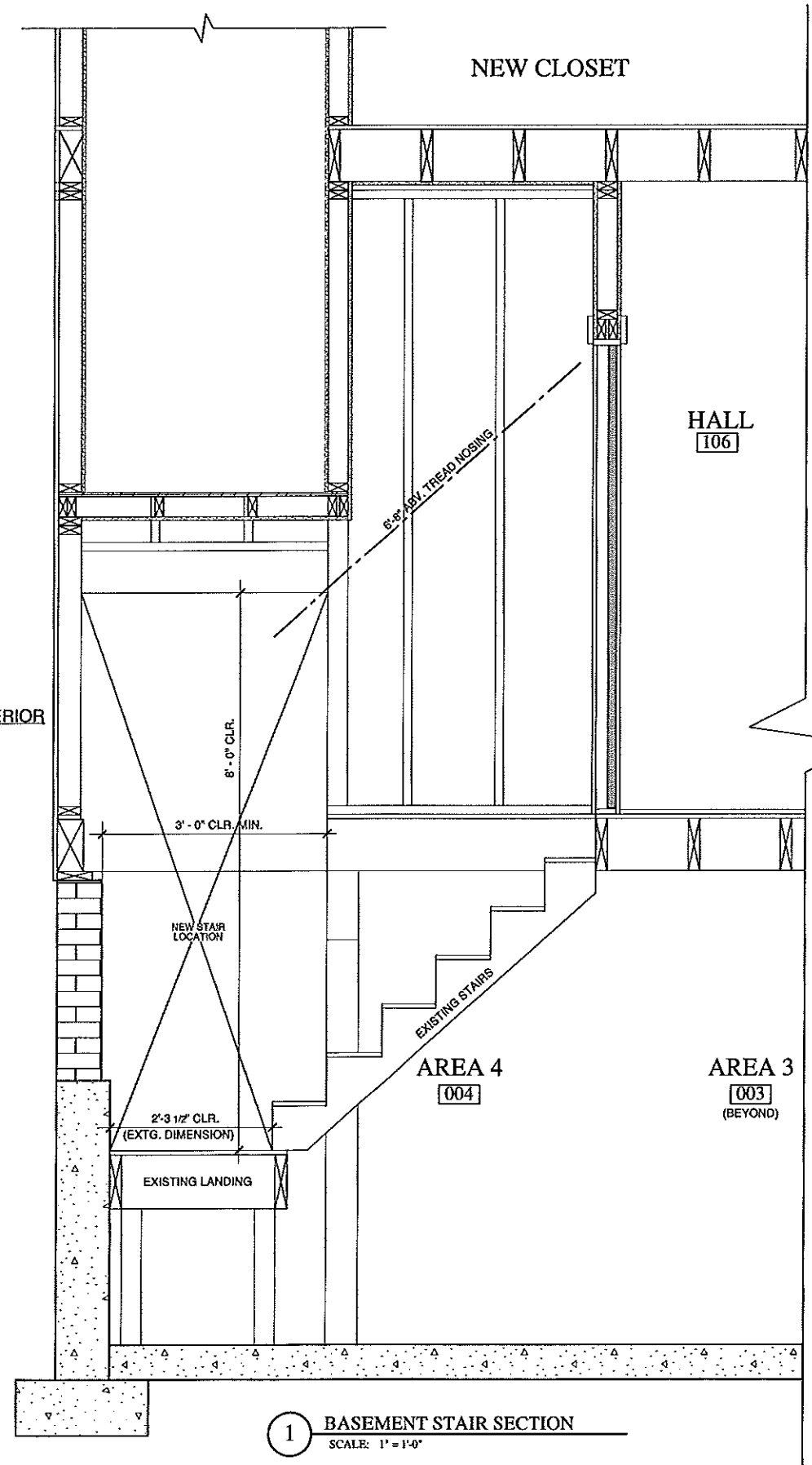
**BUILDING SECTION &
WEST ELEVATION**
SCALE: 1/4"=1'-0"

A2.1

DRAWING NO.



2 BASEMENT STAIR SECTION
 SCALE: 1" = 1'-0"



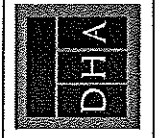
1 BASEMENT STAIR SECTION
 SCALE: 1" = 1'-0"

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DHA	
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REVIEW	10/20/11
IN OFFICE REVIEW	7/26/11
CORBETT-PATTERNITI RESIDENCE 104 FESSENDEN ROAD PORTLAND, MAINE	
BASEMENT STAIR SECTIONS SCALE: 1/2" = 1'-0"	
A2.2	
DRAWING NO.	

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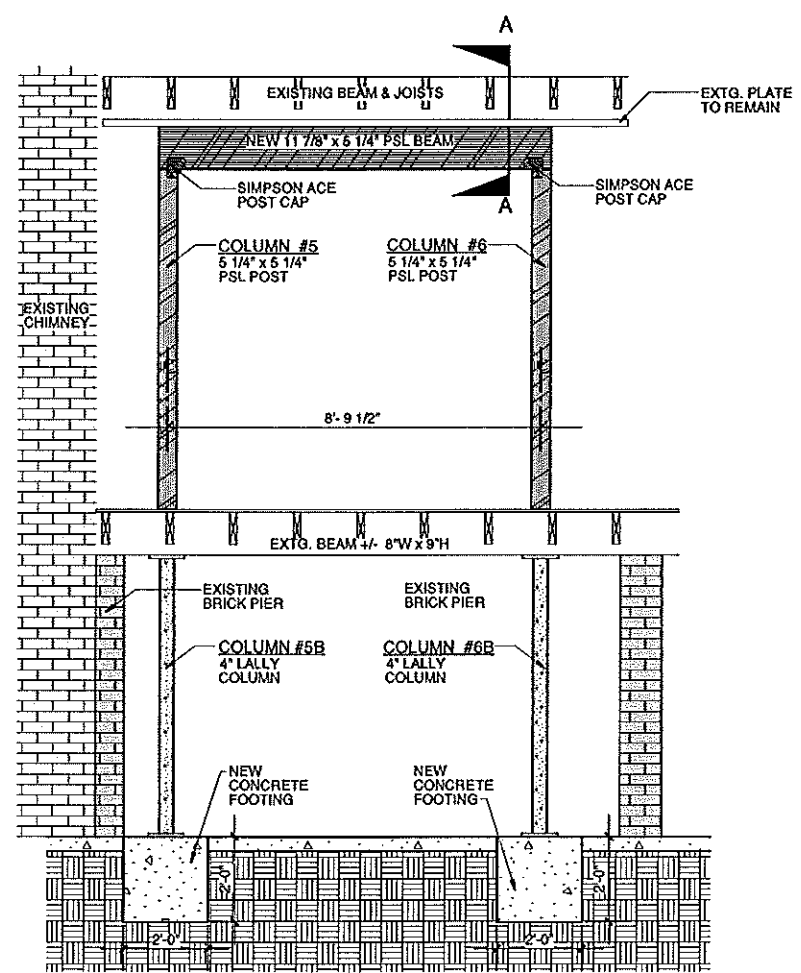


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IN OFFICE REVIEW	7/26/11

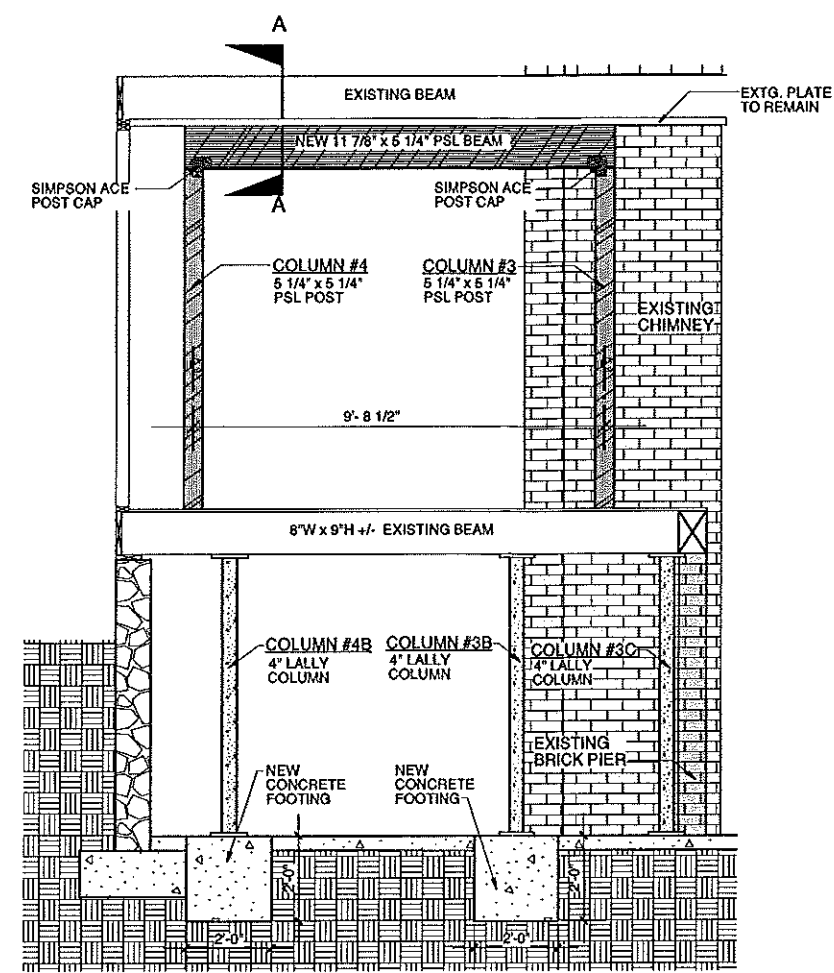
**CORBETT-PATTENITI
RESIDENCE**
104 BESSEMER ROAD
PORTLAND, MAINE
DHA PROJ. 120006

FRAMING DETAILS
SCALE: 1/2" = 1'-0"

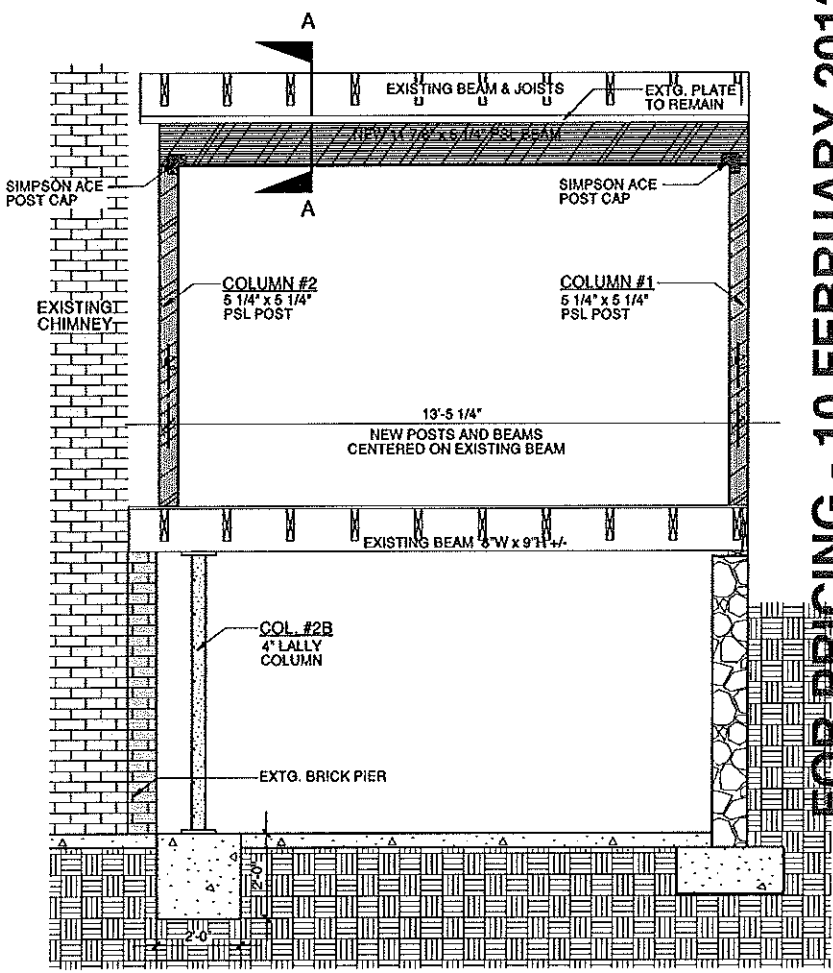
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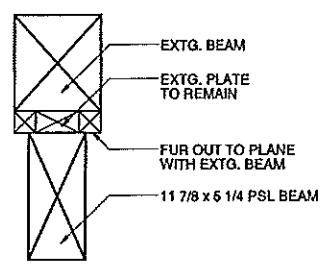
3 COLUMNS 5 & 6
SCALE: 1/2" = 1'-0"



2 COLUMNS 3 & 4
SCALE: 1/2" = 1'-0"



1 COLUMNS 1 & 2
SCALE: 1/2" = 1'-0"

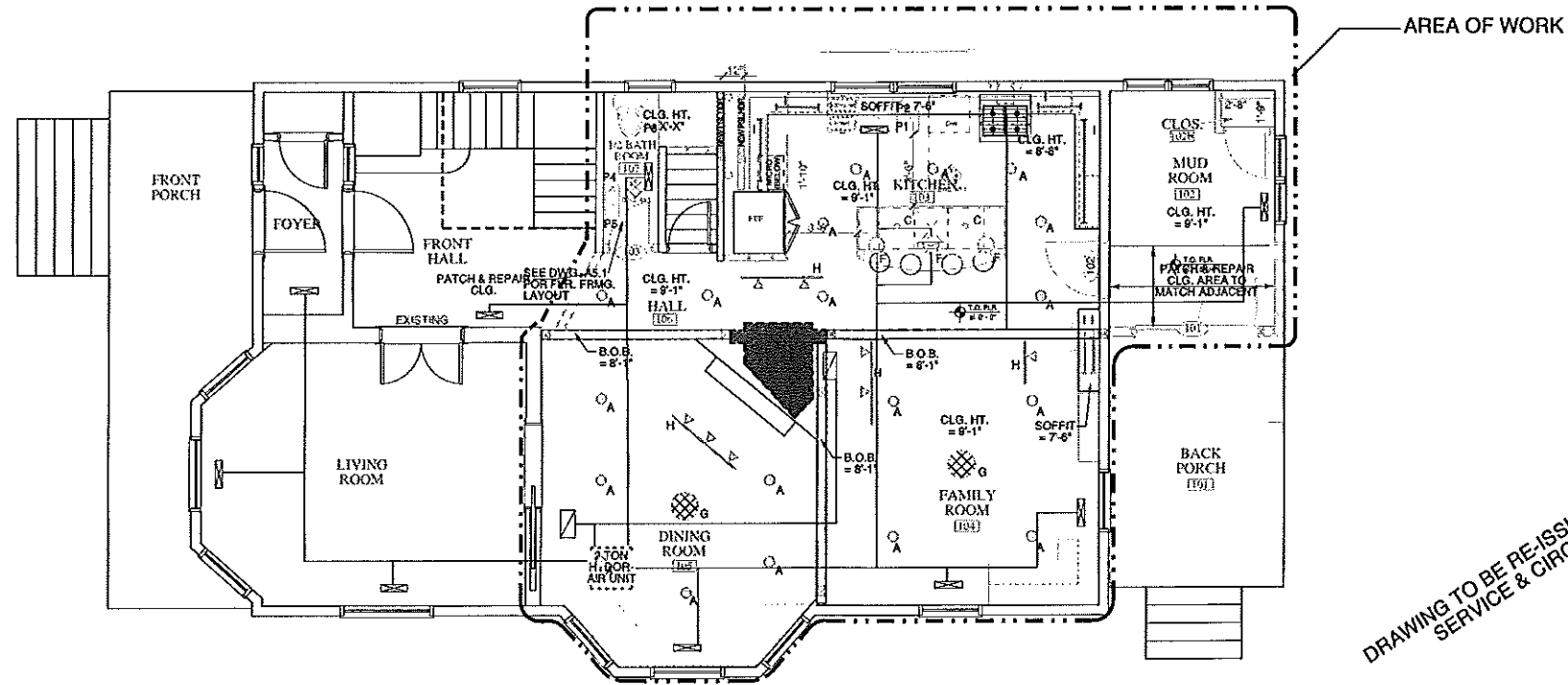


NOTE: SECURE PSL BEAM TO EXTG. FRMG AND PLATES

4 DETAIL SECTION A-A (TYP.)
SCALE: 1/2" = 1'-0"

LOAD CALCULATIONS

(AVAILABLE NEXT PRINTING)



DRAWING TO BE RE-ISSUED WITH ELECTRICAL SERVICE & CIRCUITS IDENTIFIED

A9.1 FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

PLUMBING KEY	
P1	= KITCHEN SINK / OWNER TO SELECT
P2	= KITCHEN SINK FAUCET / OWNER TO SELECT
P3	= TOILET / MFR. = TOTO, OWNER TO SELECT MODEL
P4	= SMALL HAND SINK / OWNER TO SELECT
P5	= SINK FAUCET / OWNER TO SELECT

NOTE: HYDRO AIR UNIT AND SUPPLY/RETURN DUCTWORK IS LOCATED IN BASEMENT

LIGHTING TYPES		
TYPE A	○	DOWN LIGHT
TYPE B	○	DOWN LIGHT
TYPE C	◦	DOWN LIGHT- FIN POINT
TYPE D	⊕	WALL WASHER
TYPE E	▽	WALL WASHER- LOW VOLTAGE
TYPE F	⊙	PENDANT
TYPE G	⊗	PENDANT
TYPE H	—	TRACK LIGHTING
TYPE I	—	UNDERCABINET HALOGEN
TYPE J	⊕	UTILITY LIGHT

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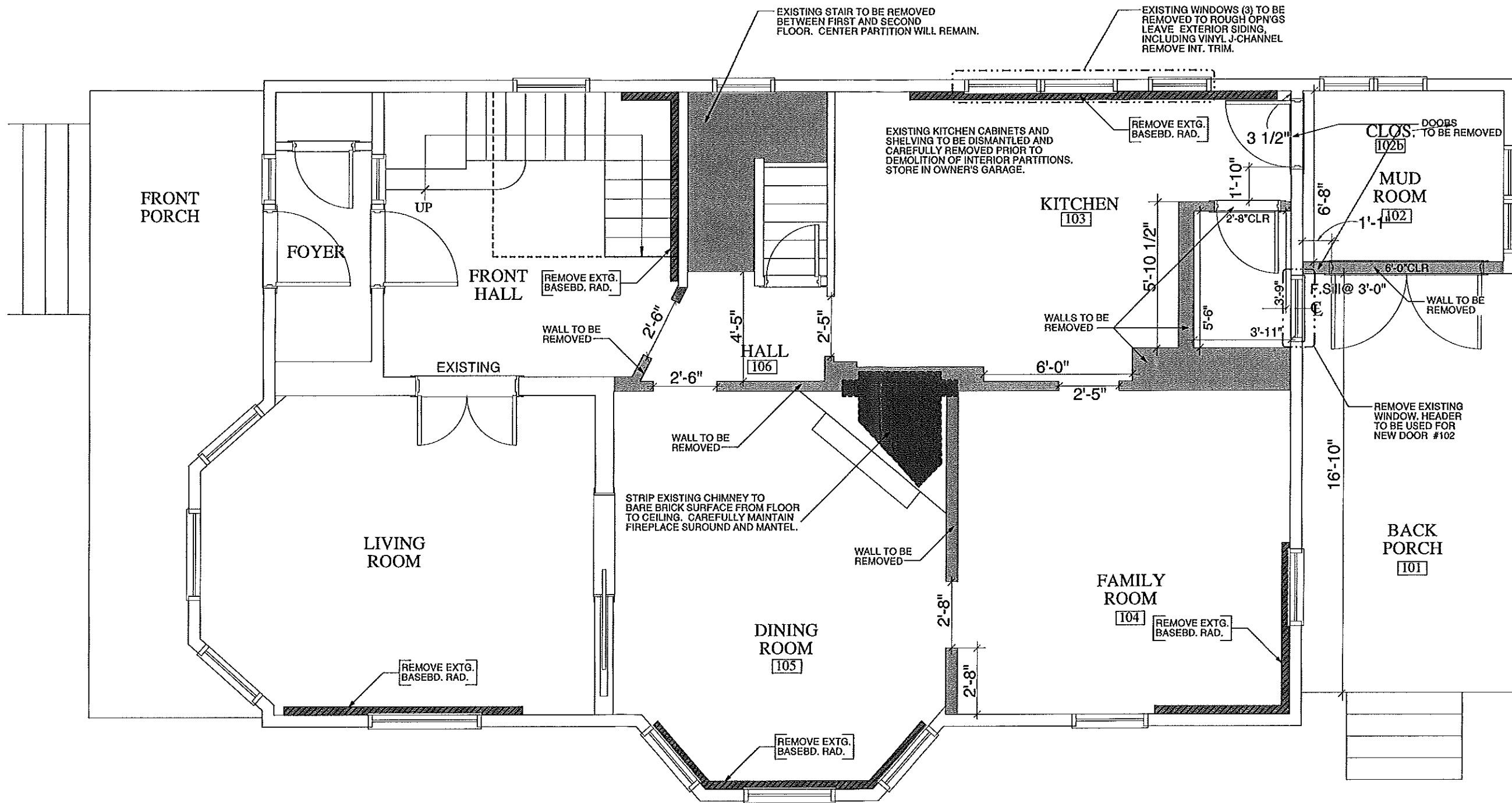
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REVISIONS PRINT	2/20/12
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**CORBETT-PATTERNITI
RESIDENCE**
104 PESSENDEN ROAD
PORTLAND, MAINE
DRAWING NO. 2.2012A

FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"

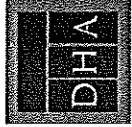
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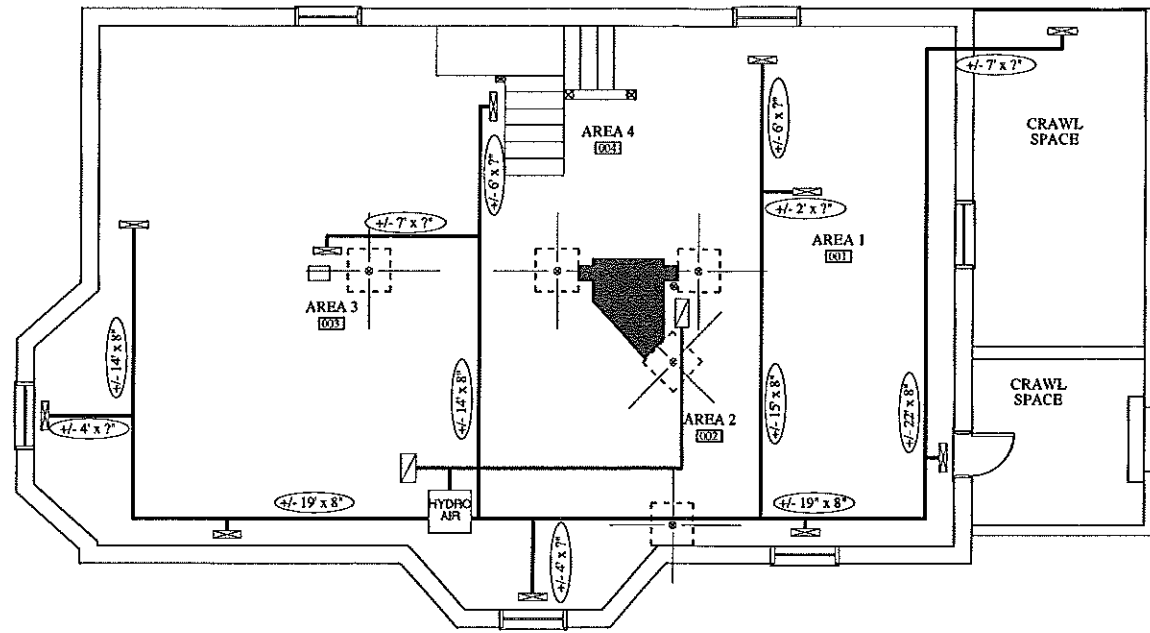
DRAWING NO.



D1.1 DEMOLITION PLAN
SCALE: 1/2" = 1'-0"

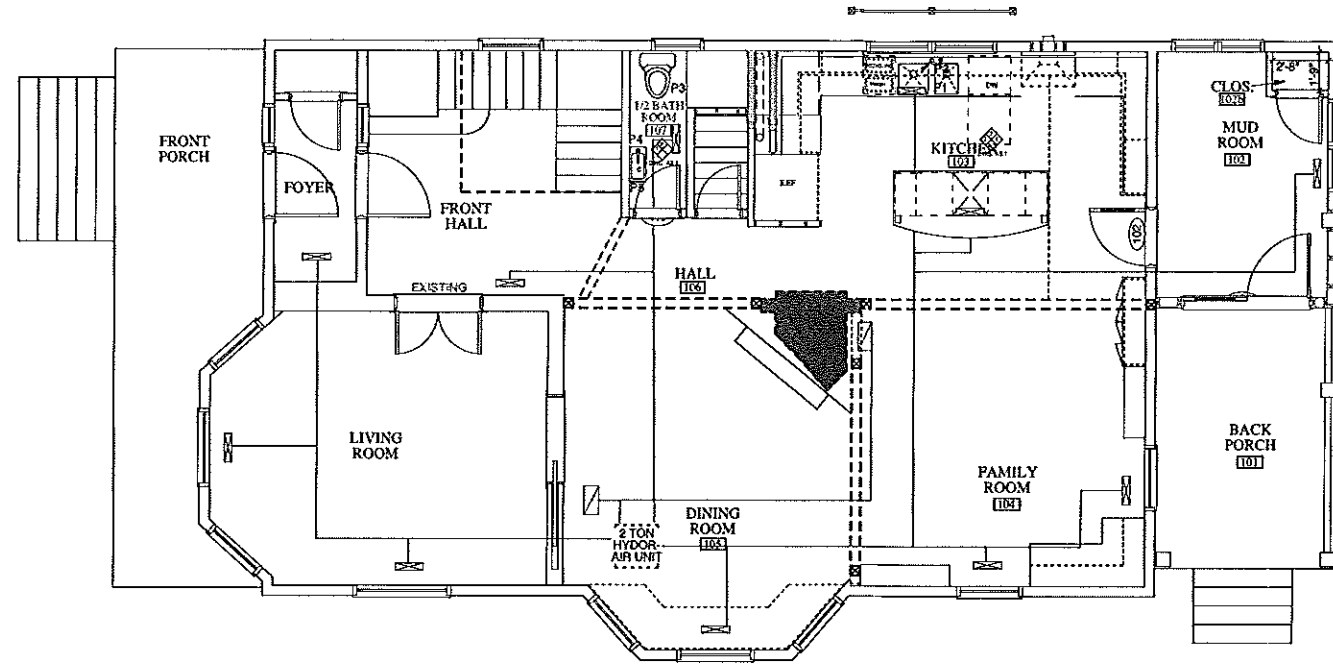
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		ASCHIBUSCH & INTERIORS 45 CASCO STREET PORTLAND, MAINE 04101 207.699.2888 207.699.2611 d@schibuschinteriors.com	
ISSUED FOR:	DATE	ISSUED FOR:	DATE
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PROGRESS PRINT	1/20/12	RESIDENCE	
REVIEW	10/20/11	104 FESSENDEN ROAD	
IN OFFICE REVIEW	7/26/11	PORTLAND, MAINE	
		DIHA PROJ. # 20096	
DEMOLITION PLAN SCALE: 1/2" = 1'-0"			
D1.1 DRAWING NO.			



P1.0 BASEMENT PLUMBING PLAN
 SCALE: 1/4" = 1'-0"

P1.0 <small>DRAWING NO.</small>	BASEMENT PLUMBING PLAN <small>SCALE: 1/4" = 1'-0"</small>	CORBETT-PATTERNITI RESIDENCE <small>104 PESSINDEN ROAD PORTLAND, MAINE</small>	<small>ISSUED FOR:</small> <small>DATE:</small>	<small>IN OFFICE REVIEW</small> <small>7/26/11</small>
	<small>ARCHITECTURE & INTERIORS 45 CASCO STREET PORTLAND, MAINE 04101 207.699.2688 TX 207.699.2611 VO dhw@dbmbrnarchitect.com</small>			



P1.1 FIRST FLOOR PLUMBING PLAN
SCALE: 1/4" = 1'-0"

PLUMBING KEY	
P1	= KITCHEN SINK / OWNER TO SELECT
P2	= KITCHEN SINK FAUCET / OWNER TO SELECT
P3	= TOILET / MFR. = TOTO, OWNER TO SELECT MODEL
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P5	= SINK FAUCET / OWNER TO SELECT

NOTE: HYDRO AIR UNIT AND SUPPLY/RETURN DUCTWORK IS LOCATED IN BASEMENT

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**CORBETT-PATTERNITI
RESIDENCE**
104 FESSENDEN ROAD
PORTLAND, MAINE
DHA PROJ. # 2008

FIRST FLOOR PLUMBING PLAN
SCALE: 1/4"=1'-0"

P1.1
DRAWING NO.