

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 081422

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 16-18 WENTWORTH ST INC property  
 has permission to interior renovations, removal of floor joists, separation of floor joists, repair of front back foundation, plumbing electric and ne  
 AT 112 SHERIDAN ST C 013 J011001

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 written permission procured before this building or part thereof is lath or other work is set-in. 2 HOUR 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.

Health Dept.

Appeal Board

Other

Department Name

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

11/24/08 *Chy 1 N*  
 Director - Building & Inspection Services

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

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

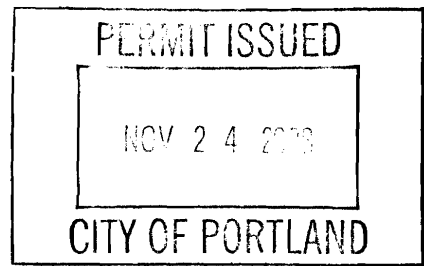
Permit No: 08-1422	Issue Date: 11/24/08	CBL: 013 J011001
-----------------------	-------------------------	---------------------

Location of Construction: 112 SHERIDAN ST	Owner Name: 16-18 WENTWORTH ST INC	Owner Address: PO BOX 934	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R-6

Past Use: 2 unit	Proposed Use: 2 unit - interior renovations, <del>back balcony</del> , separation of floors, repair repoint back foundation, plumbing electric and new furnace	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: interior renovations, <del>back balcony</del> , separation of floors, repair repoint back foundation, plumbing electric and new furnace	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-2 Type: 5B IRC-2003		
Signature:	Signature: CLM 11/24/08			
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: 11/06/2008	<b>Zoning Approval</b>		
-----------------------------	---------------------------------	------------------------	--	--

<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</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"/> Denied</p> <p>Date: 11/24/08</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: 11/24/08</p>	<p>Historic Preservation</p> <p><input checked="" 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 type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<p><i>NO WORK APPROVED ON THE REAR BALCONY WHICH IS ILLEGAL</i></p>		



**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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

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

<b>Permit No:</b> 08-1422	<b>Date Applied For:</b> 11/06/2008	<b>CBL:</b> 013 J011001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 112 SHERIDAN ST	<b>Owner Name:</b> 16-18 WENTWORTH ST INC	<b>Owner Address:</b> PO BOX 934	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> property owner	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> 2 unit - interior renovations, back balcony, separation of floors, repair repoint back foundation, plumbing electric and new furnace	<b>Proposed Project Description:</b> interior renovations, back balcony, separation of floors, repair repoint back foundation, plumbing electric and new furnace
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/21/2008

**Note:** **Ok to Issue:**

- 1) 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.
- 2) This property shall remain a two (2) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted and conversation with Priscilla Dunn. Repairs to the nonpermitted rear balcony deck is not permitted under this application. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 11/21/2008

**Note:** **Ok to Issue:**

- 1) The back balcony is not permitted under the permit ,no record of this in the files, no work is allowed in this area.
- 2) Fastener schedule per the IRC 2003
- 3) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 4) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 5) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 7) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Comments:**

11/21/2008-mes: left message for Priscilla Dunn - My research of the property shows that the rear 4' x 8' balcony deck was never permitted - no permits in the microfiche & the pre-1957 assessors cards does not show it as in existence back then. I suggested to take the repair of that rear balcony off the permit to move it forward for the rest of the work requested. Priscilla called back and the rear balcony is now taken off the permit for approvals. I will work with Priscilla separately on the rear balcony.



# 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>112 Skeridan St, Portland</u>		
Total Square Footage of Proposed Structure/Area <u>~1000 SQT</u>		Square Footage of Lot <u>1500 sq ft +</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>013-J-011-001</u> <u>Acct # 1496</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>16-18 Wentworth St Inc</u> <u>PRISCILLA DUNN - President</u> Address <u>17 DUNN ESTATES DR</u> City, State & Zip <u>SCARBORO ME 04074</u>	Telephone: <u>883-8016</u> <u>Cell 632-0092</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>(Book) \$300.00</u> C of O Fee: \$ <u>0.00</u> Total Fee: \$ <u>300.00</u>
Current legal use (i.e. single family) <u>2 unit - OWNER OCCUPIED</u>		
If vacant, what was the previous use? <u>2 unit</u>		
Proposed Specific use: <u>rental prop- 2 unit</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>interior renovation</u> <u>plumbing + electric</u> <u>BACK BATHING</u> <u>NEW FURNACE</u> <u>separation of floors</u> <u>SHI REPAIR-repoint brick foundation</u>		
Contractor's name: <u>self - below</u>		
Address: _____		
City, State & Zip: _____		
Who should we contact when the permit is ready: <u>16-18 Wentworth St Inc</u> <u>PRISCILLA DUNN</u>		Telephone: <u>883-8016 cell 632-0092</u>
Mailing address: <u>17 DUNN ESTATES DR, SCARBORO 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

16-18 Wentworth St Inc  
Priscilla Dunn  
President

Date: 11-08

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



*Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov*

*Penny St. Louis Littell- Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

November 24, 2008

16-18 Wentworth St.Inc.  
PO Box 934  
Scarborough, ME 04070  
Attn: Priscilla Dunn, President

RE: 112 Sheridan Street – 013-J-011 – R-6 Residential Zone

Dear Priscilla Dunn,

As you know, during the review of a recent permit application (#08-1422) to do interior and exterior renovations, my research showed that the rear, second floor 4' x 8' balcony was never properly permitted with a required permit. It is not a "legal" structure because it has not been properly permitted. Therefore, in an effort to move along your permit and allow interior alterations not affected by the rear balcony, you agreed to remove the request to do work on the rear balcony. Now, because of a recently performed survey, it has come to your attention that the rear balcony (and perhaps part of your first floor rear porch) extends over the rear property line onto an abutting property.

Please note that if you can not show right title and interest on the rear 4' x 8' balcony, it will be necessary to remove that structure in its entirety. This office can not approve the building of a structure on an abutter's property. For documentation, you will need a permit from this office to remove the rear balcony.

It will be necessary to notify this office within 30 days as to what specific action(s) you will be taking to resolve this illegal balcony.

If you have any questions regarding this matter, please feel free to contact me at 874-8695.

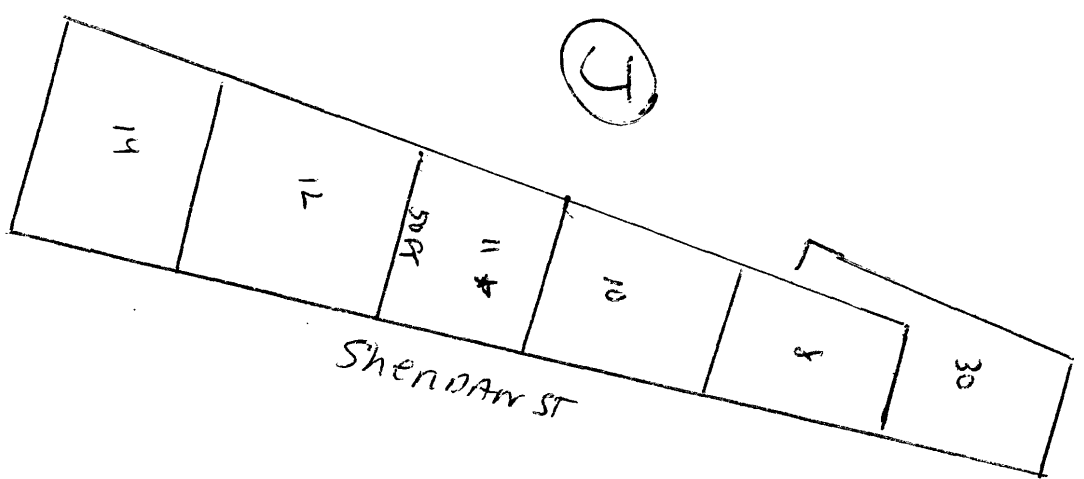
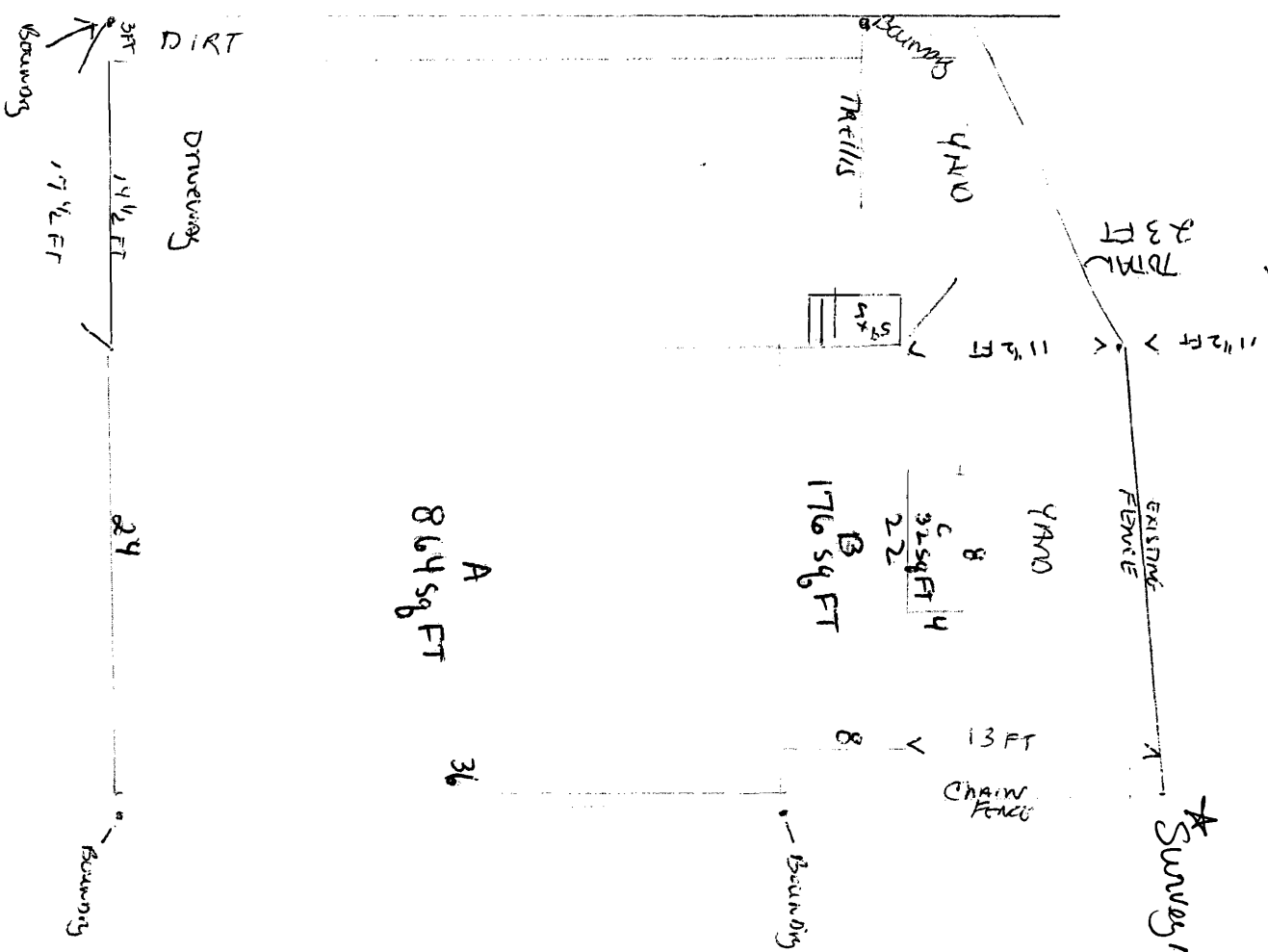
Very truly yours,

Marge Schmuckal  
Zoning Administrator

Cc: Tammy Munson, Inspections Services Division Director  
Penny Littell, Director of Planning and Urban Development

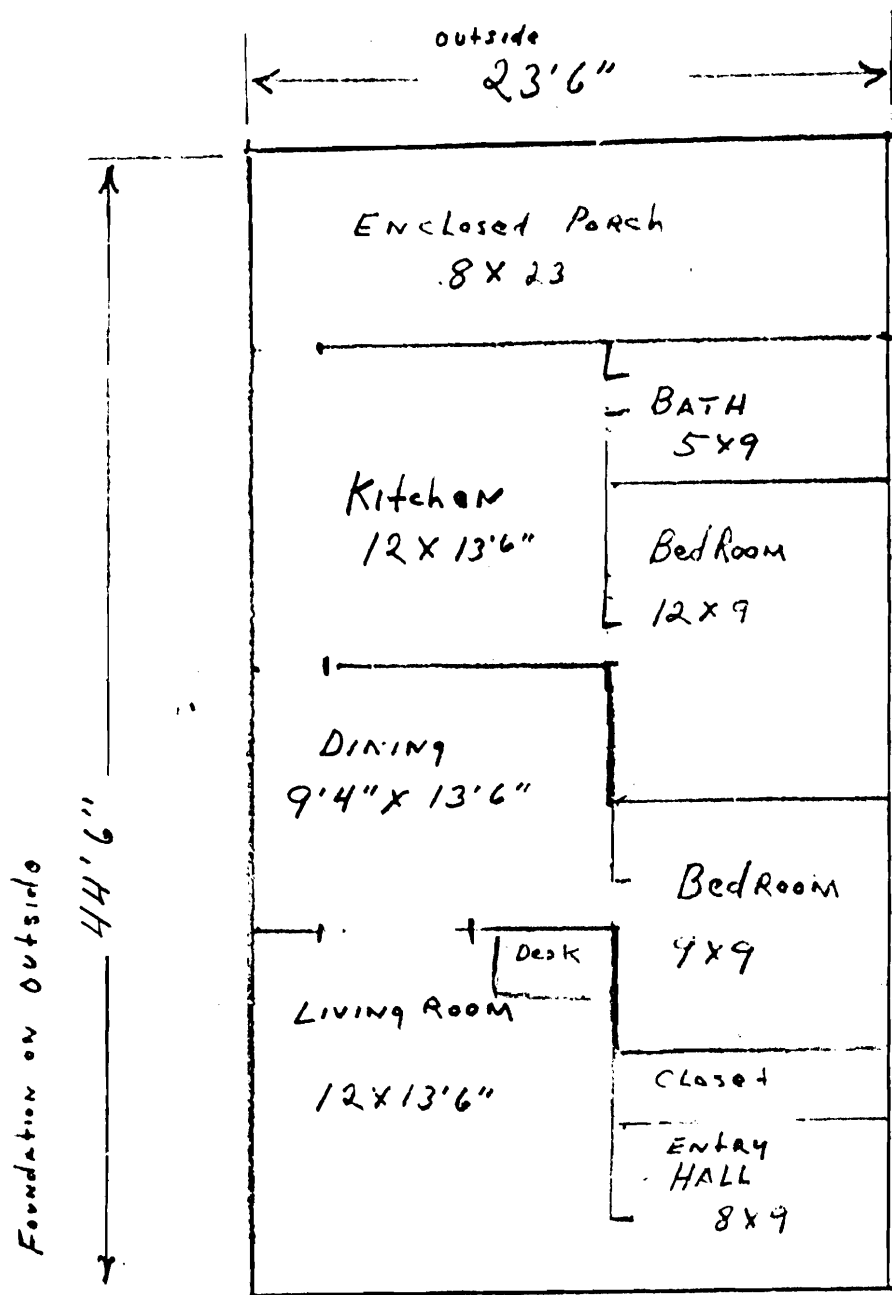
PLUT PLAN - 112 SHENDAW ST.

\* Survey now in process



→ 1" = 50 FT

1" = 10 FT



FLOOR PLAN OF 112 SHERIDAN ST. 2ND FLOOR  
 PART OF LIVING ROOM TO BE USED FOR REAL ESTATE BROKER'S OFFICE BY OWNER

112 SHERIDAN ST.

23444 = 1012<sup>5</sup>

1012

R6 RESIDENCE ZONE



## APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class  
 Portland, Maine, July 18, 1962

PERMIT ISSUED

00919

AUG 6 1962

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 113 Libanon St. Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_  
 Owner's name and address Russell J. Connolly, Jr., 113 Libanon St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans yes No. of sheets 1  
 Proposed use of building Dwelling & Real Estate Office No. families 2  
 Last use \_\_\_\_\_ " \_\_\_\_\_ No. families 2  
 Material frame \_\_\_\_\_ No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 2.00 pd 8/6/62

## General Description of New Work

To Change Use of building from 1-Family dwelling to 2-Family dwelling with Real Estate Office on second floor, living room.

This is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information the estimated cost and pay legal fee.

Appeal Sustained ~~on 8/2/62~~ 7/2/62

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO** owner

## Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 Is connection to be made to public sewer? \_\_\_\_\_ If not, what is proposed for sewage? \_\_\_\_\_  
 Has septic tank notice been sent? \_\_\_\_\_ Form notice sent? \_\_\_\_\_  
 Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_  
 Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_  
 Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_  
 Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_  
 No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_ Kind of heat \_\_\_\_\_ fuel \_\_\_\_\_  
 Framing Lumber—Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_ Corner posts \_\_\_\_\_ Sills \_\_\_\_\_  
 Size Girder \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_  
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.  
 Joists and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_  
 If one story building with masonry walls, thickness of walls? \_\_\_\_\_ height? \_\_\_\_\_

## If a Garage

No. cars now accommodated on same lot \_\_\_\_\_, to be accommodated \_\_\_\_\_ number commercial cars to be accommodated \_\_\_\_\_  
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? \_\_\_\_\_

APPROVED:

## Miscellaneous

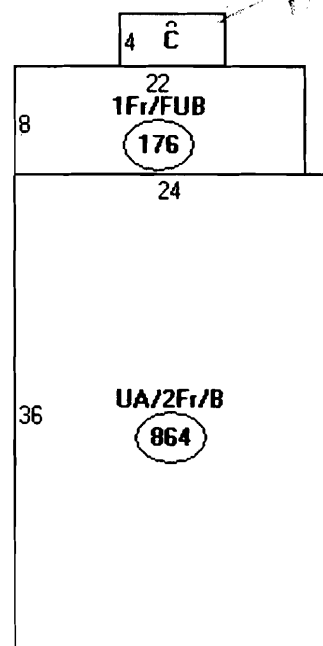
Will work require disturbing of any tree on a public street? \_\_\_\_\_





# REAL ESTATE ASSESSMENT RECORD — CITY OF PORTLAND, MAINE

CURR. DESC.	LAND NOS.	STREET	BLDG. NO.	CARD NO.	DEVELOPMENT NO.	AREA	DIST.	ZONE	CHART	BLOCK	LOT	CURR. DESC.					
	<b>112</b>	<b>Sheridan</b>		OF			<b>5</b>		<b>13</b>	<b>J</b>	<b>11</b>						
TAXPAYER ADDRESS AND DESCRIPTION					RECORD OF TAXPAYED			YEAR	BOOK	PAGE	PROPERTY FACTORS						
REIDY JOHN E 117 SHERIDAN ST. CITY  LAND & BLDG. SHERIDAN ST. #112 ASSESSORS PLAN 13-J-11 AREA 1783 SQ. FT.					1913 <i>Deed on March 11, 1913</i>			1956	2275	42	TOPOGRAPHY		IMPROVEMENTS				
											LEVEL		WATER				
											HIGH		SEWER				
											LOW		CAF				
											ROLLING	✓	ELECTRICITY				
											SWAMPY		ALL UTILITIES	✓			
STREET		TREND OF DISTRICT															
PAVED		IMPROVING															
SEMI-IMPROVED		STATIC															
DIRT		DECLINING															
SIDEWALK																	
TILLAGABLE		WOODS															
LAND VALUE COMPUTATIONS AND SUMMARY					LAND VALUE COMPUTATIONS AND SUMMARY					ASSESSMENT RECORD INCREASE DECREASE							
FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1921		FRONTAGE	DEPTH	UNIT PRICE	DEPTH FACTOR	FRONT FT. PRICE	YEAR 1921		1950	LAND	200	
40	43.75	16	1.67	10 <sup>50</sup>	720									1951	BLDG.	1475	
														1952	TOTAL	1675	
TOTAL VALUE LAND							TOTAL VALUE LAND							1953	LAND	200	
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS							1954	BLDG.	1500	
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							1955	TOTAL	1700	
SQ. FT. TO-FROM CH.					BLK.	LOT	SQ. FT. TO-FROM CH.					BLK.	LOT	1956	LAND	200	
SQ. FT. TO-FROM CH.					BLK.	LOT	SQ. FT. TO-FROM CH.					BLK.	LOT	1957	BLDG.	1500	
TOTAL VALUE LAND							TOTAL VALUE LAND							1958	TOTAL	1700	1700
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS							1959	LAND		
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							1960	BLDG.		
SQ. FT. TO-FROM CH.					BLK.	LOT	SQ. FT. TO-FROM CH.					BLK.	LOT	1961	TOTAL		
SQ. FT. TO-FROM CH.					BLK.	LOT	SQ. FT. TO-FROM CH.					BLK.	LOT	1962	LAND		
TOTAL VALUE LAND							TOTAL VALUE LAND							1963	BLDG.		
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS							1964	TOTAL		
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							1965	LAND		
SQ. FT. TO-FROM CH.					BLK.	LOT	SQ. FT. TO-FROM CH.					BLK.	LOT	1966	BLDG.		
SQ. FT. TO-FROM CH.					BLK.	LOT	SQ. FT. TO-FROM CH.					BLK.	LOT	1967	TOTAL		
TOTAL VALUE LAND							TOTAL VALUE LAND							1968	LAND		
TOTAL VALUE BUILDINGS							TOTAL VALUE BUILDINGS							1969	BLDG.		
TOTAL VALUE LAND AND BUILDINGS							TOTAL VALUE LAND AND BUILDINGS							1970	TOTAL		
RENTAL					570		RENTAL					570		1971	LAND		
EXPENSE					-		EXPENSE					-		1972	BLDG.		
NET					570		NET					570		1973	TOTAL		

Descriptor/AreaA: UA/2Fr/B  
864 sqftB: 1Fr/FUB  
176 sqftC: WD  
32 sqft



Deck: no footings - replaced old

2 x 8 PT Joist

RAILINGS 2x6, BALUSTERS 3 1/2 apart. H 42"

fastening - scissoring off porch 2x8's PT

73 x 53 - replaced, old to scale

Insulation - 3rd FLOOR R13 WALLS + 1" Thermax = 20

WAFTERS + slopes 2 layers of 2" Blue Board R20

ins 1" Thermax (6.5-R), 3/4" dead air space (1.5R)

TOTAL (R20)

Floor + ceiling - R48 = 3 layers 6" R19

2nd FLOOR PACK - R13 WALLS + 1" Thermax = 20R

Window + Doors - on plan, egress marked + Tempered

STAIRS - EXISTING

3RD FLOOR FRAMING - Shell existing

WAFTERS - 2 3/4 x 5 1/4

Knee walls = 2 x 4

Bathroom wall 2 x 6

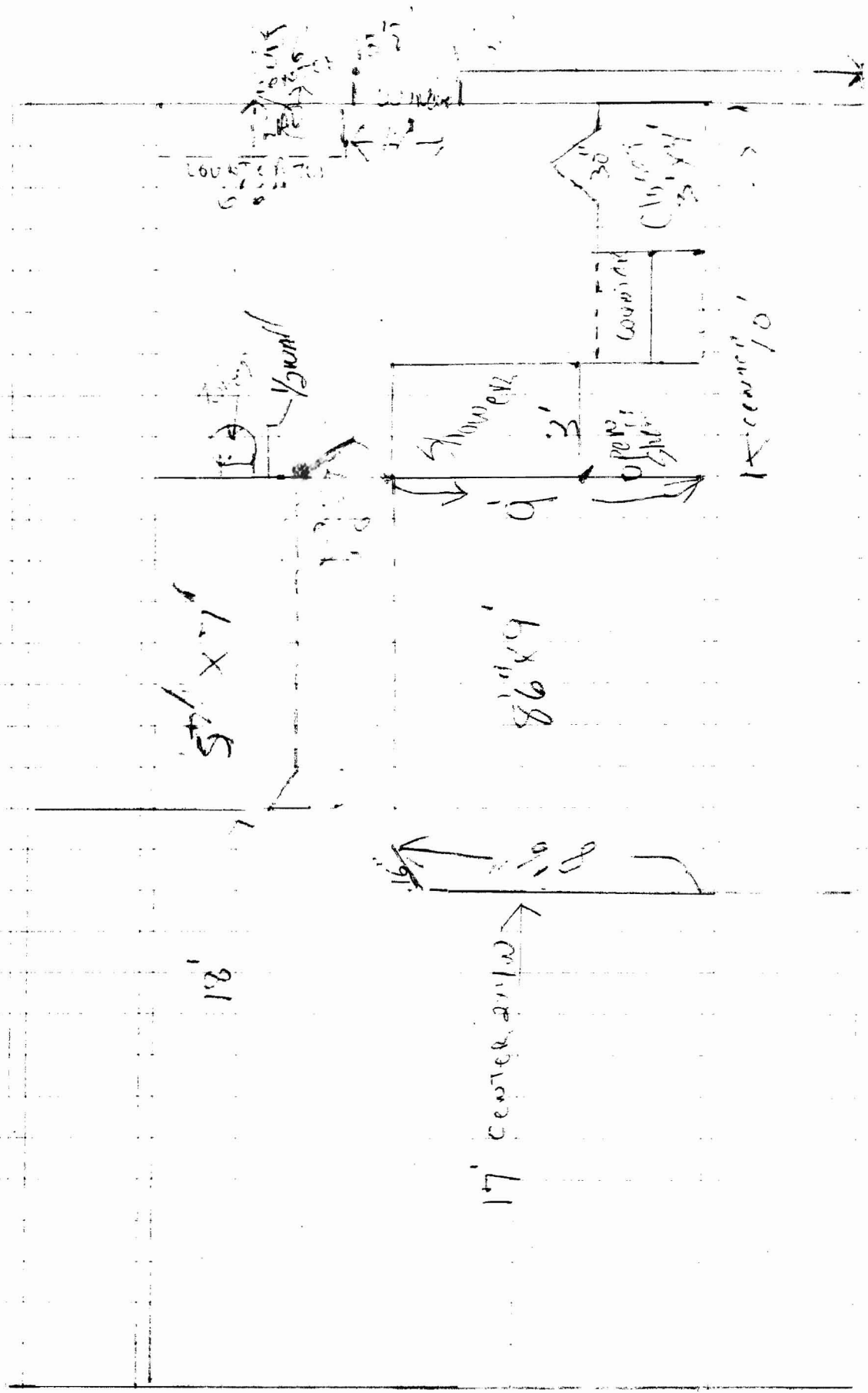
All other walls 2 x 4

Collar ties = 2 x 6

Stringing = 1 x 4

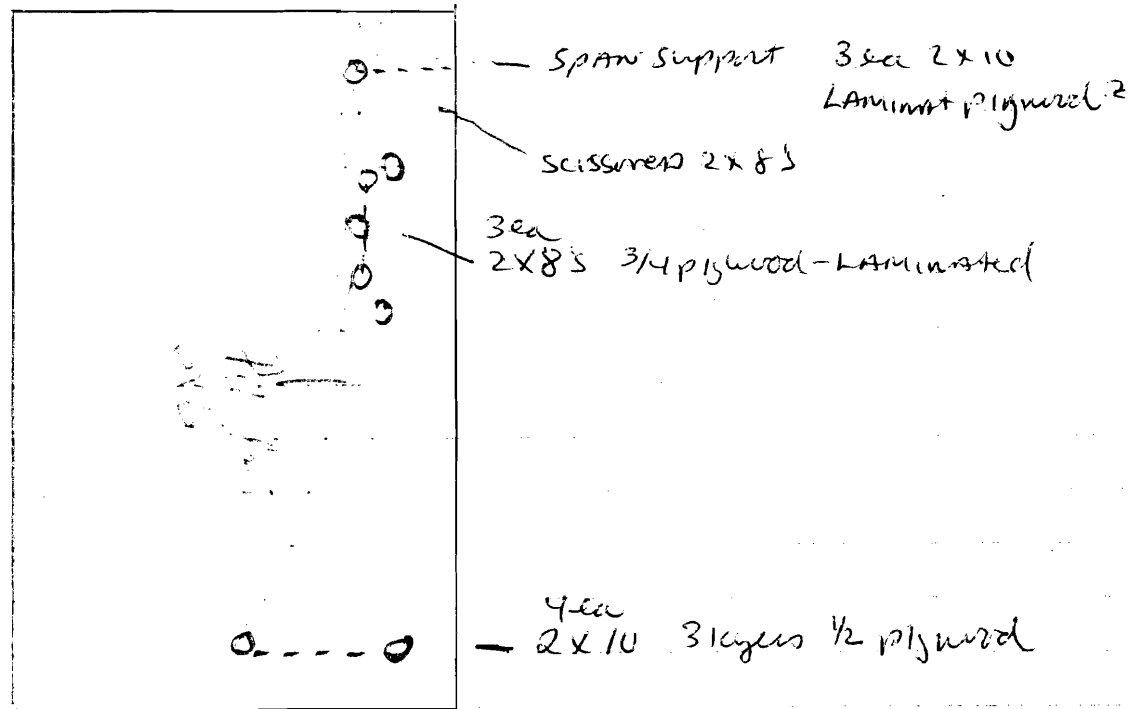
rest is existing

NOV 10 1952



11

# Basement

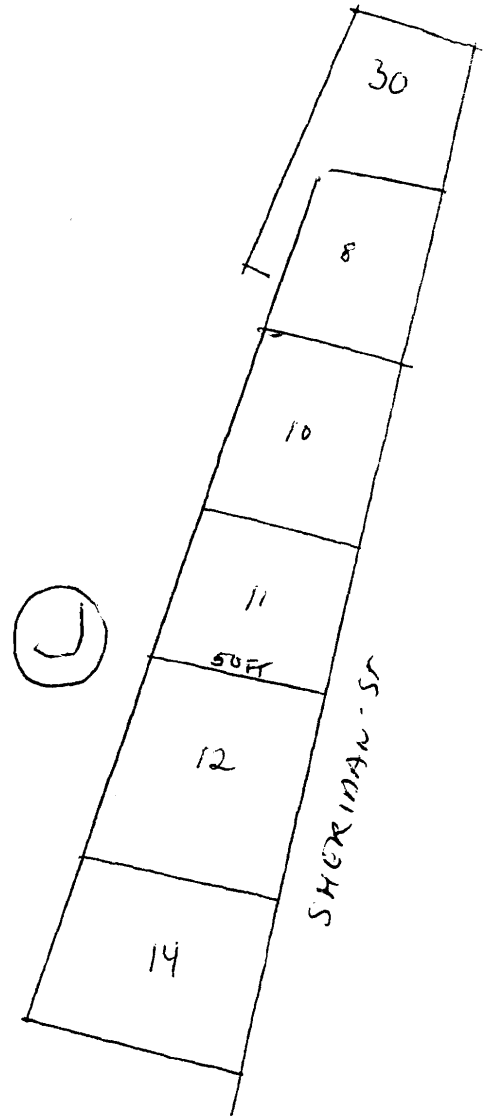
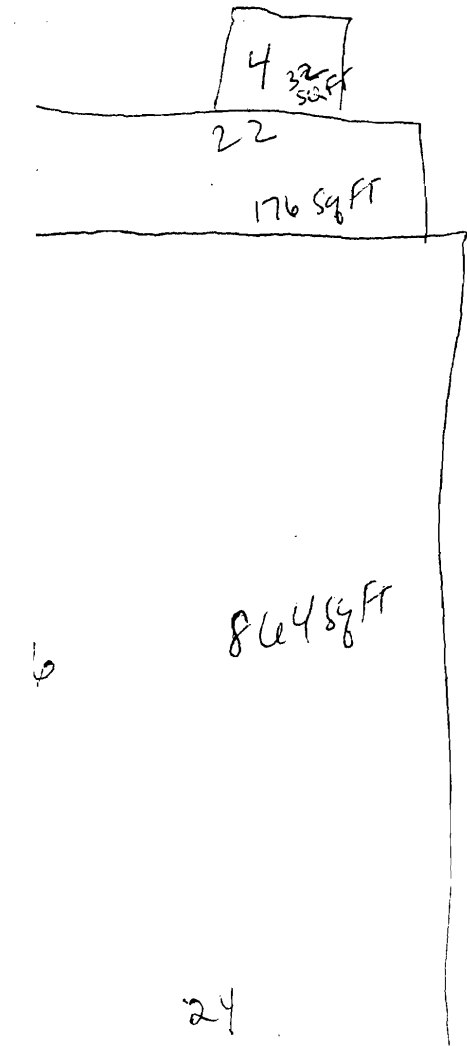


○ = posts

replace new footings over old fittings

1" = 50 FT

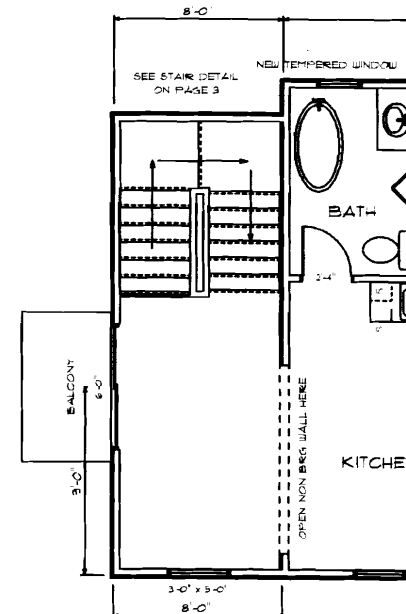
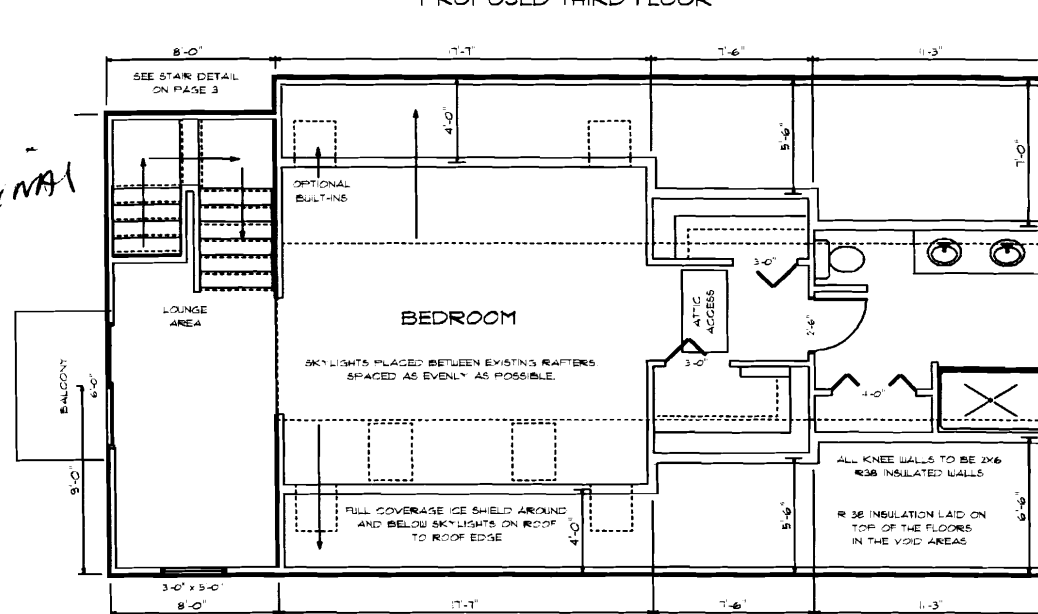
# Site Plan





PROPOSED THIRD FLOOR

*Must start  
Keeping original*



ALL MEASUREMENTS TO BE FIELD VERIFIED AND ADJUSTED AS NECESSARY TO BUILDING CONDITIONS.

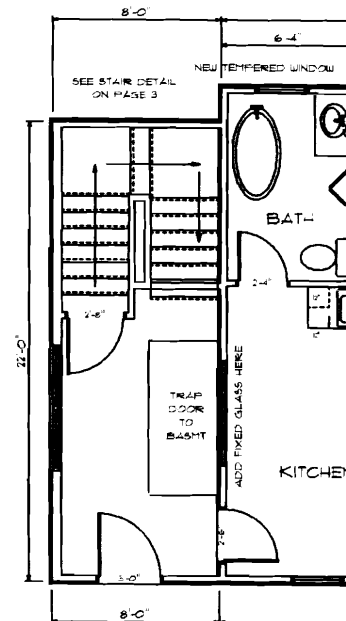
CHANGES TO INTERIOR:

FIRST AND SECOND FLOORS:

REMOVE WALLS BETWEEN THE TWO BEDROOMS.  
 ADD LAUNDRY WALLS AND BEDROOM CLOSET WALLS.  
 CUT DOOR OPENING IN BATHROOM WALL FOR LAUNDRY.  
 RELOCATE BEDROOM DOOR.  
 REMODEL BATHROOM AND RELOCATE FIXTURES.  
 INSTALL NEW KITCHENS.  
 REPLACE BATHROOM WINDOW WITH TEMPERED GLASS.  
 REPLACE BEDROOM WINDOW WITH EGRESS WINDOW.  
 FIRST FLOOR ADD FIXED GLASS WINDOW IN NON BRG WALL BETWEEN KITCHEN AND PORCH.  
 SECOND FLOOR OPEN NON BRG WALL BETWEEN KITCHEN AND PORCH.  
 REMOVE AND REPLACE BACK PORCH AND STAIRS (SEE PAGE 3).  
 ADD BALCONY ON SECOND FLOOR PORCH.

THIRD FLOOR:

SECURE EXISTING FLOOR BOARDS AND INSTALL UNDERLAYMENT.  
 INSTALL ALL NEW WALLS AS SHOWN - FIELD ADJUST MEASUREMENTS AS NEEDED.  
 CHANGE FRONT WINDOW TO TEMPERED GLASS.  
 ADD TWO SKYLIGHTS BETWEEN EXISTING RAFTERS.  
 ALL VOID AREAS TO HAVE R38 INSULATION LAID ON TOP OF THE FLOOR.  
 ALL KNEE WALLS TO BE 2X6 WITH R19 INSULATION.  
 ALL INTERIOR WALLS 2X4.  
 ALL RAFTERS IN LIVING SPACES TO BE "BUILT DOWN" AS NECESSARY FOR R 38 INSULATION.  
 IF BUILTINS ARE USED IN VOID AREAS THEY ARE TO BE INSULATED.  
 REPLACE EXISTING BALCONY ON THIRD FLOOR.



**HOUSE CALLS INC.**  
 HOME PLANNING & DESIGN  
 151 ROOSEVELT TRAIL, WINDHAM, ME  
 207-892-2810

CLIENT

**DUNN RESIDENCE**

DRAWN

**PROPOSED FLOOR PLANS**