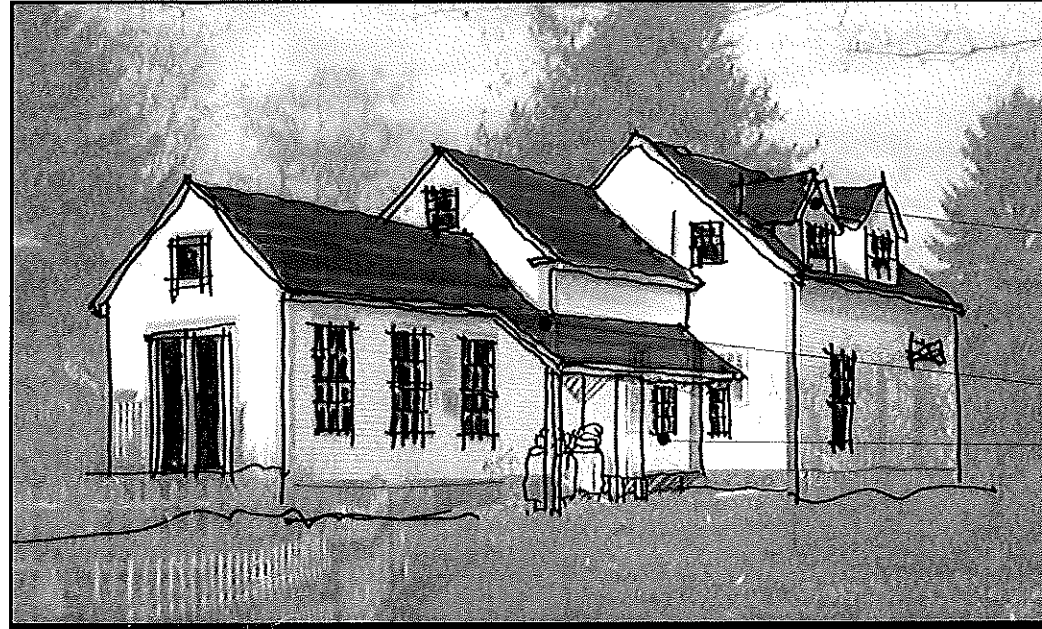


RECEIVED  
 JAN 20 2012  
 Dept. of Building Inspections  
 City of Portland  
 Maine



EXISTING CONDITIONS



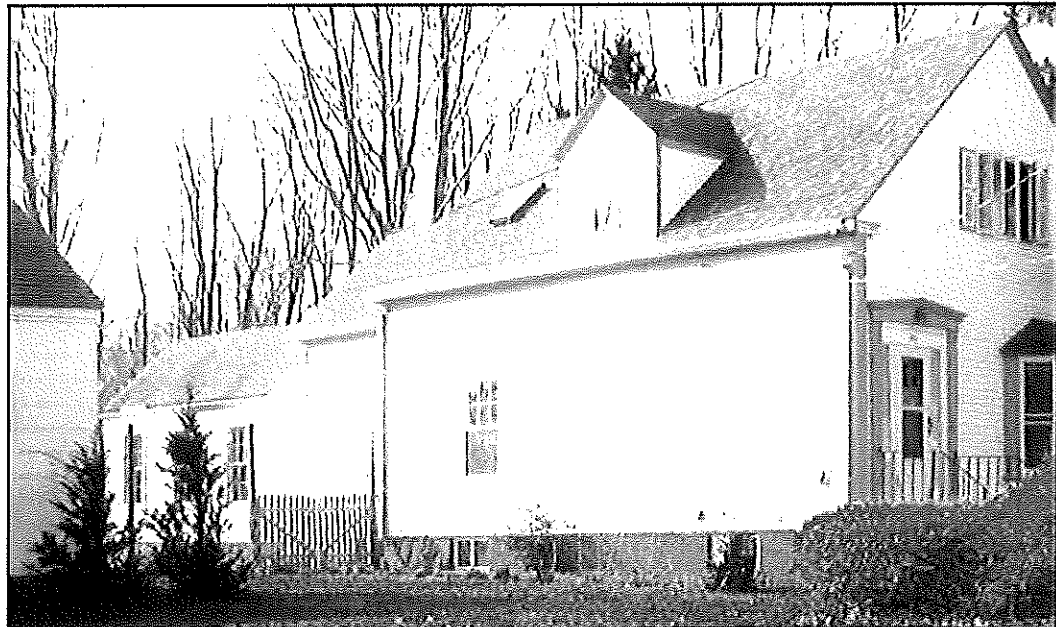
PROPOSED ADDITION | RENOVATION

Second floor:

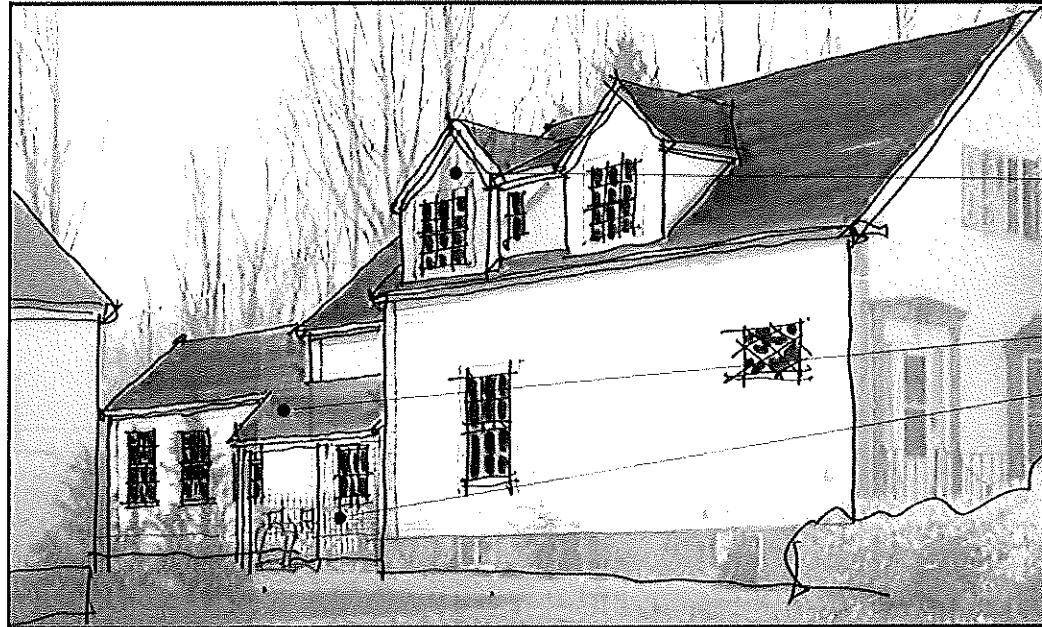
- Dormer addition for improved bathroom.

First floor:

- Addition's roof line is an extension of the rear roof line.
- Small addition for laundry
- Reconfigured bathroom



EXISTING CONDITIONS



PROPOSED ADDITION | RENOVATION

Second floor:

- Dormer addition for improved bathroom.

First floor:

- Addition's roof line is an extension of the rear roof line.
- Small addition for laundry
- Reconfigured bathroom

LOCKHART ADDITION | RENOVATION: 421 Island Avenue, Peaks Island, Maine

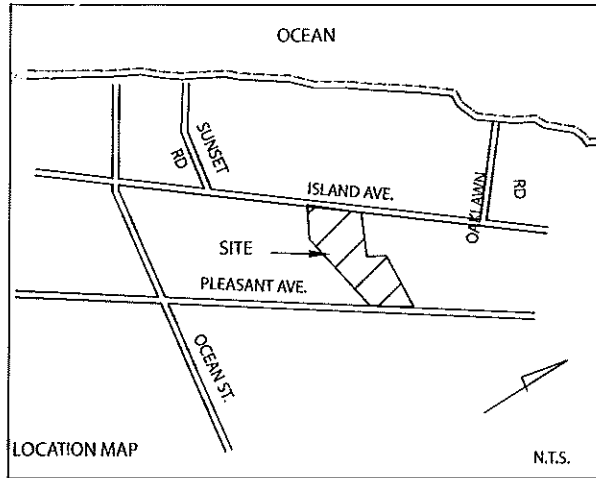
DATE: 12.01.04

Lockhart Renovations  
 421 Island Avenue

WINKELMAN ARCHITECTURE

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
 PH: 207.699.2998

SP 0



**IR-2**  
 lot size - 31,762  
 front - 25' - N/A  
 rear - 25' - OK  
 side - 25' - for addition - roof 0.11 less than 2'

lot coverage - 20% = 6,352.4

existing house. 1679  
 garage. 735  
 2414

increase 9  
 25' x 25' 225  
 35' x 35' 1225  
 39.25 (9 x 1) 4.5  
 2453.25 (11) 37.25

**Owner:**  
 Lisa Lockhart  
 421 Island Ave.  
 Peaks Island, ME 04108  
 (207) 766-5262

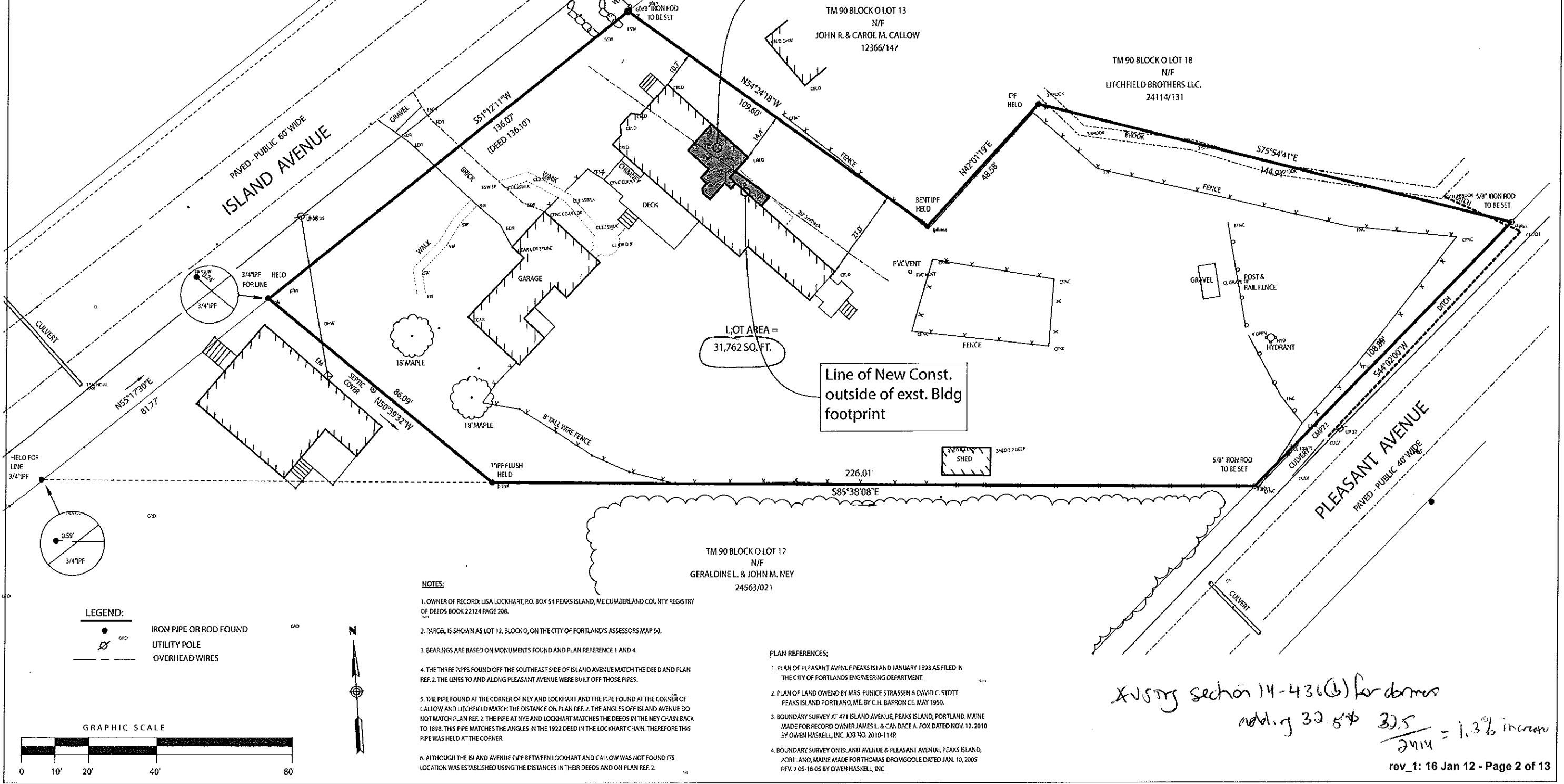
Chart/Block/Lot : 90-0-12  
 Lot Size : 31,762 sq. ft

**Builder:**  
 Bill Bunton  
 Peaks Island, ME 04108  
 cel (207) 653-7650

**BOUNDARY SURVEY**  
 ON  
 ISLAND AVENUE & PLEASANT AVENUE  
 PEAKS ISLAND - PORTLAND, MAINE  
 MADE FOR RECORD OWNER  
 LISA LOCKHART  
 P.O. BOX 54 PEAKS ISLAND, ME 04108

**OWEN HASKELL, INC.**  
 16 C ASCO ST., PORTLAND, ME 04101 (207) 774-0424  
 P PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	APRIL 5, 2011	Job No.	2011-016P
Trace By	JLW	Scale	1" = 20'	Drwg. No.	1
Check By	JCS				
Book No.	1101				

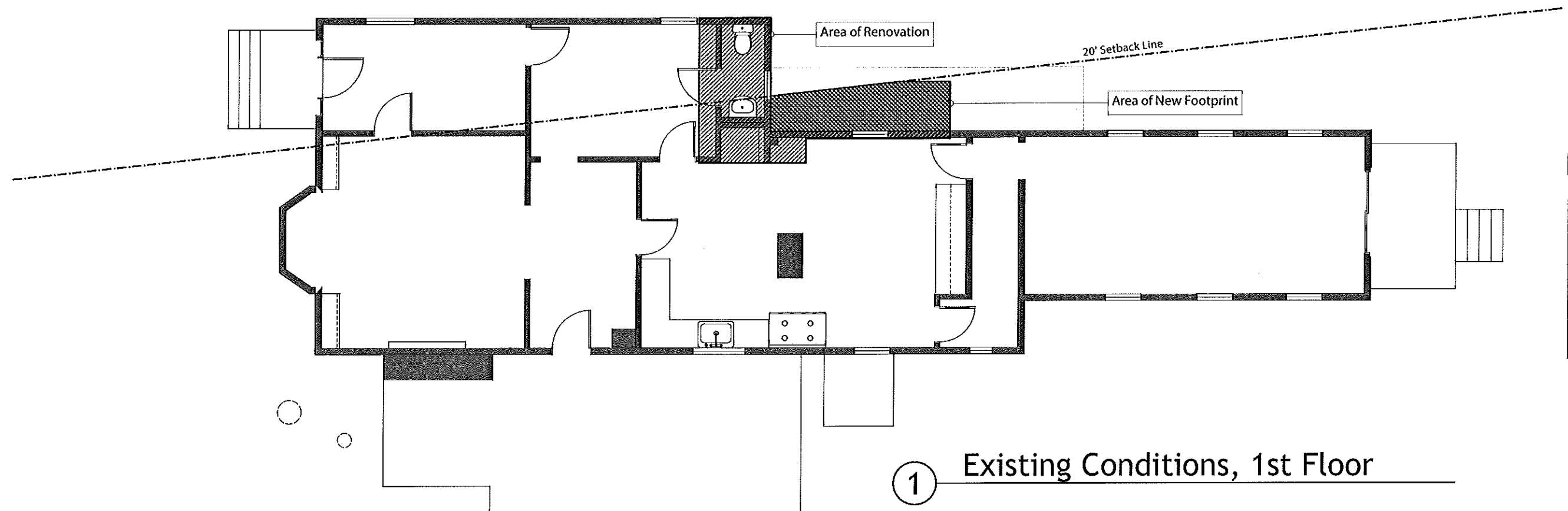


- NOTES:**
- OWNER OF RECORD: LISA LOCKHART, P.O. BOX 54 PEAKS ISLAND, ME CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 22124 PAGE 208.
  - PARCEL IS SHOWN AS LOT 12, BLOCK O, ON THE CITY OF PORTLAND'S ASSESSORS MAP 90.
  - BEARINGS ARE BASED ON MONUMENTS FOUND AND PLAN REFERENCE 1 AND 4.
  - THE THREE PIPES FOUND OFF THE SOUTHEAST SIDE OF ISLAND AVENUE MATCH THE DEED AND PLAN REF. 2. THE LINES TO AND ALONG PLEASANT AVENUE WERE BUILT OFF THOSE PIPES.
  - THE PIPE FOUND AT THE CORNER OF NEY AND LOCKHART AND THE PIPE FOUND AT THE CORNER OF CALLOW AND LITCHFIELD MATCH THE DISTANCE ON PLAN REF. 2. THE ANGLES OFF ISLAND AVENUE DO NOT MATCH PLAN REF. 2. THE PIPE AT NEY AND LOCKHART MATCHES THE DEEDS BY THE NEY CHAIN BACK TO 1898. THIS PIPE MATCHES THE ANGLES IN THE 1922 DEED IN THE LOCKHART CHAIN. THEREFORE THIS PIPE WAS HELD AT THE CORNER.
  - ALTHOUGH THE ISLAND AVENUE PIPE BETWEEN LOCKHART AND CALLOW WAS NOT FOUND ITS LOCATION WAS ESTABLISHED USING THE DISTANCES IN THEIR DEEDS AND ON PLAN REF. 2.

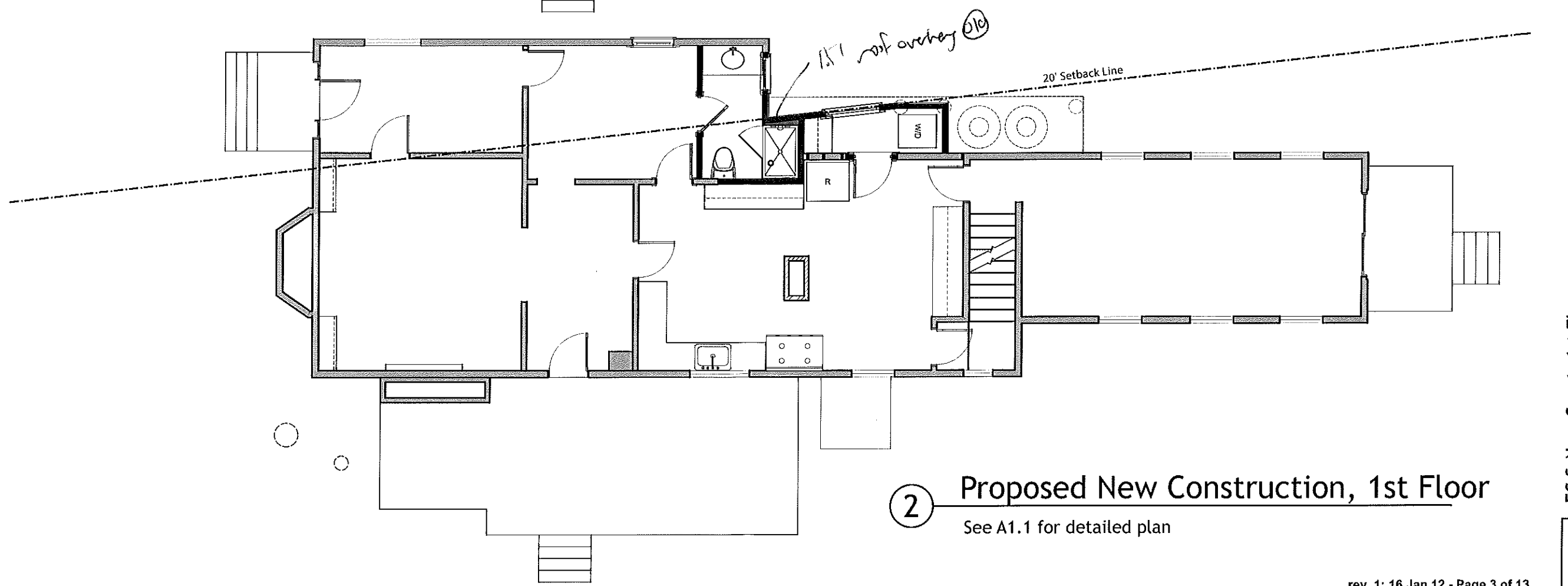
- PLAN REFERENCES:**
- PLAN OF PLEASANT AVENUE PEAKS ISLAND JANUARY 1893 AS FILED IN THE CITY OF PORTLANDS ENGINEERING DEPARTMENT.
  - PLAN OF LAND OWEND BY MRS. EUNICE STRASSEN & DAVID C. STOTT PEAKS ISLAND PORTLAND, ME. BY C.H. BARRON C.E. MAY 1950.
  - BOUNDARY SURVEY AT 471 ISLAND AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR RECORD OWNER JAMES L. & CANDACE A. FOX DATED NOV. 12, 2010 BY OWEN HASKELL, INC. JOB NO. 2010-1149.
  - BOUNDARY SURVEY ON ISLAND AVENUE & PLEASANT AVENUE, PEAKS ISLAND, PORTLAND, MAINE MADE FOR THOMAS DROMGOOLE DATED JAN. 10, 2005 REV. 2-05-16-05 BY OWEN HASKELL, INC.

*using section 14-436(b) for dormer*  
*adding 32.5' 30.5' = 1.3% increase*  
 2414

rev\_1: 16 Jan 12 - Page 2 of 13



1 Existing Conditions, 1st Floor



2 Proposed New Construction, 1st Floor  
See A1.1 for detailed plan

**WINKELMAN ARCHITECTURE**  
 41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
 PH: 207.699.2998

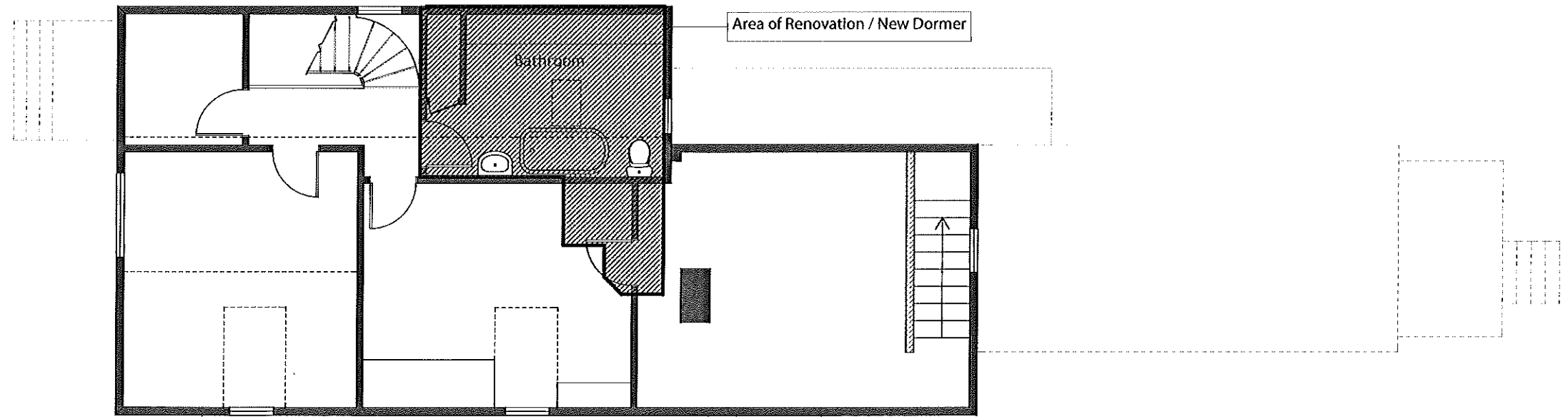
EC & New Const. 1st Flr

Lockhart Renovations  
 421 Island Avenue

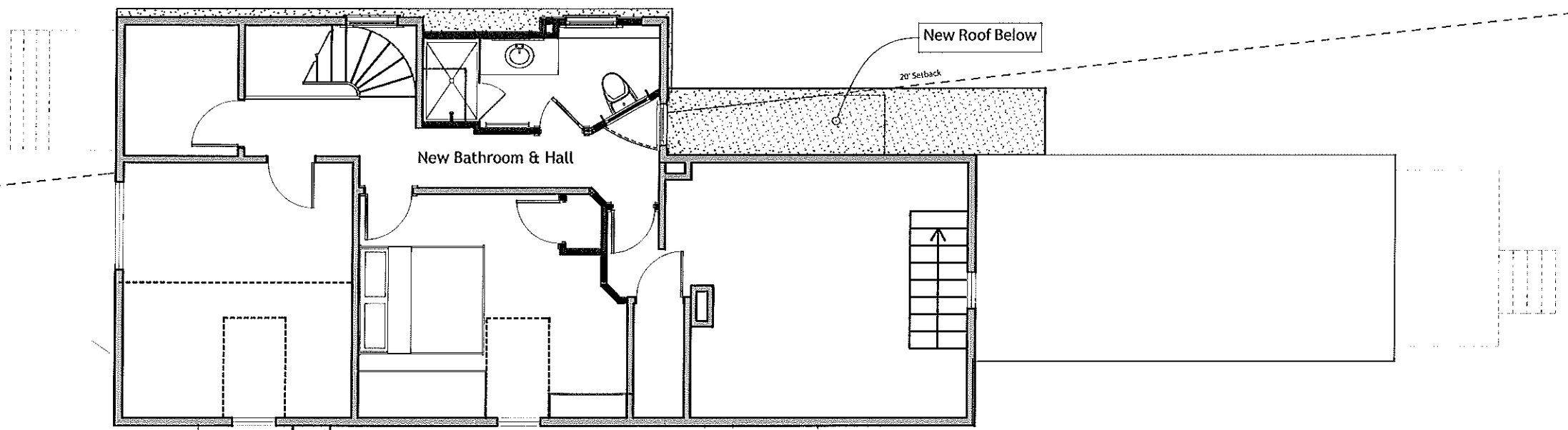
SCALE: 1/4" = 1'-0"  
 DATE: 12.01.16

0 1 2 4 8

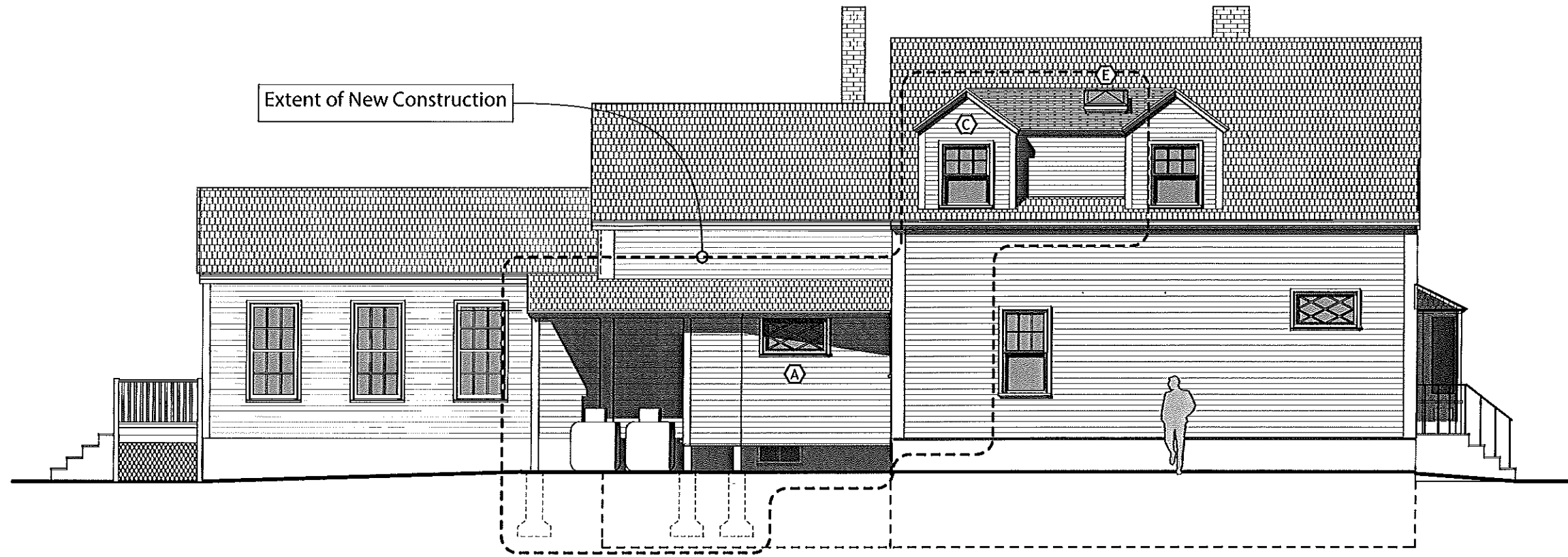
SP 2



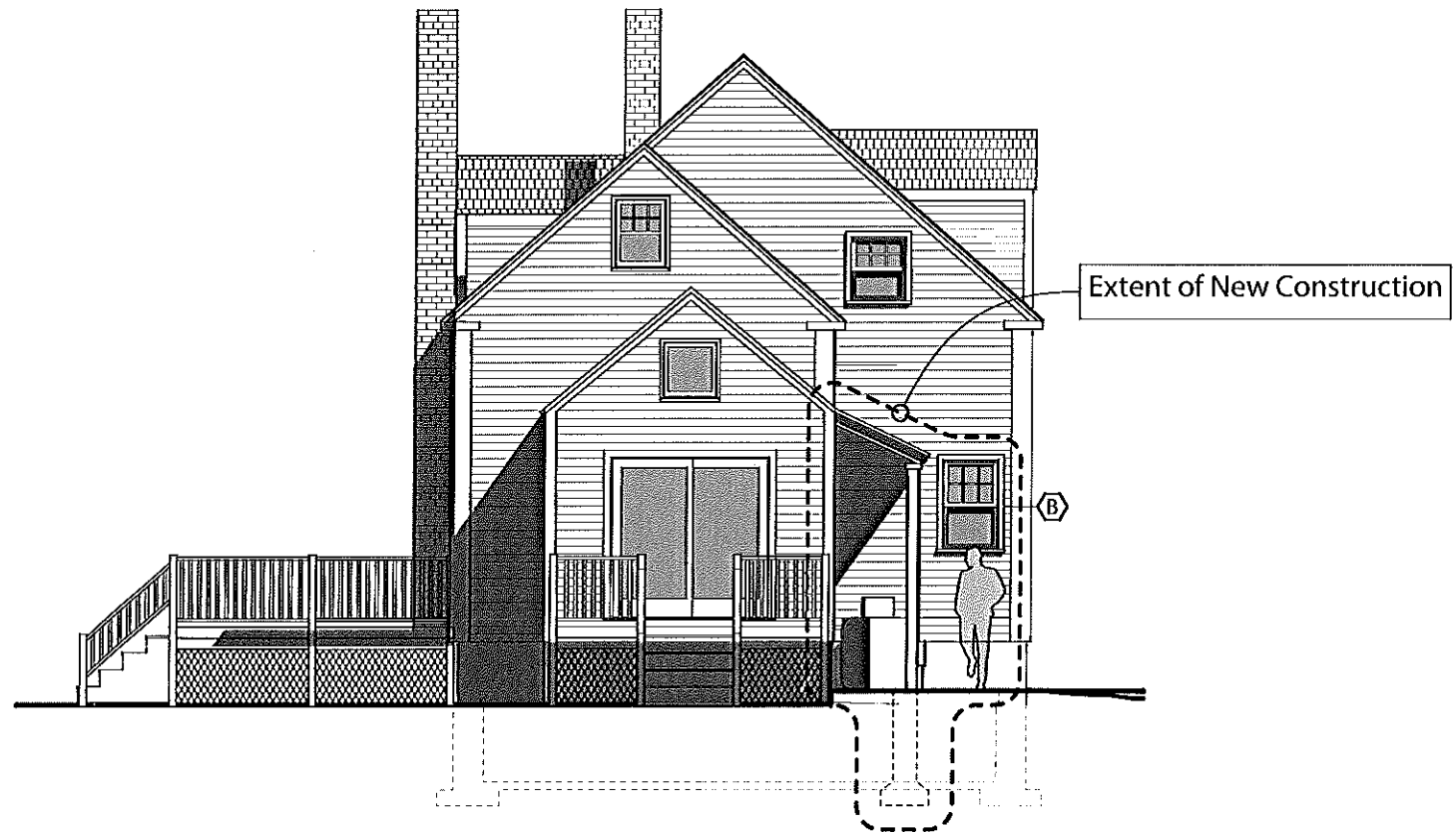
① Existing Conditions, 2nd Floor



② Proposed New Construction, 2nd Floor  
See A1.2 for detailed plan



○ NorthEast Elevation



○ SouthEast Elevation

0 1 2 4 8 16

Elevations, New Construction

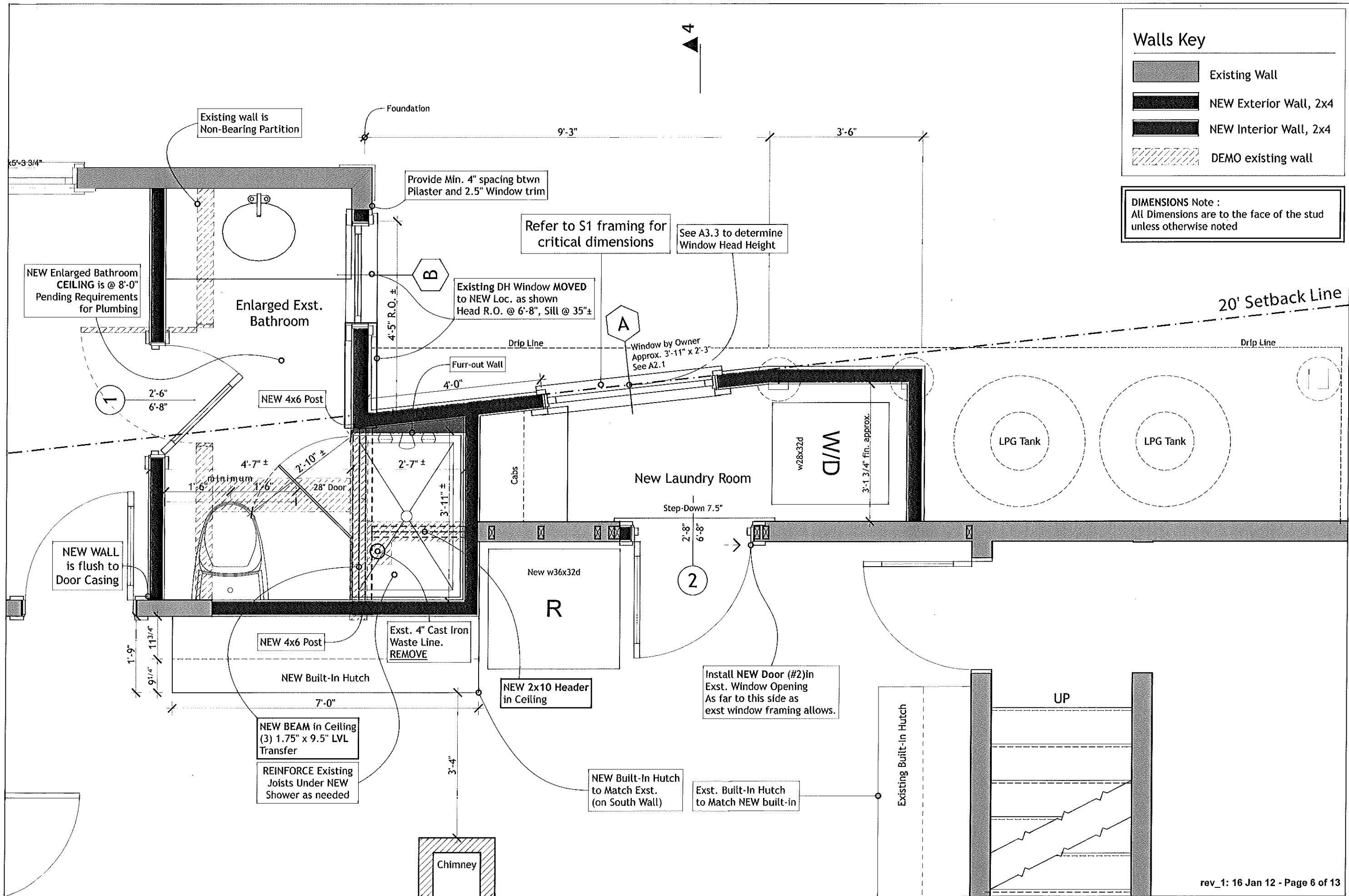
WINKELMAN ARCHITECTURE

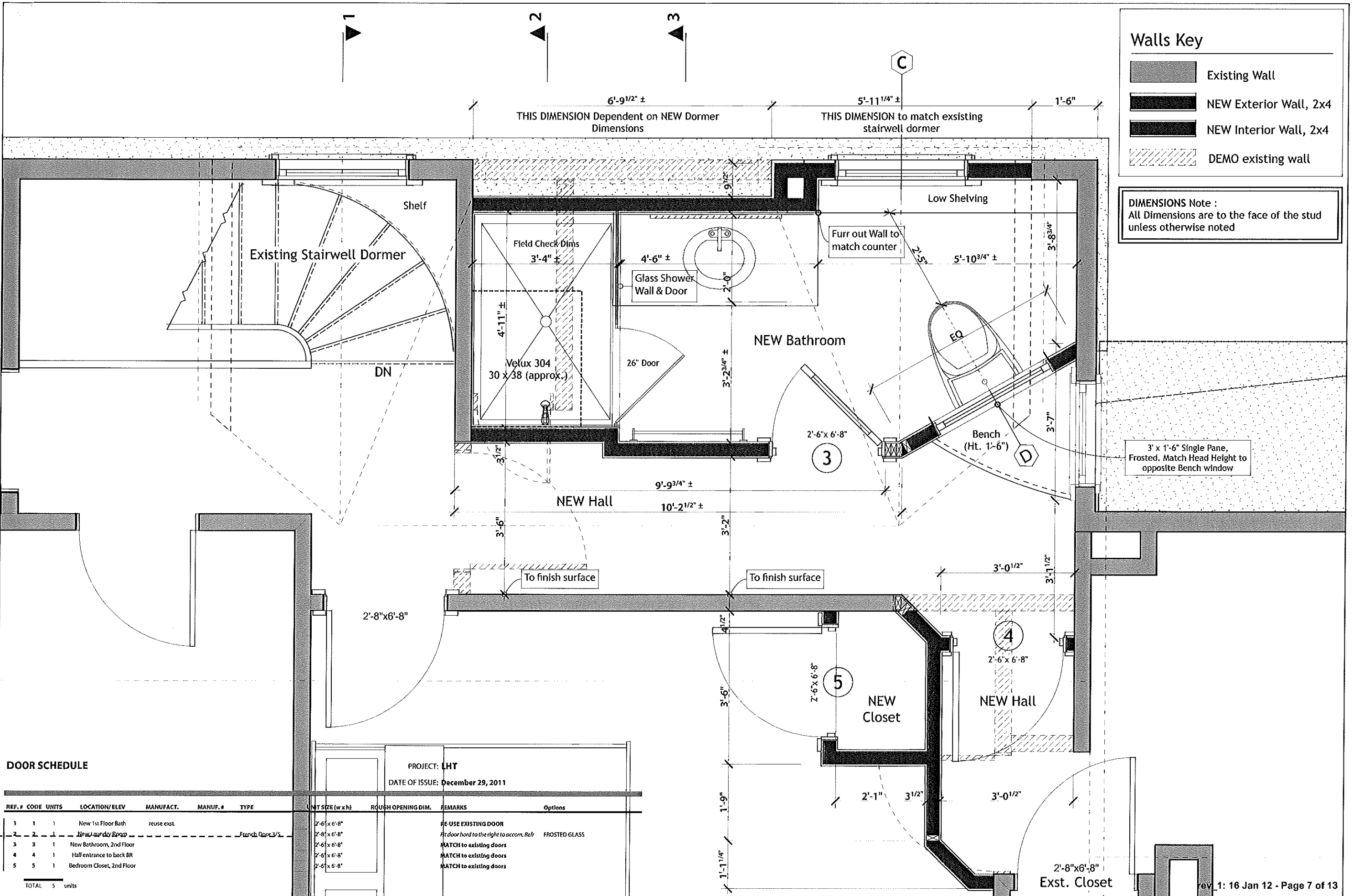
Lockhart Renovations  
421 Island Avenue

SCALE: 1/8" = 1'-0"  
DATE: 12.01.16

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
PH: 207.699.2998

SP 4





**Walls Key**

- Existing Wall
- NEW Exterior Wall, 2x4
- NEW Interior Wall, 2x4
- DEMO existing wall

**DIMENSIONS Note :**  
All Dimensions are to the face of the stud unless otherwise noted

**DOOR SCHEDULE**

REF.#	CODE	UNITS	LOCATION/ELEV	MANUFACT.	MANUF.#	TYPE	UNIT SIZE (w x h)	ROUGH OPENING DIM.	REMARKS	Options
1	1	1	New 1st Floor Bath	reuse exist.			2'-6" x 6'-8"		RE-USE EXISTING DOOR	
2	2	1	New Laundry Room	French Door 3/5			2'-8" x 6'-8"		Fit door hard to the right to accom. Refr	FROSTED GLASS
3	3	1	New Bathroom, 2nd Floor				2'-6" x 6'-8"		MATCH to existing doors	
4	4	1	Hall entrance to back BR				2'-6" x 6'-8"		MATCH to existing doors	
5	5	1	Bedroom Closet, 2nd Floor				2'-6" x 6'-8"		MATCH to existing doors	
TOTAL		5	units							

PROJECT: LHT  
DATE OF ISSUE: December 29, 2011

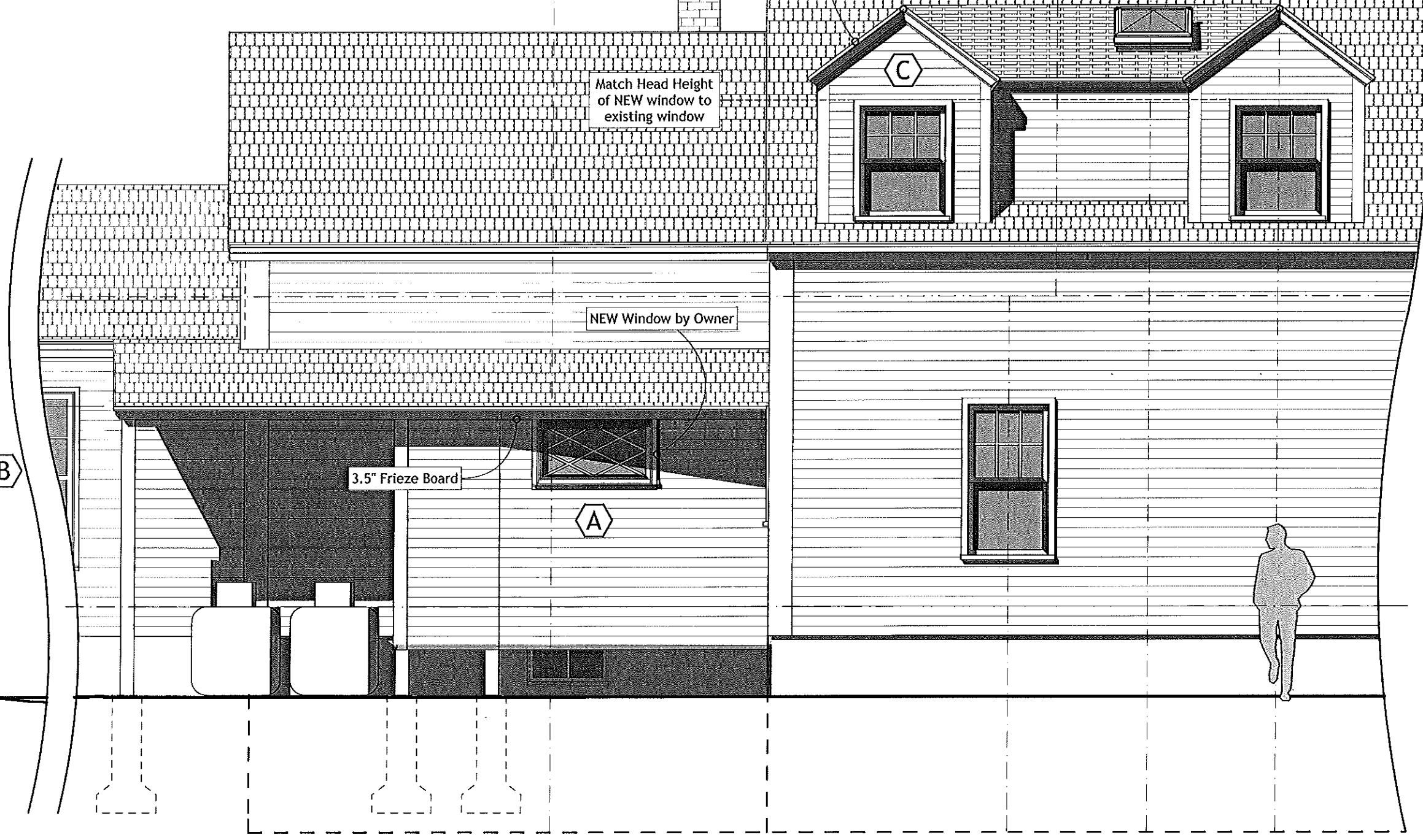
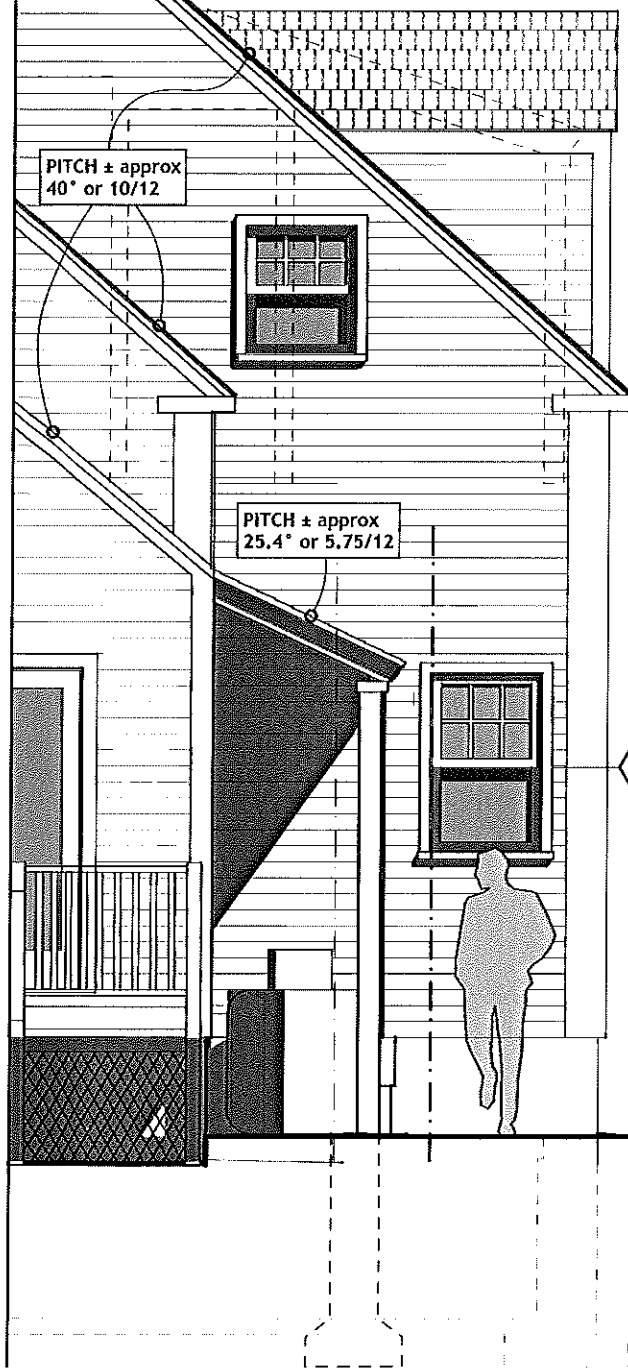
**WINKELMAN ARCHITECTURE**  
 41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
 PH: 207.699.2998  
 SCALE: 1/2" = 1'-0"  
 DATE: 12.01.16  
 Lockhart Renovations  
 421 Island Avenue  
 Plan-2nd Flr  
**A 1.2**  
 rev: 1: 16 Jan 12 - Page 7 of 13

**WINDOW SCHEDULE**

PROJECT: LHT  
DATE OF ISSUE: January 16, 2012

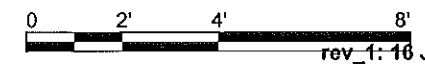
NOTE: 7/8" SDL on all MARVIN units

REF. #	CODE	UNITS	LOCATION/ELEV	MANUFACT.	MANUF. #	TYPE	UNIT SIZE (w x h)	ROUGH OPENING DIM.	REMARKS	Options
1	A	1	New Laundry Room / EAST	by Owner		from Salvage	w47" x 27"h ±		Owner Will Supply	
2	B	1	New Bathroom, 1st Flr	MARVIN	WCM-1648	Wood Casemster	16" x 48 1/16"	17" x 48 9/16"		
3	C	1	2nd Flr Bath, Dormer	MARVIN		Wood Double Hung			Match NEW unit to existing Double hung In other Dormer	New Storm Screen on Both Dormer Windows
4	D	1	2nd Flr Bath, Behind Toilet			Single Pane Interior	36" x 18"			FROSTED GLASS, or STAINED GLASS
5	E	1	2nd Flr Bath, Shower	VELUX	VS-304	Skylight, Operating	30 9/16" x 38 3/8"	30 1/6" x 37 7/8"		
TOTAL			5 units							



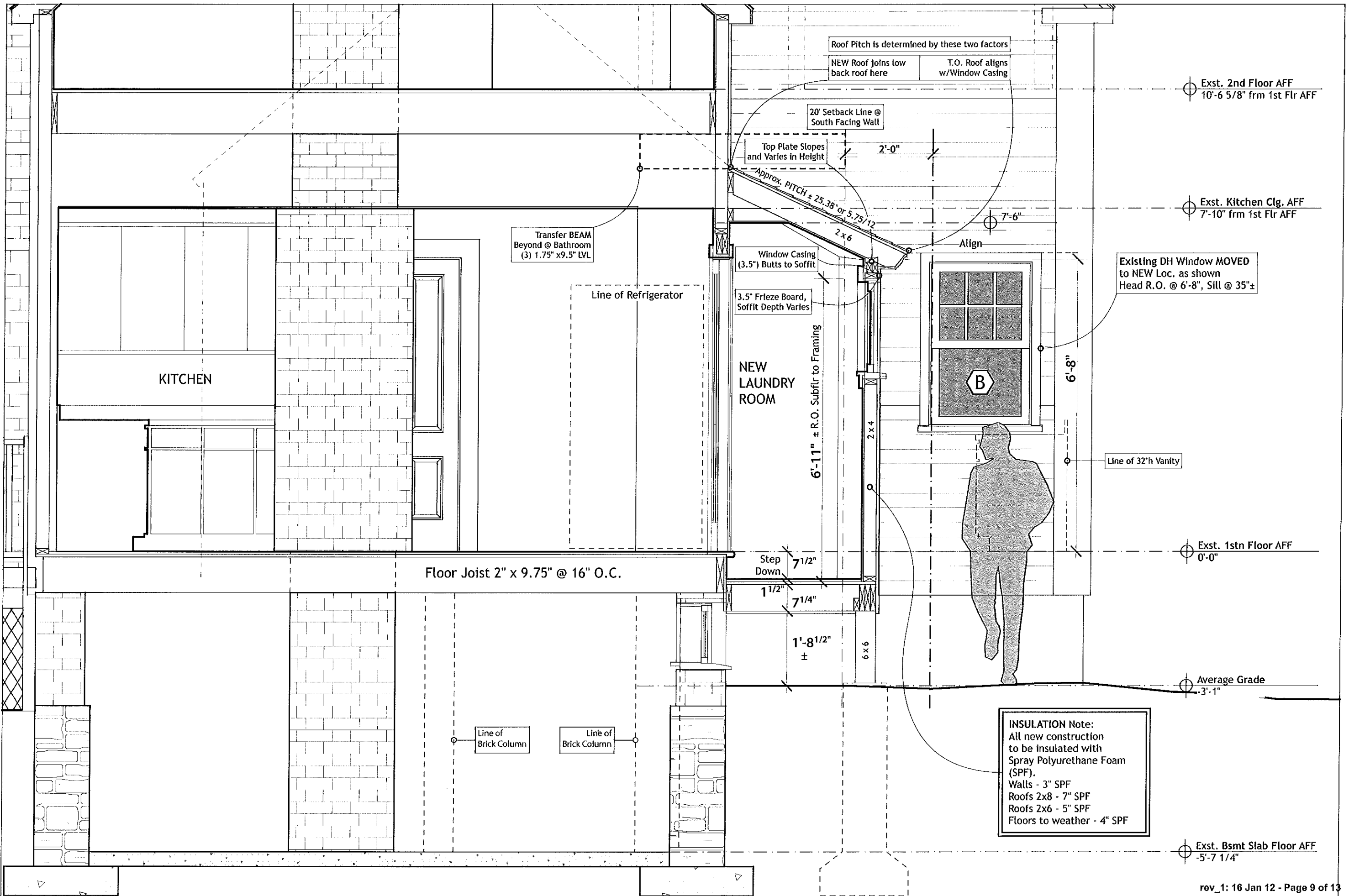
1 SouthEast Elevation

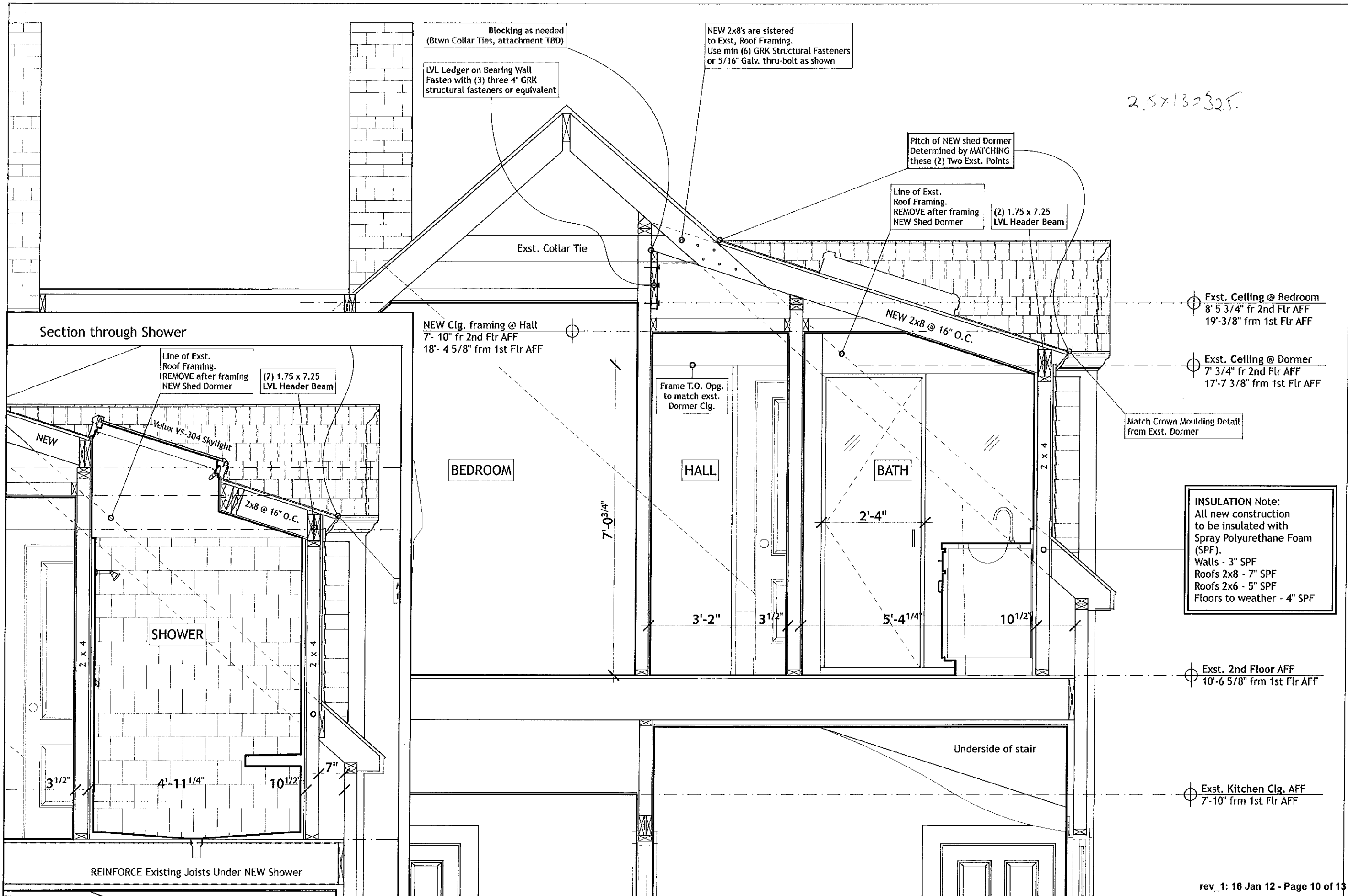
2 NorthEast Elevation  
SCALE: 1/4" = 1' - 0"



**WINKELMAN ARCHITECTURE**  
 41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
 PH: 207.699.2998  
 SCALE: 1/4" = 1'-0"  
 DATE: 12.01.16  
 Elevations  
 Lockhart Renovations  
 421 Island Avenue  
**A 2.1**







2.5 x 13 = 32.5

Blocking as needed  
(Btwn Collar Ties, attachment TBD)

LVL Ledger on Bearing Wall  
Fasten with (3) three 4" GRK  
structural fasteners or equivalent

NEW 2x8's are sistered  
to Exst. Roof Framing.  
Use min (6) GRK Structural Fasteners  
or 5/16" Galv. thru-bolt as shown

Pitch of NEW shed Dormer  
Determined by MATCHING  
these (2) Two Exst. Points

Line of Exst.  
Roof Framing.  
REMOVE after framing  
NEW Shed Dormer

(2) 1.75 x 7.25  
LVL Header Beam

Exst. Collar Tie

NEW Clg. framing @ Hall  
7'- 10" fr 2nd Flr AFF  
18'- 4 5/8" fr 1st Flr AFF

Exst. Ceiling @ Bedroom  
8' 5 3/4" fr 2nd Flr AFF  
19'-3/8" fr 1st Flr AFF

Exst. Ceiling @ Dormer  
7' 3/4" fr 2nd Flr AFF  
17'-7 3/8" fr 1st Flr AFF

Match Crown Moulding Detail  
from Exst. Dormer

**INSULATION Note:**  
All new construction  
to be insulated with  
Spray Polyurethane Foam  
(SPF).  
Walls - 3" SPF  
Roofs 2x8 - 7" SPF  
Roofs 2x6 - 5" SPF  
Floors to weather - 4" SPF

Exst. 2nd Floor AFF  
10'-6 5/8" fr 1st Flr AFF

Exst. Kitchen Clg. AFF  
7'-10" fr 1st Flr AFF

Section through Shower

Line of Exst.  
Roof Framing.  
REMOVE after framing  
NEW Shed Dormer

(2) 1.75 x 7.25  
LVL Header Beam

Velux VS-304 Skylight

SHOWER

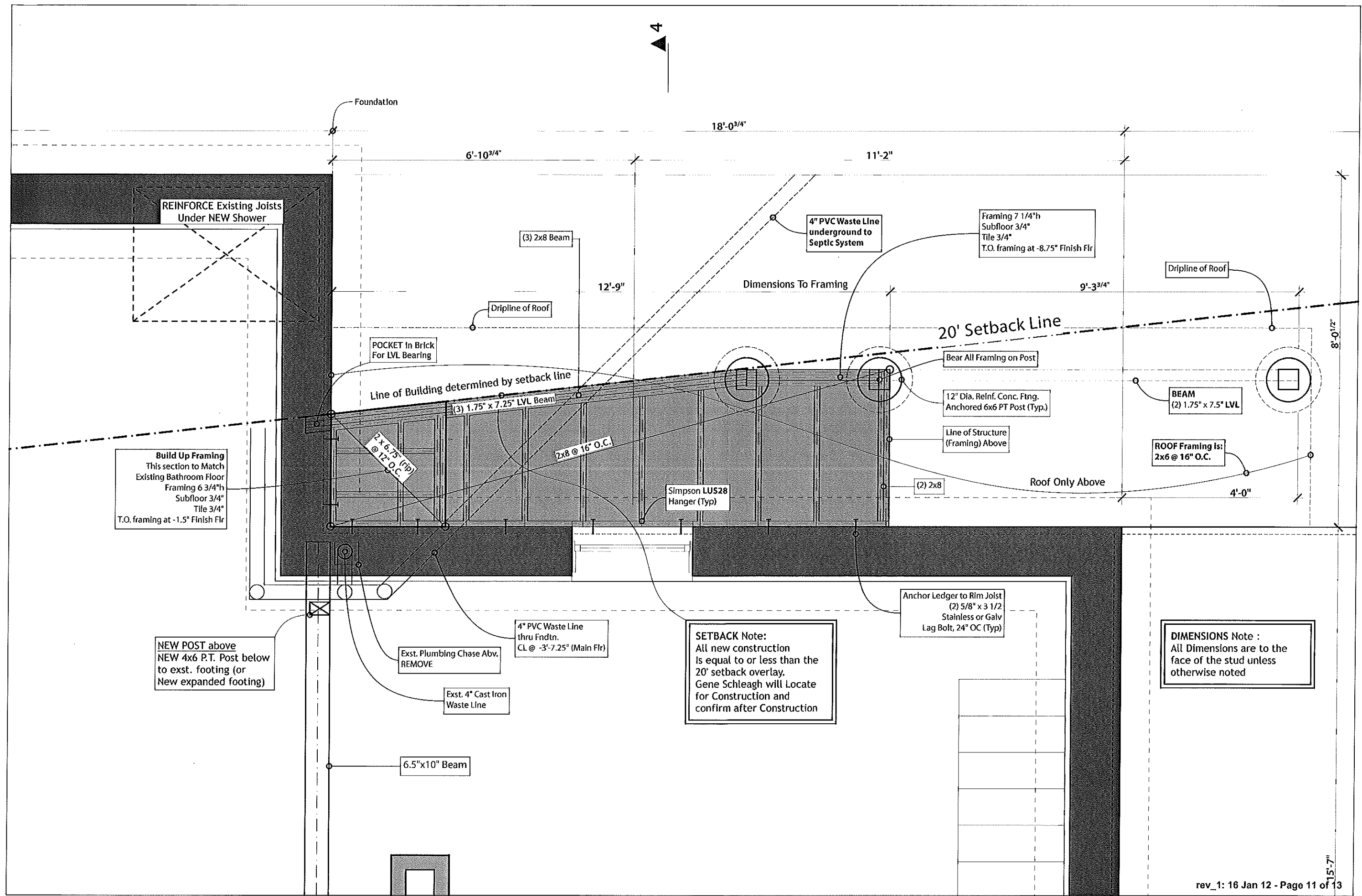
BEDROOM

HALL

BATH

Underside of stair

REINFORCE Existing Joists Under NEW Shower



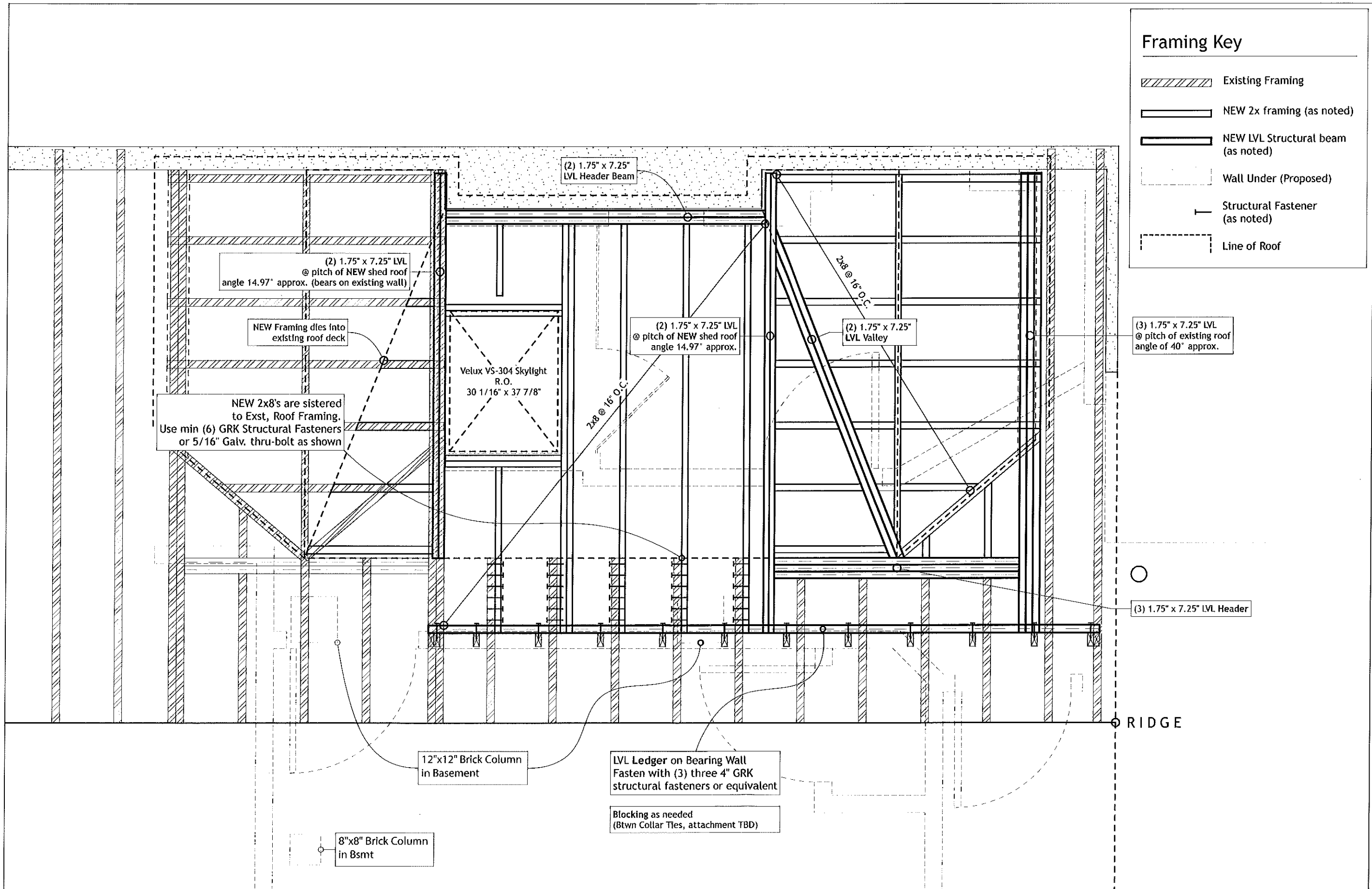
**Build Up Framing**  
 This section to Match Existing Bathroom Floor Framing 6 3/4" h Subfloor 3/4" Tile 3/4" T.O. framing at -1.5" Finish Flr

**NEW POST above NEW 4x6 P.T. Post below to exst. footing (or New expanded footing)**

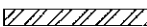
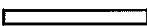




**Line of Building determined by setback line**

**SETBACK Note:**  
 All new construction is equal to or less than the 20' setback overlay. Gene Schleigh will Locate for Construction and confirm after Construction

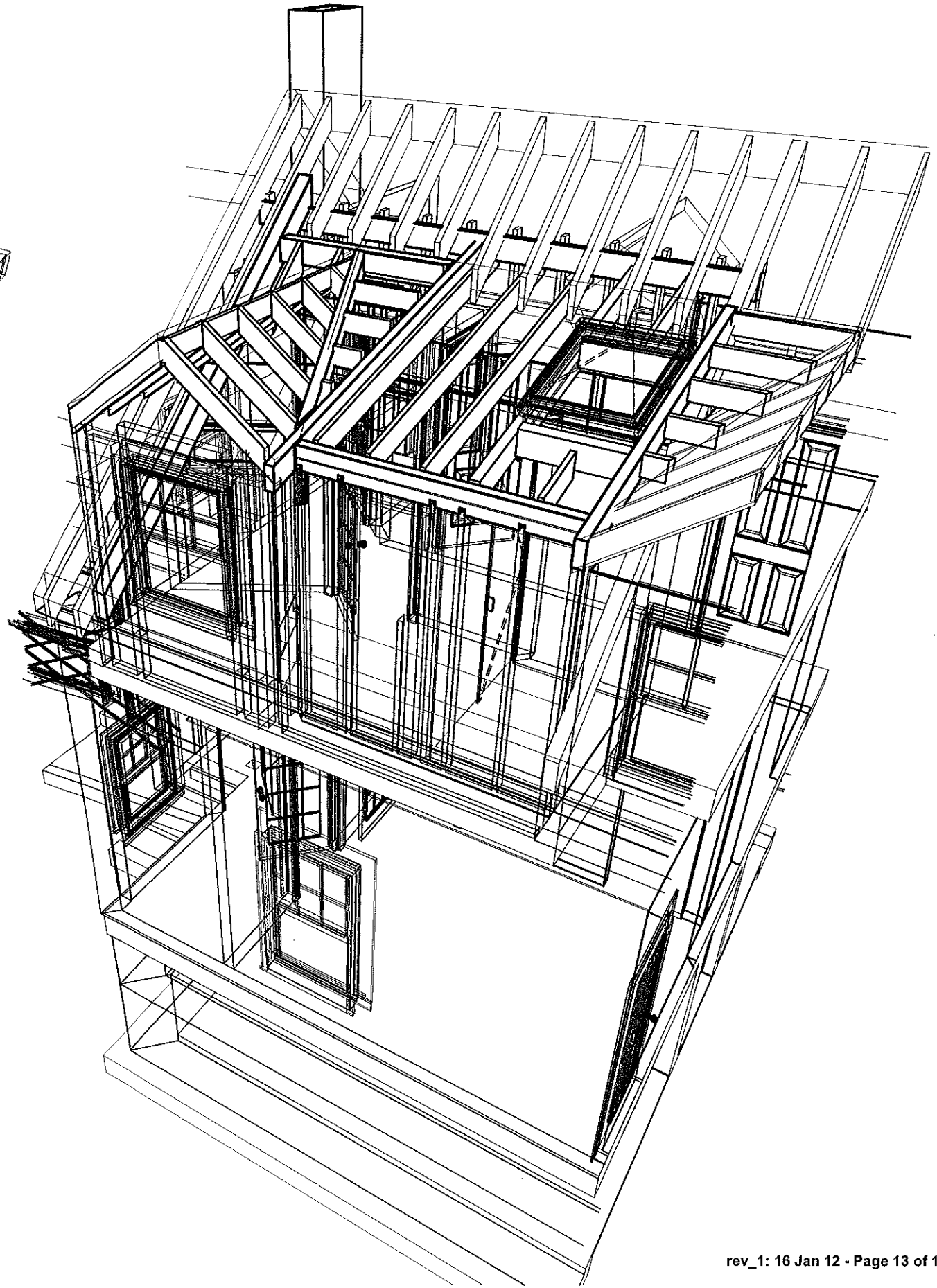
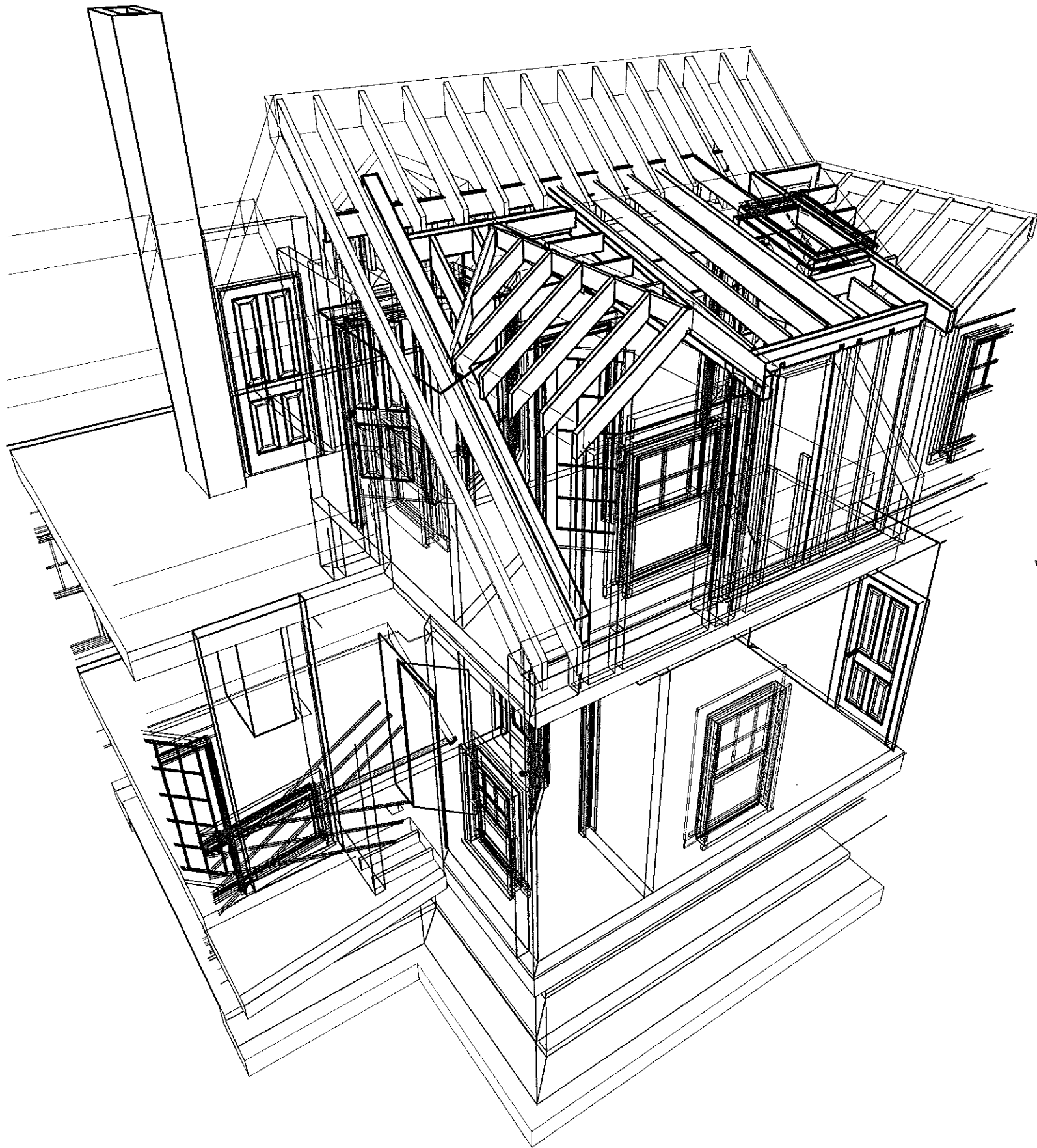
**DIMENSIONS Note :**  
 All Dimensions are to the face of the stud unless otherwise noted



### Framing Key

-  Existing Framing
-  NEW 2x framing (as noted)
-  NEW LVL Structural beam (as noted)
-  Wall Under (Proposed)
-  Structural Fastener (as noted)
-  Line of Roof

**WINKELMAN ARCHITECTURE**  
 41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
 PH: 207.699.2998  
 SCALE: 1/2" = 1'-0"  
 DATE: 12.01.16  
**Roof Framing**  
 Lockhart Renovations  
 421 Island Avenue  
**S 2**



rev\_1: 16 Jan 12 - Page 13 of 13

Framing 3D Roof, 2nd Flr

Lockhart Renovations  
421 Island Avenue

WINKELMAN ARCHITECTURE

SCALE: VARIES - AS NOTED  
DATE: 12.01.16

41 UNION WHARF, SUITE 4, PORTLAND, ME 04101  
PH: 207.699.2998