



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that Margaret J WID KW VET HOY

Located At 285 WOODFORD

has permission to Single Family Residence Interior Alterations

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 procured prior to occupancy.

\_\_\_\_\_  
**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.

PERMIT ISSUED

FEB 10 2011

City of Portland

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

|   |   |  |  |
|---|---|--|--|
| Job No:<br>2011-01-291-SF                                     | Date Applied:<br>1/19/2011                            | CBL:<br>123 - - G - 007 - 001 - - - - -  |  |
| Location of Construction:<br>285 WOODFORD                     | Owner Name:<br>MARGARET J WID KW VET HOY              | Owner Address:<br>285 WOODFORD ST<br>PORTLAND, ME - MAINE 04103  | Phone:   |
| Business Name:  | Contractor Name:<br>DuBois, Rich                      | Contractor Address:  | Phone:   |
| Lessee/Buyer's Name:  | Phone:  | Permit Type:<br>BLDG - Building  | Zone:<br>R-5   |
| Past Use:<br>Single family                                    | Proposed Use:<br>Same: Single Family with alterations | Cost of Work:<br>2000.000000   | CEO District:  |
|   |   | Fire Dept:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A<br>Signature: | Inspection:<br>Use Group: R3<br>Type: SB<br>IRC, 2009<br>Signature: <i>[Signature]</i> |
| Proposed Project Description:<br>285 Woodford St. Alterations |   | Pedestrian Activities District (P.A.D.)  |  |

|  |  |  |   |
|--|--|--|---|
| Permit Taken By:   | <b>Zoning Approval</b>   |  |   |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building Permits do not include plumbing, septic or electrical work.<br>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.<br><br>FEB 10 2011<br><br>City of Portland | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetlands<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>_ Maj _ Min _ MM<br>Date: <i>[Signature]</i> 1/20/11 | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in Dist or Landmark<br><input type="checkbox"/> Does not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>[Signature]</i> |
|  | <b>CERTIFICATION</b>   |  |   |

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 | PHON  |



# 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>285 Woodlands St Portland</u>  |  |   |
| Total Square Footage of Proposed Structure/Area   | Square Footage of Lot  | Number of Stories   |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><br><u>123      G      007</u>   | Applicant * <b>must</b> be owner, Lessee or Buyer*<br>Name <u>Rich DuBois</u><br>Address <u>22 Fogs Point Road</u><br>City, State & Zip <u>Freeport Me 04032</u> | Telephone:<br><u>207-749-0282</u>   |
| Lessee/DBA (If Applicable)  | Owner (if different from Applicant)<br>Name<br>Address<br>City, State & Zip  | Cost Of Work: \$ <del>4000.00</del><br><u>\$1000.00</u><br>C of O Fee: \$ <u>12</u><br>Total Fee: \$ <del>4012.00</del> |
| Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u><br>If vacant, what was the previous use? <u>Single Family</u><br>Proposed Specific use: <u>Single Family</u><br>Is property part of a subdivision? _____ If yes, please name _____<br>Project description:<br><u>rewire, re-plumb, repair, New Master Bath / Bedroom</u> |  |   |
| Contractor's name: <u>Rich DuBois</u><br>Address: <u>22 Fogs Point Road</u><br>City, State & Zip: <u>Freeport Me 04032</u> Telephone: <u>207-749-0282</u><br>Who should we contact when the permit is ready: <u>Rich DuBois</u> Telephone: <u>207-749-0282</u><br>Mailing address: <u>rich.dubois@comcast.net</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: [Signature]      Date: 1/11/11

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

**Job Summary Report**  
**Job ID: 2011-01-291-SF**

Report generated on Jan 19, 2011 3:13:48 PM

Page 1

|                                  |                       |                              |                              |                       |      |
|----------------------------------|-----------------------|------------------------------|------------------------------|-----------------------|------|
| <b>Job Type:</b>                 | Single Family         | <b>Job Description:</b>      | 285 Woodford St. Alterations | <b>Job Year:</b>      | 2011 |
| <b>Building Job Status Code:</b> | In Review             | <b>Pin Value:</b>            | 476                          | <b>Tenant Name:</b>   |      |
| <b>Job Application Date:</b>     |                       | <b>Public Building Flag:</b> | N                            | <b>Tenant Number:</b> |      |
| <b>Estimated Value:</b>          | 1,200                 | <b>Square Footage:</b>       |                              |                       |      |
| <b>Related Parties:</b>          | MARGARET J WID KW HOY |                              | <i>Property Owner</i>        |                       |      |

**Job Charges**

| Fee Code Description | Charge Amount | Permit Charge Adjustment | Net Charge Amount | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Net Payment Amount | Outstanding Balance |
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|
|----------------------|---------------|--------------------------|-------------------|--------------|----------------|----------------|---------------------------|--------------------|---------------------|

**Location ID: 17486**

| Location Details  |               |                  |                      |                 |                          |               |                       |                      |                   |
|-------------------|---------------|------------------|----------------------|-----------------|--------------------------|---------------|-----------------------|----------------------|-------------------|
| Alternate Id      | Parcel Number | Census Tract     | GIS X                | GIS Y           | GIS Z                    | GIS Reference | Longitude             | Latitude             |                   |
| H41520            | 123 G 007 001 |                  | M                    |                 |                          |               | -70.290851            | 43.670151            |                   |
| Location Type     |               | Subdivision Code | Subdivision Sub Code | Related Persons | Address(es)              |               |                       |                      |                   |
| 1                 |               |                  |                      |                 | 285 WOODFORD STREET WEST |               |                       |                      |                   |
| Location Use Code | Variance Code | Use Zone Code    | Fire Zone Code       | Inside Code     | Outside Code             | District Code | General Location Code | Inspection Area Code | Jurisdiction Code |
| SINGLE FAMILY     |               | NOT APPLICABLE   |                      |                 |                          |               |                       | DISTRICT 7           | DEERING-ROSEMONT  |

**Structure Details**

**Structure: New master bath**

| <b>Occupancy Type Code:</b> |                       |                |                 |                          |               |                             |  |  |  |
|-----------------------------|-----------------------|----------------|-----------------|--------------------------|---------------|-----------------------------|--|--|--|
| Structure Type Code         | Structure Status Type | Square Footage | Estimated Value | Address                  |               |                             |  |  |  |
| Single Family               | 0                     |                |                 | 285 WOODFORD STREET WEST |               |                             |  |  |  |
| Longitude                   | Latitude              | GIS X          | GIS Y           | GIS Z                    | GIS Reference | User Defined Property Value |  |  |  |

**Permit #: BLDG-834**

| Permit Data |                       |               |                    |            |              |                 |
|-------------|-----------------------|---------------|--------------------|------------|--------------|-----------------|
| Location Id | Structure Description | Permit Status | Permit Description | Issue Date | Reissue Date | Expiration Date |
| 17486       | New master bath       | Initialized   |                    |            |              |                 |

**Job Summary Report**  
**Job ID: 2011-01-291-SF**

Report generated on Jan 19, 2011 3:13:48 PM

Page 2

**Inspection Details**

| Inspection Id | Inspection Type | Inspection Result Status | Inspection Status Date | Scheduled Start Timestamp | Result Status Date | Final Inspection Flag |
|---------------|-----------------|--------------------------|------------------------|---------------------------|--------------------|-----------------------|
|---------------|-----------------|--------------------------|------------------------|---------------------------|--------------------|-----------------------|

**Fees Details**

| Fee Code Description | Charge Amount | Permit Charge Adjustment | Permit Charge Adj Remark | Payment Date | Receipt Number | Payment Amount | Payment Adjustment Amount | Payment Adj Comment |
|----------------------|---------------|--------------------------|--------------------------|--------------|----------------|----------------|---------------------------|---------------------|
| Job Valuation Fees   | \$32.00       |                          |                          |              |                |                |                           |                     |



Single 5-1/4" x 11-7/8" VERSA-LAM® 2.0 3100 SP

Floor Beam\FB01

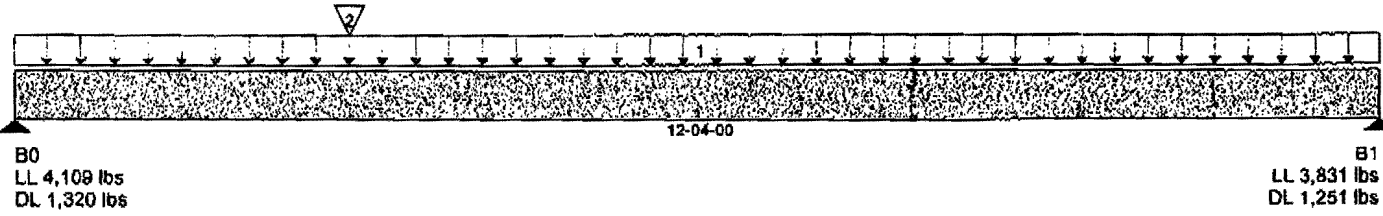
BC CALC® 3.0 Design Report - US  
Build 440

1 span | No cantilevers | 0/12 slope

Tuesday, January 11, 2011

Job Name:  
Address:  
City, State, Zip:  
Customer:  
Code reports: ESR-1040

File Name: BC CALC Project  
Description: FB01  
Specifier:  
Designer:  
Company:  
Misc:



Total of Horizontal Design Spans = 12-04-00

|     |               |                 |                     | Live | Dead | Snow | Wind | Roof Live | Trib. (In.) |
|-----|---------------|-----------------|---------------------|------|------|------|------|-----------|-------------|
| Tag | Description   | Load Type       | Ref. Start End      | 100% | 90%  | 116% | 133% | 125%      |             |
| 1   | Standard Load | Unf. Area (psf) | L 00-00-00 12-04-00 | 40   | 12   |      |      |           | 15-00-00    |
| 2   |               | Conc. Pt. (lbs) | L 03-00-00 03-00-00 | 540  | 135  |      |      |           | n/a         |

| Controls Summary | Value          | % Allowable | Duration | Case | Span         |
|------------------|----------------|-------------|----------|------|--------------|
| Pos. Moment      | 16,184 ft-lbs  | 50.7%       | 100%     | 1    | 1 - Internal |
| End Shear        | 4,582 lbs      | 38.7%       | 100%     | 1    | 1 - Left     |
| Total Load Defl. | L/486 (0.304") | 49.3%       |          | 1    | 1            |
| Live Load Defl.  | L/644 (0.23")  | 74.6%       |          | 1    | 1            |
| Max Defl.        | 0.304"         | 30.4%       |          | 1    | 1            |
| Span / Depth     | 12.5           | n/a         |          |      | 1            |

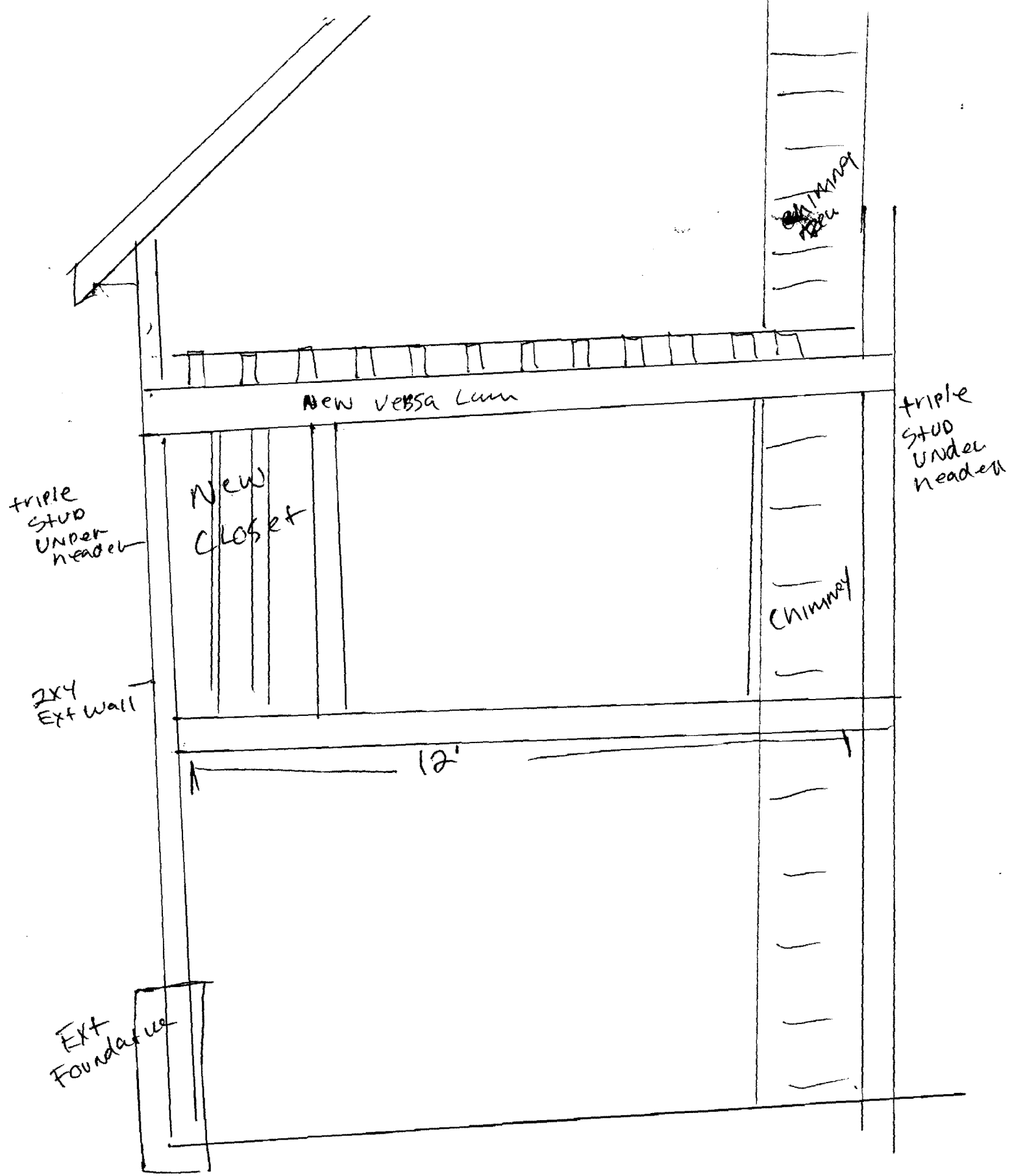
**Disclosure**  
Completeness and accuracy of input must be verified by anyone who would rely on output as evidence of suitability for particular application. Output here based on building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788 before installation.

**Notes**

Design meets Code minimum (L/240) Total load deflection criteria.  
Design meets User specified (L/480) Live load deflection criteria.  
Design meets arbitrary (1") Maximum load deflection criteria.  
Minimum bearing length for B0 is 1-1/2".  
Minimum bearing length for B1 is 1-1/2".  
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

BC CALC®, BC FRAMER®, AJS™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, SIMPLE FRAMING SYSTEM®, VERSA-LAM®, VERSA-RIM PLUS®, VERSA-RIM®, VERSA-STRAND®, VERSA-STUD® are trademarks of Boise Cascade, L.L.C.

*ATTN: John Rioux  
FAX: 207-8716*



**R305.1.1 Basements.** Portions of *basements* that do not contain *habitable space*, hallways, bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 feet 8 inches (2032 mm).

**Exception:** Beams, girders, ducts or other obstructions may project to within 6 feet 4 inches (1931 mm) of the finished floor.

**SECTION R306  
SANITATION**

**R306.1 Toilet facilities.** Every *dwelling* unit shall be provided with a water closet, lavatory, and a bathtub or shower.

**R306.2 Kitchen.** Each *dwelling* unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink.

**R306.3 Sewage disposal.** All plumbing fixtures shall be connected to a sanitary sewer or to an *approved* private sewage disposal system.

**R306.4 Water supply to fixtures.** All plumbing fixtures shall be connected to an *approved* water supply. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water.

**SECTION R307  
TOILET, BATH AND SHOWER SPACES**

**R307.1 Space required.** Fixtures shall be spaced in accordance with Figure R307.1, and in accordance with the requirements of Section P2705.1.

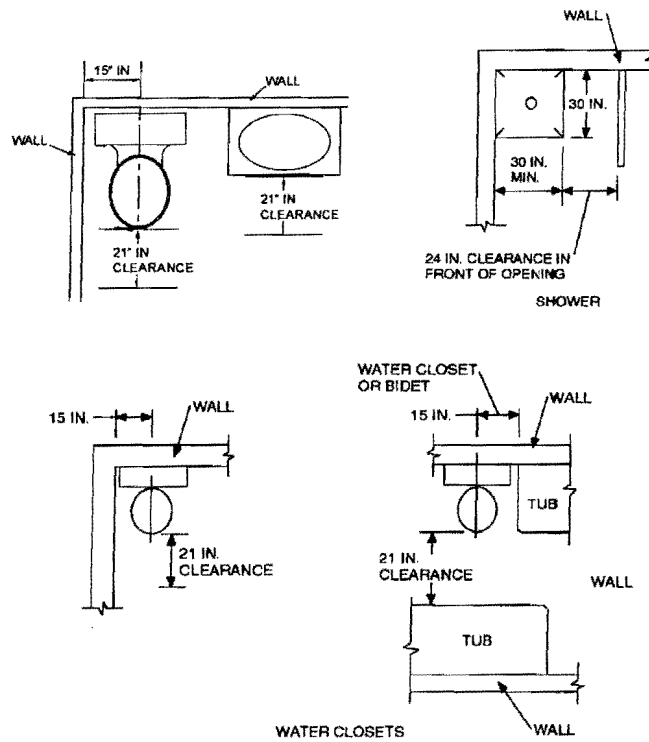
**R307.2 Bathtub and shower spaces.** Bathtub and shower floors and walls above bathtubs with installed shower heads and in shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet (1829 mm) above the floor.

**SECTION R308  
GLAZING**

**R308.1 Identification.** Except as indicated in Section R308.1.1 each pane of glazing installed in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's designation specifying who applied the designation, designating the type of glass and the safety glazing standard with which it complies, which is visible in the final installation. The designation shall be acid etched, sandblasted, ceramic-fired, laser etched, embossed, or be of a type which once applied cannot be removed without being destroyed. A *label* shall be permitted in lieu of the manufacturer's designation.

**Exceptions:**

1. For other than tempered glass, manufacturer's designations are not required provided the *building official*



For SI: 1 inch = 25.4 mm.

**FIGURE R307.1  
MINIMUM FIXTURE CLEARANCES**



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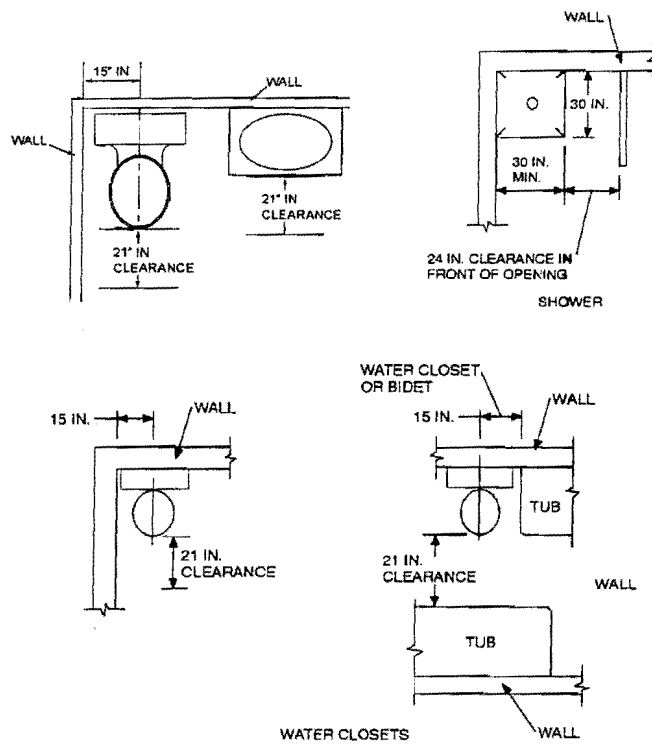
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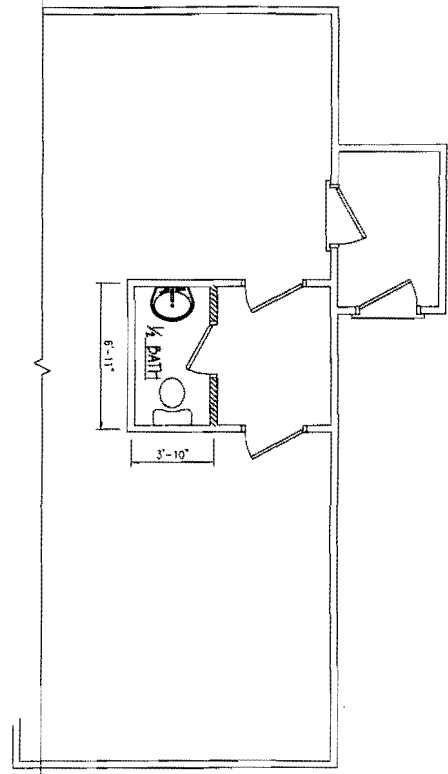
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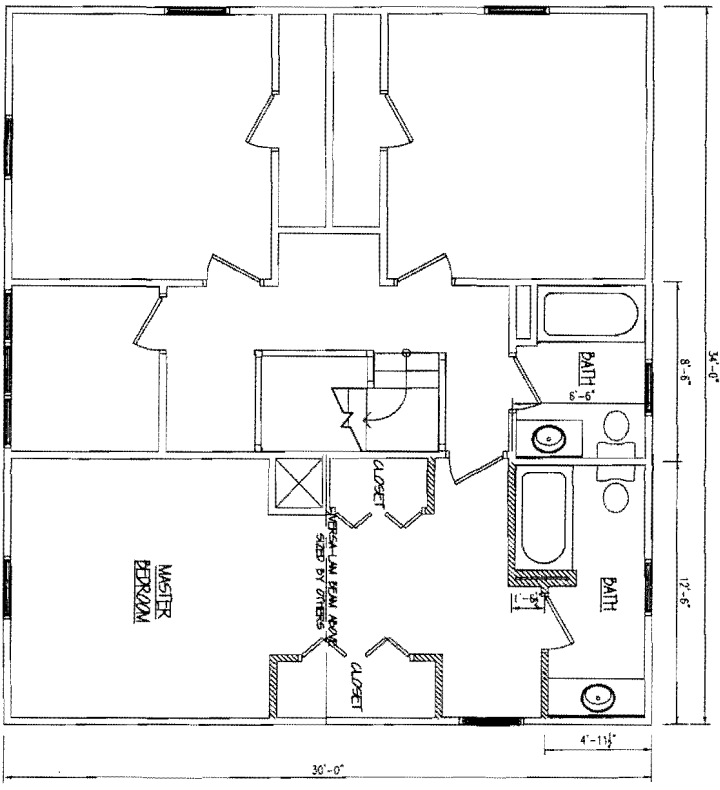


For SI: 1 inch = 25.4 mm.

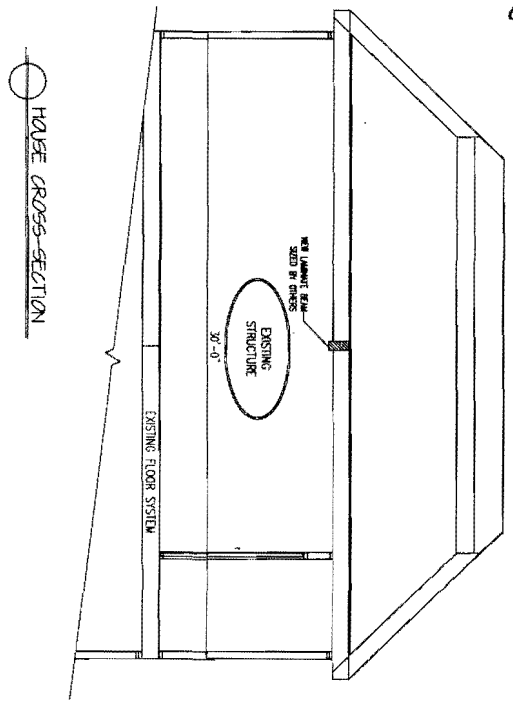
**FIGURE R307.1  
MINIMUM FIXTURE CLEARANCES**



FIRST FLOOR PLAN  
1/8" = 1'-0"



SECOND FLOOR PLAN  
1/8" = 1'-0"



HOUSE CROSS-SECTION

"(-)" use beam to measure master bedroom

|                     |
|---------------------|
| DATE: 01/12/11      |
| SCALE: 1/4" = 1'-0" |
| DRAWN BY: MS        |
| PROJECT: RM1121     |
| SHEET NUMBER: 1-d-1 |

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT. NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE ACCURACY OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

REMODEL PLAN  
WOODFORD ST.  
PORTLAND, ME





# Residential Additions/Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

**One (1) complete set of construction drawings must include:**

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules
- Foundation plans w/required drainage and damp proofing (if applicable)
- Detail egress requirements and fire separation/sound transmission ratings (if applicable)
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

**Separate permits are required for internal & external plumbing, HVAC, and electrical installations.**

**If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:**

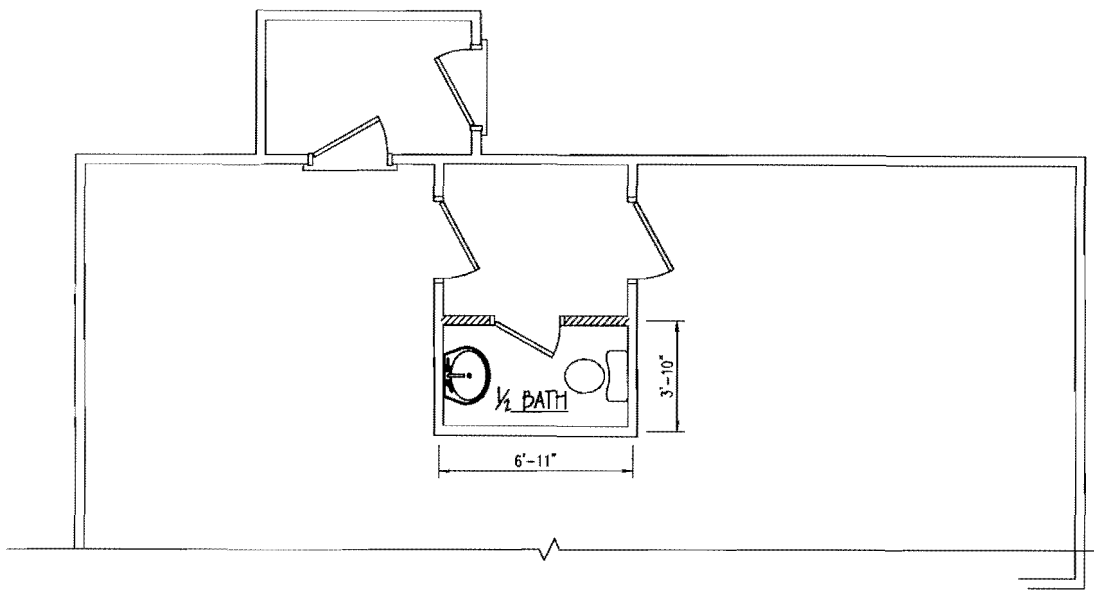
- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

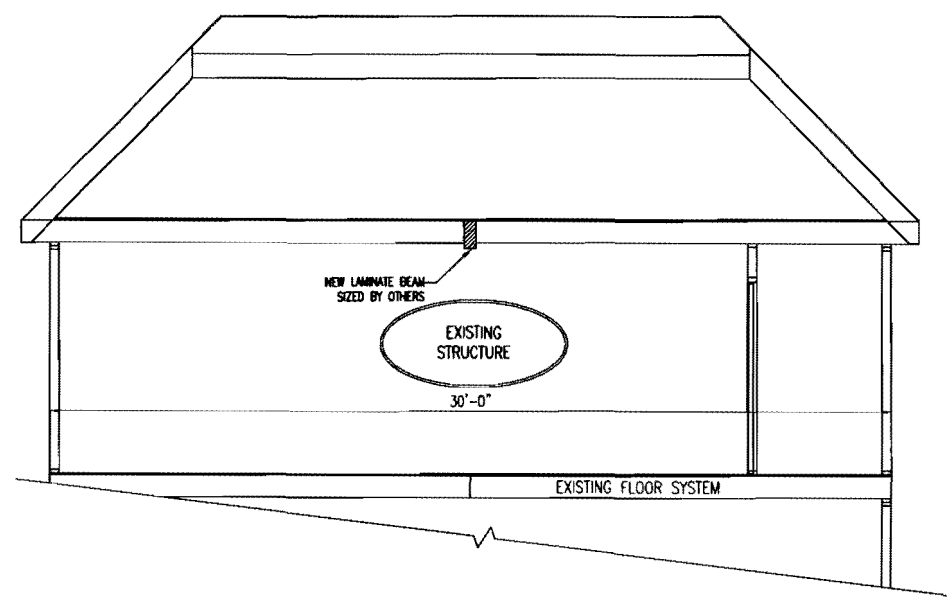
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

**Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost**

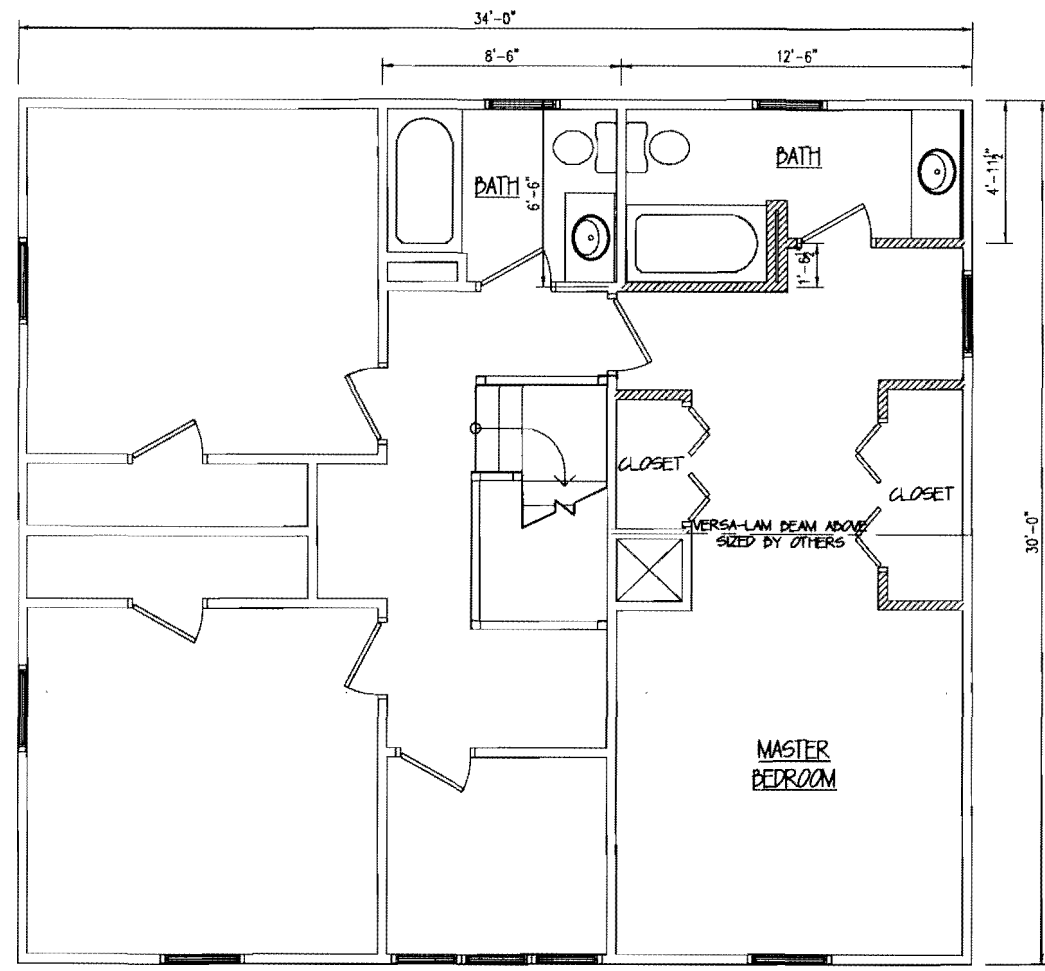
**This is not a Permit; you may not commence any work until the Permit is issued.**



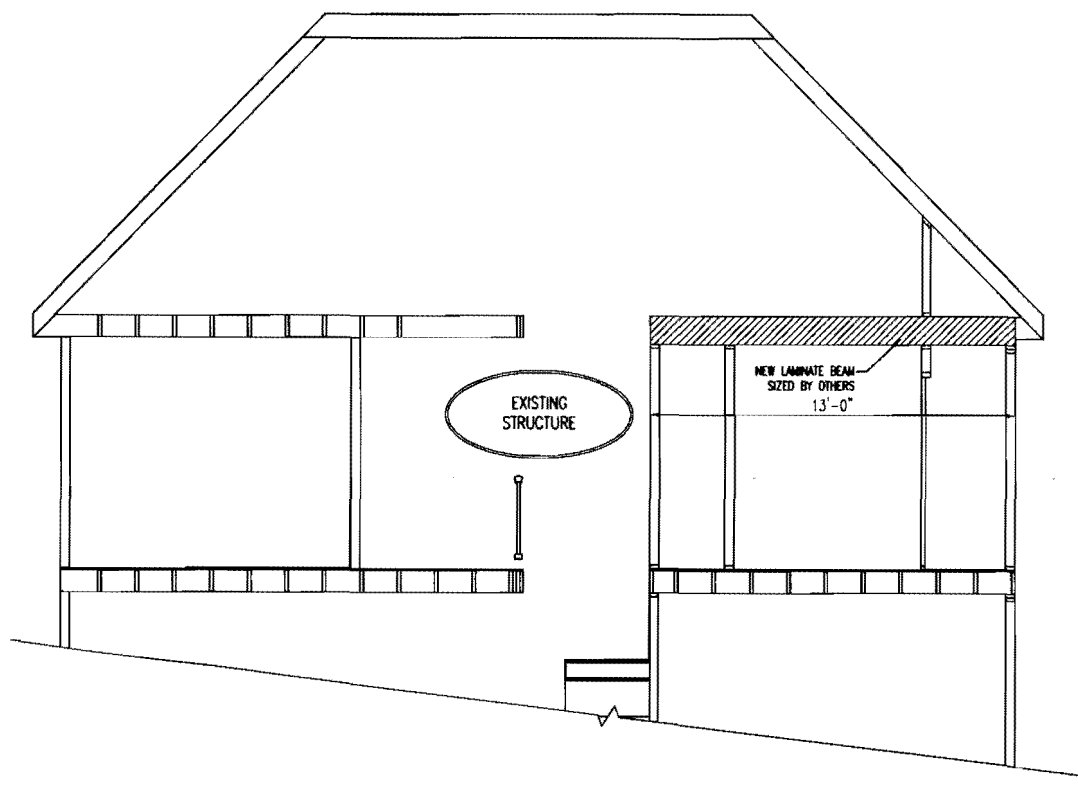
FIRST FLOOR PLAN  
1/4" = 1'-0"



HOUSE CROSS-SECTION



SECOND FLOOR PLAN  
1/4" = 1'-0"



HOUSE CROSS-SECTION



REMODEL PLAN  
WOODFORD ST.  
PORTLAND, ME

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. HANCOCK LUMBER IS NOT AN ARCHITECT, ENGINEER, OR SURVEYOR. HANCOCK LUMBER IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY PROJECT. REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE, AND CUSTOMERS, MAY WANT TO CONSULT WITH AN ARCHITECT OR ENGINEER FOR DESIGN AND CONSTRUCTION INFORMATION. HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

Revisions:

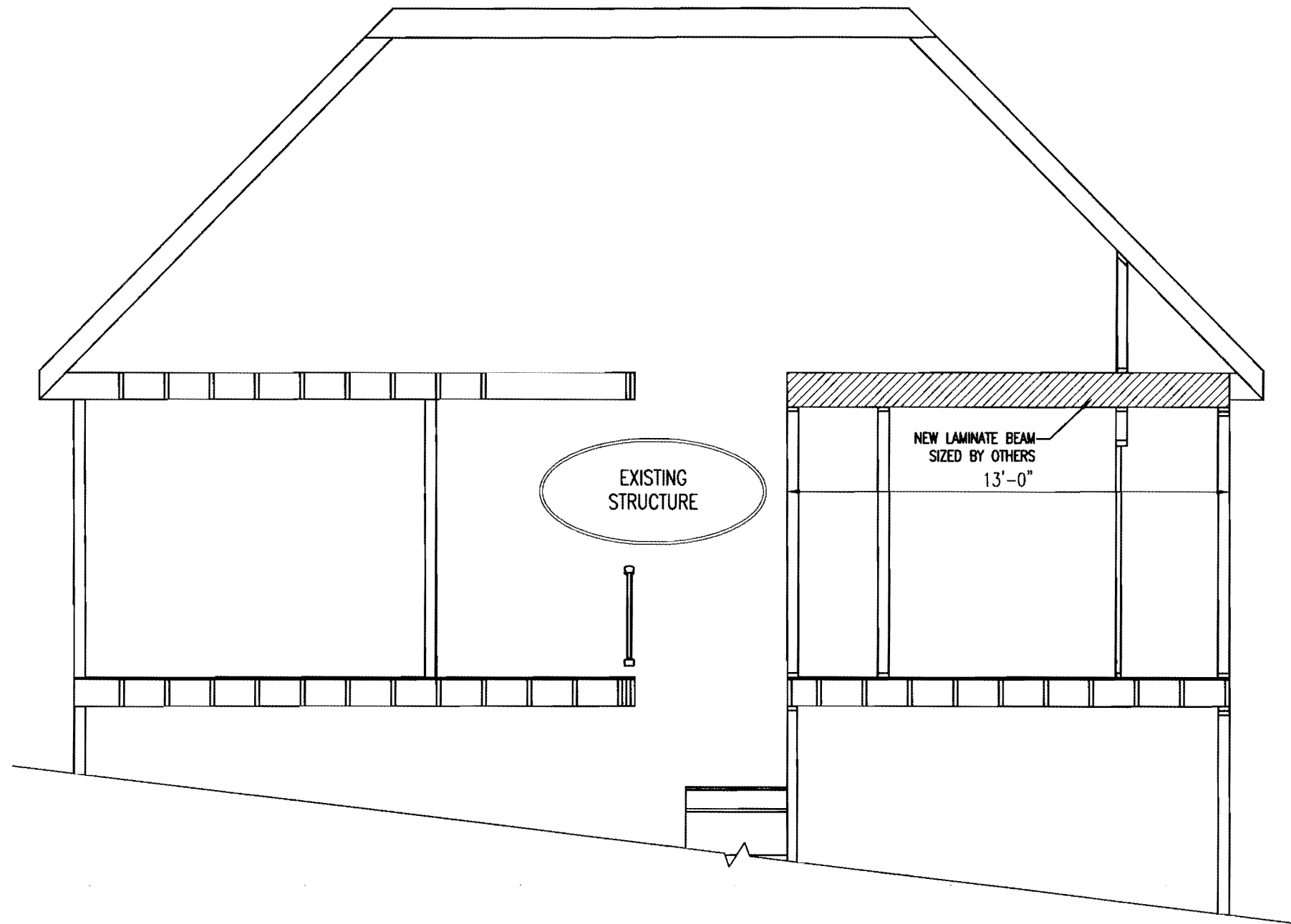
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|--|--|
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|  |  |
|  |  |
|  |  |
|  |  |

Date: 01/19/11  
Scale: 1/4"=1'-0"  
Drawn By: TMS  
Project: AB011211  
Sheet Number:

RECEIVED

JAN 20 2011

Dept. of Building Inspections  
City of Portland Maine



HOUSE CROSS-SECTION

RECEIVED

JAN 20 2011

Dept. of Building Inspections  
City of Portland Maine



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

1-18 20 11

Received from Vanessa Sykes

Location of Work 1 Central Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: 670

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (1L)  Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 88 k 30

Check #: 1537 Total Collected \$ 670

**No work is to be started until permit issued.  
 Please keep original receipt for your records.**

Taken by: [Signature]

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