

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

Permit Number: 061651

This is to certify that SMITH AUDREY MAYNA & KAIGHN SMITH JR JTS on a
 has permission to Remodel 2nd & 3rd flr, addition of 2 sto, extend deck, repair of existing deck
 AT 75 COYLE ST L 126 E004001

PERMIT ISSUED

NOV 17 2006

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or closed-in. FOUR 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

Thomas M. Mahley
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD


City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1651	Issue Date:	CBL: 126 E004001
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Location of Construction: 75 COYLE ST	Owner Name: SMITH AUDREY MAYNARD &	Owner Address: 75 COYLE ST	Phone:
Business Name:	Contractor Name: Monaghan Construction, Inc.	Contractor Address: PO Box 1235 Scarborough	Phone: 2078833755
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: R3

Past Use: Duplex	Proposed Use: Duplex - Remodel 2nd & 3rd flr, addition of 2 story exterior deck, repair of existing deck	Permit Fee: \$1,220.00	Cost of Work: \$120,000.00	CEO District: 3
Proposed Project Description: Remodel 2nd & 3rd flr, addition of 2 story exterior deck, repair of existing deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	
		Signature: <i>Jm 11/2/06</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: ldobson	Date Applied For: 11/08/2006	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/11/06 ABM</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: <i>1</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District 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 <i>ABM</i> Date:	
				
	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

Permit No: 06-1651	Date Applied For: 11/08/2006	CBL: 126 E004001
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Location of Construction: 75 COYLE ST	Owner Name: SMITH AUDREY MAYNARD &	Owner Address: 75 COYLE ST	Phone:
Business Name:	Contractor Name: Monaghan Construction, Inc.	Contractor Address: PO Box 1235 Scarborough	Phone (207) 883-3755
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	

Proposed Use: Duplex - Remodel 2nd & 3rd flr, addition of 2 story exterior deck, repair of existing deck	Proposed Project Description: Remodel 2nd & 3rd flr, addition of 2 story exterior deck, repair of existing deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/16/2006**Note:** No record of permit for 18' x 6' back porch, Assessors records show that it was built between 1951 and 1980. The ordinance would have allowed a setback reduction for an accessory attached struture during that time period. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:****Note:** **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Comments:

11/20/2006-tm: called Ali Malone @ Monaghan Wood Works and requested more info.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final~~ Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

~~NO~~ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~NO~~ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

~~NO~~ Malone
Signature of Applicant/Designee

1/27/06
Date

Signature of Inspections Official

Date

CBL: 126 E 004 Building Permit #: 06-1651



Residential 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: 75 Coyle Street - Portland, ME

Total Square Footage of Proposed Structure - N/A Square Footage of Lot - 9,700sf +/-

Tax Assessor's Chart, Block & Lot Chart# 126 Block# E Lot# 4 Owner: Kaighn & Audry Smith Telephone: 831.9573

Lessee/Buyer's Name (If Applicable) Applicant name, address & telephone: Cost Of Work: \$120,000.00 Fee: \$1,120.00 \$1,220.00

Current Specific use: Two family residence

Proposed Specific use: Two family residence

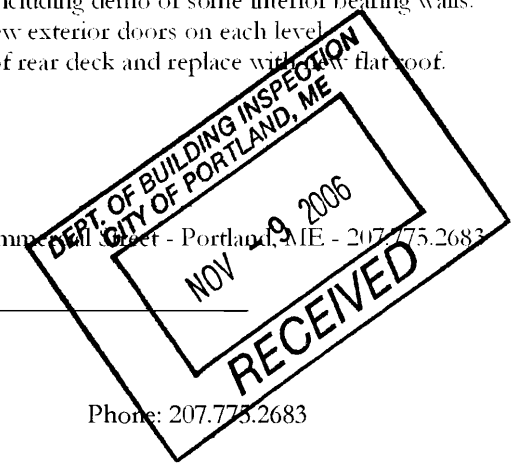
Project description: Remodel of the second and third floor interior spaces including demo of some interior bearing walls. Addition of a two story exterior deck on the north side of the house with new exterior doors on each level. Repair the existing rear deck (lower level only) and remove the upper level of rear deck and replace with flat roof.

Contractor's name, address & telephone: Monaghan Woodworks - 100 Commercial Street - Portland, ME - 207.775.2683

Who should we contact when the permit is ready: Ali Malone 35

Mailing address: Monaghan Woodworks 100 Commercial Street - Suite 311 - Portland, ME 04101

Phone: 207.775.2683



Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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.

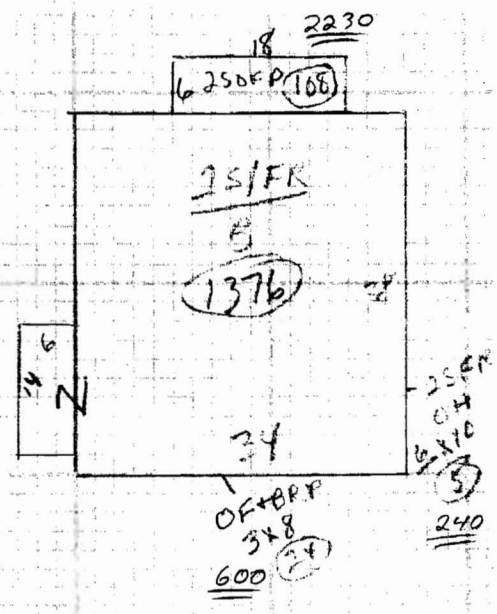
Signature of applicant: [Handwritten Signature]

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

1980S

<input checked="" type="checkbox"/> VACANT LOT		OCCUPANCY		GROUND FLOOR AREA		OTHER FEATURES	
<input checked="" type="checkbox"/> DWELLING DATA		SINGLE FAMILY		ADDITION POINTS		0 MASONRY TRIM	
CONSTRUCTION		TWO FAMILY <input checked="" type="checkbox"/>		APARTMENT		0 MODERNIZED KITCHEN	
2.0 STORY		NO. UNITS		GRADE FACTOR R [+] - %		2 RECREATION ROOM CH. 24	
1 BRICK 4 CONC. BLK. 7 STONE		OTHER		C & D FACTOR [+] 0.5 %		0 WOODBURNING FIREPLACE	
2 FRAME 5 STUCCO 8		COTTAGE		DEPRECIATION %		0 BASEMENT GARAGE	
3 FR. & MAS. 6 9		UNFIN.		DWELLING COMPUTATIONS		0 ATTACHED GARAGE	
AGE		FIN. OPEN		FIN. DIV.		TOTAL OTHER FEATURE POINTS 24	
RECTED 1 926		REMODELED 19		FIN. DIV.			
LIVING ACCOMMODATIONS		FIN. OPEN 19		FIN. DIV. 19			
TOTAL ROOMS 11		BASE PRICE 64840		FIN. DIV. 19			
BED ROOMS 3		PLUMBING 2500					
FAMILY ROOMS 0		BASEMENT					
FULL BATHS 2		BASEMENT FIN.					
HALF BATHS 0		ATTIC					
TOTAL FIXTURES 10		HEATING					
FOUNDATION		ADDITIONS					
BASEMENT & ATTIC		DORMERS					
CRETE		TOTAL BASE 78320					
FIN. BSMT. AREA 100		GRADE FACTOR 1.22					
HEAD ROOM		TOTAL 95550					
GARAGE S 0		OTHER FEATURES 2400					
LAVATORY		TOTAL 97950					
SHOWER - EXTRA		C & D FACTOR 1.05					
KITCHEN SINK		REPL. COST					
HOT WATER HEATER		DEPREC. 45/10					
NO PLUMBING		R.C.L.D. 50910					
WATER ONLY		OTHER BUILDINGS AND YARD					
INTERIOR FINISH		REMODELING DATA					
PINE		KITCHEN					
HARDWOOD		PLUMBING					
PLASTER		HEATING					
DRYWALL		GENERAL					
PANELING		GENERAL					
ROOFING		GENERAL					
UNFINISHED		GENERAL					
HEATING		GENERAL					
HOT WATER RAD BB		GENERAL					
STEAM		GENERAL					
HOT AIR - FORCED		GENERAL					
FLOOR FURNACE		GENERAL					
ELECTRIC		GENERAL					
AIR CONDITIONING		GENERAL					
UNIT HEATER		GENERAL					
NO. OF HTG. STS.		GENERAL					
FLOORS		GENERAL					
CRETE		GENERAL					
TILE		GENERAL					
SOLAR		GENERAL					
NO HEAT 1 2 3		GENERAL					
PET		GENERAL					
TES:		GENERAL					
OWNER		GENERAL					
TENANT		GENERAL					
NO ANSWER		GENERAL					
INSPECTED		GENERAL					
REFUSED ENTRY		GENERAL					
INFO @ DOOR		GENERAL					
REFUSED INFO		GENERAL					
2nd Floor		GENERAL					

Brown



NO.	TYPE	SIZE	GRADE	RATE	REPL. COST	DEPR.	R.C.L.D.	TYPE CODE
1	01	20x022	C	11.20	5150	55%	2320	01 GARAGE
2								02 CARPORT
3								03 PATIO
4								04 SHED
5								05 POOL
								06 BARN

TOTAL VALUE - BUILDINGS 53,230

YEAR NOTES:

RECORD OF BUILDINGS

GRADE DENOTES QUALITY OF CONSTRUCTION: A—EXCELLENT; B—GOOD; C—AVERAGE; D—CHEAP; E—VERY CHEAP

1951 assessment
led

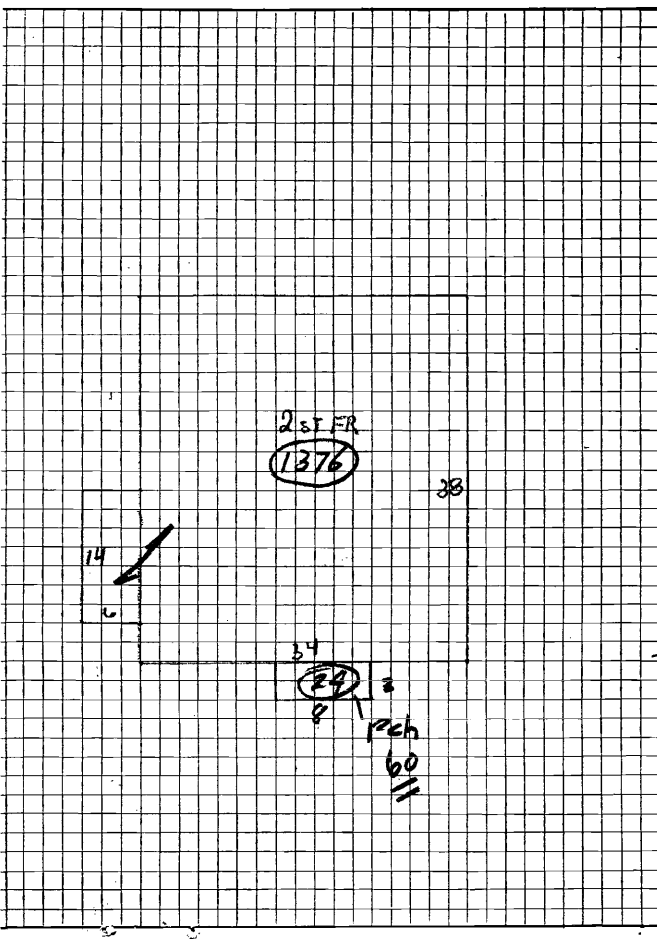
137 60 Est
2nd Owner

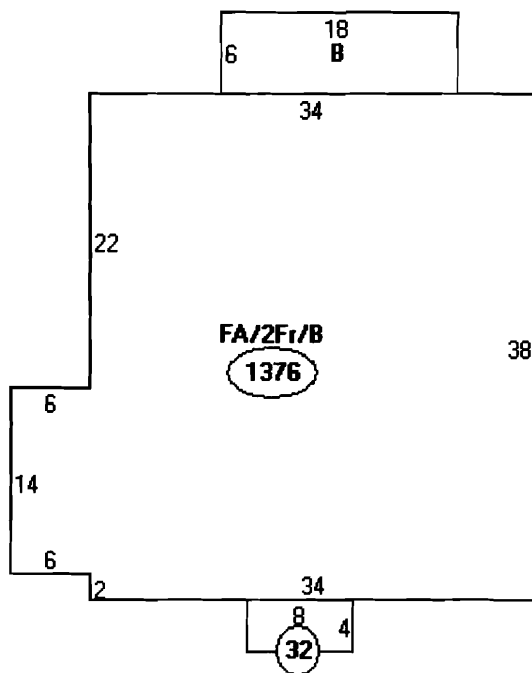
YEAR 19

YEAR 19

CONSTRUCTION			COMPUTATIONS			
FOUNDATION	FLOOR CONST.	PLUMBING	UNIT	1951		
CONCRETE	WOOD JOIST	BATHROOM 2	1376 S. F.	8750		
CONCRETE BLOCK	STEEL JOIST	TOILET ROOM	S. F.			
BRICK OR STONE	MILL TYPE	WATER CLOSET				
PIERS	REIN. CONCRETE	LAVATORY				
CELLAR AREA FULL	FLOOR FINISH	KITCHEN SINK 2				
1/4 1/2 3/4	B 1 2 3	STD. WAT. HEAT				
NO. CELLAR	CEMENT	AUTO. WAT. HEAT 2				
EXTERIOR WALLS	EARTH	ELECT. WAT. SYST.				
CLAPBOARDS	PINE	LAUNDRY TUBS				
WIDE SIDING	HARDWOOD	NO PLUMBING				
DROP SIDING	TERRAZZO					
NO SHEATHING	TILE	TILING				
WOOD SHINGLES		BATH FL. & WCOT.				
ASBES. SHINGLES		TOILET FL. & WCOT.				
STUCCO ON FRAME	ATTIC FLR. & STAIRS	LIGHTING				
STUCCO ON TILE	INTERIOR FINISH	ELECTRIC	ADDITIONS	+ 60		
BRICK VENEER	B 1 2 3	NO LIGHTING				
BRICK ON TILE	PINE	NO. OF ROOMS				
SOLID BRICK	HARDWOOD	BSMT. 2ND 6	BASEMENT			
STONE VENEER	PLASTER	1ST 6 3RD	WALLS	+ 200		
CONC. OR CIND. BL.	UNFINISHED	OCCUPANCY	ROOF			
	METAL CLG.	SINGLE FAMILY	FLOORS			
TERRA COTTA		TWO FAMILY	ATTIC	+ 160		
VITROLITE	RECREAT. ROOM	APARTMENT	FINISH			
PLATE GLASS	FINISHED ATTIC	STORE	FIREPLACE	+ 320		
INSULATION	FIREPLACE 2	THEATRE	HEATING	+ 640		
WEATHERSTRIP	HEATING	HOTEL	PLUMBING	+ 440		
ROOFING	PIPELESS FURNACE	OFFICES	TILING	+ 880		
ASPH. SHINGLES	HOT AIR FURNACE	WAREHOUSE	M F			
WOOD SHINGLES	FORCED AIR FURN.	COMM. GARAGE	TOTAL	11450		
ASBES. SHINGLES	STEAM 2 Plants	GAS STATION	FACT.			
SLATE TILE	HOT WAT. OR VAPOR	ECONOMIC CLASS	REP. VAL.	11450		
METAL	NO HEATING	OVER BUILT				
COMPOSITION		UNDER BUILT				
ROLL ROOFING	GAS BURNER	DT 8/10/50 AR. BL.				
INSULATION	OIL BURNER 2	LD. 5 PD. CS				
	STOKER	MS. CK.				

SUMMARY OF BUILDINGS											
OCC'Y	TYPE	GR.	AGE	REMOD.	COND.	REP. VAL.	P. D.	PHY. VAL.	F. D.	SOUND VAL.	TAX VAL.
Dwg	A 2st FR	B	24		F	11450	30%	8020	A		4800
G22	B 2 nd FR 20x22	B	24		F	490	35%	320	B		200
C									C		
D									D		
E									E		
F									F		
G									G		
YEAR	1951					1951 TOTAL BLDGS.				8340	5000
TAX VAL.						19			19		
OLD VAL.						19			19		
CHANGE						19			19		





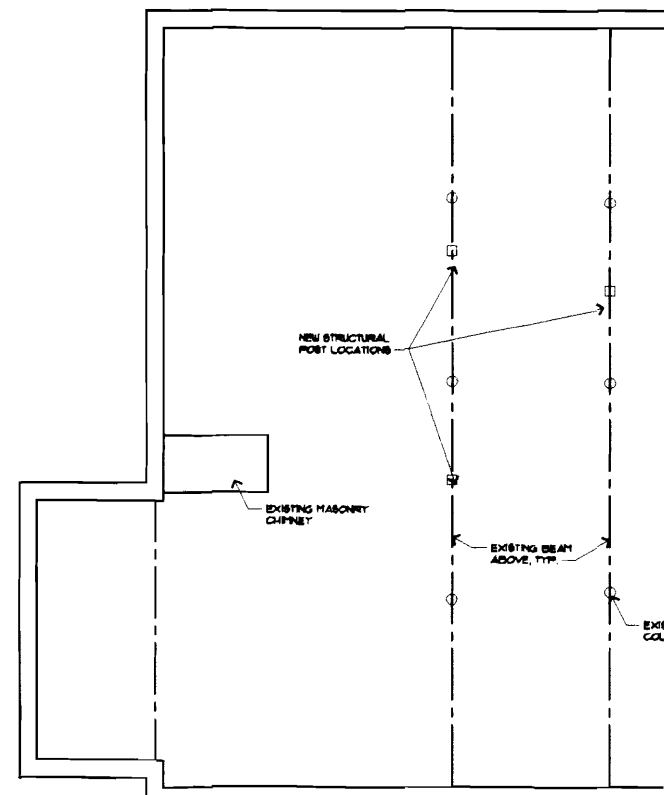
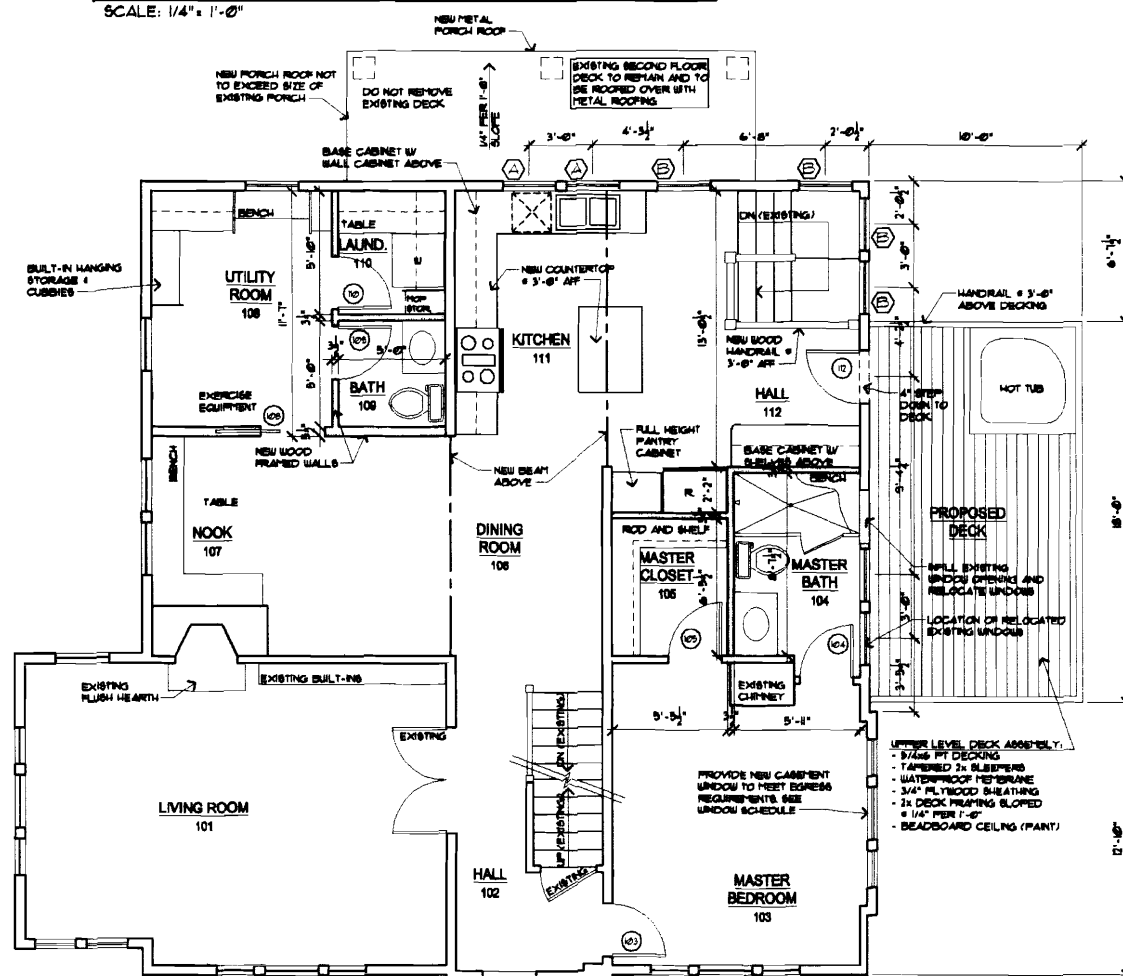
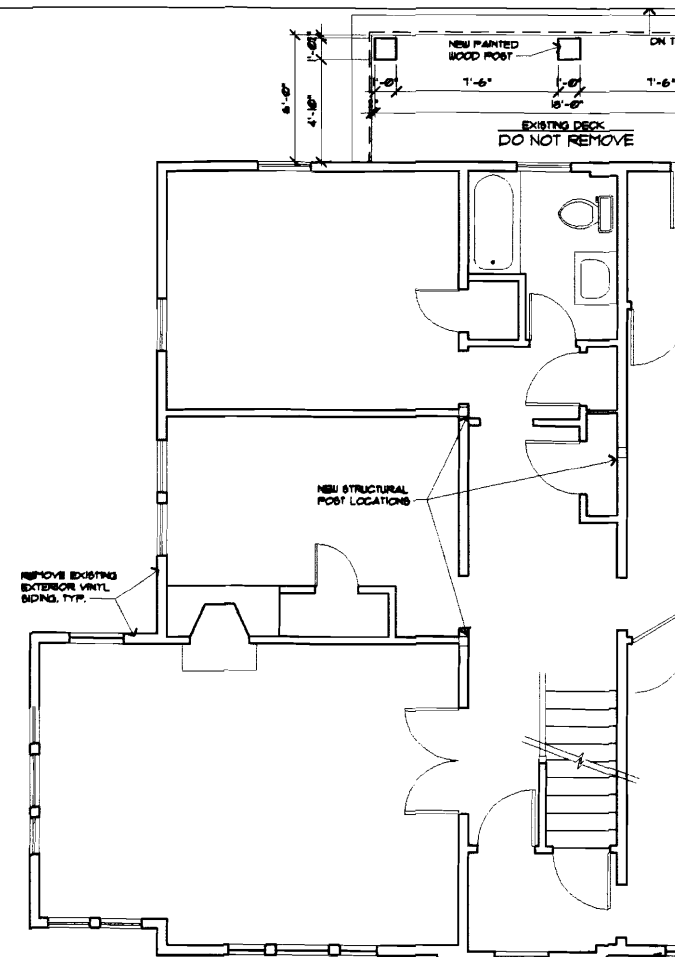
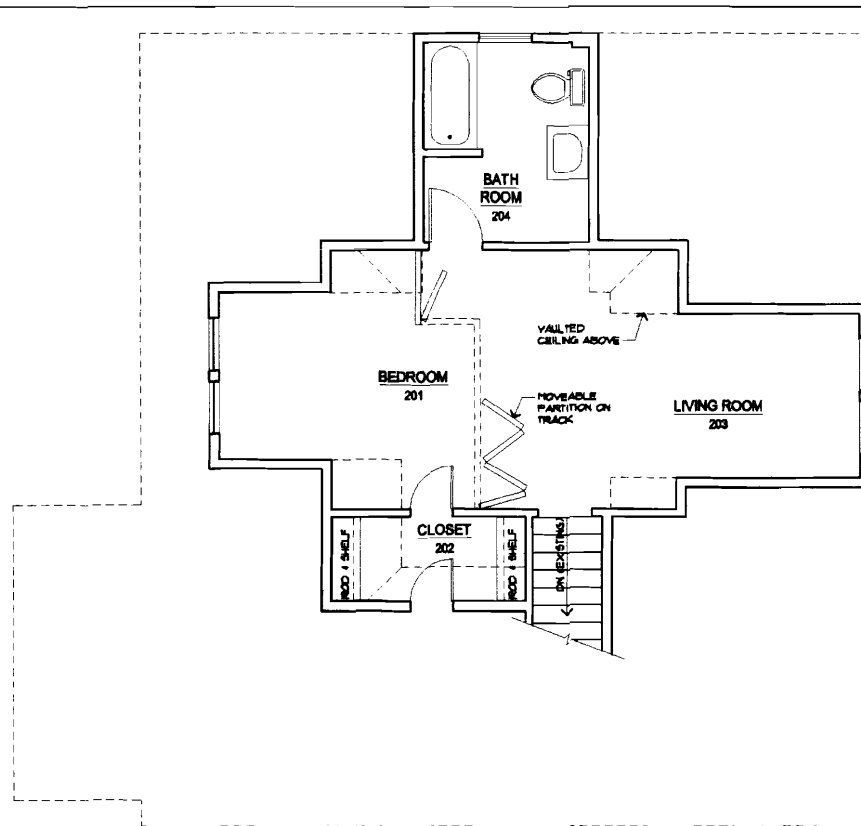
Descriptor/Area

A: FA/2Fr/B
1376 sqft

B: OP/OP
108 sqft

C: N/A
32 sqft

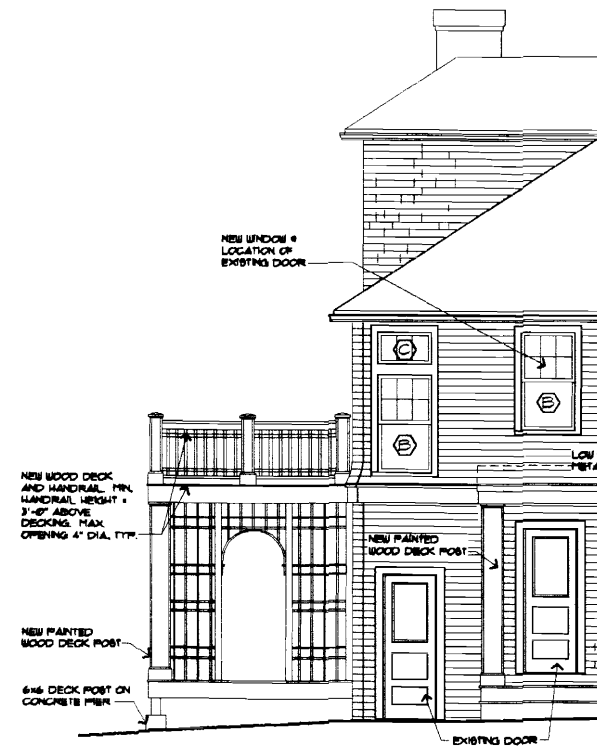
1.1.2



DOOR SCHEDULE						S.C. - SOLID CORE M.T.L. - METAL D.V.L.T. - DIVIDED LITE EXIST. - EXISTING DOOR FLUSH - FLUSH H.M.T. - HOLLOW METAL
DOORS						
NO.	TYPE	SIZE	THK.	FRM.	MATERIAL	REMARKS
102		2'-6" x 6'-0"	1 1/2"			PATIO DOOR - RW4216-8-BAR
103		2'-6" x 6'-0"	1 1/2"			
104		2'-6" x 6'-0"	1 1/2"			
105		2'-6" x 6'-0"	1 1/2"			
106		3'-0" x 6'-0"	1 1/2"			POCKET DOOR
107		2'-6" x 6'-0"	1 1/2"			
110		2'-6" x 6'-0"	1 1/2"			
112		2'-6" x 6'-0"	1 1/2"			PATIO DOOR - RW4216-8-BAR

EXTERIOR WINDOW SCHEDULE						
NO.	TYPE	MANUFACTURER	CATALOG NO.	REMARKS	DETAILS	
					HEAD	JAMB
A	DOUBLE HUNG	ANDERSEN	C135	CASEMENT WINDOWS WITH GRILL TO MATCH DOUBLE HUNG		
B	DOUBLE HUNG	ANDERSEN	TU2446			
C	TRANSOM	ANDERSEN	TU7345			
D	CASEMENT	ANDERSEN	CU45	(EGRESS) CASEMENT WINDOW W/ GRILL TO MATCH DBL. HUNG		
E						
F						
G						
H						
I						
J						
K						
L						
M						
N						
O						
P						
Q						
R						
S						
T						
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V						
W						
X						
Y						
Z						

NOTE:



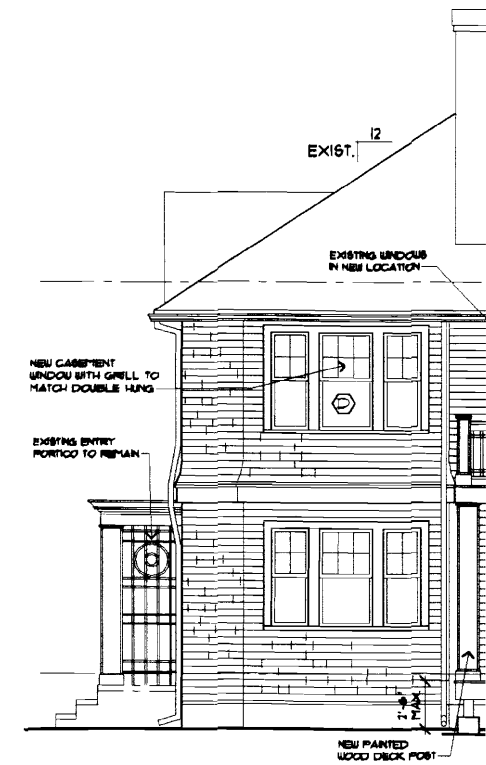
REAR ELEVATION

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



FRONT ELEVATION

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



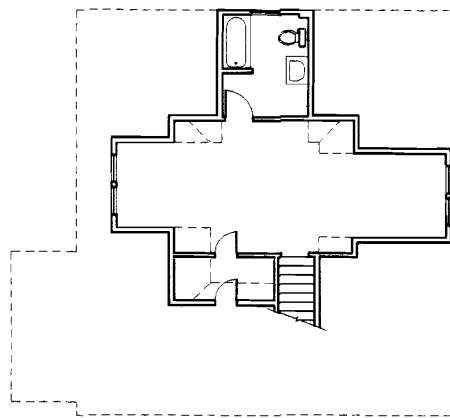
SIDE ELEVATION

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



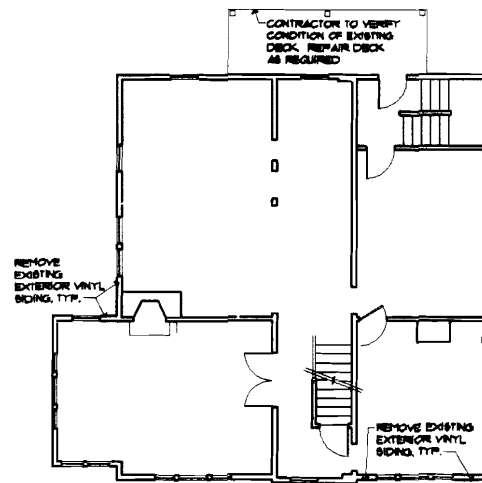
REAR ELEVATION EXISTING & DEMO

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



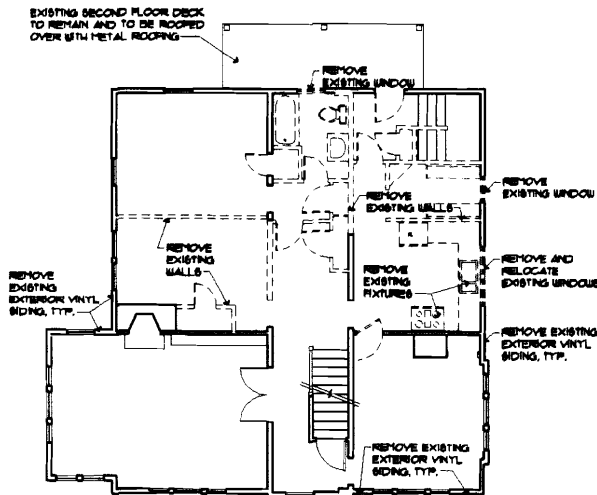
3RD FLOOR EXISTING & DEMO PLAN

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



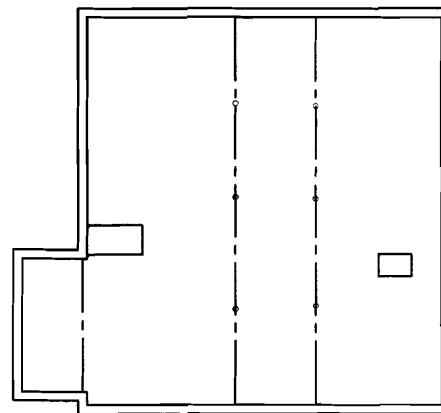
1ST FLOOR EXISTING & DEMO PLAN

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



2ND FLOOR EXISTING & DEMO PLAN

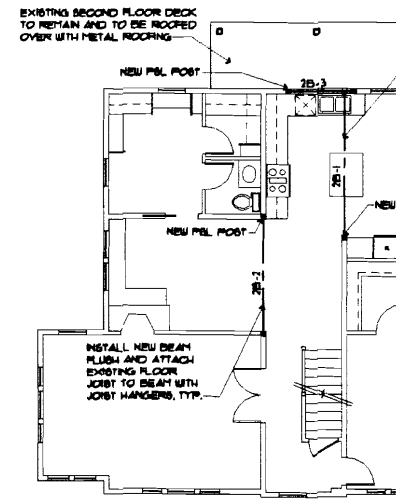
SCALE: 1/8" = 1'-0"



BASEMENT FLOOR EXISTING & DEMO PLAN

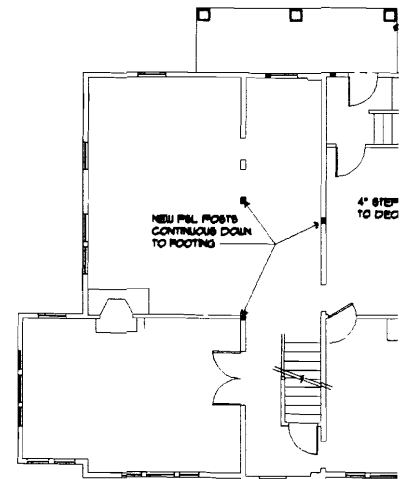
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DEMO PLANS
FRAMING PLANS



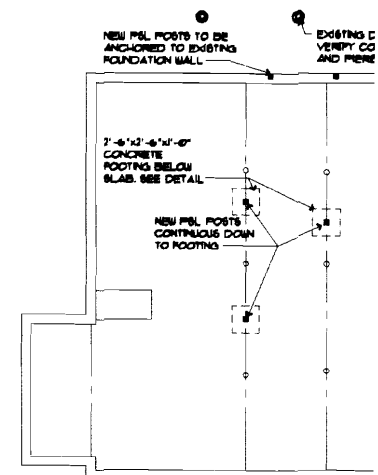
3RD FLOOR FRAMING

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



2ND FLOOR FRAMING

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



FOUNDATION / 1ST FLOOR FRAMING

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

DEMO PLANS
FRAMING PLANS

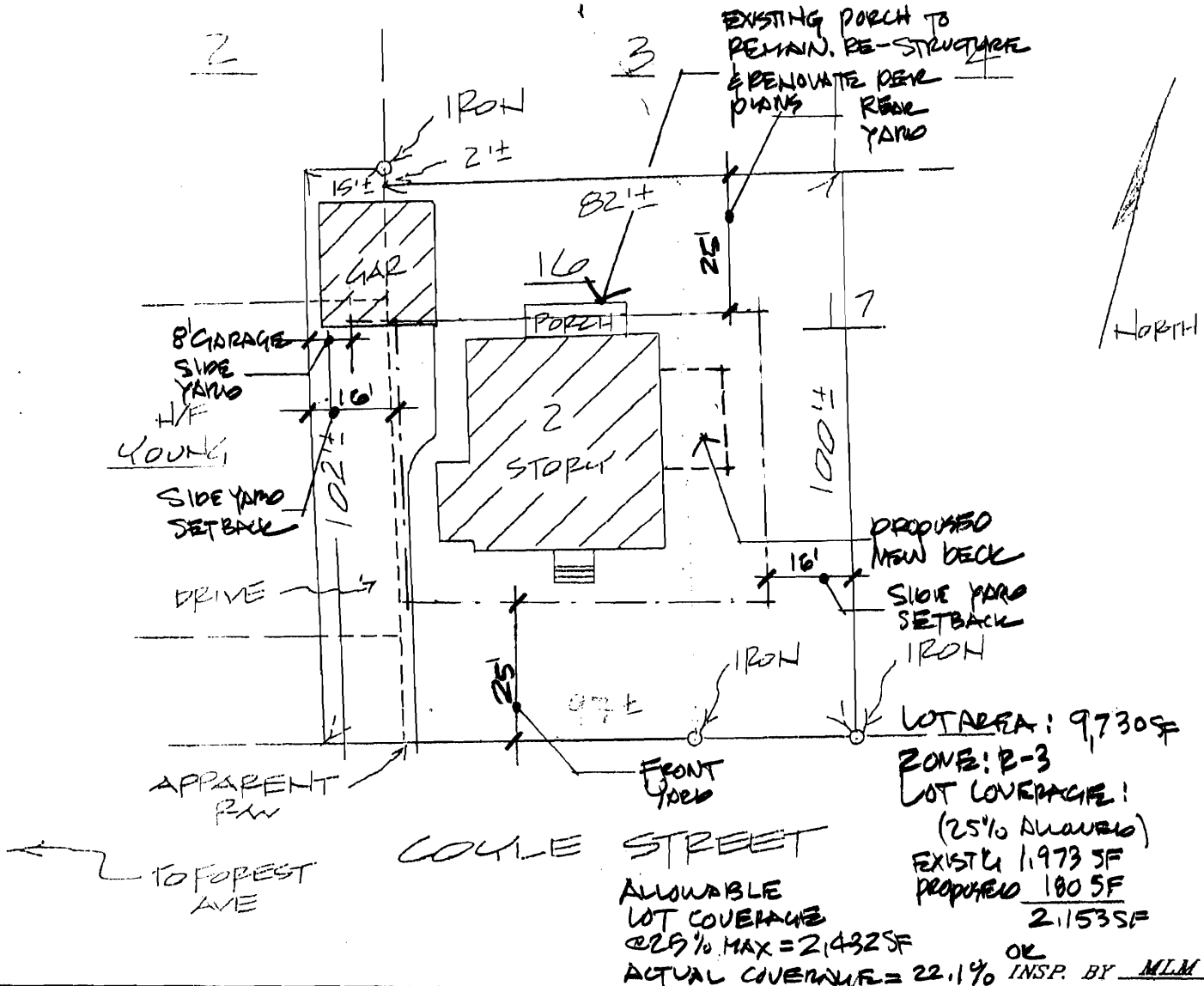
FOR MORTGAGE LENDER USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES SHOWN BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY & TITLE INSURER AND IS NOT TO BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, ENCROACHMENTS, AND/OR CONFLICTS WITH ADJUTER'S DEEDS.

REV. 1/20/06

**THIS SKETCH IS NOT TO BE USED FOR CONSTRUCTION PURPOSES
THE LOCATION OF IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY.**

ADDRESS: 75 Coyle Street INSPECTION DATE: July 14, 2006
Portland, Maine SCALE: 1" = 30'



R3 - lots no 4230
 Lot 25' OK
 20' OK
 8' OK
 14' OK
 10' OK
 10' OK
 15' OK
 440
 150 (10x11)
 0.136

SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: Audrey Maynard Smith & Raighn Smith Jr. REQ. PARTY: New England Title, LLC
 OWNER: Patrick Hughes ATTORNEY: _____
 LENDER: First Financial Mortgage Corp. FILE No. 20619635 CLIENT No. A06-484

TITLE REFERENCES:
 DEED BOOK: 13768 PAGE: 305
 PLAN BOOK: 9 PAGE: 21 LOT: 16 p/o 17
 COUNTY: Cumberland

James D. Nadeau, LLC
 Professional Land Surveyors

MUNICIPAL REFERENCE: