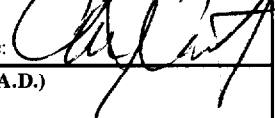


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

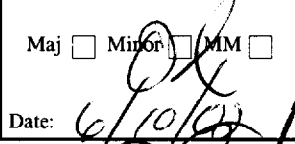

PERMIT ISSUED		CBL:
Permit No: 020605	Issue Date: JUN 11 2002	153 A012001

Location of Construction: 1092 Washington Ave	Owner Name: Beardsley Barbara M	Owner Address: 1092 Washington Ave CITY OF PORTLAND	Phone: 207-797-2327
Business Name: n/a	Contractor Name: Northeast Design Drafting	Contractor Address: 55 Sumac Street Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone:

Past Use: Single Family	Proposed Use: Single Family / Add 15' x 16' bedroom and 10' x 8' 3/4 bath.	Permit Fee: \$205.00	Cost of Work: \$26,000.00	CEO District: 2
-----------------------------------	--	--------------------------------	-------------------------------------	---------------------------

Proposed Project Description: Add 15' 16' bedroom and 3/4 bath	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: R3 Type: 5B Signature: 
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: gg	Date Applied For: 06/06/2002	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: 	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 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 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

6/18/02 checked settings for job - OK -
OK to proceed.
Tom M

7/17/02. Checked Footings - OK to proceed.
Tom H

7/19/02 - not ready for Backfill inspection
pouring wall at 10:30 am. Call to reinspect. Frost wall
Tom H (ok)

8/14/02 - Close In Elec/Plumb / spec ok
ok to Close (ok)

02 0605

All Purpose 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.

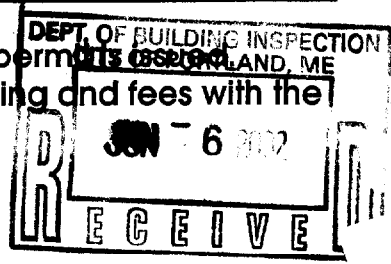
Location/Address of Construction: <u>1092 WASHINGTON AVE</u>		
Total Square Footage of Proposed Structure <u>330 SQ FT ADDITION</u>	Square Footage of Lot <u>16,250 SQ FT</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>153</u> Block# <u>A</u> Lot# <u>012</u>	Owner: <u>BARBRA BEARDSLEY</u>	Telephone: <u>797-2327</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BARBRA BEARDSLEY</u> <u>1092 WASHINGTON AVE</u> <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>26,000⁰⁰</u> Fee: \$ <u>205.00</u>
Current use: <u>RESIDENCE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>RESIDENCE</u> <u>15' x 16'</u> <u>10' x 8'</u>		
Project description: <u>330 SQ FT BEDROOM ADDITION w/ 3/4 BATH</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>MICHAEL LAWE</u> Mailing address: <u>55 SUMAC ST</u> <u>NORTHEAST DESIGN DRAFTING</u> <u>PORTLAND, ME 04103</u> <u>797-7776 xx call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>[Signature]</u>	Date: <u>6/7/02</u>
--	---------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Applicant: BARBARA BEARDSLEY Date: 6/10/02
Address: 1092 WASHINGTON AVE C-B-L: 153 A012

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 6/10/02

Zone Location - R3 ZONE

Interior or corner lot - INTERIOR

Proposed Use/Work - ADDITION

Sevage Disposal - CITY SHOWN REQUIRED

Lot Street Frontage - 60 50

Front Yard - N/A 25'

Rear Yard - 150+ 25'

Side Yard - 9' 8'

Projections -

Width of Lot - 65 75'

Height - 15' 35'

Lot Area - 6500

Lot Coverage/ Impervious Surface - 10% 25%

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection - NOT

Flood Plains - NOT

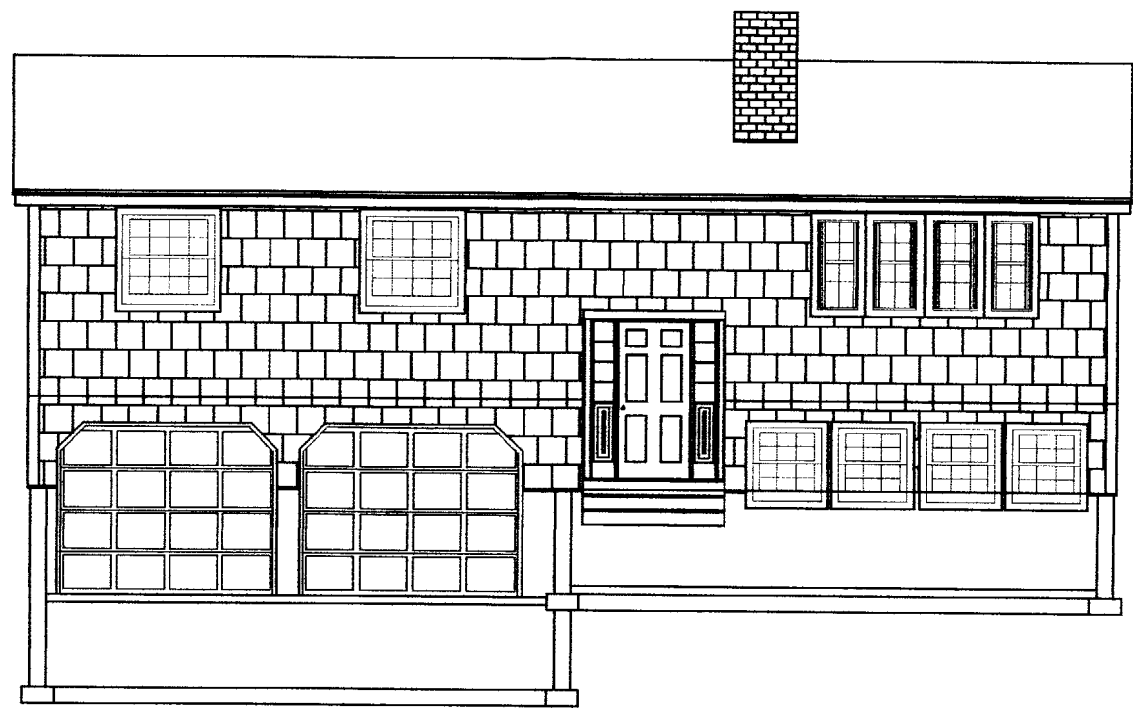
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Front Elevation
1/4" = 1'-0"

ABBREVIATION INDEX

AC	AR. CONDITIONING	GA.	GALVE	Q.T.	QUARTER
AD	AREA DRAIN	GANV.	GALVANIZED	QTY.	QUANTITY
A.F.F.	ABOVE FINISH FLOOR	GRV. BR.	GRIPSON BOARD	R.A.	RATED PLYWOOD
ALUM.	ALUMINUM	HEND.	HARDWOOD	RND.	RADIUS
ALT.	ALTERNATE	HER.	HEADER	REF.	REFRIGERATOR
APPROX.	APPROXIMATE	H.M.	HOLLOW METAL	REIN.	REINFORCING
APR.	APPROXIMATE	HORIZ.	HORIZONTAL	REV.	REVISION
B.D.	BUILDING	HGT.	HEIGHT	REQ'D	REQUIRED
B.D.G.	BUILDING	INSUL.	INSULATION	RESL.	RESULTANT
BSMT.	BASEMENT	INT.	INTERIOR	RM.	ROOM
B.W.	BETWEEN	JO.	JOINT	R.O.	ROUGH OPENING
BTM.	BOTTOM	JT.	JOINT	SCHED.	SCHEDULE
C.L.	CENTER LINE	KIT.	KITCHEN	SEC.	SECTION
C.T.	CERAMIC TILE	LAM.	LAMINATE	S.F.	SQUARE FOOT
CLG.	CEILING	LAV.	LAVATORY	SHT.	SHEET
CLOS.	CLOSET	LGT.	LIGHT	SIM.	SIMILAR
CM	CONSTRUCTION MGR.	MAS.	MASONRY	SPEC.	SPECIFICATION
CMU	CONC. MASONRY UNIT	MAX.	MAXIMUM	SQ.	SQUARE
COL.	COLUMN	MECH.	MECHANICAL	S.S.	STAINLESS STEEL
CONC.	CONCRETE	MTL.	METAL	STD.	STANDARD
CONT.	CONTINUOUS	MFR.	MANUFACTURER	STL.	STEEL
CONS.	CONSTRUCTION	MIN.	MINIMUM	STRUC.	STRUCTURAL
DEPT.	DEPARTMENT	MISC.	MISCELLANEOUS	SLEP.	SLEEPER
DET.	DETAIL	M.O.	MASONRY OPENING	TEL.	TELEPHONE
D.F.	DRINKING FOUNTAIN	MTR.	MACHINE	TR.	TRUCK
DIAM.	DIAMETER	N.I.C.	NOT IN CONTRACT	TRU.	TRUSS
DIM.	DIMENSION	NO.	NUMBER	T.O.P.	TOP OF FOUNDATION
DISP.	DISPENSER	NO.M.	NON-METAL	T.O.P.	TOP OF PLANE
DN.	DOWN	N.T.S.	NOT TO SCALE	T.O.S.	TOP OF STEEL
DR.	DOOR	O.A.	ON CENTER	T.O.S.L.	TOP OF SLAB
D.S.	DOWN SPOUT	O.C.	ON CENTER	TRT.	TREATED
DWG.	DRAWING	O.P.	OPENING	TYP.	TYPICAL
EACH	EACH	OPNG.	OPENING	V.C.B.	VINYL COMPOSITION BASE
ELEV.	ELEVATION	OPT.	OPTIONAL	V.C.T.	VINYL COMPOSITION TILE
ELEC.	ELECTRICAL	PL.	PLATE	VERT.	VERTICAL
EQ.	EQUIPMENT	P.L.A.M.	PLASTIC LAMINATE	V.I.F.	VERTICAL FIELD
EQUIP.	EQUIPMENT	PLUMB.	PLUMBING	V.W.C.	VINYL WALL COVERING
EXIST.	EXISTING	PLYWD.	PLYWOOD	W/	WITH
EXT.	EXTERIOR	PR.	PAPER	W.C.	WATER CLOSET
F.D.	FLOOR DRAIN	PROP.	PROPERTY	W.D.	WOOD
FIN.	FINISH	P.S.F.	PER SQUARE FOOT	W/O	WITHOUT
FLOOR	FLOOR	P.S.I.	PER SQUARE INCH	WP.	WATERPROOFING
		PAINT.	PAINTED	WT.	WEIGHT
		P.V.C.	POLYVINYL CHLORIDE	W.M.H.	WATER MAIN

INDEX OF DRAWINGS

C-1	TITLE SHEET/ ARCHITECTURAL DATA
A-1	EXTERIOR ELEVATIONS (FRONT & REAR)
A-2	EXTERIOR ELEVATIONS (RT & LFT SIDES)
A-3	FLOOR PLANS
A-4	FLOOR PLANS
A-5	BUILDING SECTIONS
A-6	FOUNDATION & SITE PLAN

GRAPHIC SYMBOLS

BUILDING SECTION	
FINISHES	
ROOM	
DETAIL	
DOOR	
EQUIPMENT TAG	
PARTITION TYPES	
COLUMN REFERENCE GRIDS	
DRAWING NOTES	

DESIGN CODES

BOCA 1999	
Land Use Zone R-3	
Min. Set Backs	
Front Yard	25'-0"
Rear Yard	25'-0"
Side Yard	8'-0"
Swimming Pool	10'-0"

BUILDING DATA

Addition Size	330.5 Sq. Ft. Addition
Addition Use	Master Bedroom w/ Bath

NORTHEAST DESIGN DRAFTING
DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE
555 Summer Street, Portland, ME 04106
Tel: 207-762-7772 Fax: 207-762-7773

PROJECT FOR
Master Bedroom Addition
Ms. Barbra Beardsley
1097 Washington Avenue

DWG. TITLE: Title Sheet/ Architectural Data
STAMP

A

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Front Elevation
1/4" = 1'-0"



Rear Elevation
1/4" = 1'-0"

NORTHEAST DESIGN DRAFTING
DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE

PROJECT FOR:
Master Bedroom Addition
Ms. Barbara Beardslley

PROJECT FOR:

Elevations

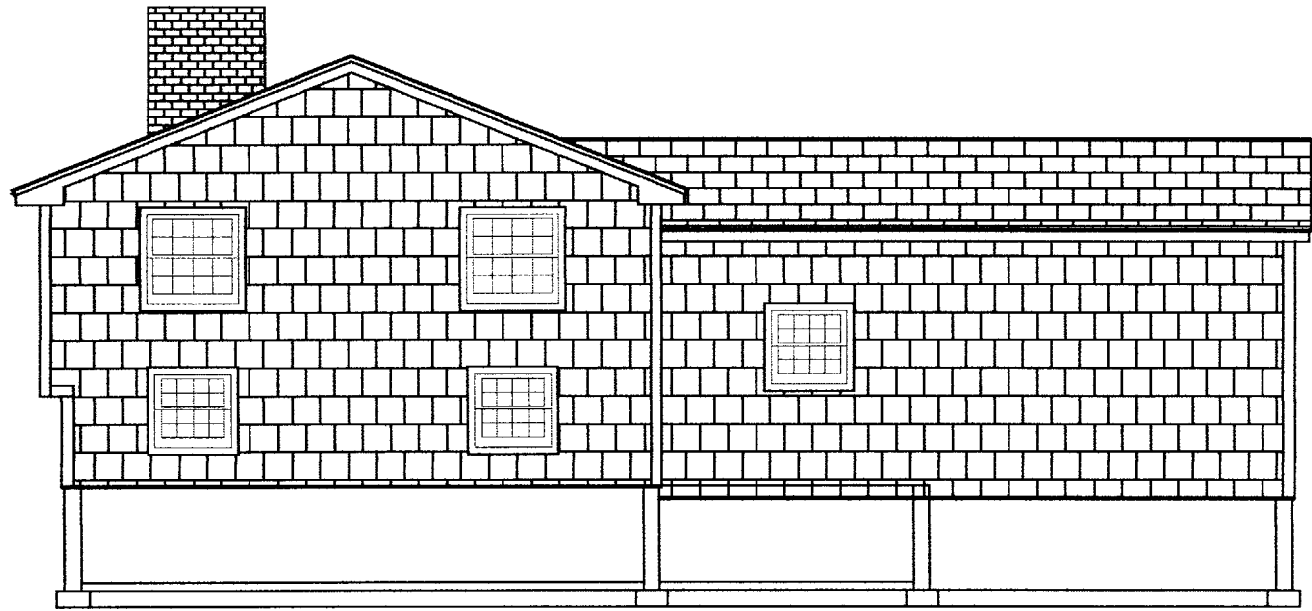
DWG. TITLE:

S/NP

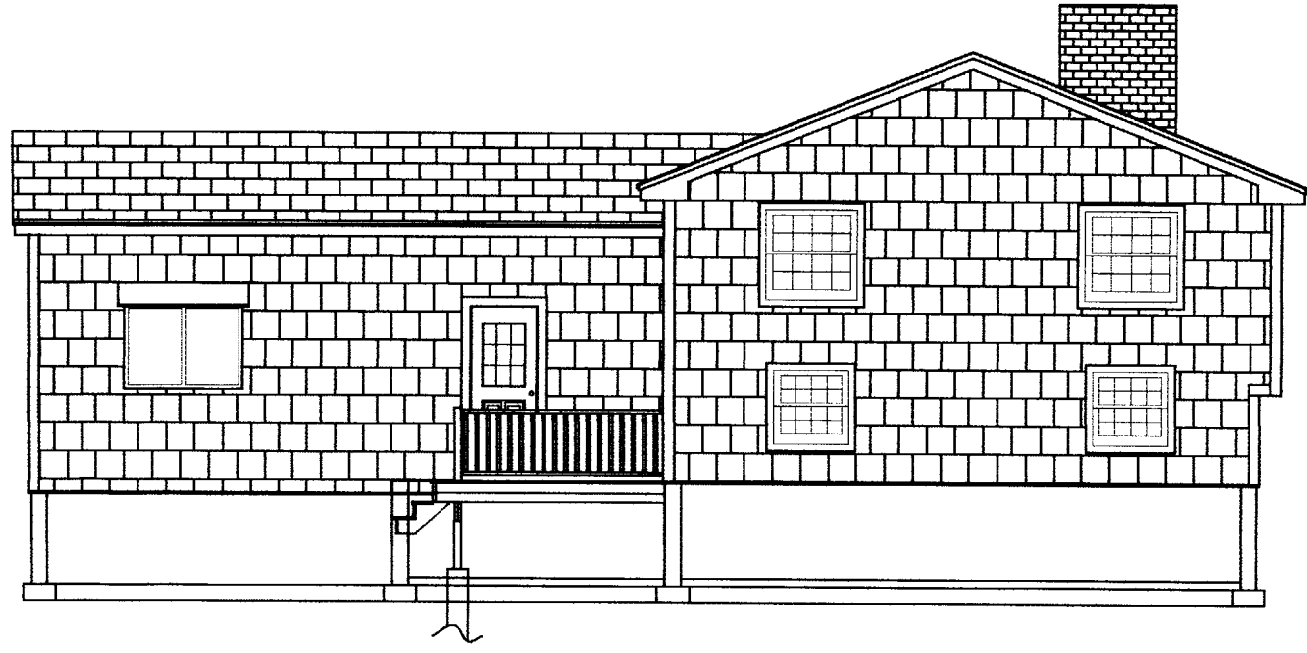
For BOCA Review
DRAWN M.Lane
DATE 04.20.0
CHECKED
APPROVED

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Right Side Elevation
 1/4" = 1'-0"



Left Side Elevation
 1/4" = 1'-0"

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE

PROJECT FOR:
 Master Bedroom Addition
 Ms. Barbara Beardisley
 1000 W. ...

PROJECT FOR:

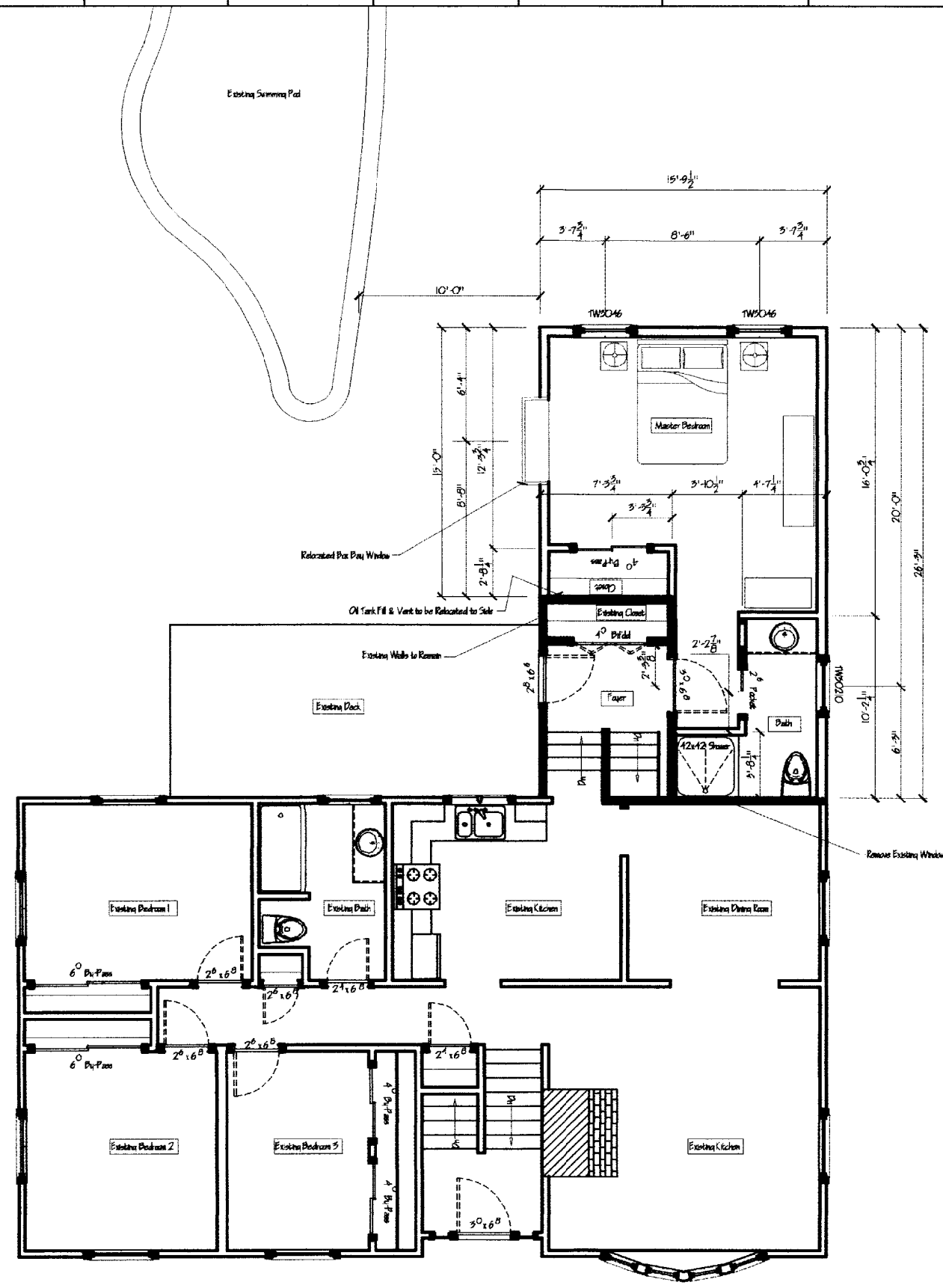
Elevations

DWG. TITLE:

STAMP

For POCA Review
 DRAWN: M. Lane
 DATE: 04-23-02
 CHECKED:
 APPROVED:

- General Notes**
- 1.) **Guardrails**
 - A.) Guard Rail to be 42" Min Above 1"
 - B.) Openings Shall be such that a Sphere with a 4" Dia. Cannot Pass Through Any Opening
 - C.) Guards Shall Not Have an Ornamental Pattern that Would Provide a Ladder Effect
 - 2.) **Handrails**
 - A.) Handrails Shall be Continuous, Without Interruption by Newel Posts, Other Structural Elements or Obstructions. A Handrail and Any Wall or Surface Adjacent to the Handrail Shall be Free of Any Sharp or Abrasive Elements. The Clear Space Between the Handrail and the Adjacent Wall or Surface Shall be Not Less Than 1 1/2". Except that the Clear Space Shall be Not Less Than 2 1/4" for Stairways. Edges Shall Have a Min Radius of 1/8".
 - B.) Handrail Height Shall Not be Less Than 34" Nor More Than 38", Measured Vertically, Above the Leading Edge of the Treads or Above the Finished Floor or the Landing or Walking Surfaces.
 - C.) All Stairway & Ramp Handrails Shall Have a Circular Cross Section with an Outside Diameter of at Least 1 1/4" and Not Greater Than 2".



1st Floor Plan
1/4" = 1'-0"

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- Please Obey Safety Protocols.

NORTHEAST DESIGN DRAFTING
DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE

Master Bedroom Addition
Ms. Barbara Beardasley

PROJECT FOR:

1st Floor Plan

DWG. TITLE:

SCALE:

For BOCA Review

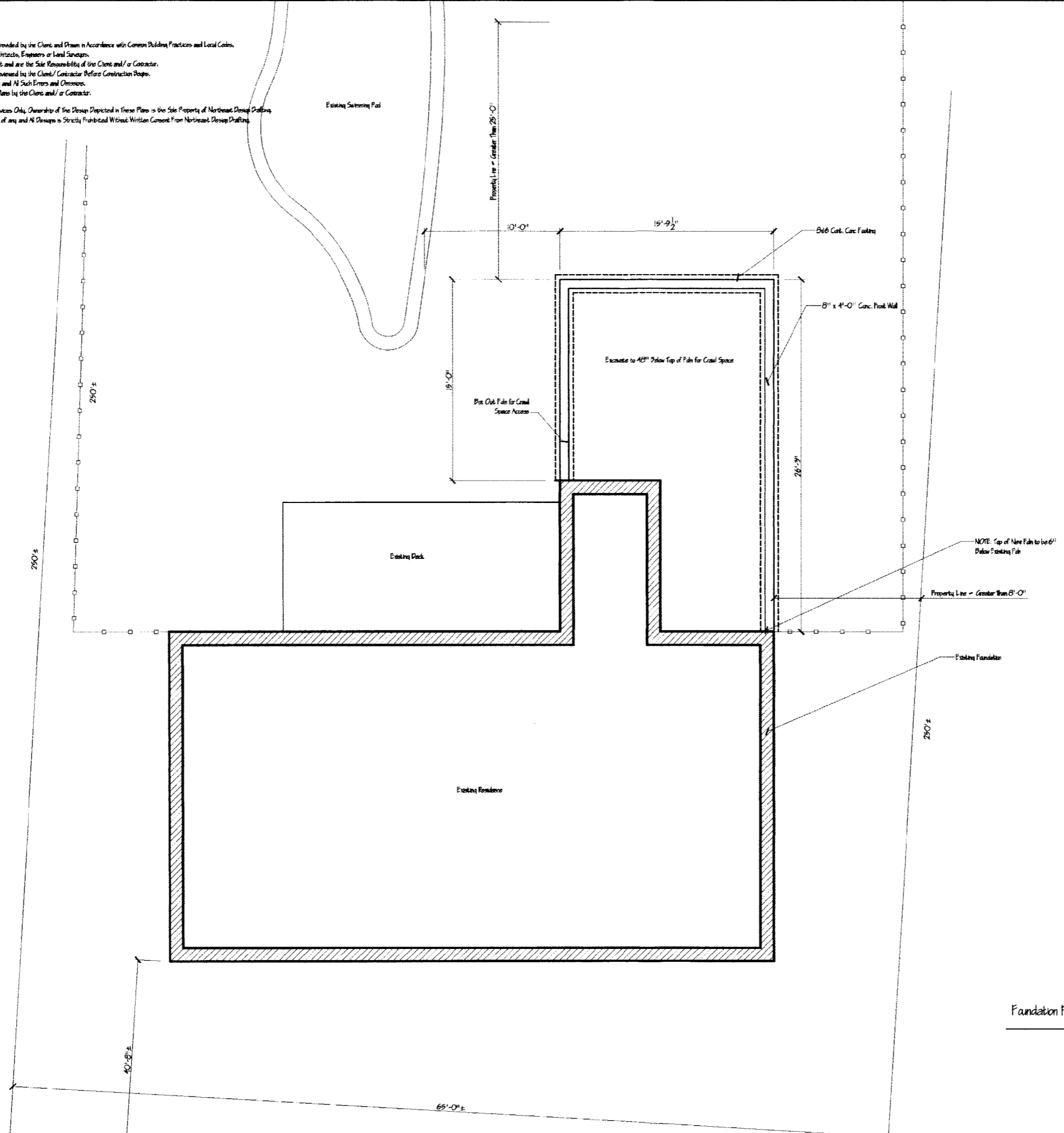
DRAWN	M. Lane
CHECKED	O. Z. Z.
APPROVED	

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General Notes:
 All Construct on per BOCA Latest Edition
 Concrete Walls as Indicated w/ #4-24" Footing DOWELS @ 48" OC
 Anchors @ Corners & @ 6' OC
 Concrete 3000 PSI Walls, Slab & Footing
 Soil Bearing 2500 PSF
 All Footings to Frost Depth
 3 1/2" Concrete Filled Lally Columns
 24" x 24" x 2" Lally Column Spread Footings
 4" Conc Slab on 6 mil Vapor Barrier on 8" Min Crushed Stone
 4" Perforated Under drain Pipes Both Sides of Pch Wall
 Direct Under drain Pipe to Sump or Daylight by Gravity Flow
 4" Perforated Radon Pipes Under Slab @ 20' Max. Connect to Under drain & Provide 2 Stubs for Future Ventilation
 Control Joints as Indicated
 Asphalt Pavt Exterior of Foundation Walls Below Grade



Foundation Plan & Site Plan
 1/4" = 1'-0"

NORTHEAST DESIGN DRAFTING
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE

PROJECT FOR
 Master Bedroom Addition
 Ms. Barbara Beardsley

DWG. TITLE:
 FOUNDATION & SITE PLAN

STAMP

For BOCA Review
 DRAWN: M Lane
 DATE: 04.21.
 CHECKED:
 APPROVED:
 SCALE: 1/4" = 1'-0"

Footings Notes



CITY OF PORTLAND, MAINE

Department of Building Inspections

June 6 2002

Received from North-east Design Drafting

Location of Work 1092 Washington Ave

Cost of Construction \$ 26,000.00

Permit Fee \$ 205.00

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2)
Other

CBL: 153 A012

Check #: 2420 Total Collected \$ 205.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

Handwritten signature