

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SHAFAAT OAZI

Located At 74 PHIPPS RD

Job ID: 2012-02-3378-ALTR

CBL: 183A-B-007-001

has permission for interior renovations/ Change-of-Use (Single Family with an Accessory Unit),
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

06/25/2012

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



PORTLAND MAINE

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

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-02-3378-ALTR

Located At: 74 PHIPPS RD

CBL: 183A- B-007-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of the building permit and the certificate of occupancy, this property shall remain a single family dwelling with an accessory dwelling unit. Any change of use shall require a separate permit application for review and approval.

Fire

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
 - a. Plans indicate the addition will not exceed 50% of the total completed structure.

Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. **A code compliant emergency escape shall be provided in each bedroom.** Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
3. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
4. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

6. R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.
7. R302.4.1.1 Fire-resistance-rated assembly. Penetrations shall be installed as tested in the approved fire-resistance-rated assembly.
8. R311.2 Egress door. **At least one egress door shall be side-hinged**, and shall provide a minimum clear width of 32 inches when measured between the face of the door and the stop, with the door open 90 degrees.
 - a. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of key or special knowledge or effort.
9. The wall hung heater must be vented per Listing & the Manufacturer's specifications.
10. Note: Spoke with Contractor: the finish ceiling height will be at least 7'-0"; a 1 Hour self-closing Fire Door will be installed near the stairwell entrance; an emergency escape will be provided for the bedroom, and an primary means of egress will be installed (currently has a sliding door).

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
 - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
 - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Frame prior to insulate or gypsum
 2. Final Inspection/ Certificate of Occupancy

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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.

R-3

Location/Address of Construction: <u>74 PHIPPS RD</u>		
Total Square Footage of Proposed Structure/Area <u>3000 +/-</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>183A</u> Block# <u>B00</u> Lot# <u>7001</u>	Applicant: (must be owner, lessee or buyer) Name <u>SHAFIAT QAZI</u> Address <u>74 Phipps Rd</u> City, State & Zip <u>Portland</u>	Telephone: <u>939-5288</u>
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>25000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>270</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>creating A New Dwelling unit</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>REPLACE SHEETROCK + SUSPENDED CEILING IN BASEMENT FLOOR COVERINGS + PAINT</u>		
Contractor's name: <u>NEW AGE BUILDERS LLC</u>		Email: <u>NEWAGEBUILDERSLLC@YAHOO.COM</u>
Address: <u>PO Box 10504</u> <u>TBD</u>		Telephone: <u>632-1124</u>
City, State & Zip: <u>PORTLAND ME 04104</u>		Telephone: <u>939-5288</u>
Who should we contact when the permit is ready: <u>Jim Messer</u>		Telephone: <u>939-5288</u>
Mailing address: <u>PO Box 10504</u> <u>Shafiat Qazi Sachar</u>		

RECEIVED FEB 23 2012

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, 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: 2/20/2012

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3378-ALTR	Date Applied: 2/24/2012	CBL: 183A- B-007-001	
Location of Construction: 74 PHIPPS RD	Owner Name: SHAFAT QAZI	Owner Address: 74 PHIPPS RD PORTLAND, ME 04102	Phone: 939-5288
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG change of use and alterations	Zone: R-3
Past Use: Single family	Proposed Use: change of use with new accessory unit in basement & make repairs in basement after fire	Cost of Work: \$25,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUBEC) Signature: <i>[Signature]</i>
Proposed Project Description: Add Accessory dwelling unit & Repair basement after fire		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved 50 <input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Not in Dist 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: OK w/ conditions 4/9/12 ASU	Date: 4/5/12	Date: ASU

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

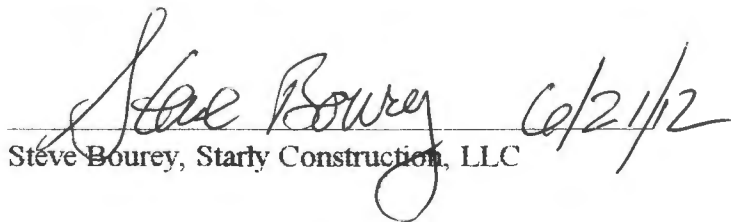
Starly Construction Services

3 Hyde Street, Portland, Maine 04103
Office (207)761-4217 Cell (207)671-3694

74 Phipps Road Addendum to Permit Application One Hour Fire Separation

Required fire separation between the two units will be achieved as described below;

1. **Walls:** The walls that abut the garage and other living unit will be covered with 5/8" Gypsum board. All seams will be taped and "mudded".
2. **Ceiling of lower level apartment:** A suspended grid ceiling will be installed in every room and closet. Ceiling system will be Armstrong Prelude FC grid system. Tiles will be Cortega FC 5/8" lay in. Ceiling will also be insulated with Roxul 3" thickness Fire Batts.


Steve Bourey, Starly Construction, LLC

RECEIVED
JUN 22 2012
Dept. of Building Inspections
City of Portland Maine

Shafaat Qazi
74 Phipps Road
Portland, Maine 04102
March 15, 2012

MAR 16 2012

Jonathan Rioux
Planning and Urban Development/Inspections Division
389 Congress Street
Portland, Maine 04101-3509

Dear Mr. Rioux,

In our meeting on March 8th, 2012 at 74 Phipps Road, you and I developed a plan to allow for renovations. This plan would allow us to meet all the city requirements and necessary codes. The need and urgency of this plan and the manner of executing have been brought upon me because my ALE from the insurance company will soon be terminated. Additionally, my contractor also played a role in placing me into this situation. This plan will allow my family to move into the home in a gradual manner. We are grateful to you and your office for allowing us to proceed with the renovation in this manner.

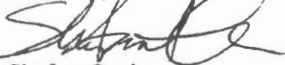
According to the plan, we will first prepare the upper level for occupancy. Once we have the general building permit and approval to our zoning appeal from the zoning board then we will proceed with completing the lower level. This whole approach will be a gradual approach which will initially allow us to occupy the upper level and then eventually the lower level. I have listed the plan items that we discussed. These items will happen in order.

1. Submit general building permit application w/Appeal to Zoning Board.
2. Select electrician. Pull electrical permit.
3. Select heating professional. Pull heating permit.
4. Pull Air-to-Air installation permit. Unless this is covered by the heating permit.
5. Start work in the upper level only. Exception: Air-to-Air exchanger duct work will start for lower level or any heating/electrical work necessary in the lower level to accommodate upper level and prepare for lower level construction.
6. Electrician will certify that use of electricity in the upper level will not cause problems with lower level.
7. Add door to separate upper level from lower level.
8. Inspection prior to occupancy of upper level. (Owner will be allowed to move into upper level after this inspection).
9. Start and completion of lower level once item 1 in this plan has been approved.
10. Inspection prior to occupancy of lower level.

In the case that we do not receive approval from the Zoning board on the changes that we are planning on making then a change to this plan will be required. Any changes to this plan will be discussed and agreed to.

I would like to thank you for your time and attention to this matter. Please let me know if the plan needs to be modified in any way, so that it meets the criteria of your office and avoids any delays for us.

Sincerely,



Shafaat Qazi

Sept. Fee -

2/28/12 - met with owner

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874 8486

City Home Departments City Council E Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 183A B007001
Land Use Type SINGLE FAMILY
Property Location 74 PHIPPS RD
Owner Information QAZI SHAFAT
 74 PHIPPS RD
 PORTLAND ME 04102
Book and Page 17854/179
Legal Description 183A-B-7
 PHIPPS RD 72-78
Acres 13619 SF
 0.313

Current Assessed Valuation:

TAX ACCT NO. 26078 **OWNER OF RECORD AS OF APRIL 2011**
 QAZI SHAFAT
LAND VALUE \$72,500.00 74 PHIPPS RD
BUILDING VALUE \$183,200.00 PORTLAND ME 04102
HOMESTEAD EXEMPTION (\$10,000.00)
NET TAXABLE - REAL ESTATE \$245,700.00
TAX AMOUNT \$4,491.40

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



viewed at 800x600 with Internet Explorer

Building Information:

Building 1
Year Built 1984
Style/Structure Type RAISED RANCH
Stories 1
Bedrooms 4
Full Baths 3
Total Rooms 7
Attic NONE
Basement FULL
Square Feet 2450

[View Sketch](#) [View Map](#) [View Picture](#)



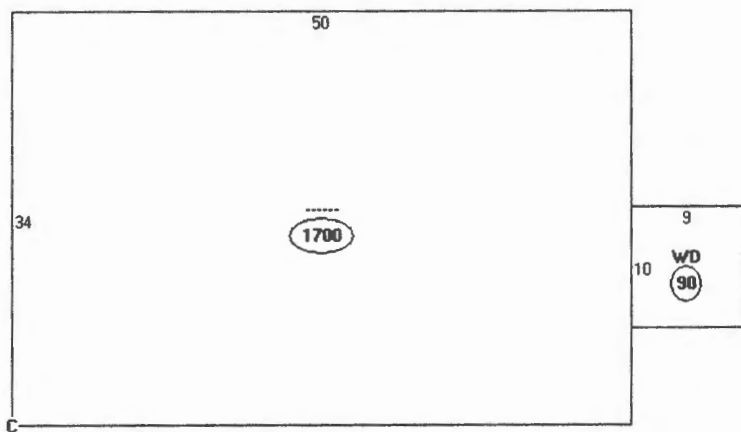
Outbuildings/Yard Improvements:

Building 1
Year Built 2005
Structure SHED-FRAME
Size 10X12
Units 1
Grade C
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
7/17/2002	LAND + BUILDING	\$0.00	17854/179
10/4/2001	LAND + BUILDING	\$160,000.00	16811/277
2/17/1998	LAND + BUILDING	\$0.00	13603/006

[New Search](#)

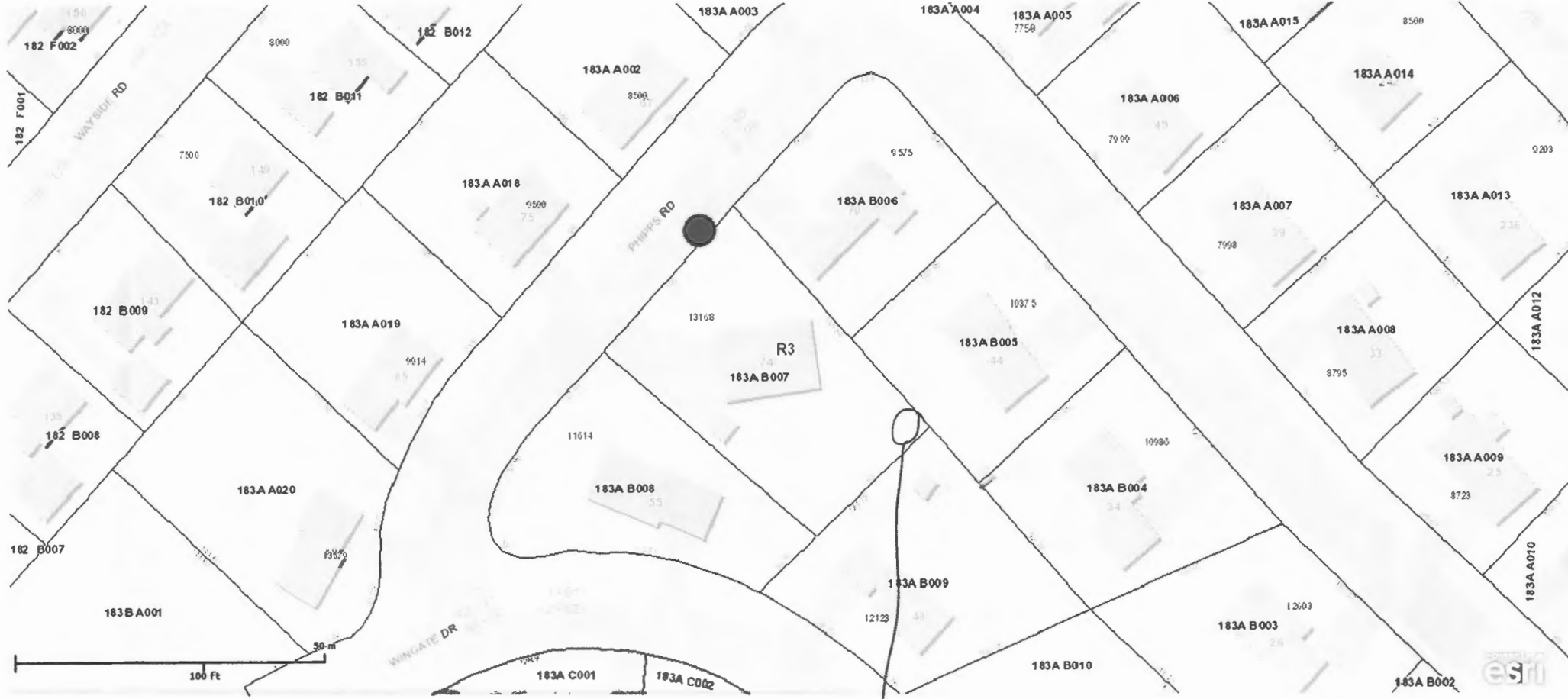


Descriptor/Area

- A: -----
1700 sqft
- B: WD
90 sqft
- C: RS1
120 sqft

74 Phipps

183A-B-007- lot #28



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lot #28



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Receipts Details:

Tender Information: Check , Check Number: 214
Tender Amount: 75.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 3/16/2012
Receipt Number: 41814

Receipt Details:

Referance ID:	5651	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-02-3378-ALTR - Repair after smoke damage in basement			
Additional Comments: 74 Phipps; CofO			

Thank You for your Payment!



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*Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

January 24, 2012

Shafaat Qazi
74 Phipps Road
Portland, ME 04102

RE: 74 Phipps Road – 183A-B-007 – R-3 Zone – permit application #2012-02-3378

Dear Mr. Qazi,

I am in receipt of a permit application to make repairs after smoke damage in your basement at 74 Phipps Road. The submission clearly shows a full kitchen, bath, bedroom and living area. This is considered a second dwelling unit in your home. I cannot sign off for zoning on this permit application because of the additional dwelling unit. Your permit is on hold at this time.

The legal use of the property is a single family dwelling. The R-3 zone is basically a single family zone. However, section 14-88(a)2 under conditional uses allows you to appeal to the Zoning Board of Appeals to allow an accessory dwelling unit. You must meet all of the conditions listed under 14-88(a)2 in order to be granted an appeal. I have included a copy of section 14-88(a)2 and a conditional use appeal application along with a listing of appeal dates.

You must submit your application for appeal within 30 days of the date of this letter. If you should fail to do so, your building permit application will be denied and all kitchen facilities shall be removed in total. If your appeal is granted, I can approve for zoning and the permit will be forwarded for further review. If you have any questions regarding this matter, please do not hesitate to call me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Jim Messer, PO Box 10504, Portland, ME 04104

enclosures



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Greg Mitchell - Acting Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator

January 24, 2012

Shafaat Qazi
74 Phipps Road
Portland, ME 04102

RE: 74 Phipps Road – 183A-B-007 – R-3 Zone – permit application #2012-02-3378

Dear Mr. Qazi,

I am in receipt of a permit application to make repairs after smoke damage in your basement at 74 Phipps Road. The submission clearly shows a full kitchen, bath, bedroom and living area. This is considered a second dwelling unit in your home. I cannot sign off for zoning on this permit application because of the additional dwelling unit. Your permit is on hold at this time.

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Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: Jim Messer, PO Box 10504, Portland, ME 04104

enclosures

Jonathan Rioux - RE: 74 Phipps Rd

From: Jonathan Rioux
To: shafaat.qazi@gmail.com
Date: 4/17/2012 2:24 PM
Subject: RE: 74 Phipps Rd

Mr. Qazi,

Can you or your Contractor provide a detail on the One **(1) Hour Fire Separation** between the two units (floor/ceiling & wall)?

If you are using Gypsum Board- examples can be found online. You can also contact your Gypsum supplier for a detail/ fastening reference.

Also, how is the "Rannai" heater vented, through the exterior wall?

R302.3 Two-family dwellings. Dwelling units in two-family dwellings shall be separated from each other by wall and/or floor assemblies having not less than a 1-hour fire-resistance rating when tested in accordance with ASTM E 119 or UL 263. Fire-resistance-rated floor-ceiling and wall assemblies shall extend to and be tight against the exterior wall, and wall assemblies shall extend from the foundation to the underside of the roof sheathing.

Exceptions:

1. A fire-resistance rating of 1/2 hour shall be permitted in buildings equipped throughout with an automatic sprinkler system installed in accordance with NFPA 13.
2. Wall assemblies need not extend through attic spaces when the ceiling is protected by not less than 1/2 inch (12.7 mm) Type X gypsum board and an attic draft stop constructed as specified in Section R302.12.1 is provided above and along the wall assembly separating the dwellings. The structural framing supporting the ceiling shall also be protected by not less than 1/2 inch (12.7 mm) gypsum board or equivalent.

R302.3.1 Supporting construction. When floor assemblies are required to be fire-resistance-rated by Section R302.3, the supporting construction of such assemblies shall have an equal or greater fire-resistance rating.

R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance-rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

Jonathan Rioux
 Code Enforcement Officer/ Plan Reviewer

City of Portland
 Planning and Urban Development Department
 Inspection Services Division
 389 Congress St. Rm 315
 Portland, ME 04101
 Office: 207.874.8702
 Support Staff: 207.874.8703
code@portlandmaine.gov

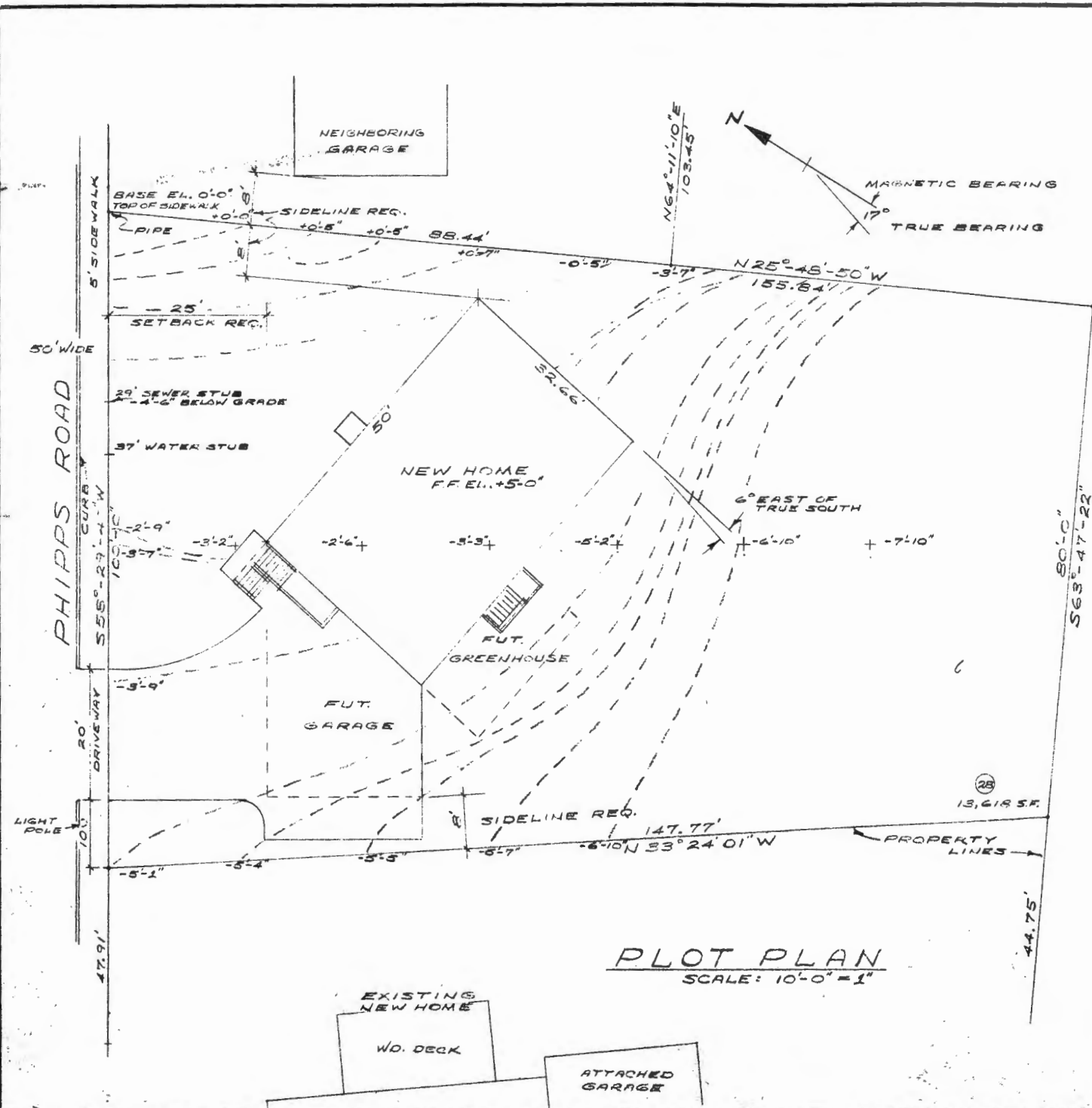


For _____
 Location _____
 Subject _____

Job No. _____
 Page _____
 Date _____
 By _____



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MAR 02 2012



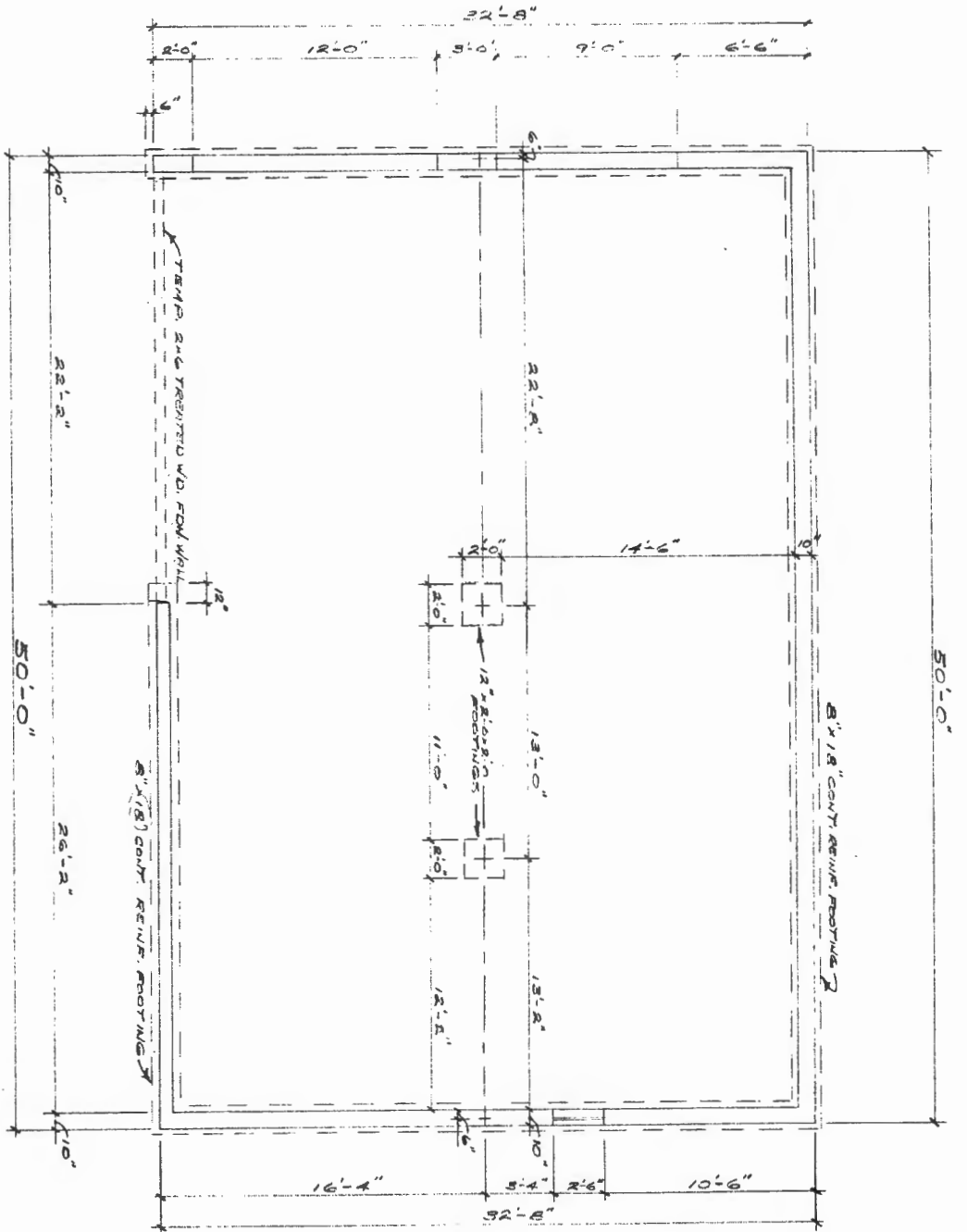
- DRAWING SCHEDULE
1. PLOT PLAN
 2. FOUNDATION PLAN
 3. GROUND FLOOR PLAN
 4. FIRST FLOOR PLAN
 5. SOUTH ELEVATION
 6. NORTH ELEVATION
 7. WEST ELEVATION
 8. TYPICAL SECTION
 9. GR. ELECTRICAL PLAN
 10. F.F. ELECTRICAL PLAN
 11. MECHANICAL GR. PLAN
 12. MECHANICAL F.F. PLAN
 13. SECTION DETAILS
 14. INTERIOR DETAILS

LOT 28 - WADSWORTH HEIGHTS SECTION A (PHIPPS ROAD) RECORDED - PLAN BOOK 117 PAGE 64

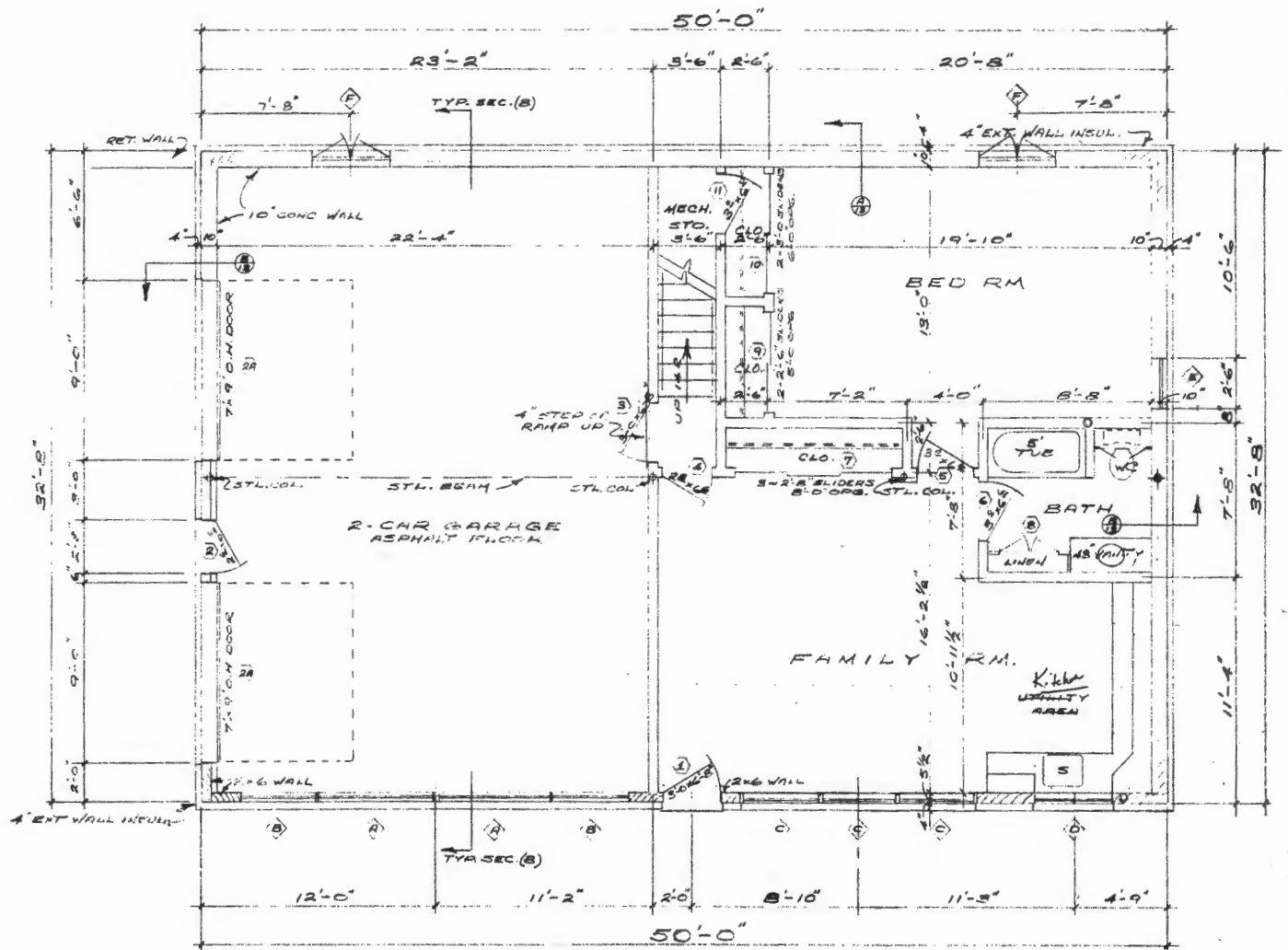
PLOT PLAN
SCALE: 10'-0" = 1"

ZOLOV-SEVIGNY HOME PHIPPS RD. PORTLAND, ME.		
SCALE: AS SHOWN	APPROVED BY:	DRAWN BY: RRS
DATE: 2-11-24	REVISION:	REVISION:
PLOT PLAN		
SH. 1 OF 14		54-101

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

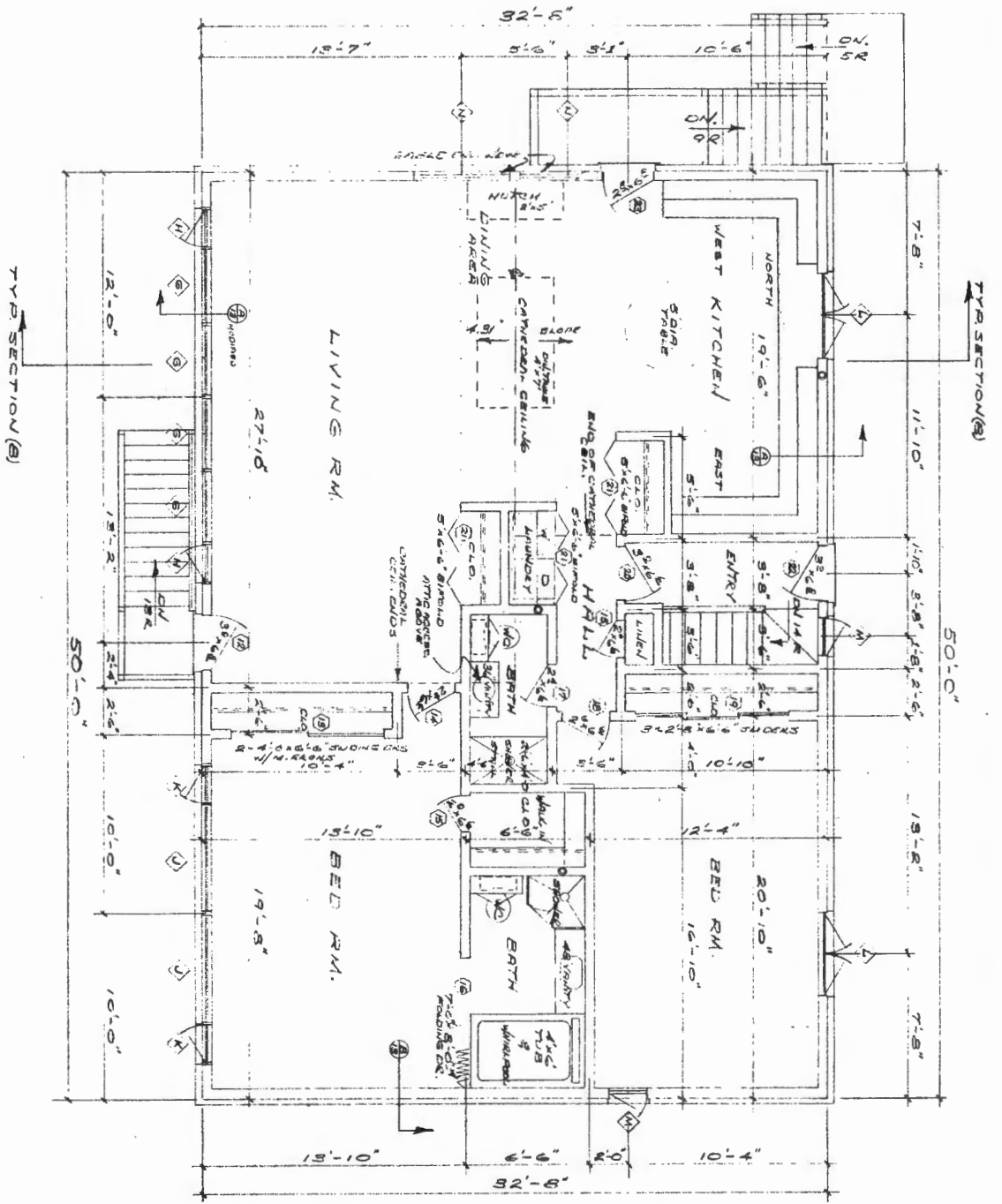


ZOLOV-SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME	
DATE: 2-12-87	PROJECT: ZOLOV-SEVIGNY HOME
SCALE: 1/4" = 1'-0"	DESIGNER: RRS
FOUNDATION PLAN	
SH. 2 OF 14	
37101	



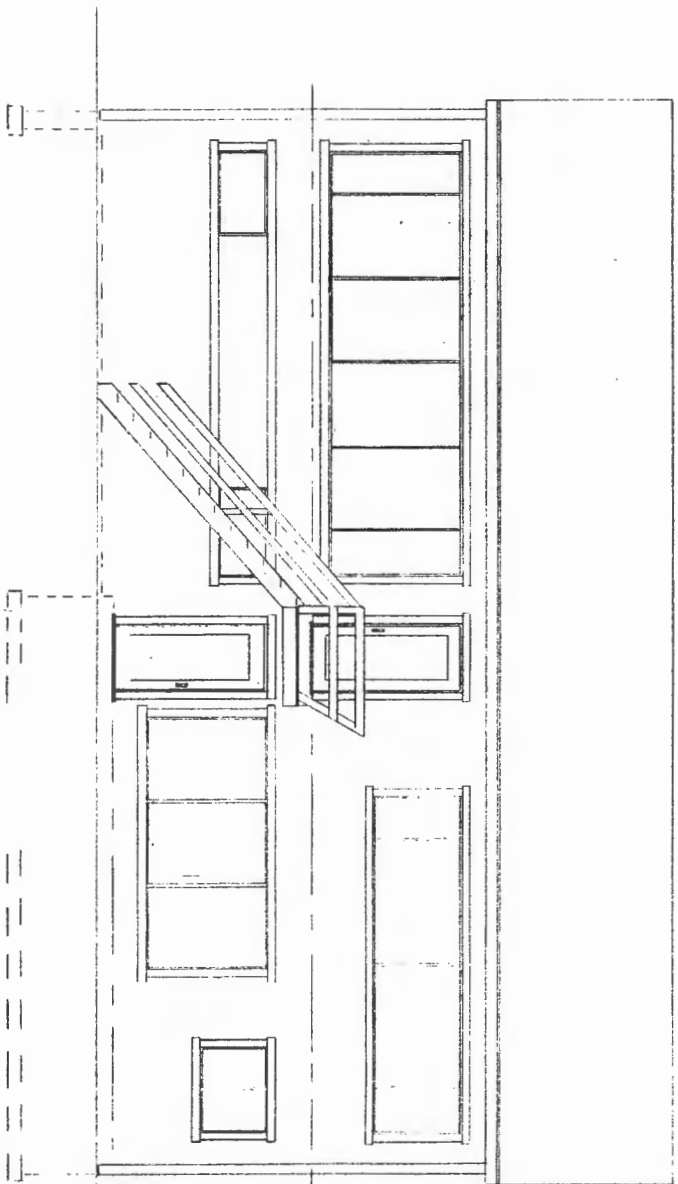
GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ZOLOY SEVIGNY HOME		PHIPPS RD. PORTLAND, ME	
SCALE: 1/4" = 1'-0"	APPROVED BY:	DESIGNED BY: RRS	REVISION:
DATE: 2-15-84			
GROUND FLOOR PLAN			
SH. 3 OF 14			84-101



FIRST FLOOR PLAN

ZOLOV - SEVIGNY HOME	
PHILIPS RD, PORTLAND, ME	
DATE: 2-17-34	PROJECT BY: ZKS
REVISED:	DRAWN BY: ZKS
FIRST FLOOR PLAN I	
SH. 4 OF 14	DATE: 2-17-34



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

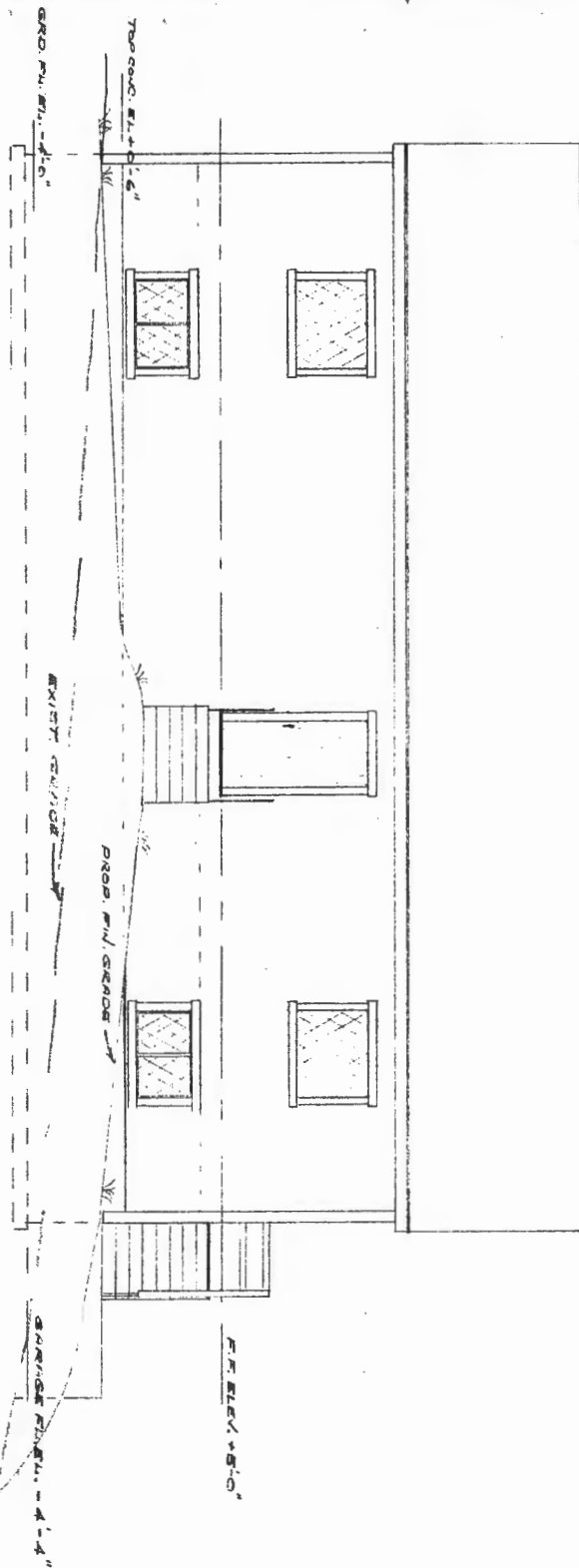
FIN. 1'-0"
FIRST FL.

FIN. 1'-0"
SECOND FL.
FIN. 1'-0"

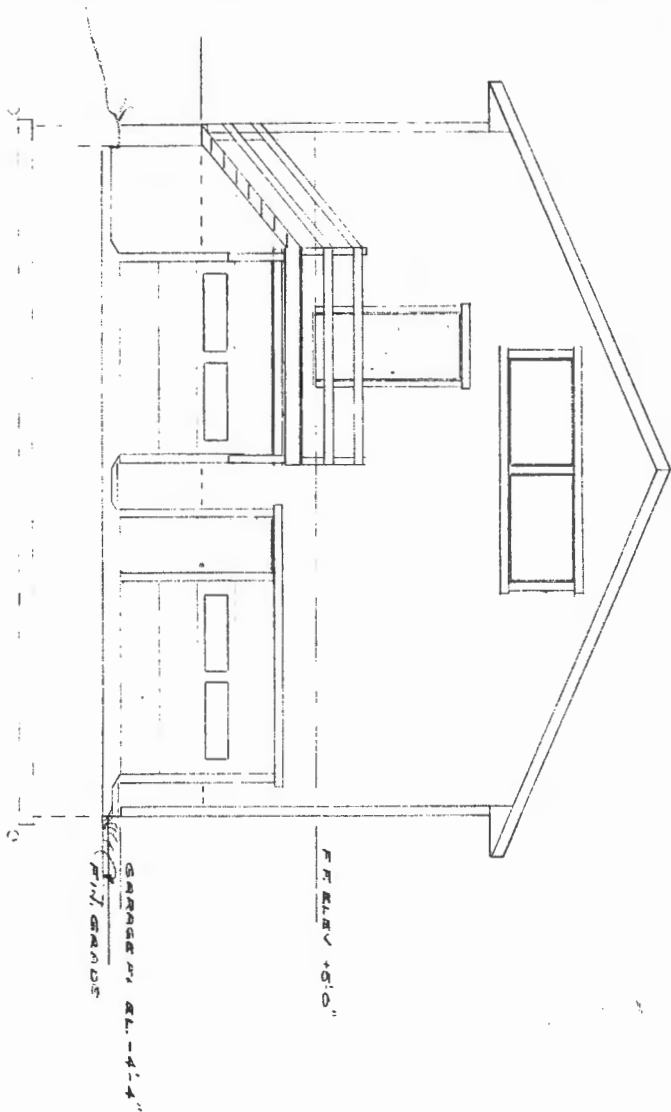
FIN. 1'-0"
8TH OF FINISH

ZOLOV SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME	
SCALE: 1/4" = 1'-0"	DATE: 8-14-84
DRAWN BY: R.S.	PROJECT: SOUTH ELEVATION
SH. 5 OF 14	84-101

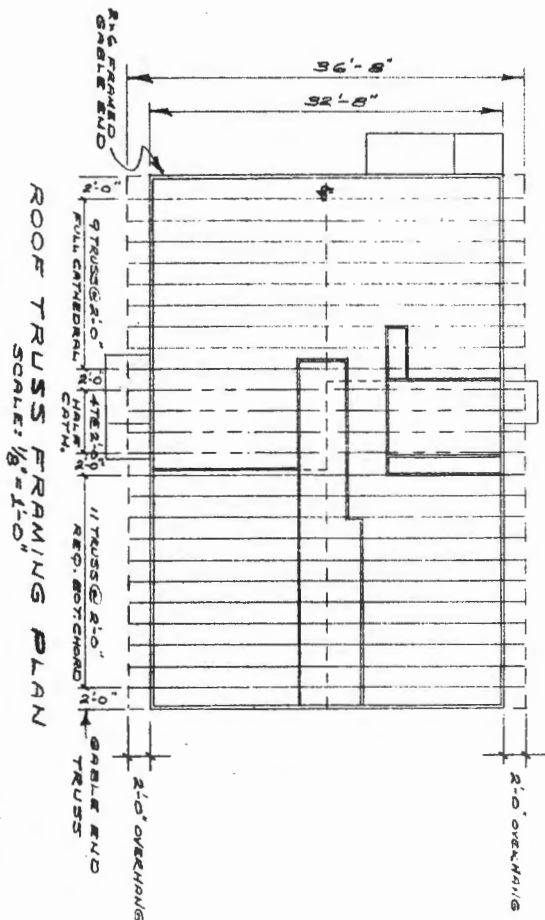
NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ZOLOV SEVIGNY HOME	
DHIRBS RD, PORTLAND, ME.	
DATE: 8/17/84	PROJECT NO: 825
BY: S.H.G.	SCALE: 1/4" = 1'-0"
NORTH ELEVATION	
SH. 607 14	84-101

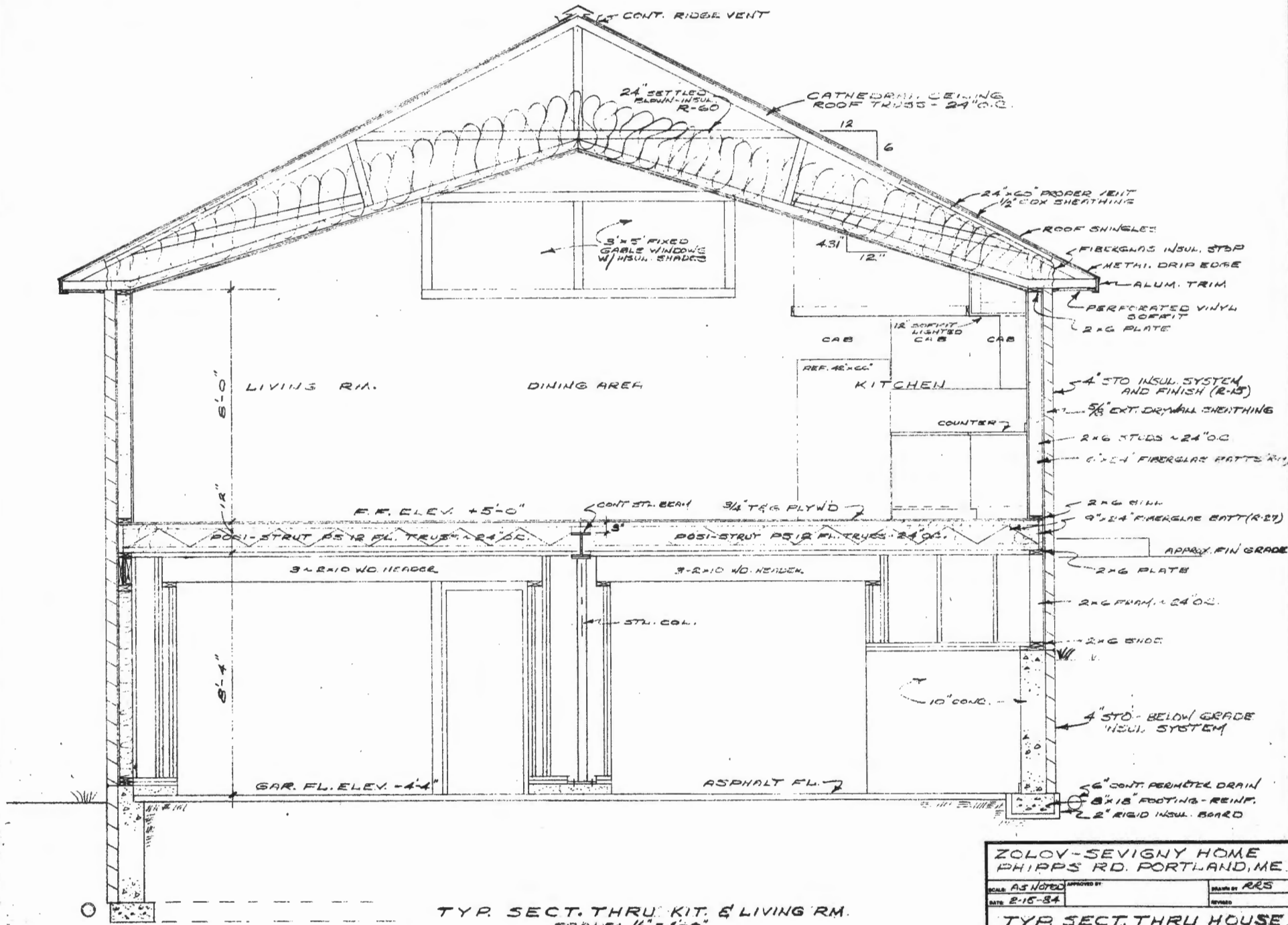


WEST ELEVATION
SCALE: 1/4" = 1'-0"



ROOF TRUSS FRAMING PLAN
SCALE: 1/8" = 1'-0"

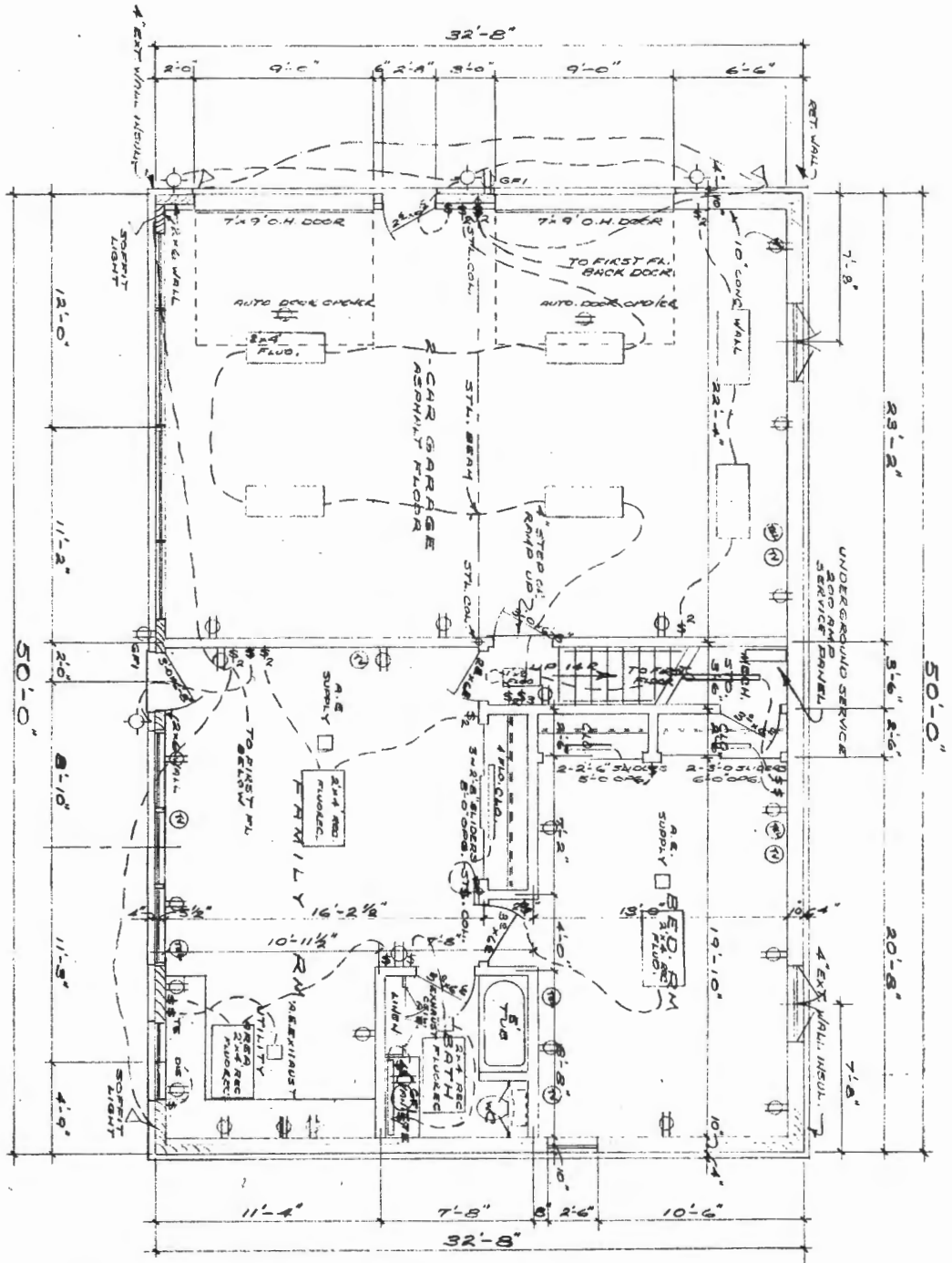
ZOLOV SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME	
DATE: 2-11-84	DESIGNED BY: R.E.S.
WEST ELEVATION	
514. 738. 14	34-101



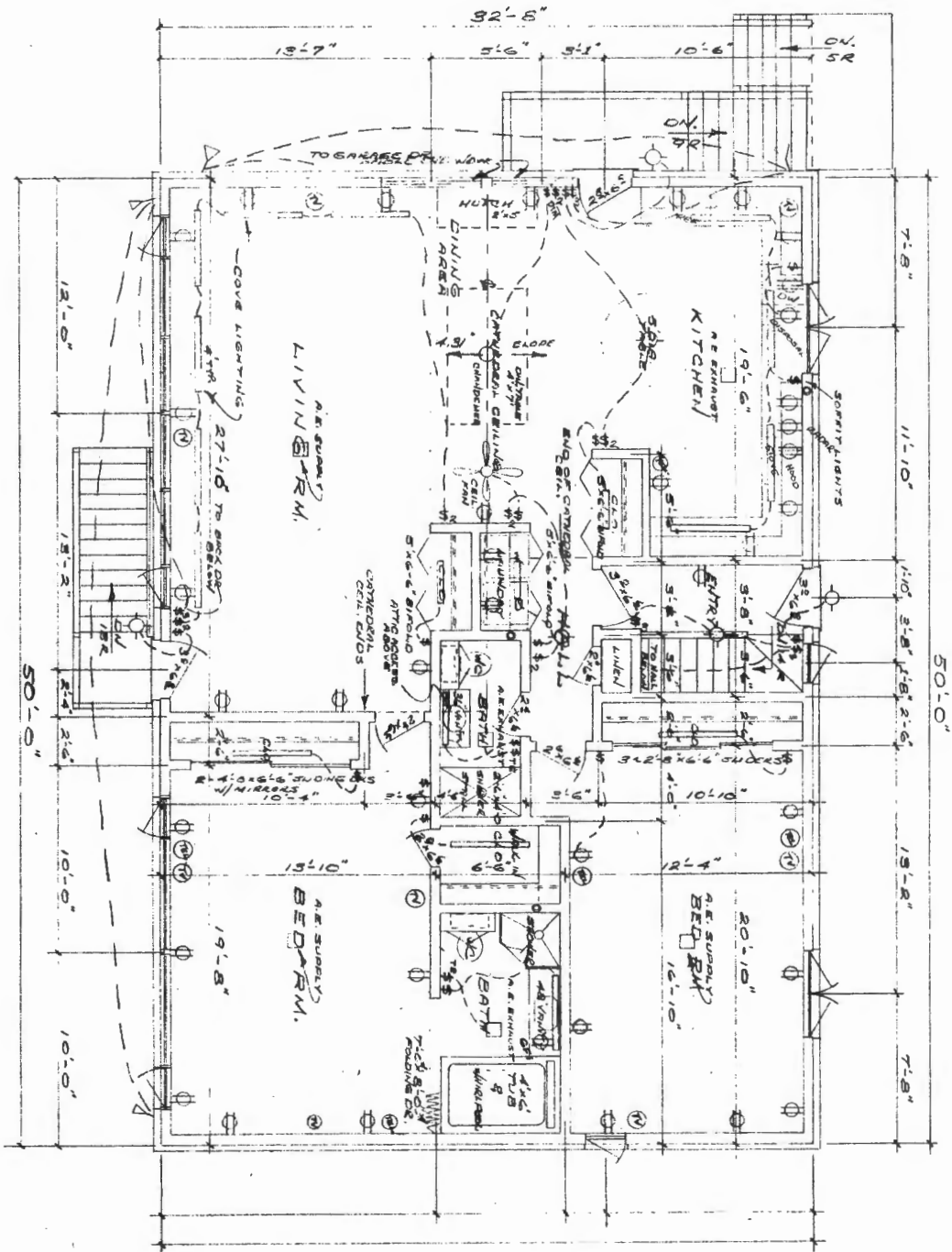
TYP. SECT. THRU KIT. & LIVING RM.
SCALE: 1/2" = 1'-0"

ZOLOV-SEVIGNY HOME PHIPPS RD. PORTLAND, ME.		
SCALE AS NOTED	APPROVED BY	DRAWN BY RRS
DATE 2-15-84	REVISION	
TYP. SECT. THRU HOUSE		
54.809 14	DRAWING NUMBER	84-101

GROUND ELECTRICAL FLOOR PLAN
SCALE: 1/4" = 1'-0"

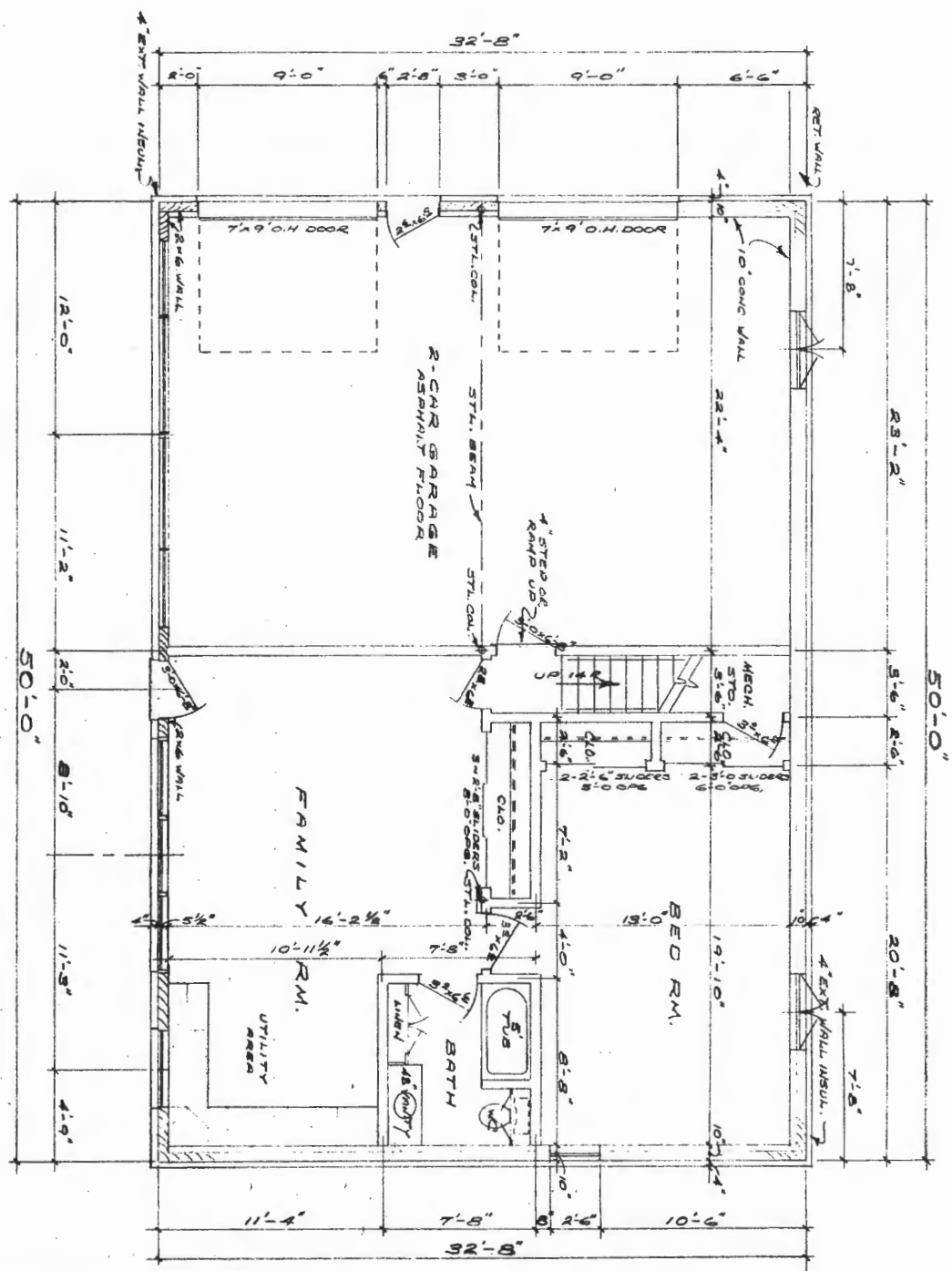


NOLOV SEVIGNY HOME PHIBBS RD. PORTLAND, ME
DATE: 1-18-54
BY: RRS
GR. ELECT. FLOOR PLAN
SH. 9 OF 14



F.F. ELECTRICAL FLOOR PLAN
 SCALE: 1/8" = 1'-0"

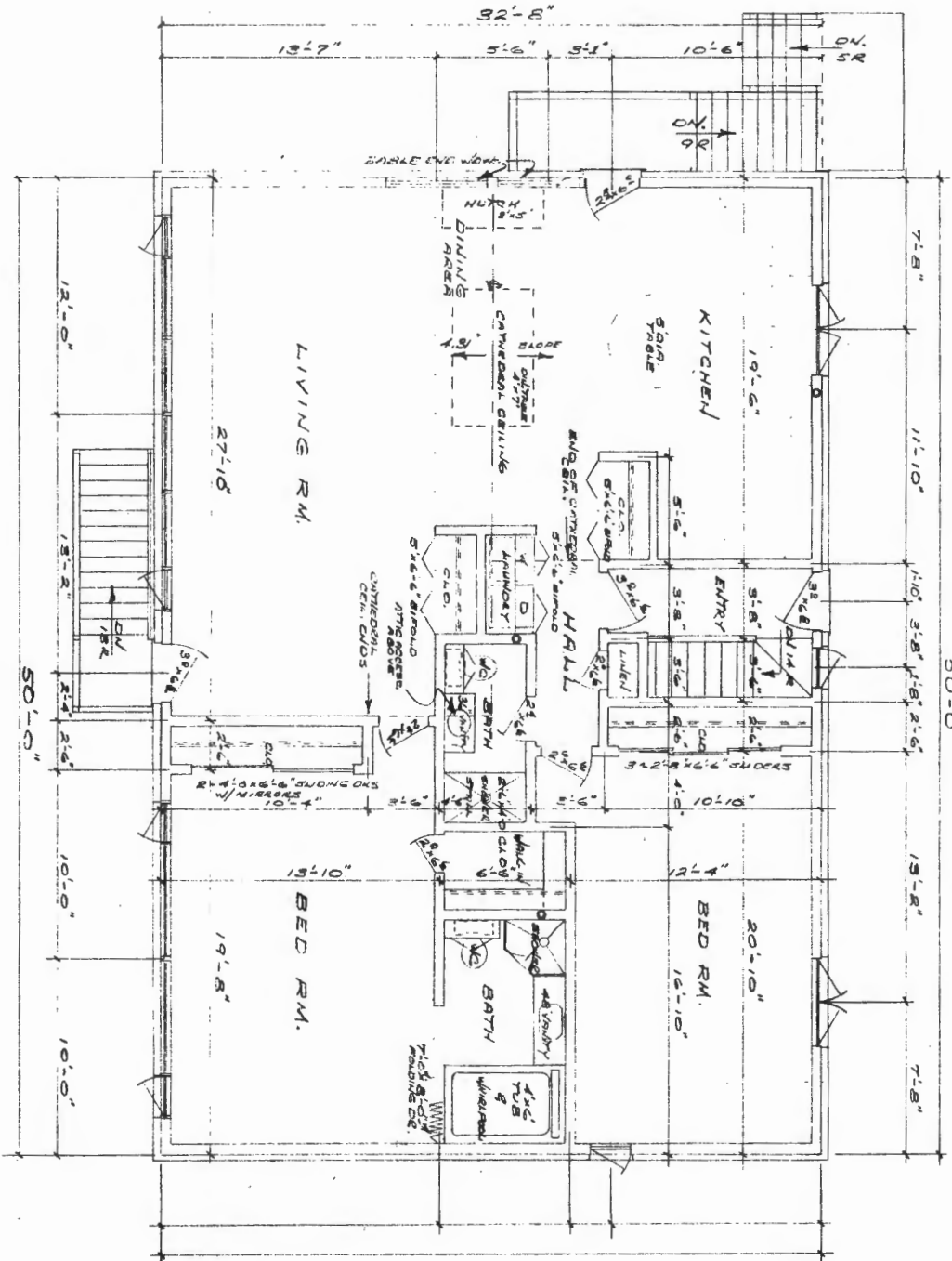
ZOLOV - SEVIGNY HOME PHIPPS RD. PORTLAND, ME.	
DATE: 2-14-84 DRAWN BY: KRS	CHECKED BY: KRS
F.F. ELECTRICAL FLOOR PLAN	
SHEET 14 OF 14 SH.100E 14	84-101



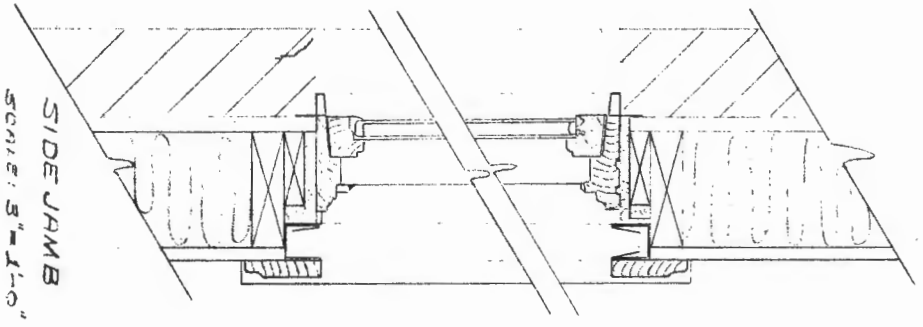
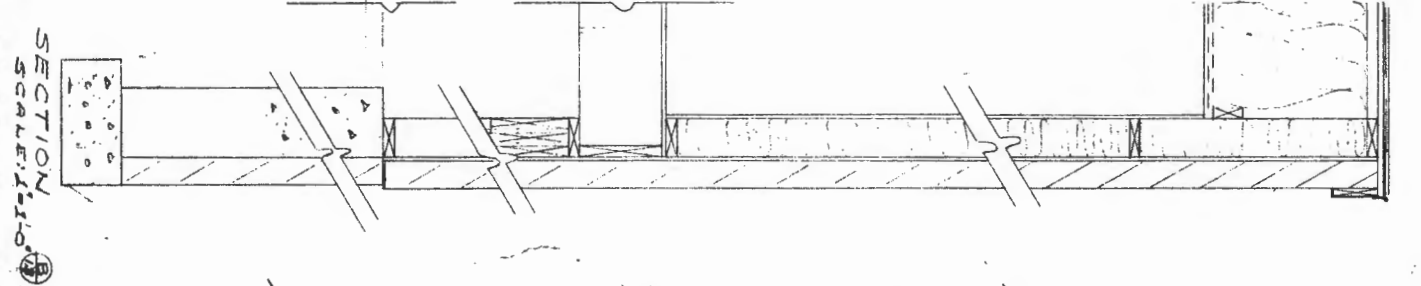
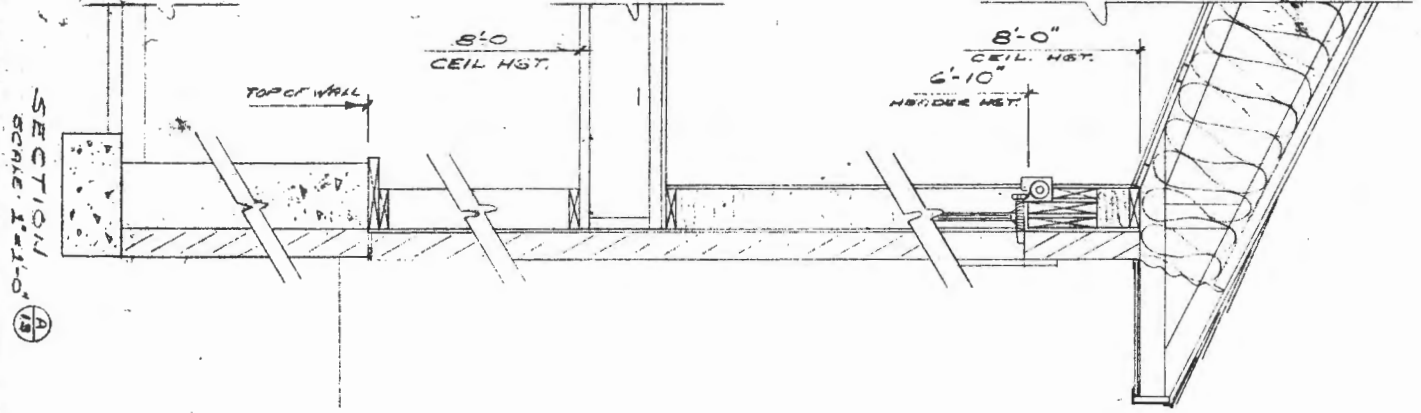
MECHANICAL GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

ZOLOV SEVIGNY HOME	
PHIPPS RD. PORTLAND, ME	
DATE: 2-13-64	DESIGNED BY: R.E.S.
MECH. GROUND FLOOR PLAN	
SH. 77 OF 14	54-101

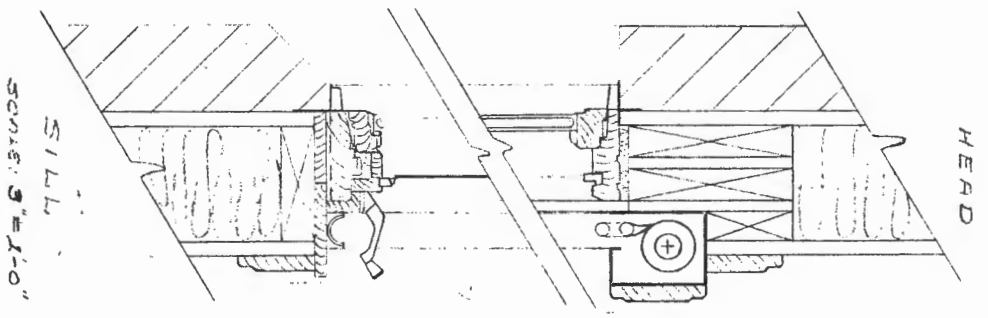
MECHANICAL FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



ZOLOV-SEVIGNY HOME PHIPPS RD. PORTLAND, ME.	
DATE: 2-17-64	PROJECTED BY: RKS
MECH. F. FLOOR PLAN	
SH120F14	84-101

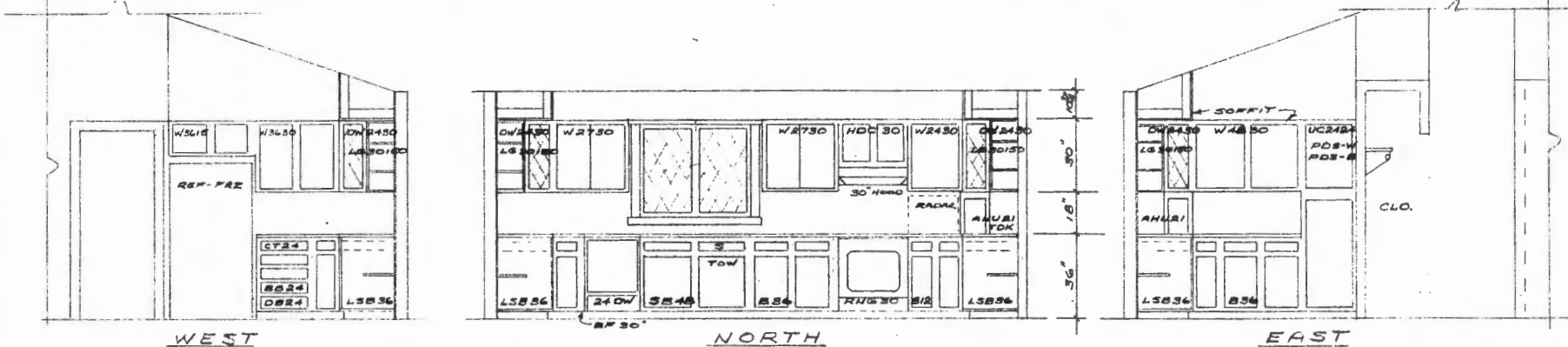


SIDE JAMB



HEAD

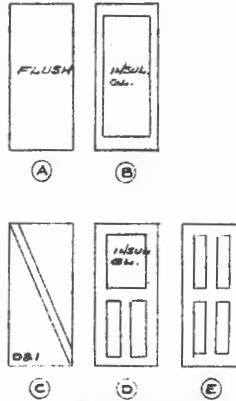
ZOLOV SEVIGUY HOME	
PHIBBS RD. PORTLAND ME	
DATE: 5-16-54	DESIGNED BY: R.S.T.
SECTION DETAILS	
54.78 OF 14	54-101



KITCHEN ELEVATIONS
SCALE: 3/8" = 1'-0"

DOOR SCHEDULE

NO.	SIZE	TYPE	MATERIAL	HARDWARE	REMARKS
1	3'-0" x 6'-8"	B	MT'L.	LOCK/ DEADBOLT	INSUL. DOUBLE GLAZ.
2	2'-6" x 6'-8"	D	MT'L.	LOCK/ DEADBOLT	INSUL. DOUBLE GLAZED
3	3'-0" x 6'-8"	A	MT'L.	LOCK/ DEADBOLT	INSUL. DOUBLE GLAZED
2A	7'-0" x 9'-0"	GNR.	(R)	LOCK-	AUTO. OPERATOR
4	2'-8" x 6'-8"	E	WD.	LOCK	SOLID
5	3'-0" x 6'-6"	E	WD	PRIVACY	PANELED
6	3'-0" x 6'-6"	E	WD	"	"
7	(3) 2'-8" x 6'-6"	E	WD	SLIDER	"
8	(2) 1'-6" x 6'-6"	E	WD	CAB.	"
9	(2) 2'-6" x 6'-6"	E	WD	SLIDER	"
10	(2) 3'-0" x 6'-6"	E	WD	SLIDER	"
11	3'-0" x 6'-0"	A	WD	PASSAGE	HOLLOW CORE
12	3'-0" x 6'-8"	B	MT'L.	LOCK/ DEADBOLT	INSUL. DOUBLE GLAZED
13	(2) 4'-0" x 6'-8"	A	WD	SLIDER	MIRROR DOORS
14	2'-6" x 6'-6"	E	WD	PASSAGE W/KEY	PANELED
15	2'-0" x 6'-6"	E	WD	PASSAGE	"
16	7'-0" x 8'-0"	FLD.	WD/ VINYL	FOLDING	VINYL
17	2'-4" x 6'-6"	E	WD	PRIVACY	PANELED
18	2'-6" x 6'-6"	E	WD	"	"
19	(3) 2'-8" x 6'-6"	E	WD	SLIDER	"
20	3'-0" x 6'-6"	E	WD	LOCK/ DEADBOLT	"
21	5'-0" x 6'-6"	E	WD	(3) BIFOLD	"
22	3'-0" x 6'-8"	C	MT'L.	LOCK/ DEADBOLT	MT'L. INSULATED STAINLESS. PASTURE
23	2'-8" x 6'-8"	D	MT'L.	"	"



WINDOW SCHEDULE *

NO.	ROUGH OPENING	UNIT NO.	TYPE	FIN.	REMARKS	QT
A	2'-0" x 6'-0"		FIXED	WHITE/VINYL	DOUBLE GLAZED	2
B	2'-0" x 4'-0"		AWNING	"	"	2
C	5'-6" x 4'-0"		FIXED	"	"	3
D	3'-0" x 4'-0"		CASEM'T	"	"	1
E	3'-0" x 2'-6"		AWNING	"	"	1
F	2'-6" x 4'-0"		CASEM'T	"	"	2
G	6'-0" x 4'-0"		FIXED	"	"	4
H	6'-0" x 2'-0"		CASEM'T	"	"	2
J	3'-6" x 6'-6"		FIXED	"	"	2
K	3'-6" x 2'-0"		CASEM'T	"	"	3
L	3'-0" x 4'-0"		"	"	"	2
M	3'-0" x 2'-0"	OMIT	"	"	"	1
N	3'-0" x 5'-0"		FIXED	"	"	2

* SEE TYPICAL WINDOW DETAILS SH. 13.

ZCLOV-SEVIGNY HOME
PHIPPS RD. PORTLAND, ME

SCALE: AS NOTED APPROVED BY: DRAWN BY: RRS
DATE: 2-15-84 REVISED:

INTERIOR DETAILS
SH. 14 OF 14 DRAWING NUMBER: 84-101