

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

| | | |
|-----------------------|--|----------------------|
| Permit No: 05-0310 | Issue Date: PERMIT ISSUED APR 28 2005 | GBL#: 407 J001001 |
|-----------------------|--|----------------------|

| | | | |
|---|---------------------------------|---------------------------------------|--------------------|
| Location of Construction: 68 Maine Ave | Owner Name: Doughty Sylvanus | Owner Address: 68 Maine Ave | Phone: 797-4240 |
| Business Name: | Contractor Name: Applicant | Contractor Address: Portland | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Additions - Dwellings | Zone: R3 |

| | | | | |
|---|---|---|---|--------------------|
| Past Use: Single Family Home | Proposed Use: Single Family Home/ Home Occupation & addition, renovations to existing home | Permit Fee: \$1,566.00 | Cost of Work: \$150,000.00 | CEO District: 4 |
| Proposed Project Description: Home Occupation & addition, renovations to existing home | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: AMB 4/26/05 | |
| | | 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: Idobson | Date Applied For: 03/24/2005 | 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: 8/19/05 | 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 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 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 |
|--|---------------|----------------|

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: 68 MAINE AVENUE | | |
| Total Square Footage of Proposed Structure 1,300 new + 1,000 exist remodel | Square Footage of Lot 11,500 | |
| Tax Assessor's Chart, Block & Lot Chart# 407 Block# J001001 Lot# | Owner: Sylvanus Doughty | Telephone: 797 4240 |
| Lessee/Buyer's Name (If Applicable) N/A | Applicant name, address & telephone: Sylvanus Doughty 68 Maine Ave 797 4240 | Cost Of Work: \$ 150,000 est. Fee: \$ |
| Current use: <u>residential</u> | | |
| If the location is currently vacant, what was prior use: <u>N/A</u> | | |
| Approximately how long has it been vacant: <u>N/A</u> | | |
| Proposed use: <u>Residential</u> <i>what is new isn't clear on plans</i> | | |
| Project description: <u>Addition and renovations to existing house</u> | | |
| Contractor's name, address & telephone: <u>self contracted</u> | | |
| Who should we contact when the permit is ready: <u>Sylvanus Doughty</u> | | |
| Mailing address: | | |
| 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: 797 4240 | | |

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 24 2005
RECEIVED

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
MAR 24 2005
RECEIVED

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: *[Signature]* Date: 23 March 2005

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

Big Addition

68 Maine Ave #05-0310

CBCL: 407-J-001

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|--|---|--------------------------|
| Soil type/Presumptive Load Value (Table R401.4.1) | Component | Plan Reviewer |
| STRUCTURAL | Footings Dimensions/Depth (Table R403.1 & R403.1(1)), (Section R403.1 & R403.1.4.1) | Inspection/Date/Findings |
| Foundation Drainage Damp proofing (Section R405 & R406) | 12" x 2' | 10" wall / 8" Frost |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | Damp, filter, drain | lots of windows |
| Anchor Bolts/Straps (Section R403.1.6) | 4' o.c. | OK |
| Lally Column Type (Section R407) | 4" lally on 10" x 36" footing | LVL's |
| Girder & Header Spans (Table R 502.5(2)) | 2x PT | Stamped Eng |
| Built-Up Wood Center Girder Dimension/Type | 2x 10 16" o.c. | OK |
| Sill/Band Joist Type & Dimensions | 2x 10 16" o.c. | OK |
| First Floor Joist Species | 2x 10 16" o.c. | OK |
| Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x 8 12" o.c. | OK |
| Second Floor Joist Species | 2x 10 16" o.c. | OK |
| Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | | |

| | | | |
|--|---|--------------------------------|----------------|
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | Eng. Roof / Attic trusses 16" g.c. 2x10 Gambrel 16" o.c. | OK | |
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) | 6:12 | OK | |
| Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | Garage - Attic Trusses | OK | |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 1" + 1/2" G, 5/8" ext. ply, ? | OK | eng |
| Fastener Schedule (Table R602.3(1) & (2)) | | OK | |
| Private Garage (Section R309) | | | |
| Living Space? (Attic or beside) | | OK | OK |
| Fire separation (Section R309.2) | | | |
| Opening Protection (Section R309.1) | 1 m door | OK | |
| Emergency Escape and Rescue Openings (Section R310) | 30 yk / basement door CR135 | OK | |
| Roof Covering (Chapter 9) | ? FR Shingles | condition | OK |
| Safety Glazing (Section R308) | N/A | OK | |
| Attic Access (Section R807) | ? Existing | OK | Existing |
| Chimney Clearances/Fire blocking (Chapter 10) | ? | 2" Clearances Fire blocking | 4 1/2" / 5" OK |

| | | |
|--|--|------------------------------|
| Header Schedule (Section R502.5(1) & (2)) | LVL's | Stamped OK |
| Type of Heating System | Existing | OK |
| Means of Egress (Sec R311 & R312) Basement | OK - well window | OK |
| Number of Stairways | 3 bulkhead | OK |
| Interior | 2 | |
| Exterior | 7 1/2 10" | |
| Treads and Risers (Section R311.5.3) | | |
| Width (Section R311.5.1) | N/A | |
| Headroom (Section R311.5.2) | | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | 42" swappable 4" splice | OK |
| Smoke Detectors (Section R313) Location and type/Interconnected | ? | Per owner 4/26/05 to code OK |
| Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207) | N/A | OK |
| Deck Construction (Section R502.2.1) | 2x8 PT 3-2x10 Girders 2x8 ledgers 1/2" lags @ 32" O.C. | OK |

See Chimney Summary Checklist

2x8 rafters 16" O.C. LVL headers

Applicant: Sylvanus Doughty
Address: 68 Main Ave

Date: 4/11/05
C-B-L: 407-J-001

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev. #05-0310

Zone Location - R3

Interior or corner lot - of Ohio

Proposed Use/Work - Additions to Altman
And Add home occupation for Architects of fee

Sevage Disposal - City
2000 sq ft - 1 office
owner 4/19/05

Lot Street Frontage - 50' - 100'

Front Yard - 25' min - 25' shown

Rear Yard - 25' min - 30' shown

Side Yard - 14' min - 20' shown

Side Yard on side - 20' min - 20.75' shown

Projections - front stairs project into front yard 3x9 ok per 14-425 - 12" Roof overhang ok per 14-425

Width of Lot - 65' min - 100' shown

Height - 35' max - 26.5' to ridge scaled

Lot Area - 11500 sq ft per assessors 6,500 sq ft min

Lot Coverage/ Impervious Surface - 35% max or 4025 sq ft max

Area per Family - 6,500 sq ft

Off-street Parking - 2 Reg - 2 car garage shown

Loading Bays - N/A

Site Plan - N/A single fam

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

3x9 = 3.27
6x32 = 192
3.33x9.5 = 31.635
24.5x28 = 686.00
24.5x25 = 612.500
8x28 = 224.000
3.25x5.75 = 18.688

221.50 sq ft home occ. all one floor x 25% = 447.96 sq ft
1791.823 sq ft

Sylvanus Doughty, Architect

68 Maine Avenue Portland Maine 04103 • tel & fax (207) 797 4240 • e-mail volute@gwt.net

23 March 2005

Marge Schmuckal
Zoning Administrator
Dept. of Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

Re: Home Occupation

Dear Ms. Schmuckal,

I am requesting a permit to allow me the use of part of my residence at 68 Maine Avenue for a home occupation. I intend to build an addition on the house, with a portion of the existing residence used for the home occupation. I would like to use a portion of the residence to conduct my architectural practice, an acceptable home occupation listed at Section 14-410 (b) 3, of the Portland Code of Ordinances. The following is an explanation of how my home occupation meets the criteria listed under 14-410 (a):

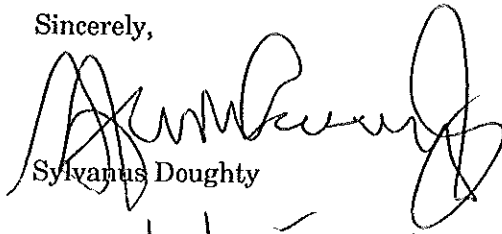
yes permit

2 offices shown? ok - see below

1. The home occupation will occupy 205 S.F. (8.5%) of the total renovated house floor area.
2. No goods will be stored, displayed or be visible from outside the residence.
3. Storage of office materials is included in the 205 S.F. *221.50^{sq} see below*
4. There may be a non-illuminated maximum 2 S.F. sign attached to the exterior of the house. *- requires A separate permit*
5. No exterior alterations are necessary expressly for the home occupation.
6. One additional parking space for visitors, not located within the front yard, is provided.
7. No objectionable effects will result from the home occupation.
8. There may be no more than one additional person working in the home occupation.
9. There will be no traffic generated greater than that expected in the neighborhood.
10. No vehicles will be stored in connection with the home occupation.

This home occupation is a secondary use of this property. There will be minimal or no external impact on the neighborhood from this occupation. Attached are a floor plan indicating the space to be used and site plan indicating parking for this home occupation. Thank you for your attention and consideration.

Sincerely,


Sylvanus Doughty

4/19/05
Just one home occupation with 2 rooms 212 lined

211,
 $1.75 \times 7.5' = 13.125$
 $8 \times 13.5 = 108.000$
 $8.25 \times 11' = 90.750$
 $1.75 \times 5.5 = 9.625$
 of Home 221.500^{sq}
 occ



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

R3
3/23
130

| | |
|---------------|---|
| Card Number | 1 of 1 |
| Parcel ID | 407 J001001 |
| Location | 68 MAINE AVE |
| Land Use | SINGLE FAMILY |
| Owner Address | DOUGHTY SYLVANUS 68 MAINE AVE PORTLAND ME 04103 |
| Book/Page | 16874/159 |
| Legal | 407-J-1-2 408-C-3-4 MAINE AVE 66-74 OHIO ST 1-? 11500 SF |

Valuation Information

| | | |
|----------|----------|----------|
| Land | Building | Total |
| \$35,180 | \$53,130 | \$88,310 |

Property Information

| | | | | | | |
|--------------------|--------------------|-------------------|------------------|----------------------|------------------|--|
| Year Built 1929 | Style Old Style | Story Height 2 | Sq. Ft. 1076 | Total Acres 0.264 | | |
| Bedrooms 3 | Full Baths 1 | Half Baths | Total Rooms 5 | Attic None | Basement Full | |

Outbuildings

| | | | | | |
|----------------------|---------------|--------------------|---------------|------------|----------------|
| Type GARAGE-WD/CB | Quantity 1 | Year Built 1929 | Size 14X22 | Grade C | Condition F |
|----------------------|---------------|--------------------|---------------|------------|----------------|

Sales Information

| | | | |
|--------------------|-----------------------|--------------------|------------------------|
| Date 10/23/2001 | Type LAND + BLDING | Price \$122,000 | Book/Page 16874-159 |
|--------------------|-----------------------|--------------------|------------------------|

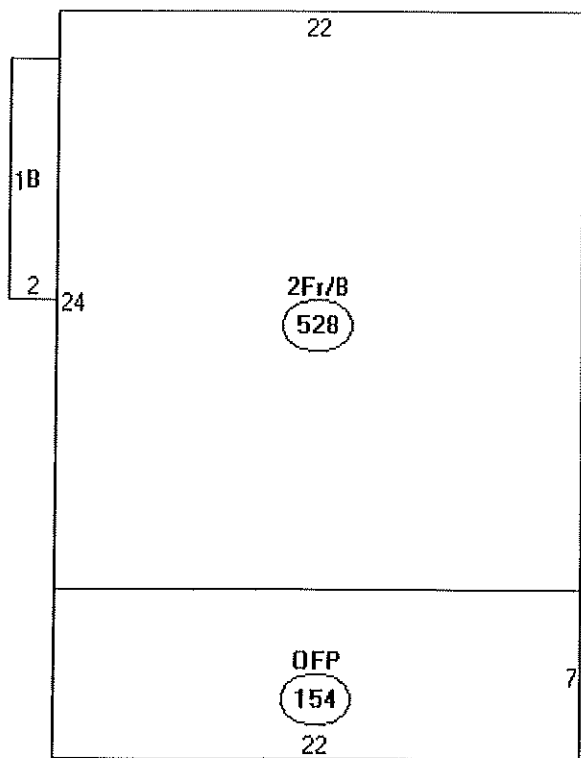
Picture and Sketch

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

[Click here](#) to view Tax Roll Information.

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

New Search!



Descriptor/Area

- A: 2Fr/B
528 sqft
- B: FBAY
20 sqft
- C: OFF
154 sqft

702
308 Garage

1,010 SF

11,500
35%

4,025

City of Portland, Maine - Building or Use Permit

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

| | | |
|--------------------|------------------------------|------------------|
| Permit No: 05-0310 | Date Applied For: 03/24/2005 | CBL: 407 1001001 |
|--------------------|------------------------------|------------------|

| | | |
|---|--|--|
| Location of Construction: 68 Maine Ave Doughty Sylvanus Owner Name: | 68 Maine Ave Contractor Address: Portland Contractor Name: Applicant | Owner Address: 68 Maine Ave Contractor Address: Portland Permit Type: Additions - Dwellings |
| Business Name: 68 Maine Ave Doughty Sylvanus Contractor Name: Applicant | Contractor Name: Applicant | Permit Type: Additions - Dwellings |
| Lessee/Buyer's Name | Phone: | |

| | |
|---|---|
| Proposed Use: Single Family Home/ Home Occupation & addition, renovations to existing home | Proposed Project Description: Home Occupation & addition, renovations to existing home |
|---|---|

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schumackal Approval Date: 04/19/2005
 Note: 4/19/05 - foundation plans show new and existing area - only one home occ with 2 rooms - the patios will be OK to Issue:

- 1) During its existence, all aspects of the Home Occupations criteria, Section 14-410, shall be maintained.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) This property shall remain a single family dwelling with one home occupation for an architects office with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
- 5) Separate permits shall be required for any new signage using the home occupation guidelines
- 6) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanne Bourke Approval Date: 04/26/2005
 Note: 4/26/05 spoke w/ Stephanie D. To confirm review items, conditions on permit, ok to issue Ok to Issue:

- 1) Prior to installing any roofing material, code compliant product information must be submitted to this office, and a label verifying the product must be given to the inspector when available
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 3) As discussed, hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, on every level, and in a common area.
- 4) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 5) Separate permits are required for any electrical, plumbing, or heating.

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 initialzing 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.

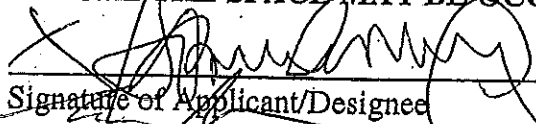
A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

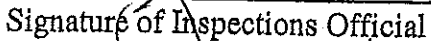
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

29 APR 05
Date


Signature of Inspections Official

4/29/05
Date

CBL: 1107 J001 Building Permit #: 050310

ELECTRICAL PERMIT

City of Portland, Me.

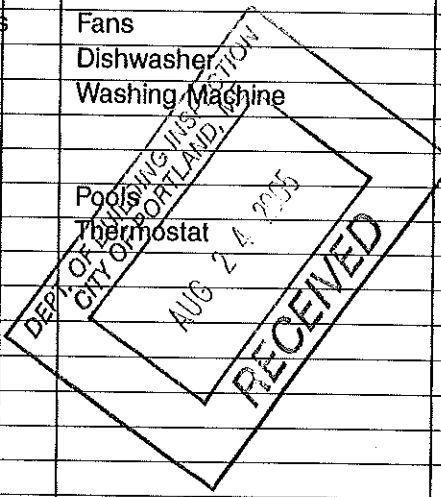


To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 8.24.05
 Permit # 2605-4777
 CBL# 407-J-1

LOCATION: 68 Main Ave METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Doughty
 TENANT _____ PHONE # _____

| | | | | | TOTAL EACH FEE | | | |
|------------------------------|-------------------|------------------|---------------|---------------|----------------|------------------|------------|-------|
| OUTLETS | 40 | Receptacles | 10 | Switches | 6 | Smoke Detector | .20 | |
| FIXTURES | 5 | Incandescent | | Fluorescent | | Strips | .20 | |
| SERVICES | | Overhead | | Underground | | TTL AMPS <800 | 15.00 | |
| | | Overhead | | Underground | | >800 | 25.00 | |
| Temporary Service | | Overhead | | Underground | | TTL AMPS | 25.00 | |
| | | | | | | | 25.00 | |
| METERS | | (number of) | | | | | 1.00 | |
| MOTORS | | (number of) | | | | | 2.00 | |
| RESID/COM | | Electric units | | | | | 1.00 | |
| HEATING | | oil/gas units | | Interior | | Exterior | 5.00 | |
| | | | | | | | | |
| APPLIANCES | | Ranges | | Cook Tops | | Wall Ovens | 2.00 | |
| | | Insta-Hot | | Water heaters | | Fans | 2.00 | |
| | | Dryers | | Disposals | | Dishwasher | 2.00 | |
| | | Compactors | | Spa | | Washing Machine | 2.00 | |
| | | Others (denote) | | | | | 2.00 | |
| | MISC. (number of) | | Air Cond/win | | | | Pools | 3.00 |
| | | | Air Cond/cent | | | | Thermostat | 10.00 |
| | | | HVAC | | EMS | | | 5.00 |
| | | Signs | | | | | 10.00 | |
| | | Alarms/res | | | | | 5.00 | |
| | | Alarms/com | | | | | 15.00 | |
| | | Heavy Duty(CRKT) | | | | | 2.00 | |
| | | Circus/Carnv | | | | | 25.00 | |
| | | Alterations | | | | | 5.00 | |
| | | Fire Repairs | | | | | 15.00 | |
| | E Lights | | | | | 1.00 | | |
| | E Generators | | | | | 20.00 | | |
| PANELS | | Service | | Remote | | Main | 4.00 | |
| TRANSFORMER | | 0-25 Kva | | | | | 5.00 | |
| | | 25-200 Kva | | | | | 8.00 | |
| | | Over 200 Kva | | | | | 10.00 | |
| | | | | | | TOTAL AMOUNT DUE | | |
| MINIMUM FEE/COMMERCIAL 45.00 | | | | | | MINIMUM FEE | 35.00 | |



CONTRACTORS NAME Greg Gould Elect MASTER LIC. # 15333
 ADDRESS 13 Park Pl Port LIMITED LIC. # _____
 TELEPHONE 7972773 8380879

SIGNATURE OF CONTRACTOR Greg Gould

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

This is to certify that Doughty Sylvanus / Applicant

has permission to Home Occupation & additional renovation to exist home

At 68 Maine Ave

407 1001001

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.

OTHER REQUIRED APPROVALS

Fire Dept.

Health Dept.

Appeal Board

Other

Department Name

PENALTY FOR REMOVING THIS CARD

Director - Building & Inspection Services

James Fowle 4/26/05

Notification inspection must be given and written permit procured before this building or structure is occupied or closed-in. A NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

CITY OF PORTLAND

APR 28 2005

Permit Number: 050310

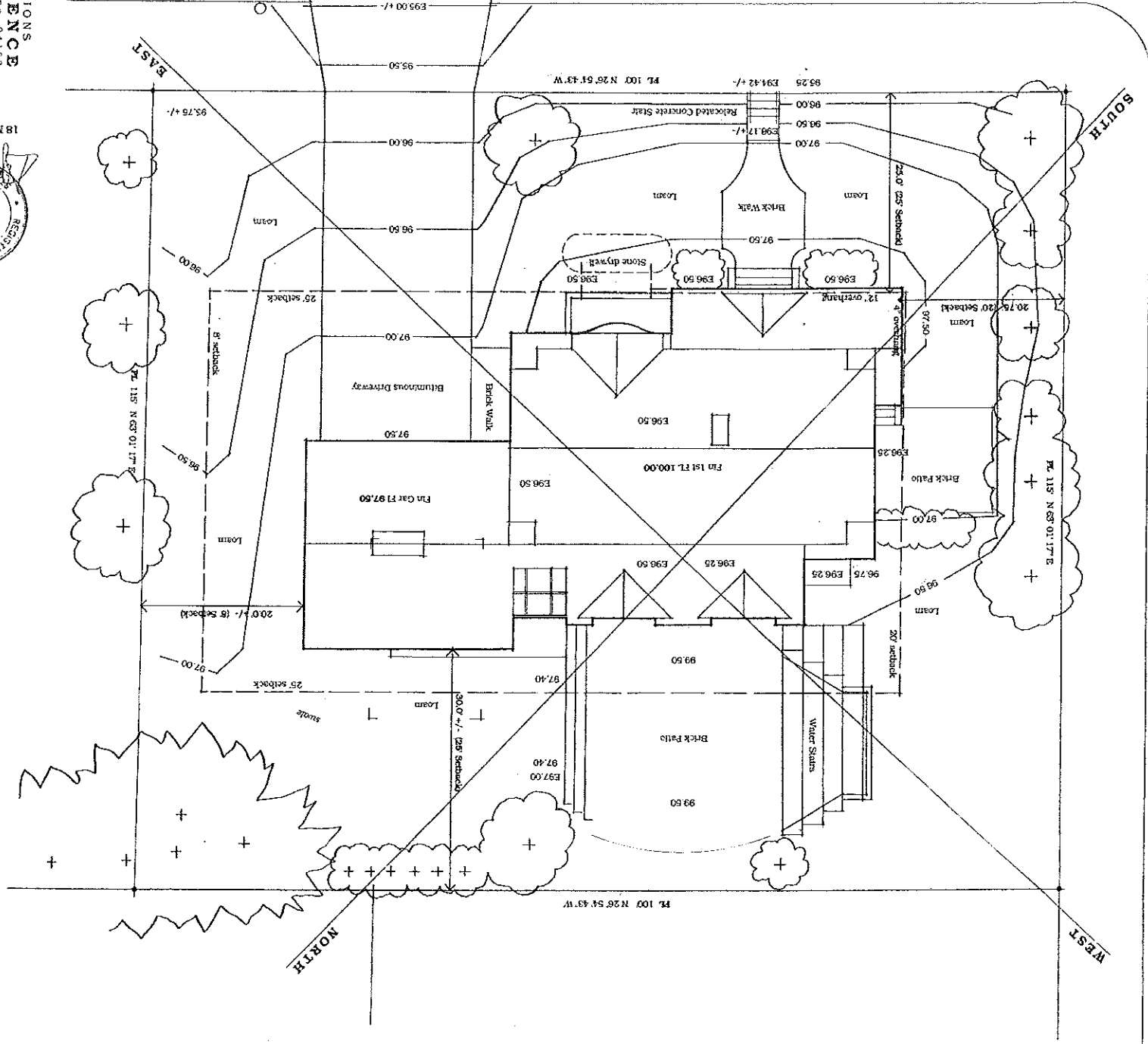
PERMIT ISSUED

DRAWING SCHEDULE

| | | |
|-----|-------------------------|--------------|
| P 1 | Basement Elect Plan | Construction |
| P 2 | Basement Mech Plan | Construction |
| P 3 | First Fir Elect Plan | |
| P 4 | Second Fir Elect Plan | |
| A 1 | First Fir Plan | |
| A 2 | Second Fir Plan | |
| A 3 | SE Elev, SW Elev | |
| A 4 | NE Elev, NW Elev | |
| S 1 | Sections & Details | |
| S 2 | Foundation Plan | |
| S 3 | First Fir Framing Plan | |
| S 4 | Second Fir Framing Plan | |
| R 1 | Basement Elect Plan | |
| R 2 | First Fir Elect Plan | |
| R 3 | Second Fir Elect Plan | |
| M 1 | Basement Mech Plan | |
| M 2 | First Fir Mech Plan | |
| M 3 | Second Fir Mech Plan | |

69 MAINE AVENUE

| | |
|-----------------------|------------------|
| Chart/Block/Lot | 407 J001001 |
| Zone | R-3 Residential |
| Lot Size | 115 x 100 |
| Lot Area | 11,500 Sq Ft |
| Proposed | 2,270 Sq Ft |
| Req'd | |
| Lot Width | min 50 Ft 115 Ft |
| Front Yard | min 25 Ft 25 Ft |
| Rear Yard | min 25 Ft 31 Ft |
| Side Yard | min 8 Ft 20 Ft |
| Side Yard side street | min 20 Ft 20 Ft |
| Lot Coverage | max 25 % 19.7 % |
| Build Height | max 35 Ft 20 Ft |



SITE & GRADING PLAN

SCALE 1/8" = 1'-0"

RECEIVED
MAR 24 2005
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

ADDITIONAL RENOVATIONS
DOUGHTY RESIDENCE
 69 Main Avenue Portland, Maine 04103

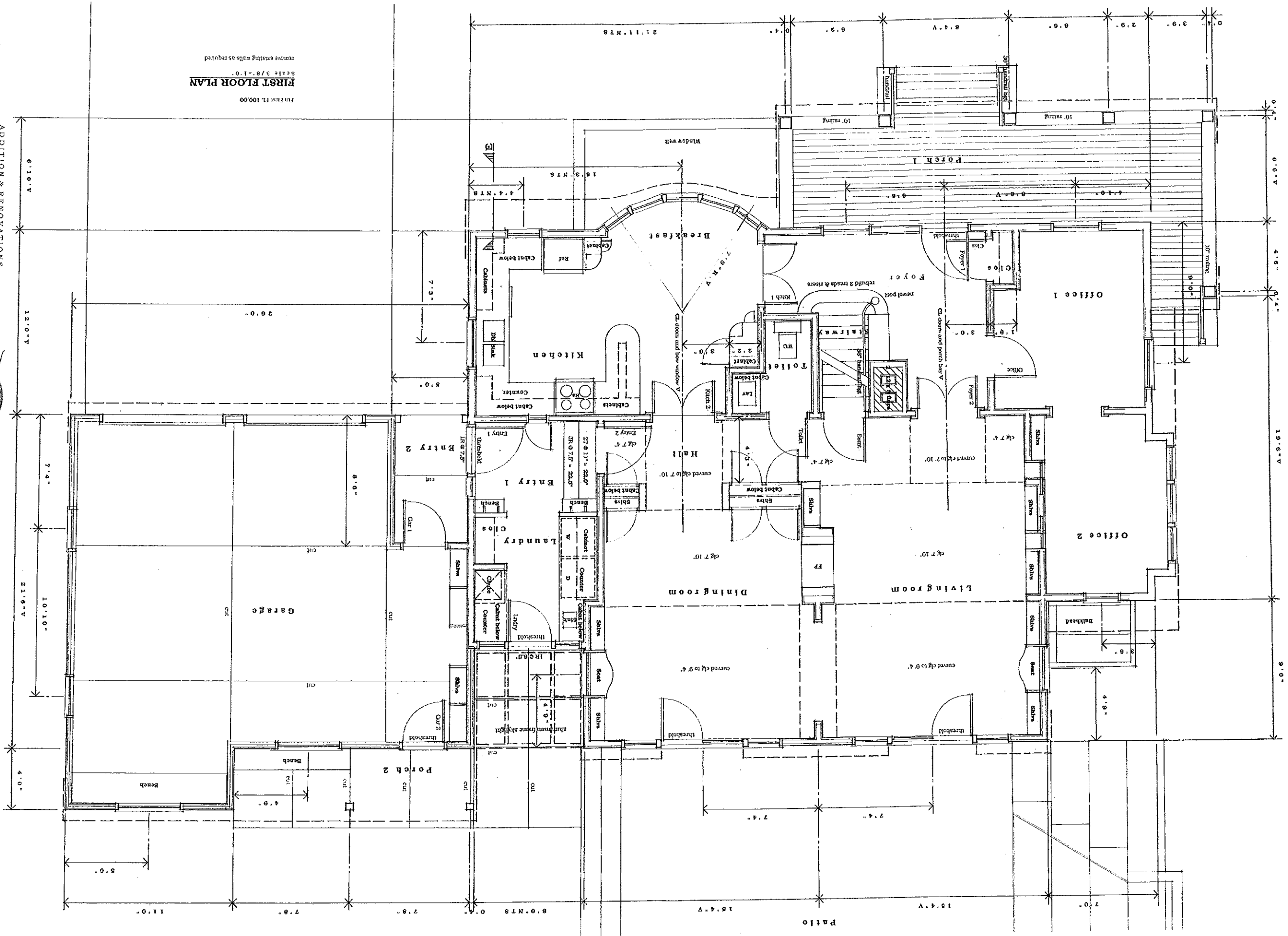
SYLVANUS DOUGHTY - ARCHITECT
 67 Washington Street Portland, Maine 04103
 Office: (207) 751-1258 e-mail: svd@svdarch.com



18 Mar 2005

L1

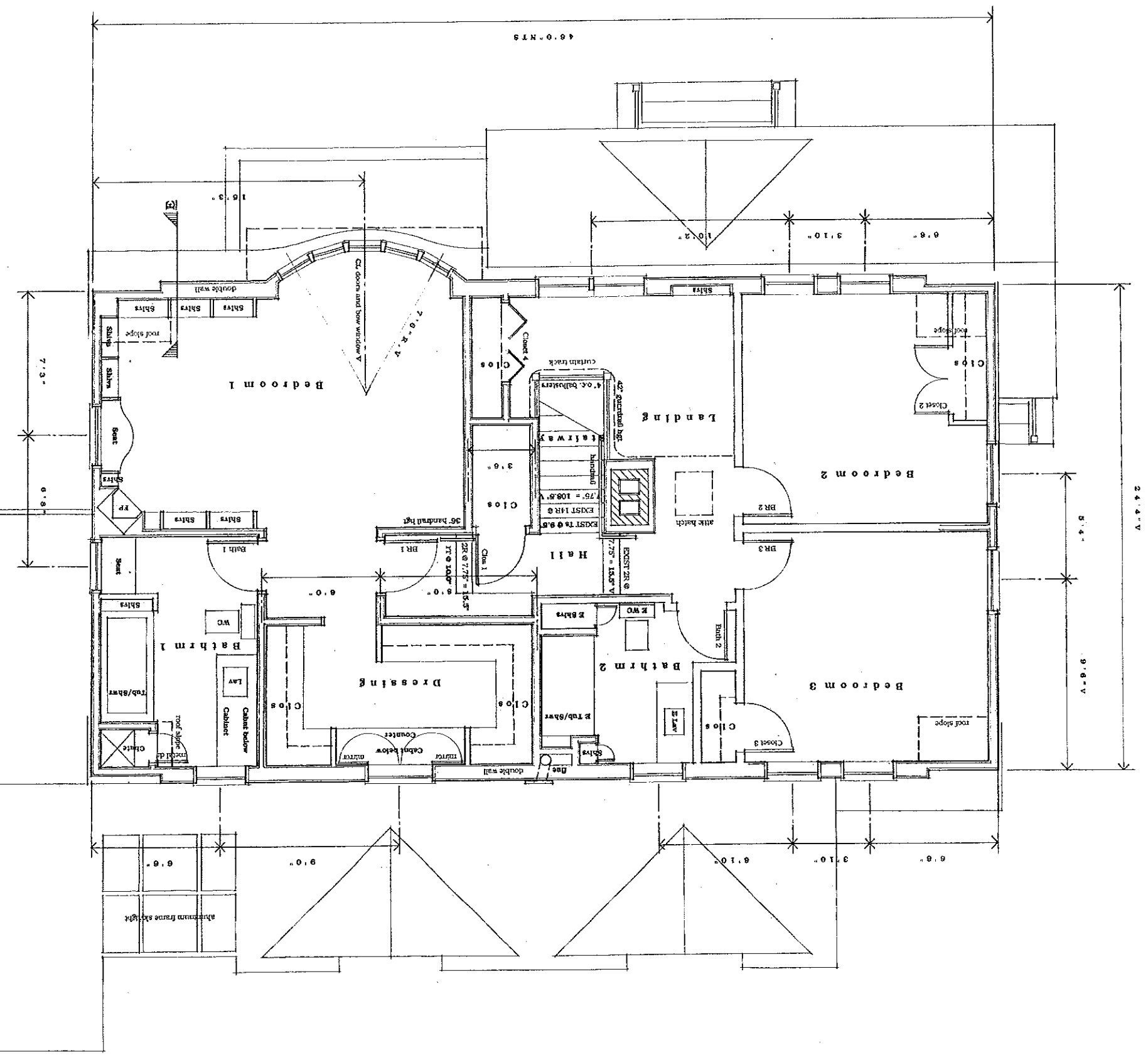
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FIRST FLOOR PLAN
 Scale 3/8" = 1'-0"
 Remove existing walls as required

A1
 ADDITION & RENOVATIONS
DOUGHTY RESIDENCE
 68 Maine Avenue Portland Maine 04103
 SYLVANUS DOUGHTY - ARCHITECT
 68 WING ACADEMY, PORTLAND, MAINE 04103
 OFFICE: (207) 763-1348 • MAIL: VDOUGHTY@A1ARCH.COM
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 18 Mar 2005





SECOND FLOOR PLAN
 Scale 3/8" = 1'-0"
 Fin Sec. FL 109.0834 V
 remove existing walls as required

WINDOW SCHEDULE
 Anderson Windows & Doors

| Room | Window ID | Description |
|--------------|-----------|-------------|
| FIRST FLOOR | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |
| SECOND FLOOR | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |
| BASEMENT | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |
| GARAGE | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |

DOOR SCHEDULE
 Bienco Doors or Approved Equal

| Room | Door ID | Description |
|--------------|----------|-------------|
| FIRST FLOOR | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |
| SECOND FLOOR | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |
| BASEMENT | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |
| GARAGE | BR 1 | BR 1 |
| | BR 2 | BR 2 |
| | BR 3 | BR 3 |
| | Bath 1 | Bath 1 |
| | Bath 2 | Bath 2 |
| | Dressing | Dressing |
| | Hall | Hall |
| | Landing | Landing |
| | DR patio | DR patio |
| | DR patio | DR patio |

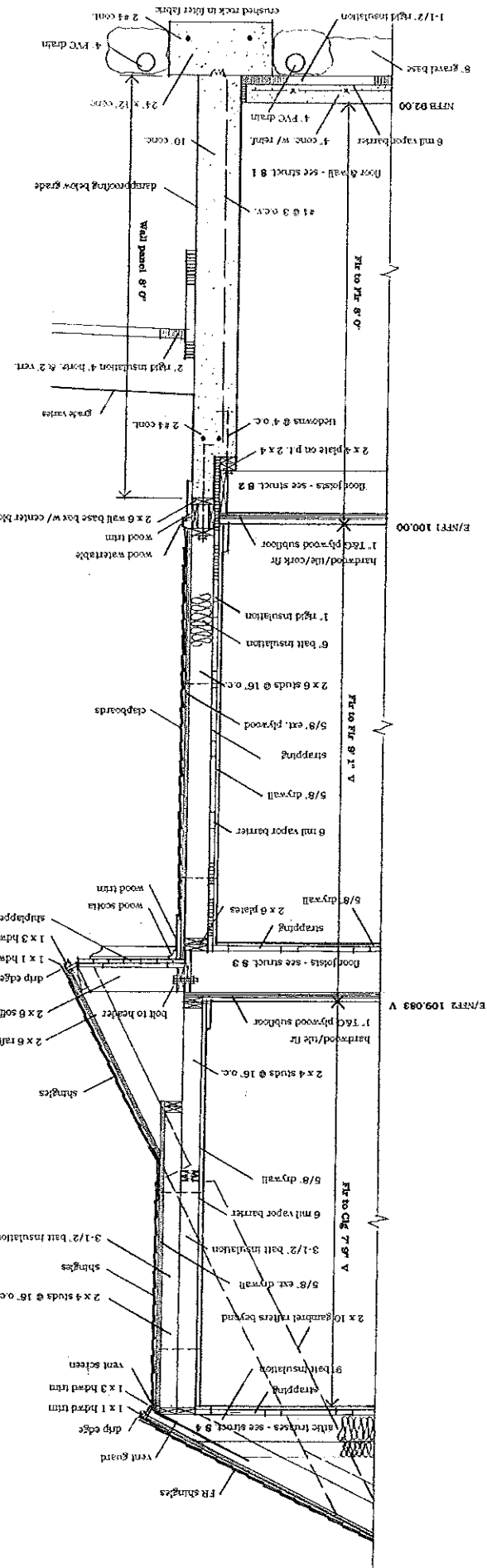
ADDITION & RENOVATIONS
DOUGHTY RESIDENCE
 68 MAINE AVENUE, PORTLAND, MAINE 04103
 SYLVANUS DOUGHTY & ARCHITECT
 68 MAINE AVENUE, PORTLAND, MAINE 04103
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A2

WALL SECTION E

SCALE 3/4" = 1'-0"



A5

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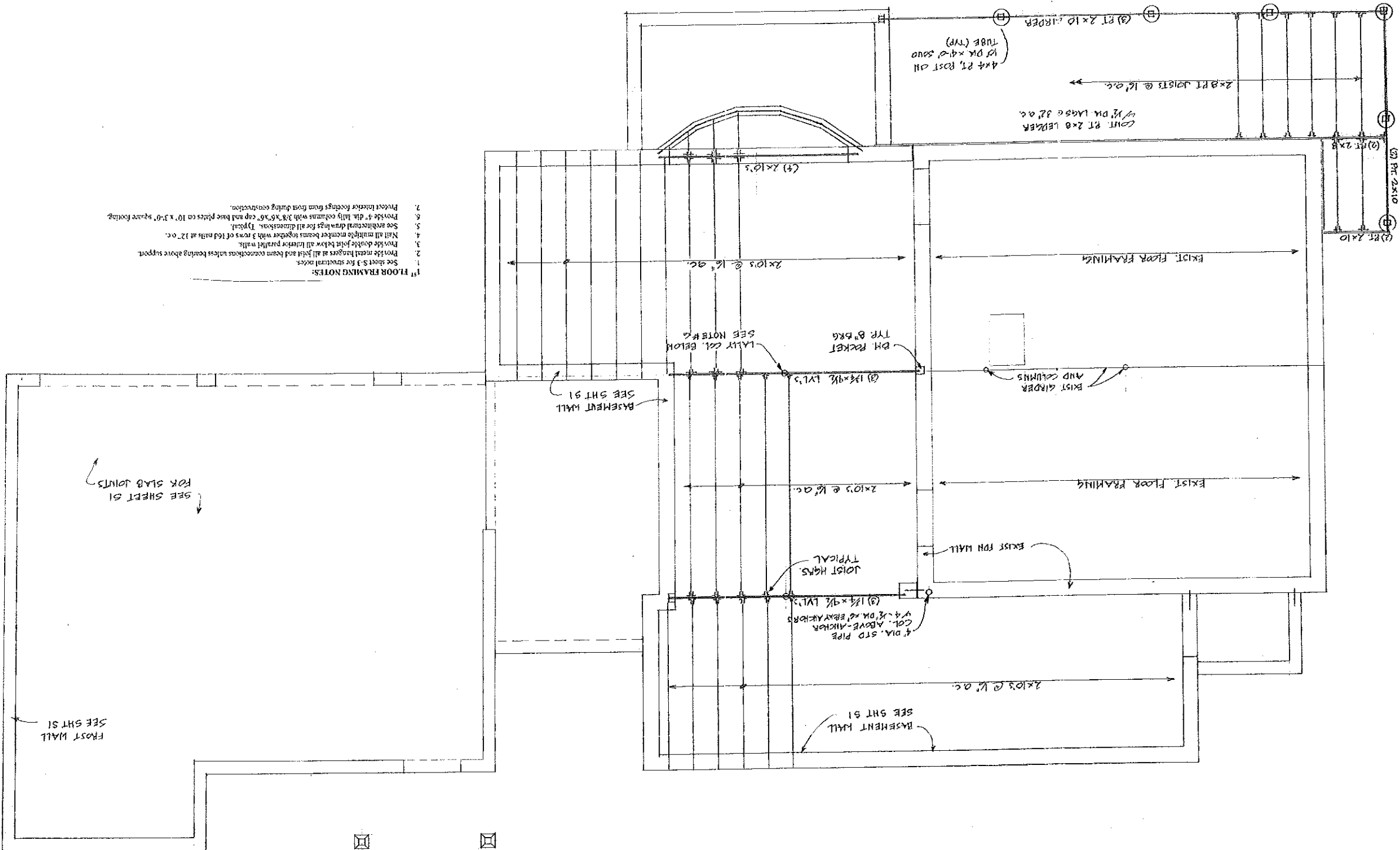


PROJECT: DOUGHTY RESIDENCE ADDN.
DRAWINGS: 59 MAINE AVE. PORTLAND, ME
FIRST FLOOR FRAMING PLAN

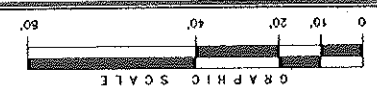


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ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers
P.O. BOX 575, FREETOWN, MAINE 04032 • (207) 865-9505

FIRST FLOOR FRAMING PLAN



- 1st FLOOR FRAMING NOTES:
1. See sheet S-3 for structural notes.
 2. Provide metal hangers at all joist and beam connections unless bearing above support.
 3. Provide double joist below all interior parallel walls.
 4. Nail all multiple member beams together with 3 rows of 16d nails at 12" o.c.
 5. Nail all structural drawings for all dimensions. 1/2" flat.
 6. Provide 4" dia. fully columns with 3/8"x5/8" cap and base plates on 10" x 3'-0" square footing.
 7. Protect interior footings from frost during construction.



- LEGEND:
- IRON PIPE OR ROD FOUND
 - IRON ROD SET
 - INCLINANT
 - UTILITY POLE
 - ▬ FENCE
 - ▬ CURB
 - ▬ OVERHEAD UTILITIES

- PLAN REFERENCES:
1. PLAN OF THE PACE SUBDIVISION SECTION A, DATED APRIL 1975 REGISTERED IN COVINGTON COUNTY REGISTER OF DEEDS PLAN BOOK 76 PAGE 29.
 2. CITY OF PORTLAND BLUE SHEETS FOR MAINE AVENUE AND OHIO STREETS.
 3. PROPERTY IS SHOWN AS LOTS 1 & 4 IN BLK C CITY OF PORTLAND MAP 408 AND LOTS 1, 2, 3, 4 IN BLK 7 OF MAP 409.
 4. OWNERS OF RECORD SYLVANUS DOUGHTY 16971/159 EG MAINE AVE BANNER U COUNTY 16458/135 78 MAINE AVE

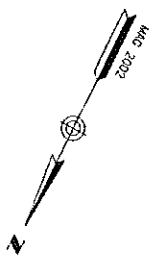
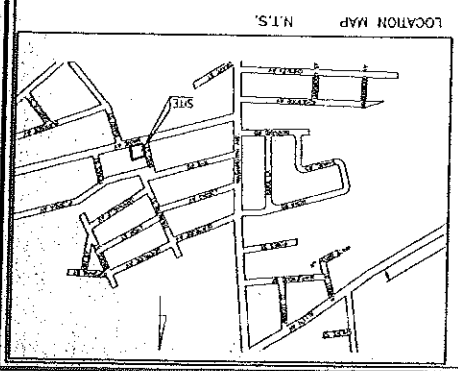
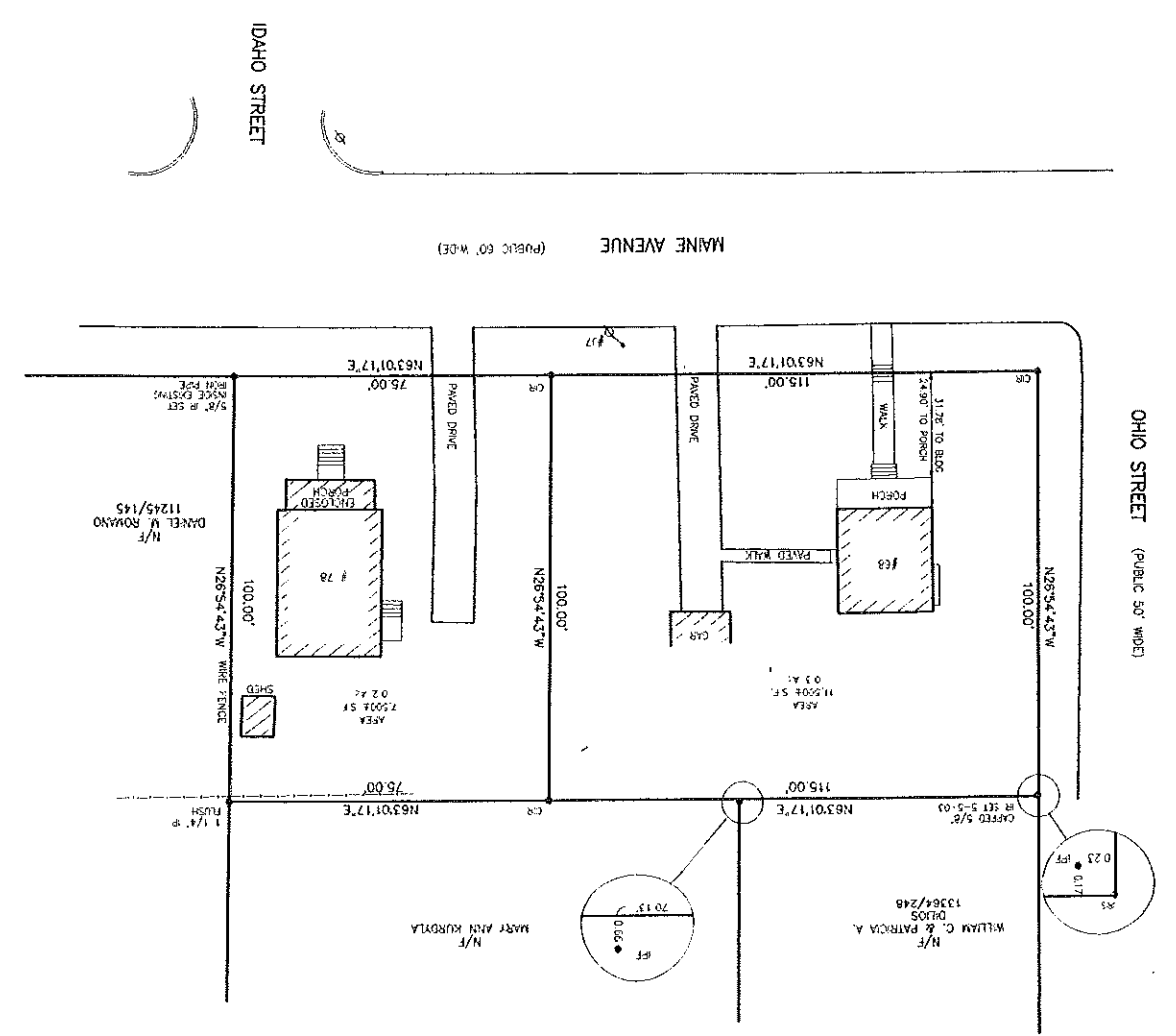
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, JUDGEMENT AND BELIEF, IT CONFORMS TO THE CURRENT STANDARDS OF PRACTICE.

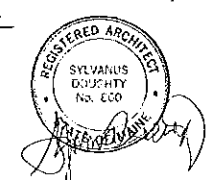
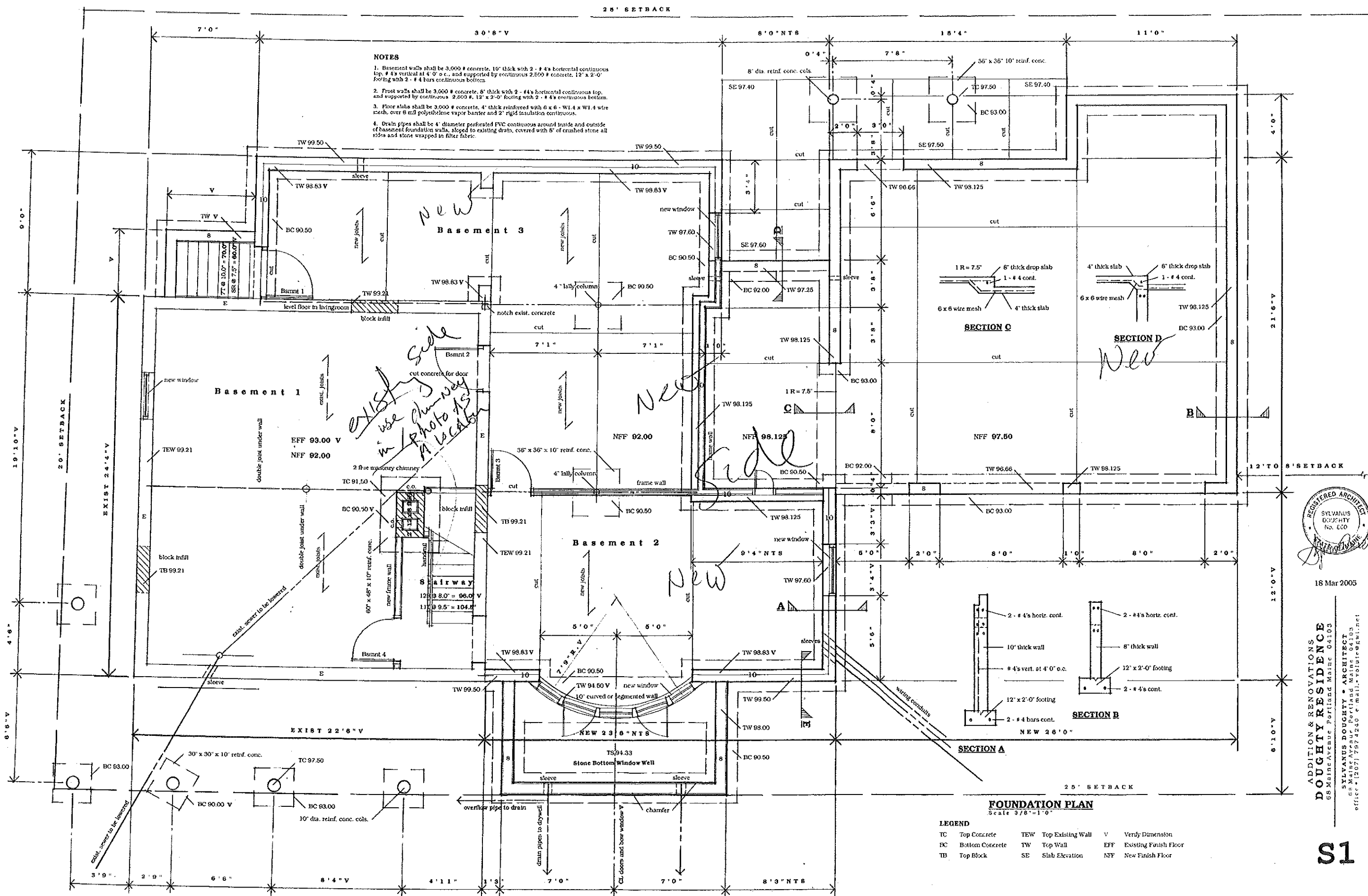
DATE: 5/14/03
 JOHN W. SWAN PLS NO 1030

CERTIFICATION:

PLAN REFERENCES:

| | | |
|---|------------------|--------------|
| REV. 2 | 05-14-03 | BOYS SET |
| REV. 1 | 02-18-03 | INS. CHANGES |
| BOUNDARY SURVEY | | |
| MADE FOR 68 & 78 MAINE AVENUE, PORTLAND, MAINE | | |
| SYLVANUS DOUGHTY | | |
| 68 MAINE AVENUE, PORTLAND, MAINE | | |
| OWEN HASKELL, INC. | | |
| PROFESSIONAL LAND SURVEYORS 10 CASCO ST. PORTLAND, ME 04101 (207) 774-0124 | | |
| Book No. | 962 | |
| Sheet No. | JAS | |
| Trace By | RMC | |
| Date | JANUARY 10, 2003 | |
| Job No. | 2002-320 P | |
| Dwg. No. | 1 | |





18 Mar 2005

ADDITION & RENOVATIONS
DOUGHTY RESIDENCE
 68 Maine Avenue Portland Maine 04103
 SYLVANUS DOUGHTY - ARCHITECT
 68 Maine Avenue Portland Maine 04103
 Office # (207) 757-4240 e-mail: sdo@sdarch.com
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S1