

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING PERMIT

Permit Number: 100156

This is to certify that LUTHY JAMES A & NANCY MERRICK Builders Const  
has permission to rear 2 1/2 story ELL (13.5' x 43' will be demolished & replaced with 12' x 13.5' 2 1/2 story addition & 14' x 13.5' c  
AT 32 WINTER ST CE 045 F009001

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 written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

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

**PERMIT ISSUED**

MAR 9 2010

### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_  
Health Dept. City of Portland  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Signature]* 3/9/10  
Director - Building & Inspection Services

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 10-0156	Issue Date:	CBL: 045 F009001
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Location of Construction: 32 WINTER ST	Owner Name: LUTHY JAMES A & NANCY A M	Owner Address: PO BOX 3	Phone:
Business Name:	Contractor Name: Myers Construction	Contractor Address: 89 Montrose Avenue Portland	Phone: 2078318245
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-6

Past Use: 2 unit residential	Proposed Use: 2 unit residential - rear 2 1/2 story ELL (14' x 43') will be demolished & replaced w/ 12' x 13.5' 2 1/2 story addition & 14' x 13.5' carport & 2 story deck	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003	

Proposed Project Description: rear 2 1/2 story ELL (13.5' x 43') will be demolished & replaced w/ 12' x 13.5' 2 1/2 story addition & 14' x 13.5' carport & 2 story deck	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: Idobson	Date Applied For: 02/22/2010	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 2/23/10 <i>[Signature]</i></p>	<p>Zoning Appeal</p> <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 <p>Date:</p>	<p>Historic Preservation</p> <p><i>yes</i></p> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <p>Date: 2/24/2010</p>
	<p><i>[Signature]</i></p>		

**PERMIT ISSUED**

MAR - 9 2010

City of Portland

**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 Application**

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

Permit No: 10-0156	Issue Date:	CBL: 045 F009001
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Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	Zone: R-6

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Proposed Project Description: rear 2 1/2 story ELL (13.5' x 43') will be demolished & replaced w/ 12' x 13.5' 2 1/2 story addition & 14' x 13.5' carport & 2 story deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRL-2003 Signature: JMB 3/9/10	
		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: 02/22/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <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"/> OR w/condition Date: 2/23/10 KSA	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> y.o. <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 2/24/2010 D. Andrews
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**PERMIT ISSUED**

MAR - 9 2010

City of Portland

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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: 10-0156	Date Applied For: 02/22/2010	CBI: 045 F009001
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Location of Construction: 32 WINTER ST	Owner Name: LUTHY JAMES A & NANCY A M	Owner Address: PO BOX 3	Phone:
Business Name:	Contractor Name: Myers Construction	Contractor Address: 89 Montrose Avenue Portland	Phone (207) 831-8245
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Duplex	

Proposed Use: 2 unit residential - rear 2 1/2 story ELL (14' x 43') will be demolished & replaced w/ 12' x 13.5' 2 1/2 story addition & 14' x 13.5' carport & 2 story deck	Proposed Project Description: rear 2 1/2 story ELL (13.5' x 43') will be demolished & replaced w/ 12' x 13.5' 2 1/2 story addition & 14' x 13.5' carport & 2 story deck
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Dept: Historic      Status: Approved with Conditions      Reviewer: Deborah Andrews      Approval Date: 02/24/2010

Note: Ok to Issue:

- \* Construction to be consistent with plans approved by the Historic Preservation Board, with the exception of the window specification. Staff has approved the reuse of existing historic windows on the new ell, provided the dimensions of windows match those reviewed by the HP Board.

Dept: Zoning      Status: Approved with Conditions      Reviewer: Ann Machado      Approval Date: 02/23/2010

Note: Ok to Issue:

- Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 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.
- This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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: Jeanine Bourke      Approval Date: 03/09/2010

Note: Ok to Issue:

- Any new footings, foundation or piers shall be inspected prior to pouring
- The installation of skylights is not approved on this permit
- Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating per Sec. 712 of IBC and R317.3.1.2 of the IRC
- Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

<b>Location of Construction:</b> 32 WINTER ST	<b>Owner Name:</b> LUTHY JAMES A & NANCY A M	<b>Owner Address:</b> PO BOX 3	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Myers Construction	<b>Contractor Address:</b> 89 Montrose Avenue Portland	<b>Phone</b> (207) 831-8245
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Duplex	

**Comments:**

3/3/2010-jmb: Started review on 3/2, Nancy Merrow came in, I asked her to give dimensions to adjacent property structures on right side and rear for fire separation distance as the reconstruction is in the same footprint, essentially on the property line. The R-6 setbacks are 10' - side and 20' - rear. She came back with distances, the right side is 13'-15' and the rear will be 30'. This is a 2 family so the required separation is a minimum of 3', so no rated construction is needed. We also reviewed the plans and she verified several design questions that were not clear from the plans, ie. The right side window openings are "false", have no glazing, the new enclosed areas on each floor are unheated porches or storage, the 3rd floor will not be finished and is not occupiable, this needs a separate permit, the unit entry doors and interior doors were not indicated, there was an existing rear egress stair up to the 2nd floor that will be removed and replaced, the stair travel direction was clarified, there is an existing skylight on the right side and 1 or 2 more will be installed, there are no stair details, need span calcs on beam (2-2x12) at rear wall supporting roof and 3rd floor deck.

3/4/2010-jmb: Left vcmmsg for Linda A. To call for details on plans

3/8/2010-jmb: The contractor came in today and he will provide a stair detail and beam size increase for the span below the roof and deck.

3/9/2010-jmb: Spoke to Joe Delaney for some details and clarification of the plans, explained that the contractor is anxious and agreed to provide the stair section and increase of beam size. Joe will contact Nancy to discuss plan revisions and may submit the changes.

2/25/2010-gg: received permit from historic as of 02/25/10. /gg

3/9/2010-jmb: Contractor came in, made copies of original plans which he marked up with requested information.

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

  **X**   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **Final inspection required at completion of work.**

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



# Demolition of a Structure 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>32 WINTER ST. PORTLAND, ME 04294</u>		
Total Square Footage of Proposed Structure <u>44 x 13 = 572 SF<sup>2</sup></u>	Square Footage of Lot: <u>35 x 85 = 2975 SF<sup>2</sup></u>	
Tax Assessor's Chart, Block & Lot: Chart#      Block#      Lot#	Owner: <u>NANCY MERROW</u>	Telephone: <u>207-232-2783</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>NANCY MERROW</u> <u>PO BOX 3</u> <u>WILTON, ME 04294</u> <u>207-232-2783</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>220</u>
Current legal use: (i.e. garage, warehouse) <u>2 UNIT APARTMENT BUILDING</u> If vacant, what was the previous use? _____ How long has it been vacant? _____ Project description: <u>THE REAR TWO STORY ELL WILL BE DEMOLISHED, AND REPLACED WITH ENCLOSED PORCHES AND A CARPORT AND DECKS AND A SMALL YARD</u>		
Contractor's name, address & telephone: <u>MYERS 32 Winter St.</u> <u>9 GLENWOOD AVE PORTLAND, ME</u> Who should we contact when the permit is ready: <u>NA</u> <u>Mail permit to</u> Mailing address: <u>PO BOX 3</u> <u>Myers Construction</u> <u>WILTON, ME 04294</u> <u>9 Glenwood Ave.</u> <u>Portland, ME 04103</u>		

Please submit all of the information outlined in this form. 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 a project, request additional information prior to the issuance of a permit. For other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) 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: <u>Nancy Merrow</u>	Date: <u>2/22/2012</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

**RECEIVED**  
 FEB 22 2012  
 Dept. of Building Inspection  
 City of Portland



# Demolition Call List & Requirements

Site Address: 32 WINTER ST PORTLAND, ME Owner: NANCY MERRAW

Structure Type: 2 UNIT RESIDENCE Contractor: TIM MYERS (MYERS)

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>JEN FEELAN 2/11/2010</u>
Northern Utilities <u>UNITIL</u>	797-8002 ext 6241	<u>MARK ALLEN 2/11/2010</u>
Portland Water District	761-8310	<u>ALICIA CHADLER 2/11/2010</u>
Dig Safe	1-888-344-7233	<u>ERIKA W. 2/11/2010</u>

20100702984 (ticket #) FOR DIG SAFE

After calling Dig Safe, you must wait 72 business hours before digging can begin.

Call again 1/2

DPW/ Traffic Division (L. Cote)	874-8891	<u>LUCY 2/16/2010</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>C. MERRITT 2/11/2010</u>
Historic Preservation	874-8726	<u>DEB ANDREWS 1/14/2010</u>
Fire Dispatcher	874-8576	<u>JIM RICHARDS 2/19/2010</u>
DEP - Environmental (Augusta)	<del>287-2651</del>	<u>SANDY MOODY 2/11/2010</u>

Additional Requirements Sandy Moody 287-7757

- 1) Written notice to adjoining owners
- 2) A photo of the structure(s) to be demolished
- 3) A plot plan or site plan of the property
- 4) Certification from an asbestos abatement company

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8967.

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

**RECEIVED**  
FEB 22 2010  
Dept. of Building Inspections  
City of Portland Maine

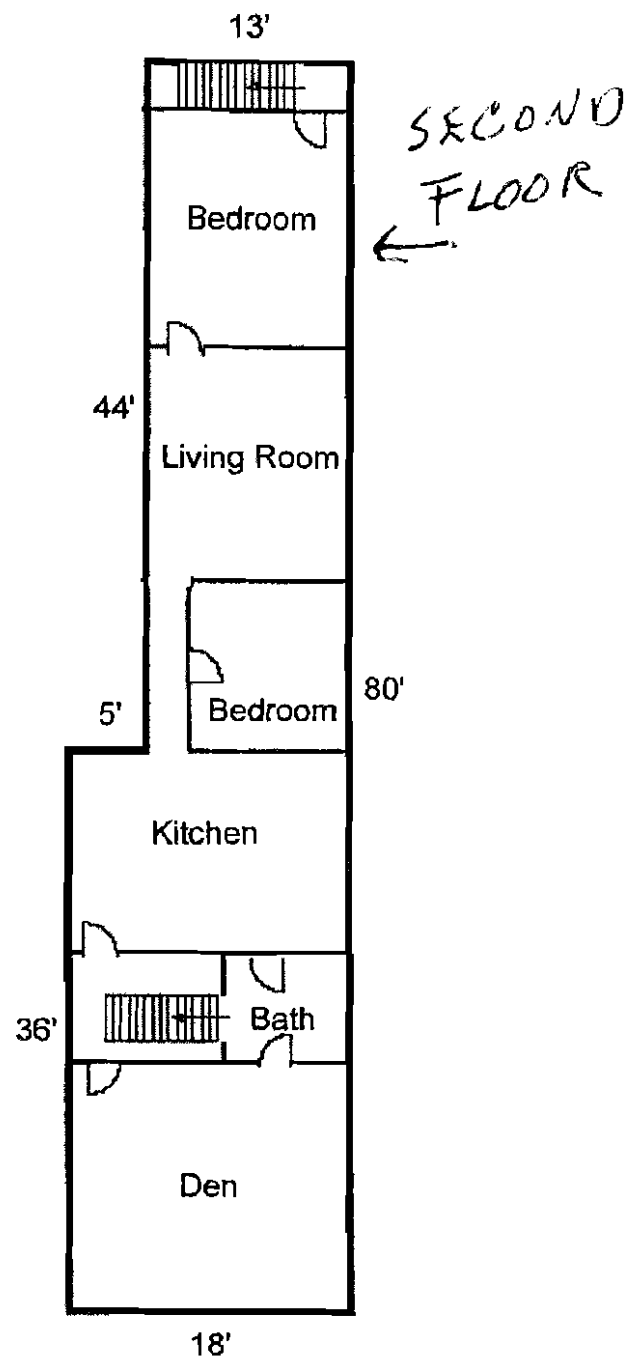
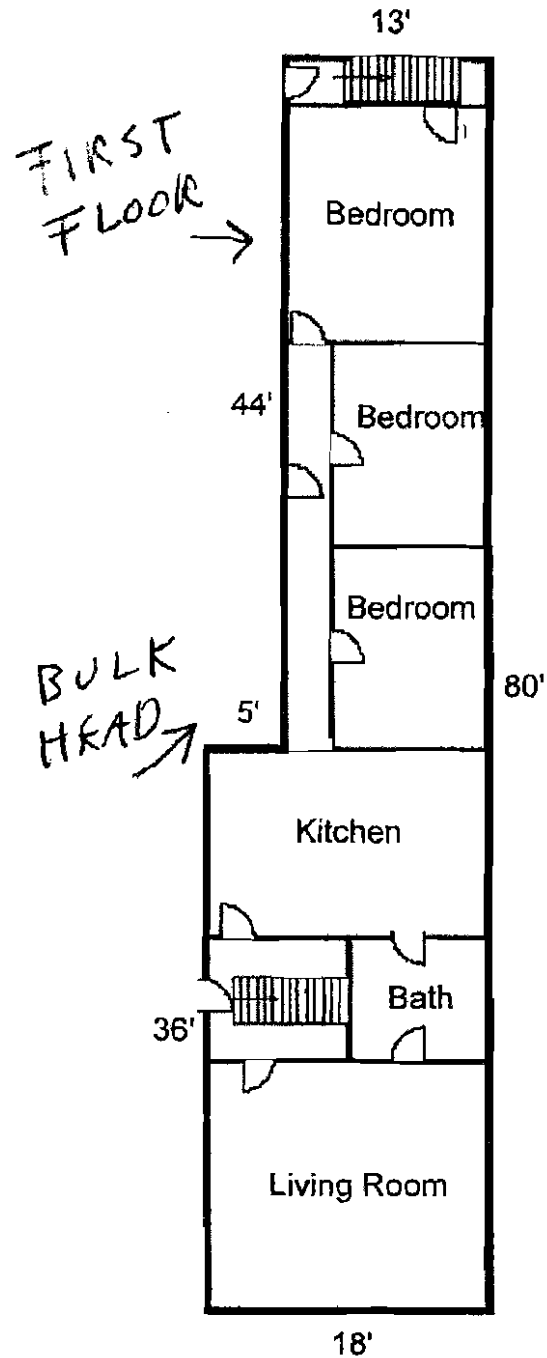
I have contacted all of the necessary companies/departments as indicated above and attached all required documentation.

Signed: Nancy Merraw

Date: 2/22/2010

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





Sketch by Apex IV Windows™

Comments:

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND  
HISTORIC PRESERVATION  
CERTIFICATE OF APPROPRIATENESS

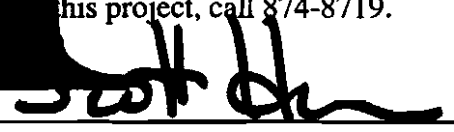
This is to certify that

has received approval

at

**HIP**  
JANCY GROW  
EXTENSIVE ALTERATION  
32 WHELFER ST.

provided that the persons, firm or corporation accepting this certificate shall comply with all other applicable provisions of the Statutes of Maine and the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings, structures, and other objects of historic interest. An application on file in the Historic Preservation Office of the Planning Department for more information on this project, call 874-8719.



Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

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FEB 22 2010

Dept. of Building Inspections  
City of Portland, Maine

Abatement Professionals Corp  
 590 County Rd Suite #2  
 Westbrook, Maine 04092  
 207-773-1276

# Invoice

Date	Invoice #
6/9/2009	2131
Federal Tax ID # 01-0419423	

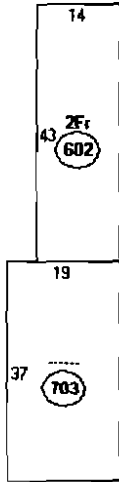
Bill To
Nancy Merrow PO Box 3 Wilton, Maine 04294

APC Project #	APC - Rep	P.O. No.	Terms	Project Location	
09-088	KR		Due on receipt	32 Winter St, Ptlld	
Item	Quantity	Description		Rate	Amount
Asbestos Service		Siding removal (rear portion)		2,650.00	2,650.00
Asbestos Service		Inspection fee		175.00	175.00
Asbestos Service		Permit fee		200.00	200.00
				<b>Total</b>	\$3,025.00
Interest of 1 1/2% per month will be charged after 30 days. If forwarded for collection, attorney fees of 20% will be due				<b>Balance Due</b>	\$3,025.00

**RECEIVED**

FEB 22 2010

Dept. of Building Inspections  
 City of Portland Maine



Descriptor/Area

- A: -----  
703 sqft
- B: 2F1  
602 sqft

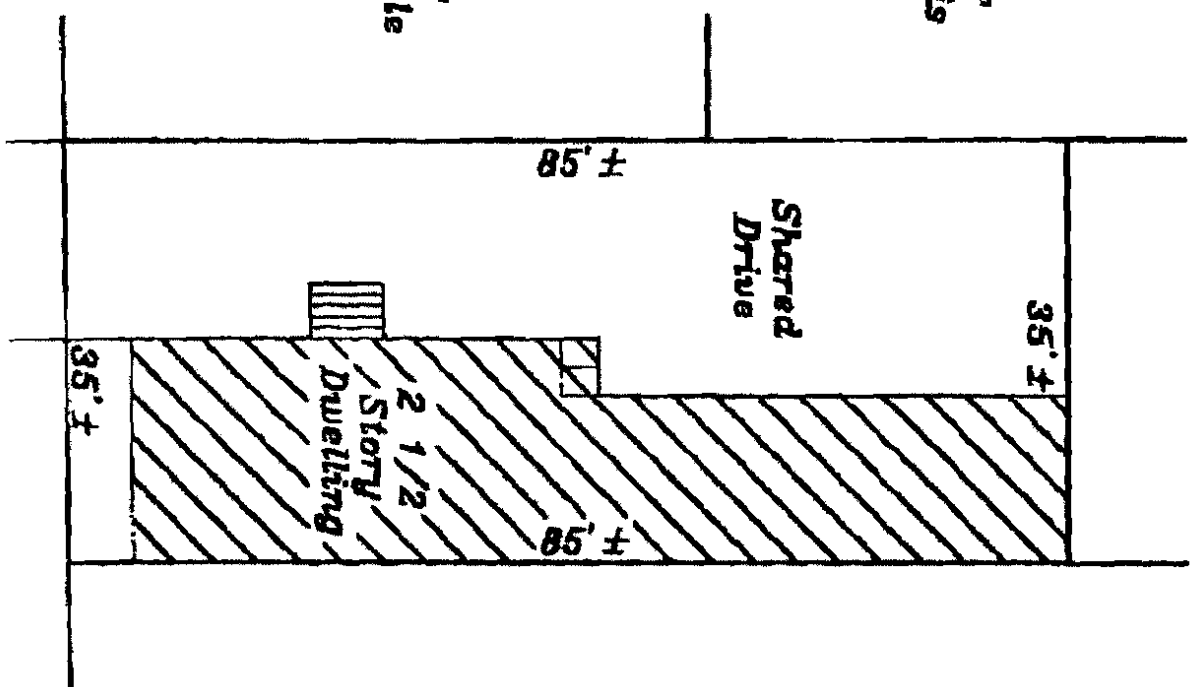


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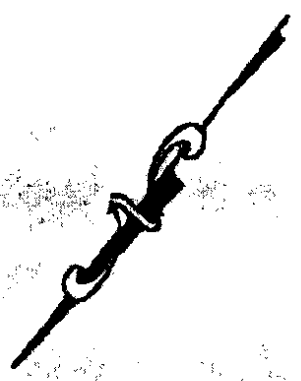
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Apts

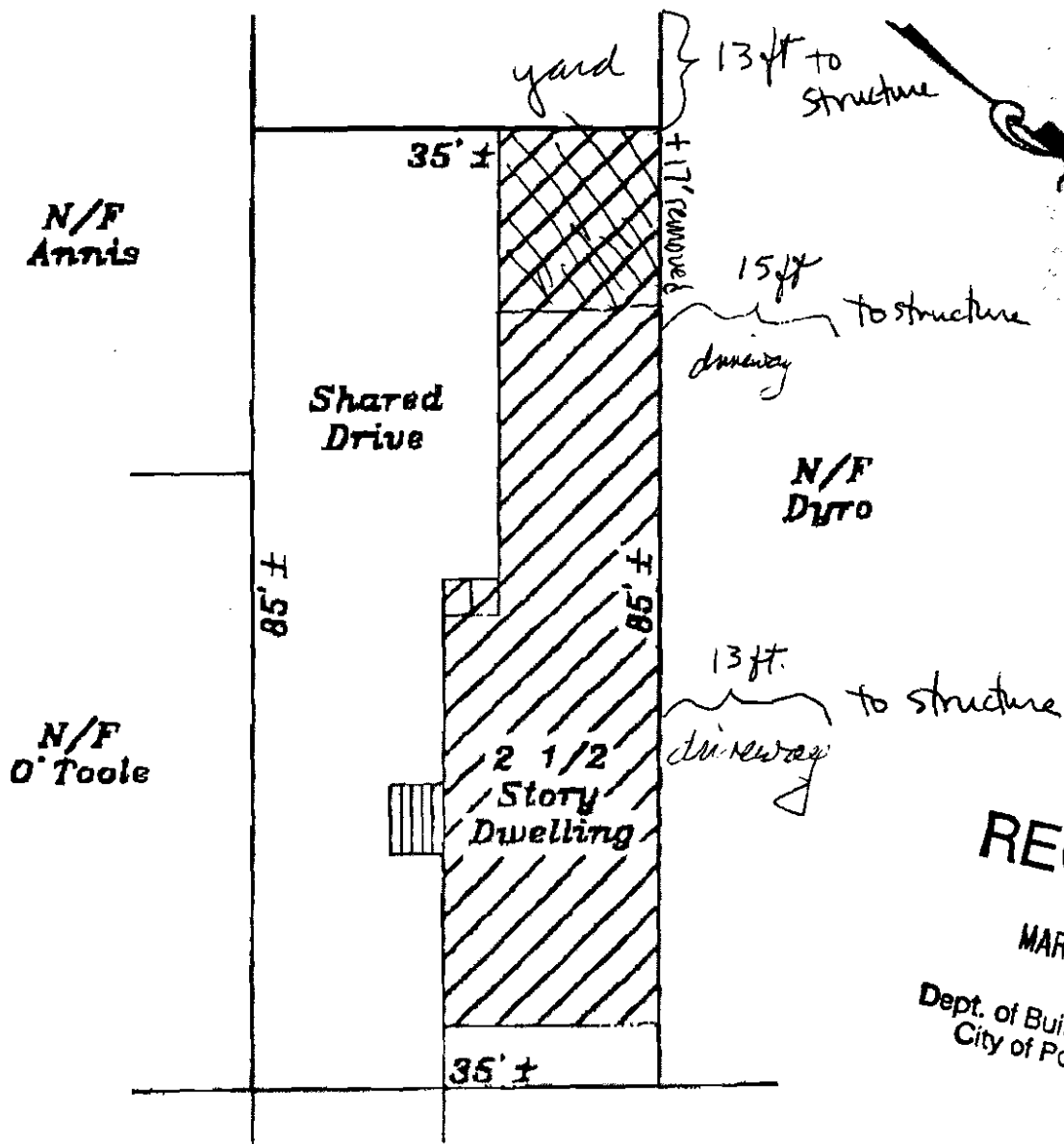
N/F  
O'Toole



WINTER STREET To Spring St. →

N/F  
Duro





**RECEIVED**

MAR - 3 2010

Dept. of Building Inspections  
 City of Portland Maine

WINTER STREET To Spring St. →

RELOCATE SAT DISH OF TENANT WHEN POSSIBLE

DOUBLE TEMPA'D HUNG LIMITS

EXTEND CORNICE BY SOFFIT DEPTH

OUTLINE OF EXISTING BUILDING TO BE REMOVED

36" RAIL HEIGHT

CURRENTLY 6/16

EXISTING UTILITIES TO REMAIN

EXIST. PTD. BRICK

PROPOSED ADDITION

EXISTING TO REMAIN

2 SIDE ELEVATION SCALE: 1/8" = 1'-0"

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

RELOCATE SAT DISH OF TENANT WHEN POSSIBLE

PAINTED CONC. FINISH

\* EXTEND & MATCH EXISTING CORNICE TRIM  
\* EXTEND & MATCH EXISTING FRIEZE TRIM

OUTLINE OF EXISTING BUILDING TO BE REMOVED

OPENINGS - NO GLAZING

EXTEND CORNICE BY SOFFIT DEPTH

RAIL/GUARD 36"

NEAT MEETING OF NEW & EXIST. SIDING

2 BUMPER A3.3 DETAIL

3 BACK ELEVATION SCALE: 1/8" = 1'-0"

NOTE -  
1. ALL WINDOWS LOW-E, SIM. DIVIDED LIGHT W/ 1/2 SCREEN - ALUM. CLAD W/ COLOR OPTION, PROVIDE TEMPERED UNITS WHERE REQUIRED.

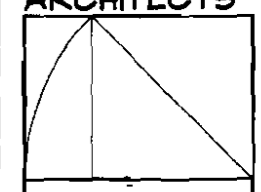
3/3/10 Additional Notes per meeting w/ Nancy M. in City Hall JMB

NANCY MERRON

PORTLAND, MAINE

32 WINTER ST.

WHIPPLE CALLENDER ARCHITECTS



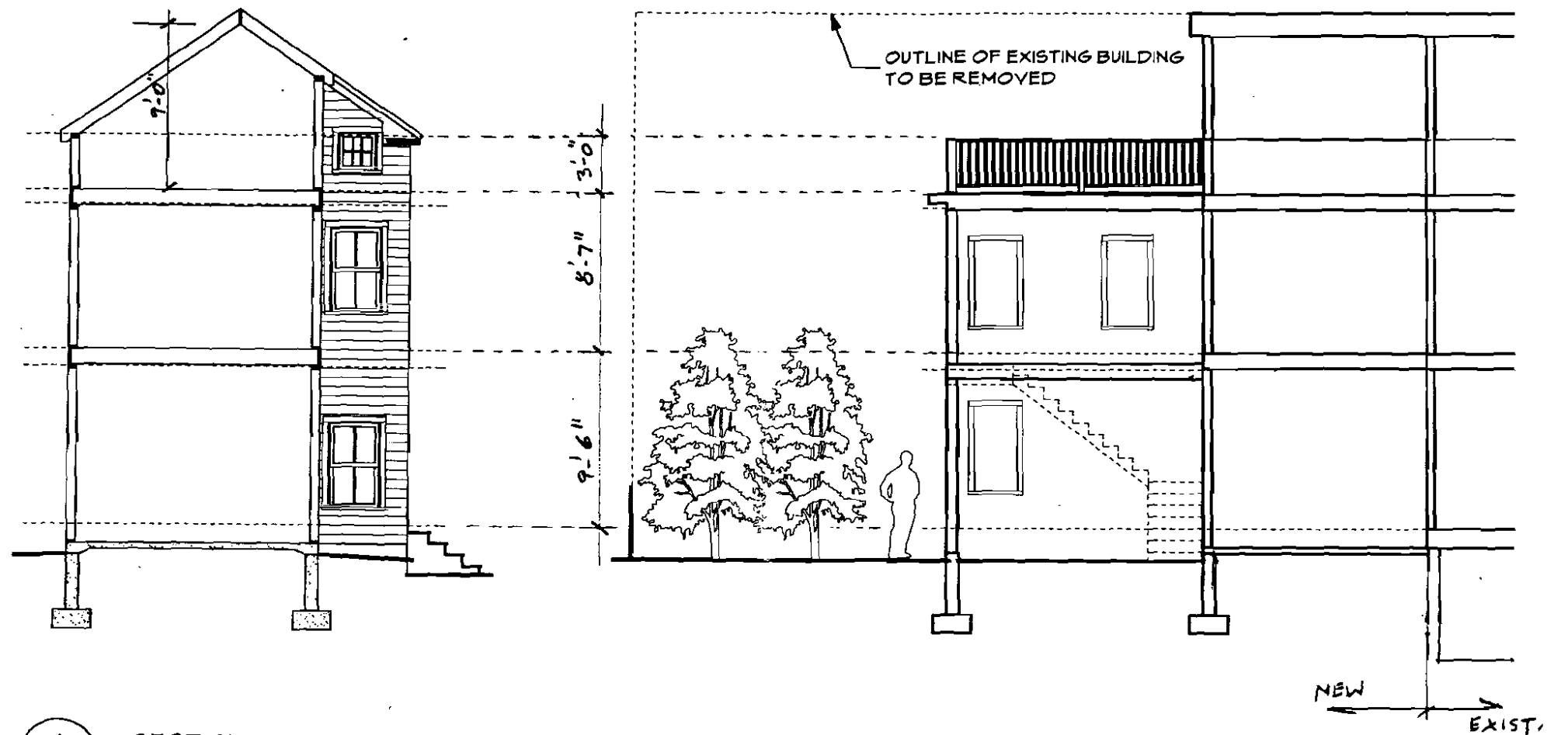
19 Commercial St  
Portland  
ME 04101  
207-775-2696

www.whipplecallender.com

DATE: 7/22/09  
CHECKED BY: JAD.  
DRAWN BY: JMB.  
JOB: 09-32WS  
SHEET TITLE:

A2.1





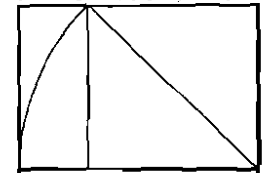
1 SECTIONS  
 A3.1 SCALE: 1/8" = 1'-0"

NANCY MERRON

PORTLAND,  
 MAINE

32 WINTER ST.

WHIPPLE  
 CALLENDER  
 ARCHITECTS



19 Commercial St  
 Portland  
 ME 04101  
 207-775-2696

www.whipplecallender.com

DATE: 7/22/09

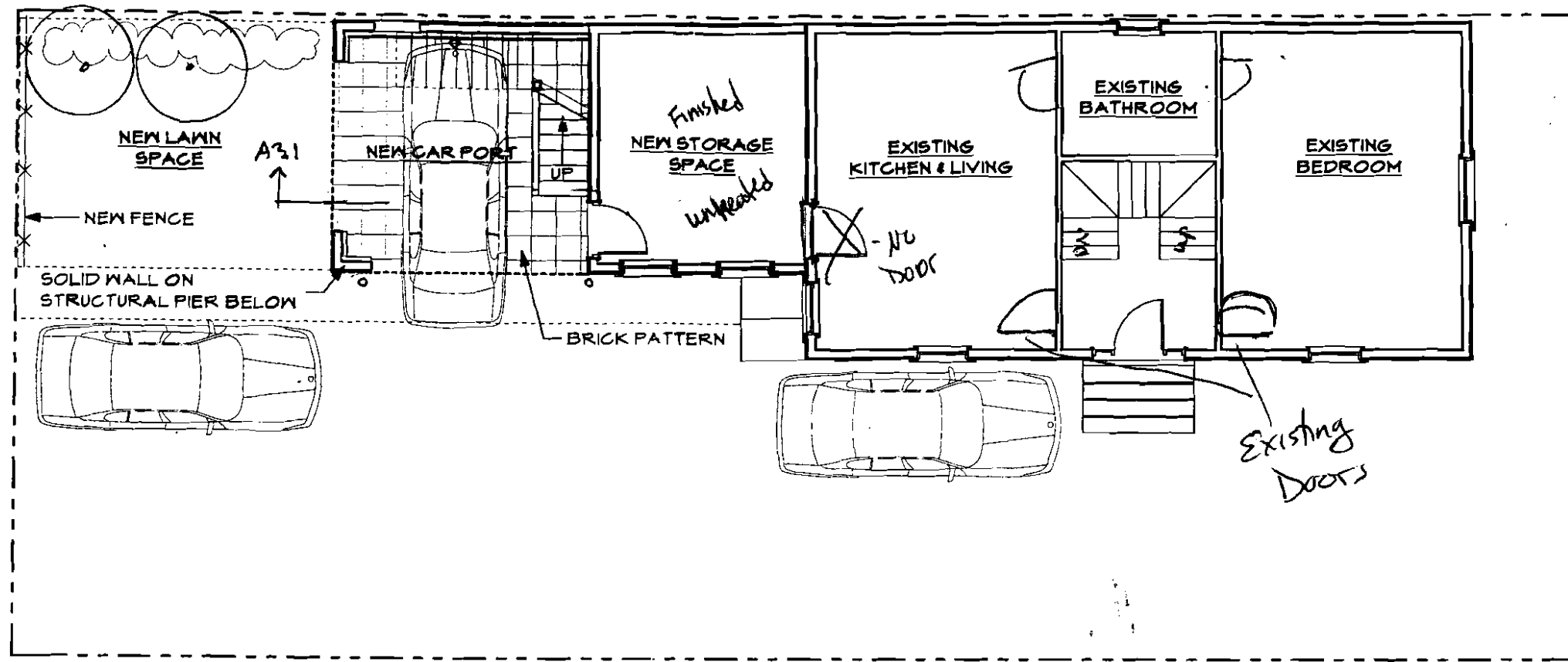
CHECKED BY: J.A.D.

DRAWN BY: J.W.B.

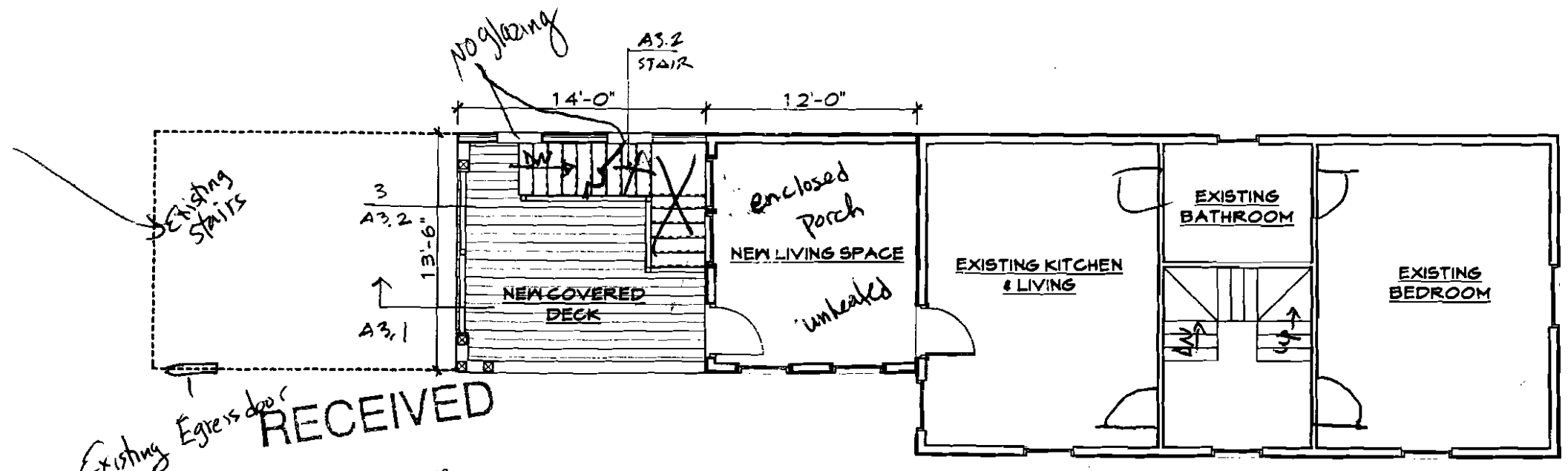
JOB: 09-32WS

SHEET TITLE:

A2.2



1 FIRST FLOOR PLAN  
A1.2 SCALE: 1/8" = 1'-0"

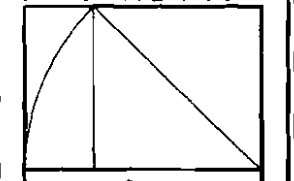


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Dept. of Building Inspections  
City of Portland  
2 SECOND FLOOR PLAN  
A1.2 SCALE: 1/8" = 1'-0"

NANCY MERROW  
32 WINTER ST.  
PORTLAND, MAINE

WHIPPLE  
CALLENDER  
ARCHITECTS



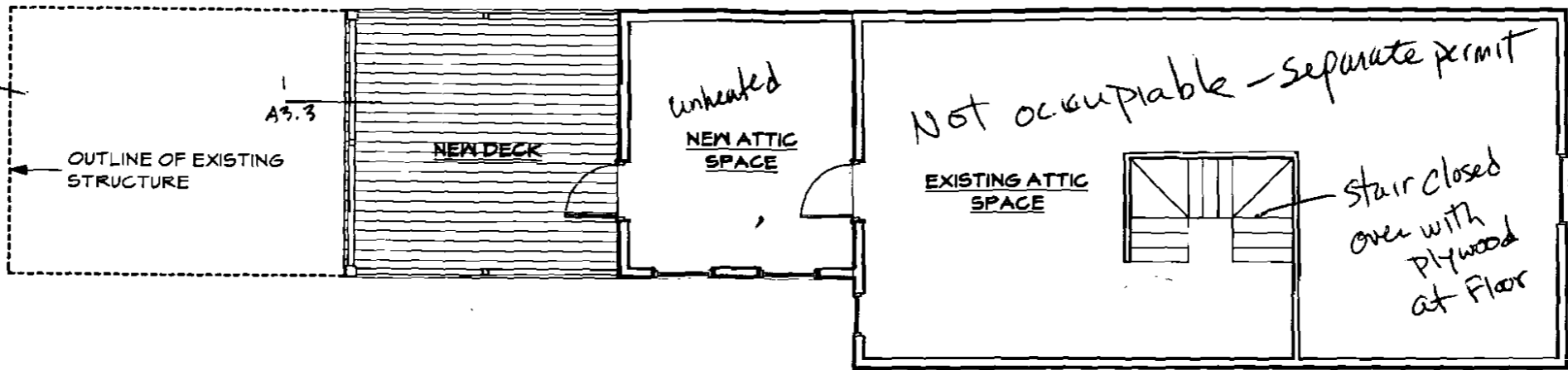
19 Commercial St  
Portland  
ME 04101  
207-775-2696

www.whipplecallender.com

DATE: 7/22/09  
CHECKED BY: JAD.  
DRAWN BY: JMB.  
JOB: 09-32WS  
SHEET TITLE:

A1.2

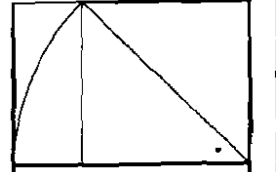
NO STAIRS EXISTING  
THIS LEVEL



1  
A1.3 THIRD FLOOR PLAN  
SCALE: 1/8" = 1'-0"

NANCY MERROW  
32 WINTER ST.  
PORTLAND, MAINE

WHIPPLE  
CALLENDER  
ARCHITECTS

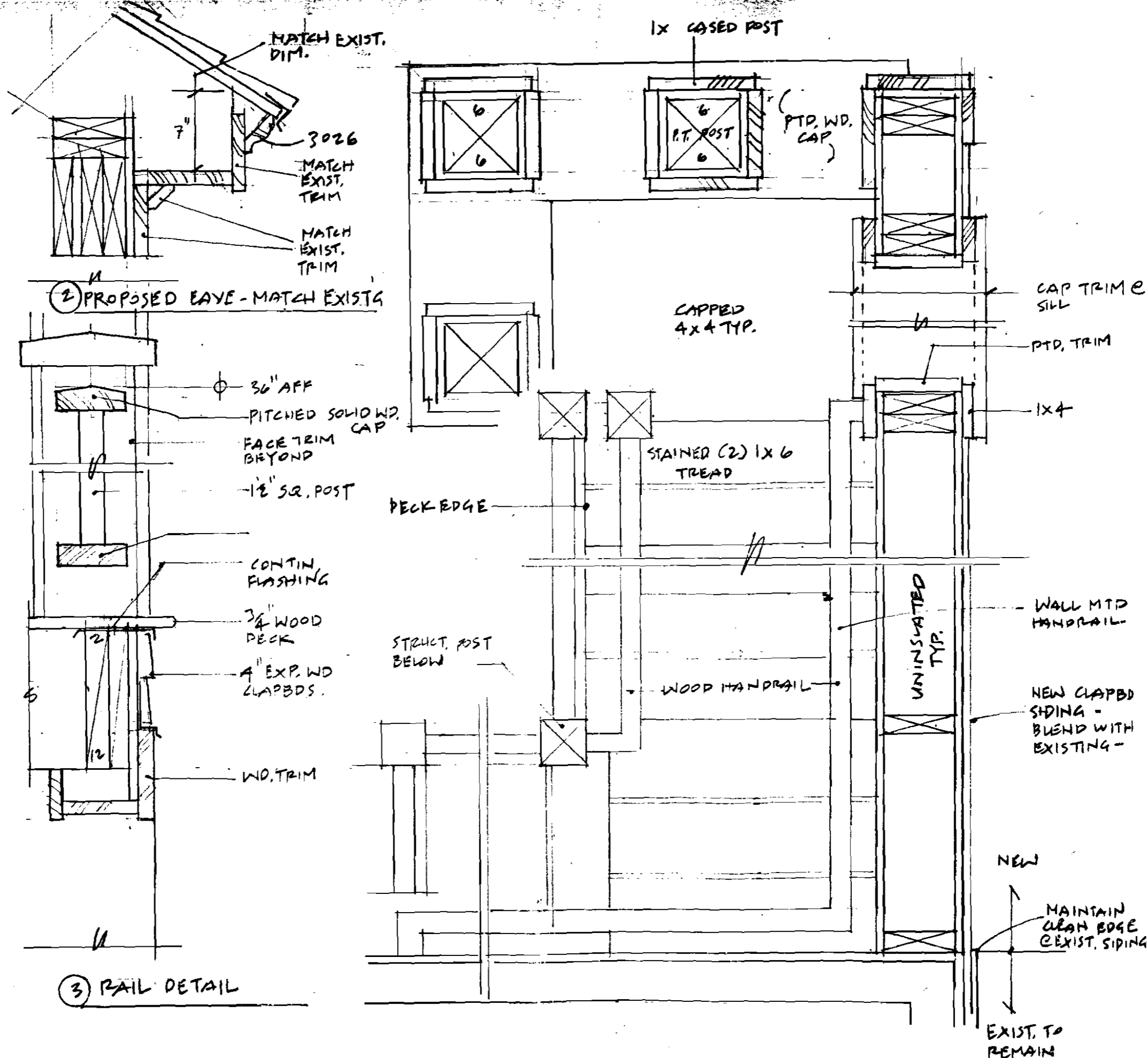


19 Commercial St  
Portland  
ME 04101  
207-775-2696

www.whipplecallender.com

DATE: 7/22/09  
CHECKED BY: JAD.  
DRAWN BY: JMB.  
JOB: 09-32MS  
SHEET TITLE:

**A1.3**



**NANCY MERROW**  
 PORTLAND, MAINE  
 32 WINTER ST.

**WHIPPLE CALLENDER ARCHITECTS**

19 Commercial St  
 Portland ME 04101  
 207-775-2696  
 www.whipplecallender.com

DATE: 6/5/09  
 CHECKED BY: J.A.D.  
 DRAWN BY: J.M.B.  
 JOB: 09-32MS  
 SHEET TITLE:

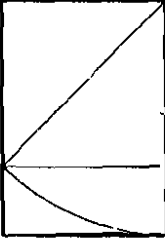
**A3.2**

PORTLAND  
MAINE

NANCY MERROM

32 WINTER ST.

WHIPPLE  
CALLENDER  
ARCHITECTS



9 Commercial St  
Portland  
ME 04101  
207-775-2696

www.whipplecallendar.com

DATE: 6/5/04

CHECKED BY: JAD.

DRAWN BY: JMB.

JOB: 04-92MS

SHEET TITLE:

A3.3

MILED SOLID W/D CAP W/  
(2) NON CORROSIVE  
SCREENS - CAP W/ GRAVEL

2X2 PTR BALUSTER

2X4 BASE RAIL W/  
DRIP EDGE

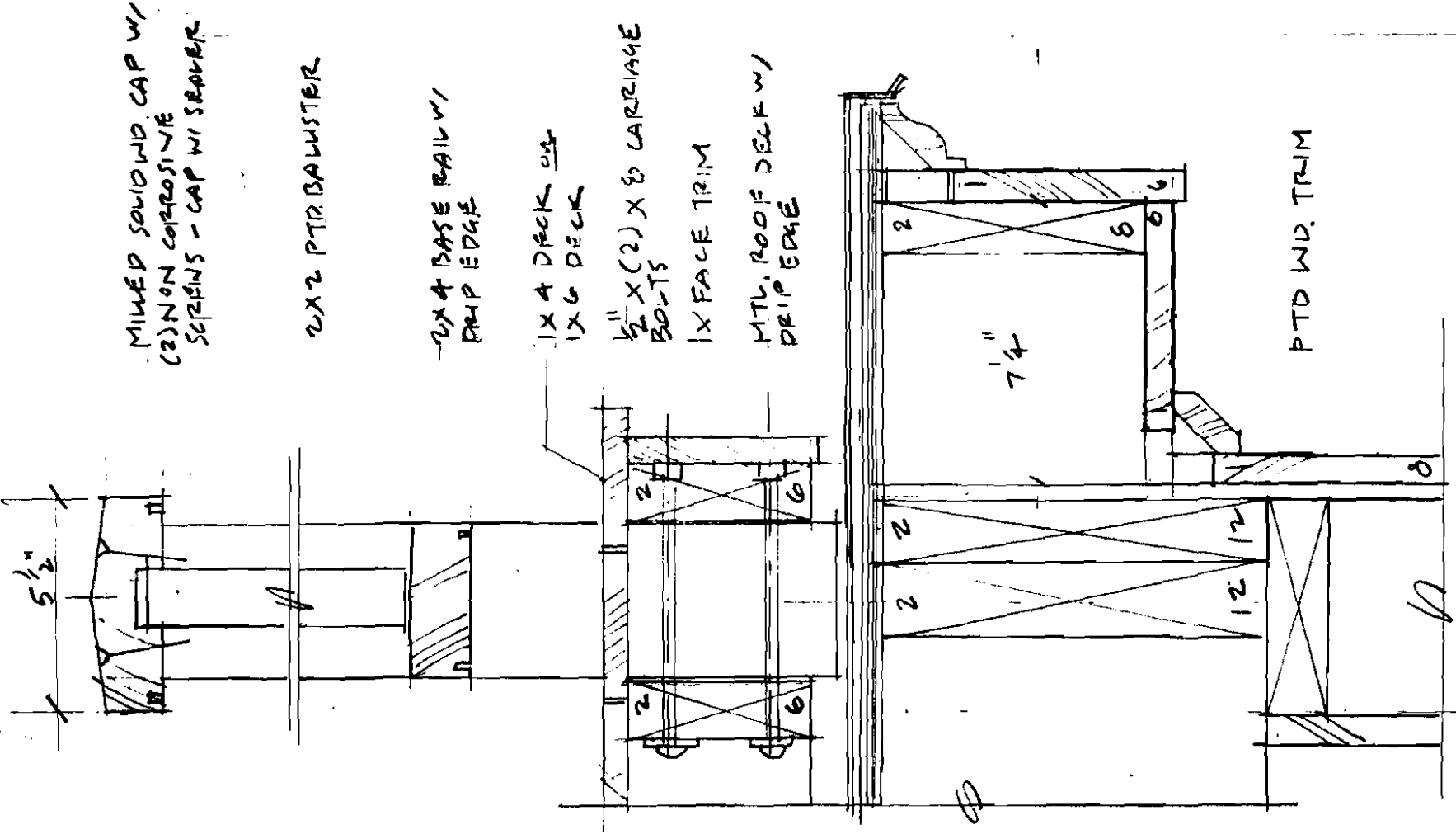
1X4 DECK OR  
1X6 DECK

1/2" X (2) X 8 CARRIAGE  
BOLTS

1X FACE TRIM

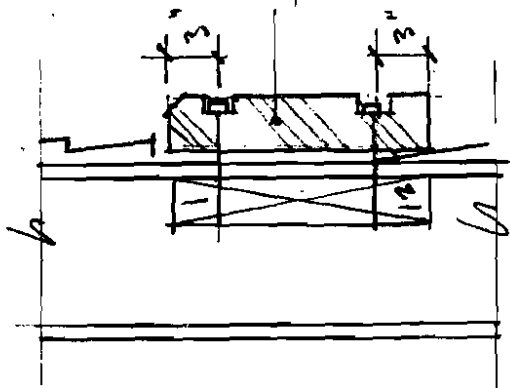
MTL. ROOF DECK W/  
DRIP EDGE

PTD W/D. TRIM

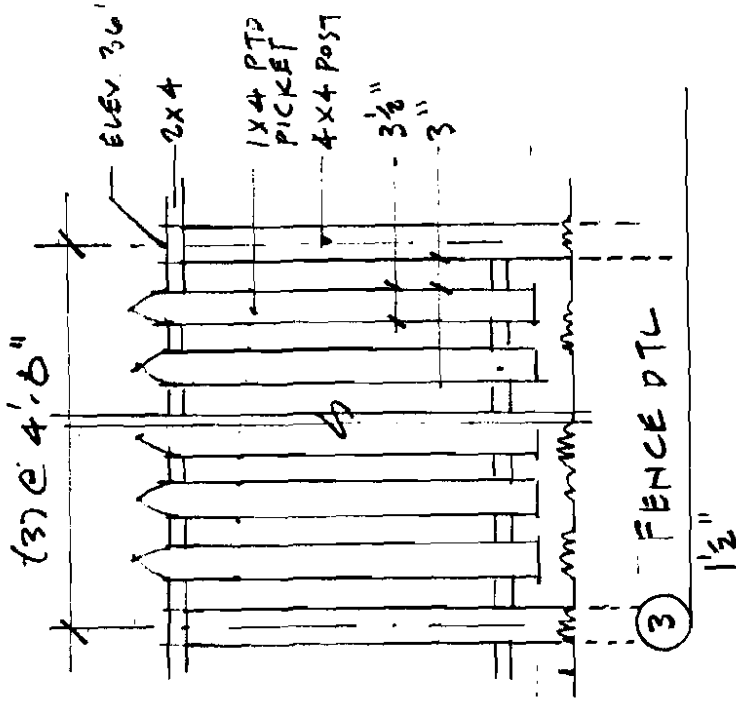


① DECK PTL, 3" = 1'-0"

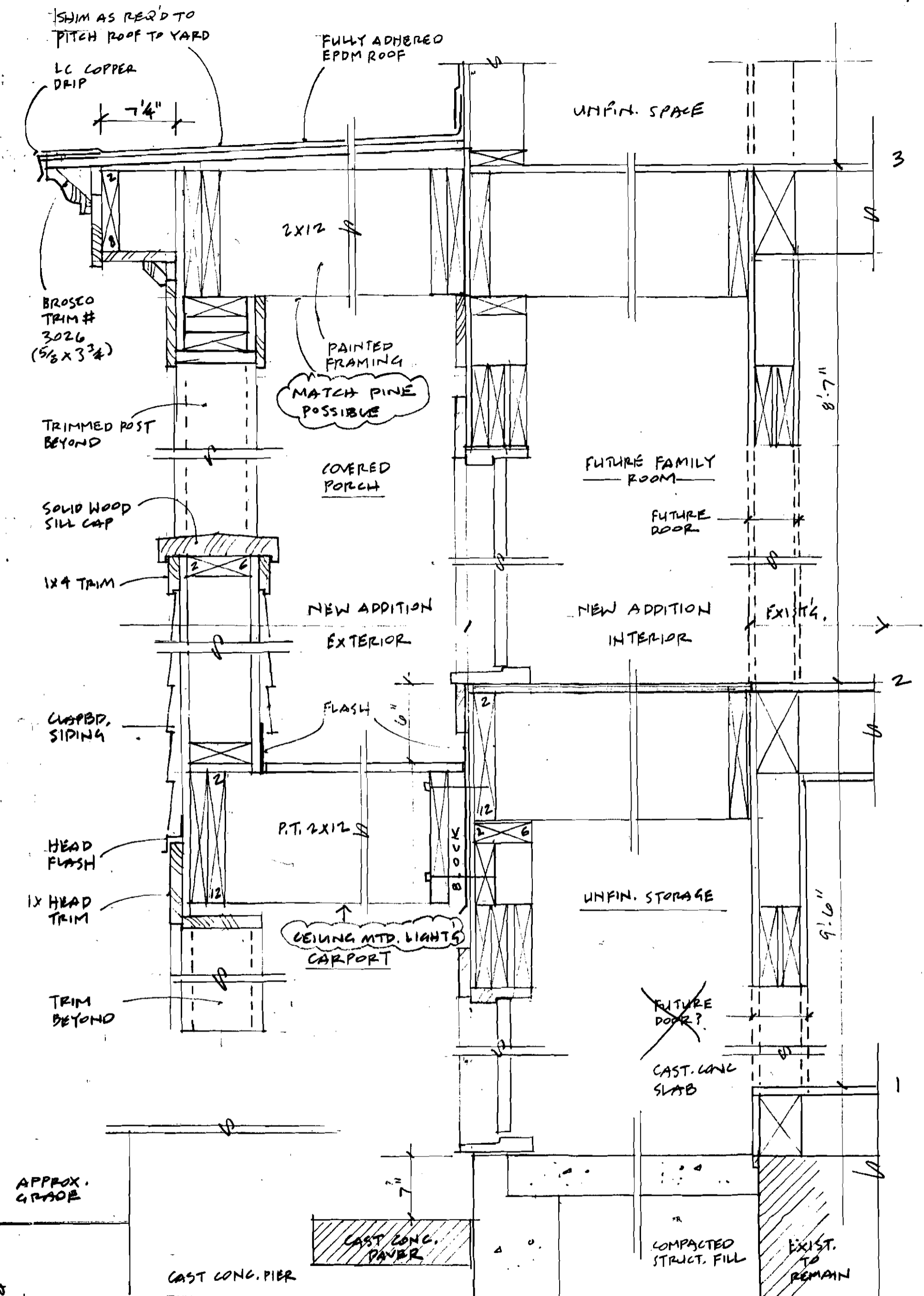
SHIMMED  
1X12 HARDWOOD W/  
PIECESSED ENDS TO  
SOLID BLOCK  
WATERPROOF LAYER  
BEHIND WOODEN  
INTO CHAIRS.



② BUMPER DTL



③ FENCE DTL



REVISED 7/09

<b>A3.1</b>	DATE: 6/5/09		<b>WHIPPLE CALLENDER ARCHITECTS</b>	<b>NANCY MERROW</b> 32 WINTER ST. PORTLAND, MAINE
	CHECKED BY: JAD.			
	DRAWN BY: JMB.			
	JOB: 04-92MS			
	SHEET TITLE:			

ALL BALUSTERS  
LESS THAN  
4" SPACING

36" NOSE TO  
RAIL -

GRASPABLE RAIL

2 SIDE ELEVATION  
SCALE: 1/8" = 1'-0"

RELOCATE  
SAT. DISH OF  
TENANT WHEN  
POSSIBLE

NOTE -  
1. ALL WINDOWS LOW-E, SIM,  
DIVIDED LIGHT W/ 1/2 SCREEN -  
ALUM CLAD W/ COLOR

OUTLINE OF EXISTING BUILDING  
TO BE REMOVED

HEADROOM  
MIN 6'8"

36" RAIL  
HEIGHT

EXTEND  
CORNICE BY  
SOFFIT DEPTH

BEAM  
3 x (2x12)

2'-6" x 4'-0"

2'-6" x 4'-6"

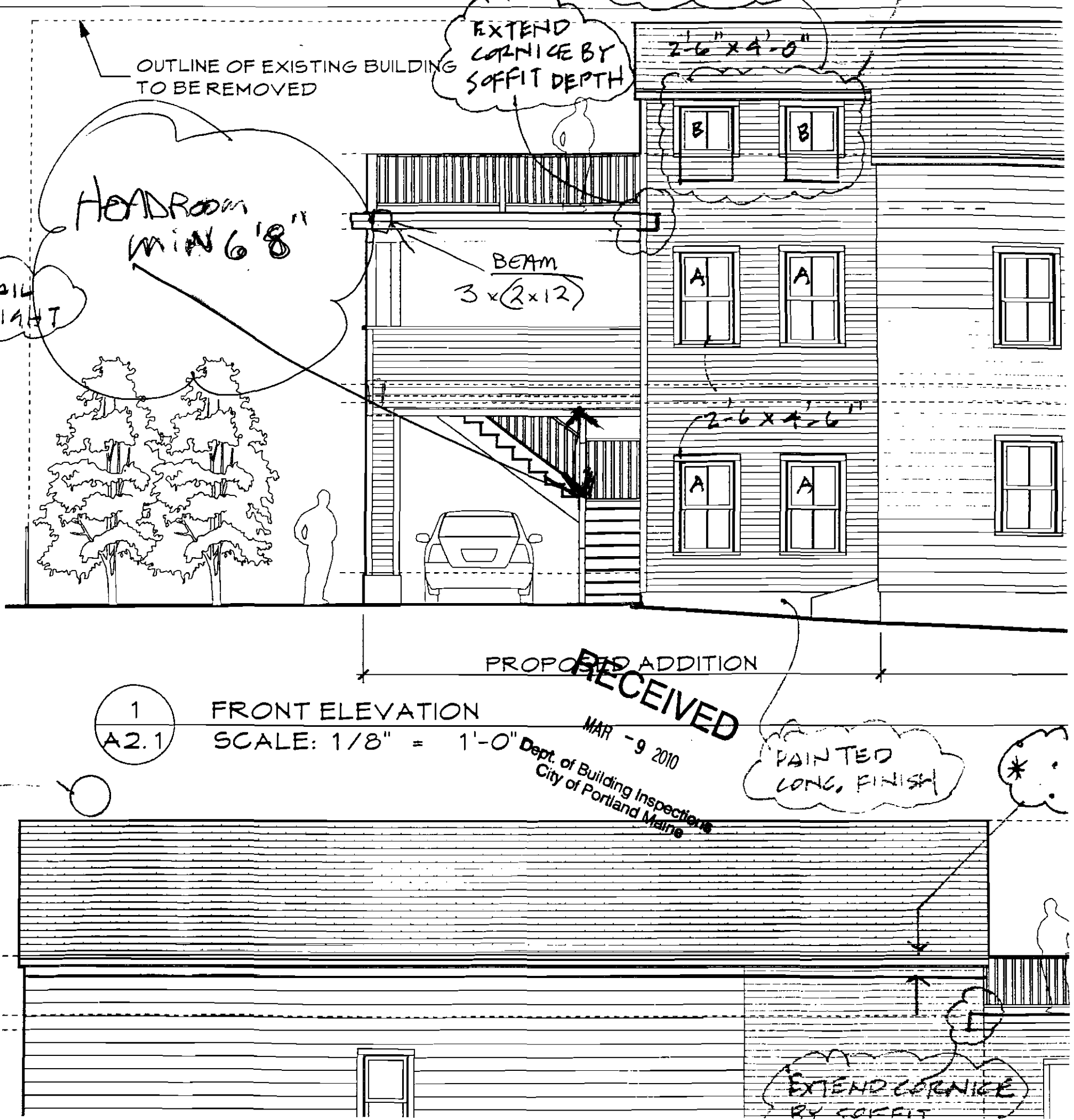
PROPOSED ADDITION

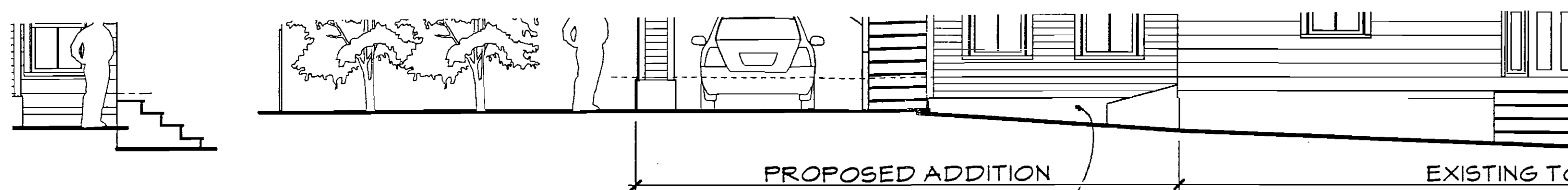
1 FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

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MAR -9 2010  
Dept. of Building Inspection  
City of Portland Maine

PAINTED  
LONG FINISH

EXTEND CORNICE  
BY SOFFIT





1 FRONT ELEVATION  
 A2.1 SCALE: 1/8" = 1'-0"

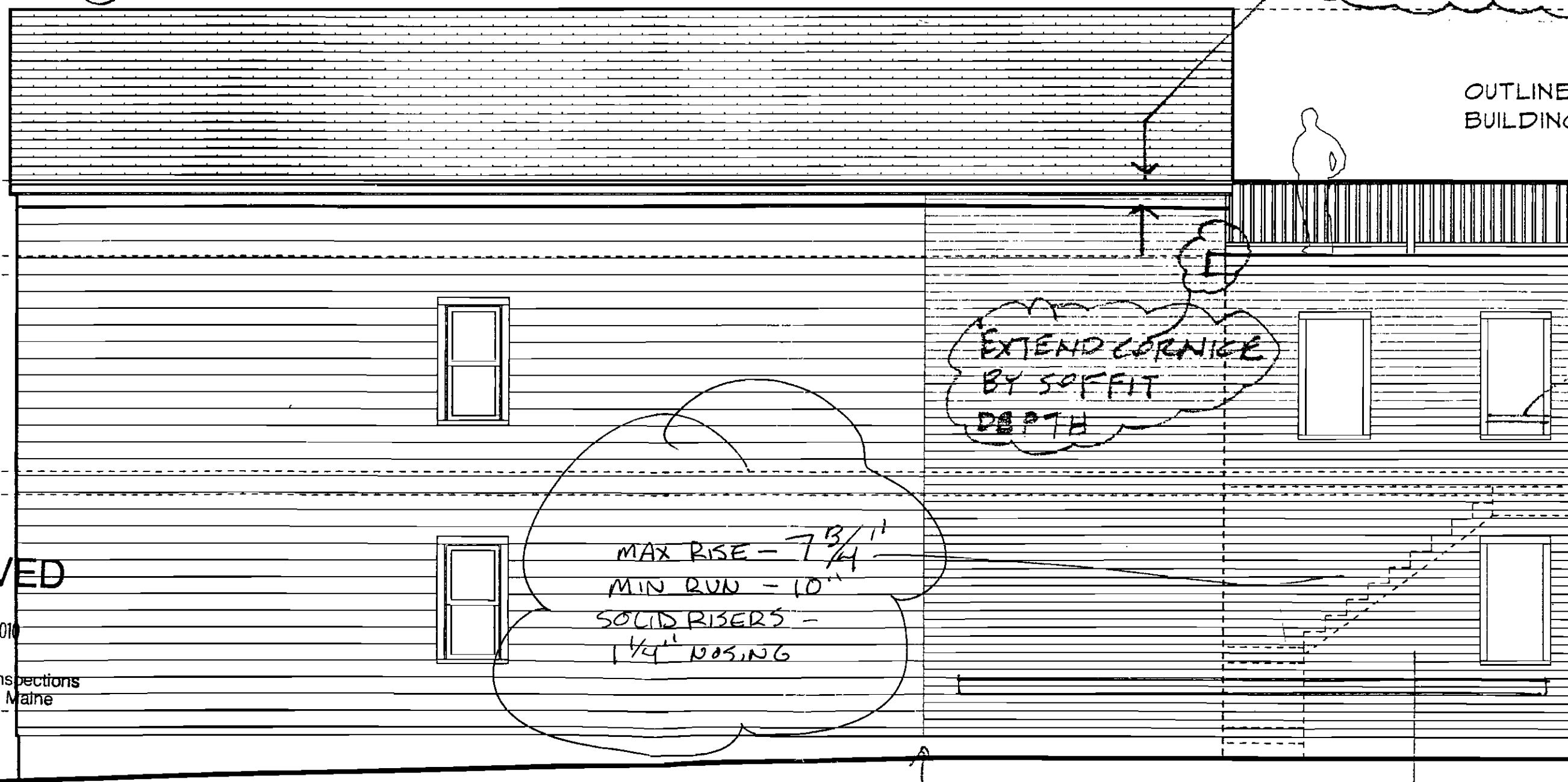
N  
 1'-0"

LOCATE  
 T. DISH OF  
 WANT WHEN  
 SSIBLE

W-E SIM.  
 1/2 SCREEN -  
 COLOR  
 DE TEMPERED  
 WIRE.

RECEIVED  
 MAR -9 2010

Dept. of Building Inspections  
 City of Portland Maine



MAX RISE -  $7 \frac{3}{4}$ "  
 MIN RUN - 10"  
 SOLID RISERS -  
 1/4" NOSING

PAINTED  
 LONG FINISH

\* EXTEND & MA  
 \* EXTEND & MA

EXTEND CORNICE  
 BY SOFFIT  
 DEPTH

OUTLINE  
 BUILDING

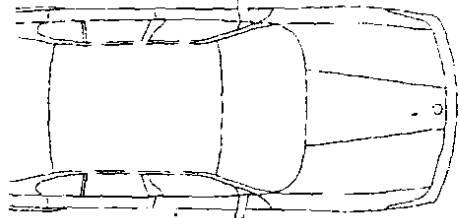
NEAT MEETING OF  
 NEW & EXIST SIDING

3 BACK ELEVATION

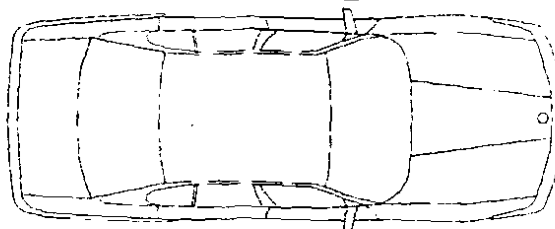
2 BURN  
 A3.3 DET



WALL ON  
STRUCTURAL PIER BELOW



BRICK PATTERN



NANCY

WHIPPL  
CALLEN  
ARCHIT

1  
A1.2

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

MIN 3' WIDE STAIR TREAD

A3.2  
STAIR

14'-0"

12'-0"

RECEIVED

MAR - 9 2010

Dept. of Building Inspections  
City of Portland Maine

19 Com  
Portland  
ME 041  
207-7

www.whipl

DATE: 7/1  
CHECKED BY:  
DRAWN BY:  
JOB: 09  
SHEET TITLE

3  
A3.2

13'-6"

A3.1

NEW COVERED  
DECK

NEW LIVING SPACE  
UNHEATED

EXISTING KITCHEN  
& LIVING

EXISTING  
BATHROOM

EXISTING  
BEDROOM