

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

BENSON JEFFREY A & MICHELE POLACSEK
JTS/Monaghan Woodworks Inc.

PERMIT ID: 2013-00076

Located at

37 CARROLL ST

CBL: 062 A021001

has permission to **Renovate kitchen & bathroom; replace windows, etc. Convert screen porch to mudroom/pantry.**

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 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 procured prior to occupancy.

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

02/21/13

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00076

Located at: 37 CARROLL ST

CBL: 062 A021001

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
2013-00076	01/11/2013	062 A021001

Location of Construction: 37 CARROLL ST	Owner Name: BENSON JEFFREY A & MICHEL	Owner Address: 37 CARROLL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Renovate kitchen & bathroom; replace windows, etc. Convert screen porch to mudroom/pantry.
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Dept: Historic **Status:** Approved w/Conditions **Reviewer:** Robert Wiener **Approval Date:** 02/11/2013**Note:** Fenestration in the mudroom pantry area (existing screened porch) has been revised in 2/6/13 submission. A new condition has been added since the Historic Preservation Certificate of Appropriateness was approved with conditions on 2/4/2013, in response to the plan revision. **Ok to Issue:** ☒

- 1) 7. The metal horizontal termination for the new propane stove is to be painted the same color as the siding if possible, and is to be installed in a location with minimal visibility from the street.
- 2) 1. Historic Preservation staff is to be notified at the completion of these renovations.
- 3) 3. Staff understanding is that all existing exterior storm windows are to be removed.
- 4) 4. Existing original trim is to remain, or if badly damaged may be replaced with exactly matching wood components. The exterior appearance and daylight opening dimension of the windows shall not change
- 5) 5. New screens are to be half-screens.
- 6) 6. Glass in the new sash will appear clear – either there will be no low-e coating, or if there is, the light transmission ratio (LTR) shall be a minimum of .7.
- 7) 2. Historic Preservation Certificate of Appropriateness does not constitute a building permit - any work requiring a building permit must be approved by the Inspections Department.
- 8) 8. The two awning windows shown on the east wall of the mudroom in the 2/6/13 revised plan are to match the wood windows manufactured by Windsor which are approved to be installed in the main part of the house. (All windows visible from a public way are to be of the same type, configuration, and material - wood.)

Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 01/14/2013**Note:** **Ok to Issue:** ☒**Dept:** Building **Status:** Approved w/Conditions **Reviewer:** Jon Rioux **Approval Date:** 02/20/2013**Note:** **Ok to Issue:** ☒

- 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) Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
- 3) Note: Spoke with Contactor, she will assess the bearing points for the proposed interior LVL beam once the walls studs are exposed. Modifications may be required including foundation footings.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) 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).

Location of Construction: 37 CARROLL ST	Owner Name: BENSON JEFFREY A & MICHEL	Owner Address: 37 CARROLL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

- 6) 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.

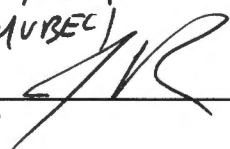
Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.

- 7) Glazing in enclosures for or walls facing hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface. Exception: Glazing that is more than 60 inches, measured horizontally and in a straight line, from the waters edge of a hot tub, whirlpool or bathtub.
- 8) R502.6 Bearing. The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of approved joist hangers.

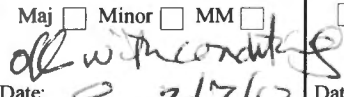


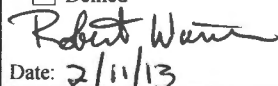
City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00076	Issue Date:	CBL: 062 A021001
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Location of Construction: 37 CARROLL ST	Owner Name: BENSON JEFFREY A & MICHELE POLACSEK JTS	Owner Address: 37 CARROLL ST PORTLAND, ME 04102	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 100 Commercial St. Portland ME 04102	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R4
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$2,670.00	Cost of Work: \$260,000.00
Proposed Project Description: Renovate kitchen & bathroom; replace windows, etc. Convert screen porch to mudroom/pantry.		FIRE DEPT: w/conditions per Capt. Pionie <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: Type: 513 IRC, 2009 (MURBEC)
		Signature: Signature: 	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:	
Permit Taken By: bjs	Date Applied For: 01/11/2013	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"/> <input type="checkbox"/> Denied  Date: 2/7/13	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied  Date:	Historic Preservation  <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied  Date: 2/11/13
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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



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.

Location/Address of Construction: <u>37 Carroll Street</u>			
Total Square Footage of Proposed Structure/Area <u>4110 SF Existing to remain</u>		Square Footage of Lot <u>.0944 acres</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>062</u> Block# <u>A021</u> Lot# <u>001</u>		Applicant: (must be owner, lessee or buyer) Name <u>Jeff Benson + Michelle Polacek</u> Address <u>37 Carroll St</u> City, State & Zip <u>Portland Me 04102</u>	
Telephone: <u>774-3070</u> <u>458-1630</u> <u>458-2068</u>			
Lessee/DBA RECEIVED JAN 11 2013 Dept. of Building Inspections City of Portland Maine		Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$ 260K</u> C of O Fee: <u>\$ 2620.00</u> Historic Review: \$ Planning Amin.: <u>\$ 50.00</u> Total Fee: \$ <u>2670.00</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>SAME</u>			
Is property part of a subdivision? <u>no</u> If yes, please name _____			
Project description: <u>Renovate Kitchen + bathroom; Replace window sashes; Insulate attic + accessible walls; Convert screened porch to mudroom + pantry</u>			
Contractor's name: <u>Monaghan Woodworks</u>		Email: <u>Sheri@monwoodworks.com</u>	
Address: <u>100 Commercial Street Suite 212</u>			
City, State & Zip: <u>Portland Me 04101</u>		Telephone: <u>775-2683</u>	
Who should we contact when the permit is ready: <u>Sheri</u>		Telephone: <u>252-6824</u>	
Mailing address: <u>100 Commercial St Portland 04101</u>			

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.

and 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: 1-10-13

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

Jonathan Rioux - Benson Residence 37 Carroll Street

From: "Sheri Winter" <SheriWinter@mwoodworks.com>
To: <jrioux@portlandmaine.gov>
Date: 2/20/2013 3:43 PM
Subject: Benson Residence 37 Carroll Street

Hi Jerry,

The square footage of the Benson residence is 4110 sq. ft. Our proposed renovations total 450 sq. ft.
Thank you.

Regards,

Sheri Winter

Monaghan

Woodworks Inc.



COMMERCIAL & RESIDENTIAL CONSTRUCTION

100 Commercial Street, Box 100, Portland, Maine 04101

207-775-2683 Ext. 33

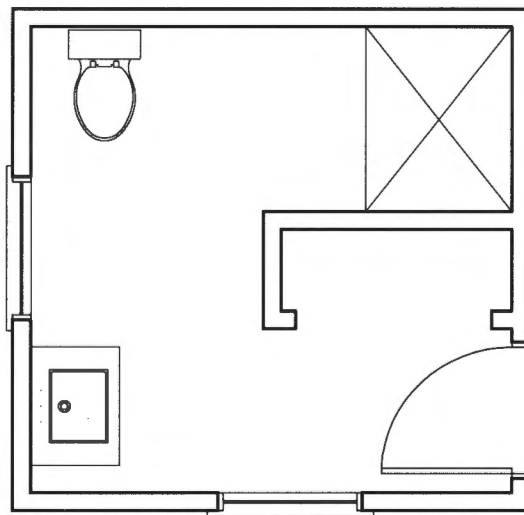
Cell: 207-252-6824

RECEIVED

FEB 20 2013

Dept. of Building Inspections
City of Portland Maine

BENSON RENOVATION
12 - 28 - 2012



BATHROOM EXISTING LAYOUT
1/4" = 1'-0"

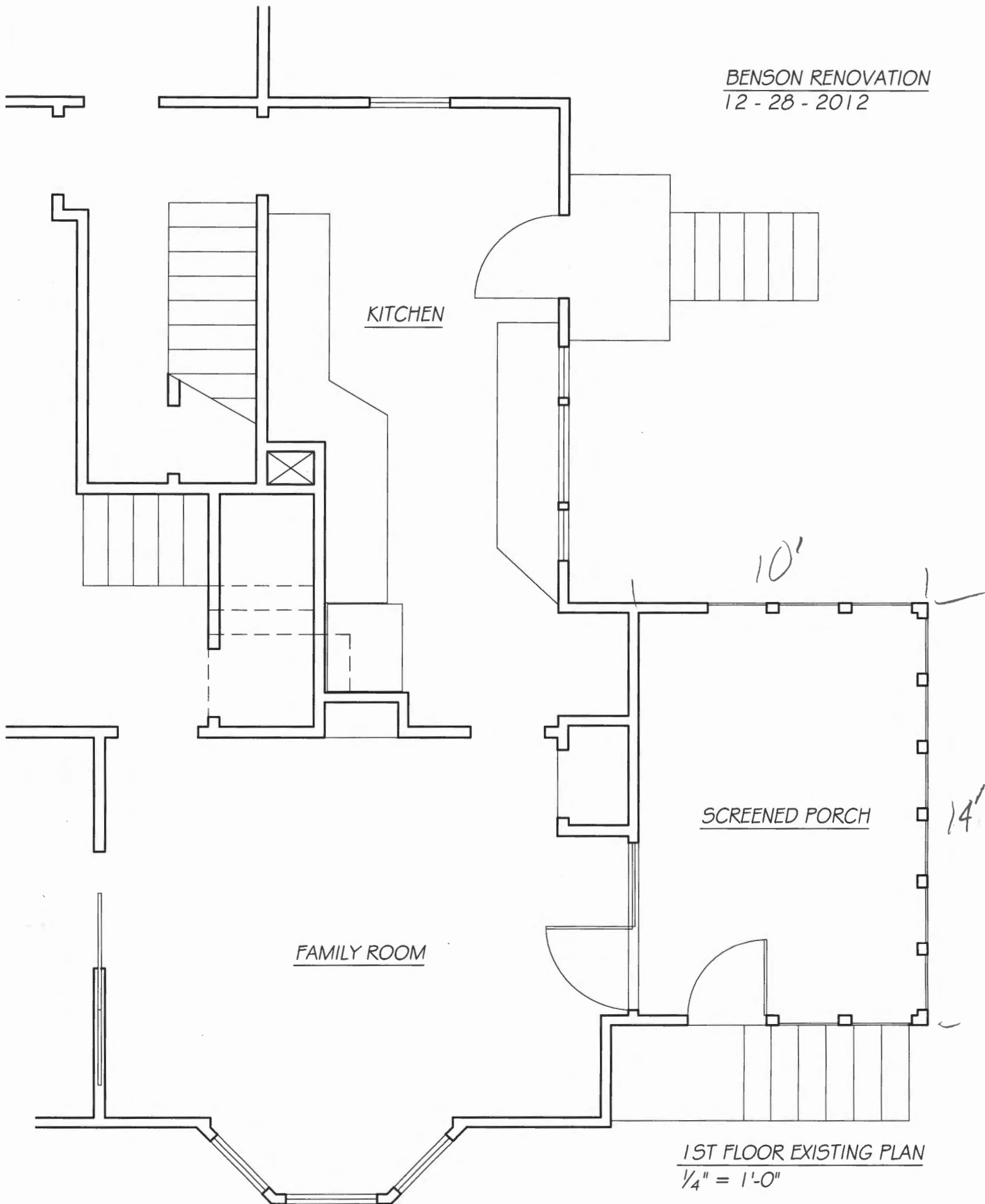
BENSON RENOVATION
12 - 28 - 2012

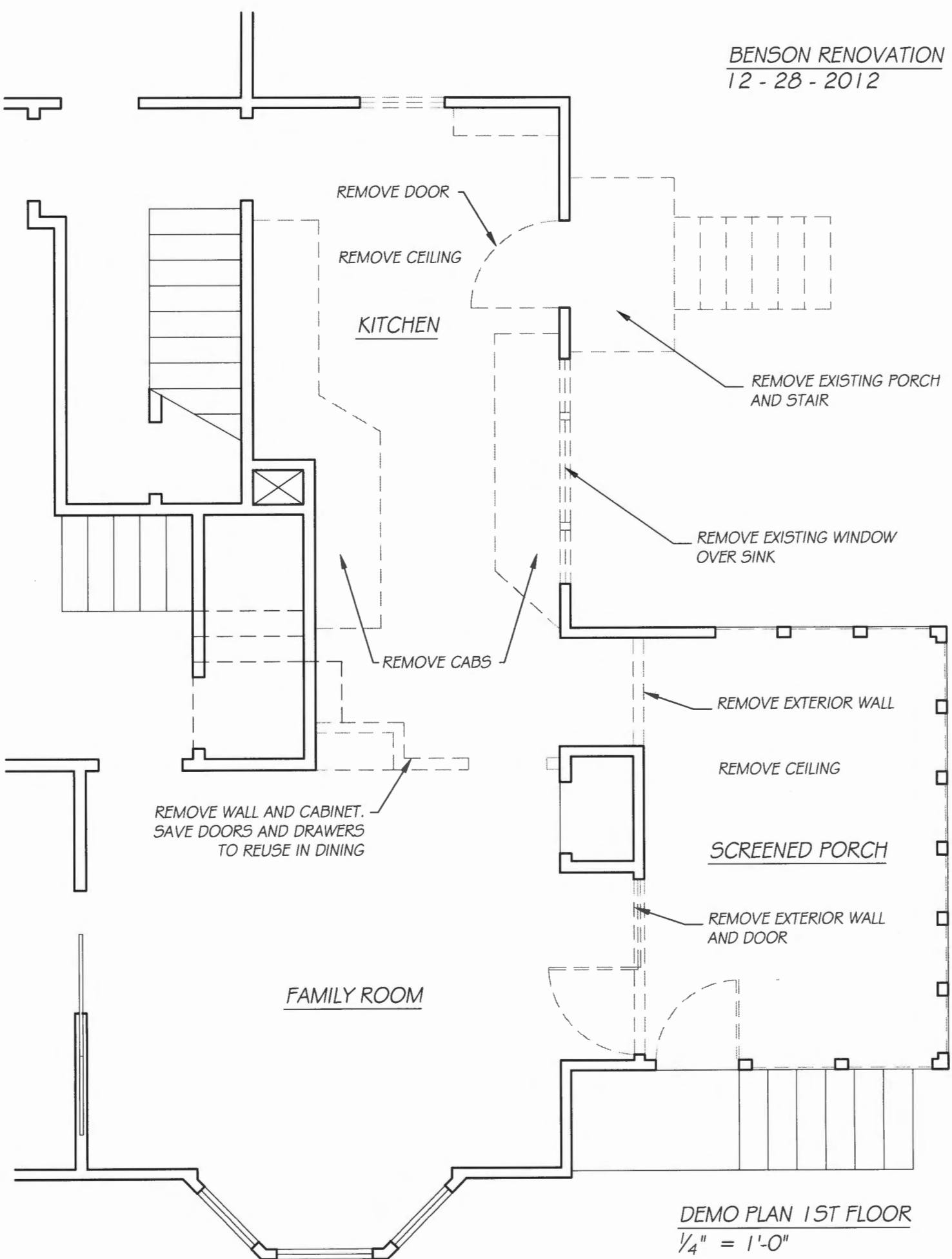
KITCHEN

SCREENED PORCH

FAMILY ROOM

1ST FLOOR EXISTING PLAN
 $\frac{1}{4}" = 1'-0"$





BENSON RENOVATION

12 - 28 - 2012

INSTALL R-38 5.75" THICK
CLOSED CELL SPRAY FOAM
INSULATION IN ROOFLINE
BETWEEN EXISTING ROOF
FRAMING

Existing 230"

1/2" SHEETROCK WALLS
AND CEILING

INFILL 2X6 STUD WALL BETWEEN
EXISTING POSTS
1/2" CDX PLYWOOD SHEATHING
CEDAR CLAPBOARDS TO MATCH
EXISTING SIDING
R-21 3-1/8" THICK CLOSED CELL
SPRAY FOAM INSULATION

PANTRY

MATCH APRON TO EXISTING

CERAMIC TILE ON
3/4" QUIC TRAC HEAT PANELS
OVER EXISTING FLOOR BOARDS

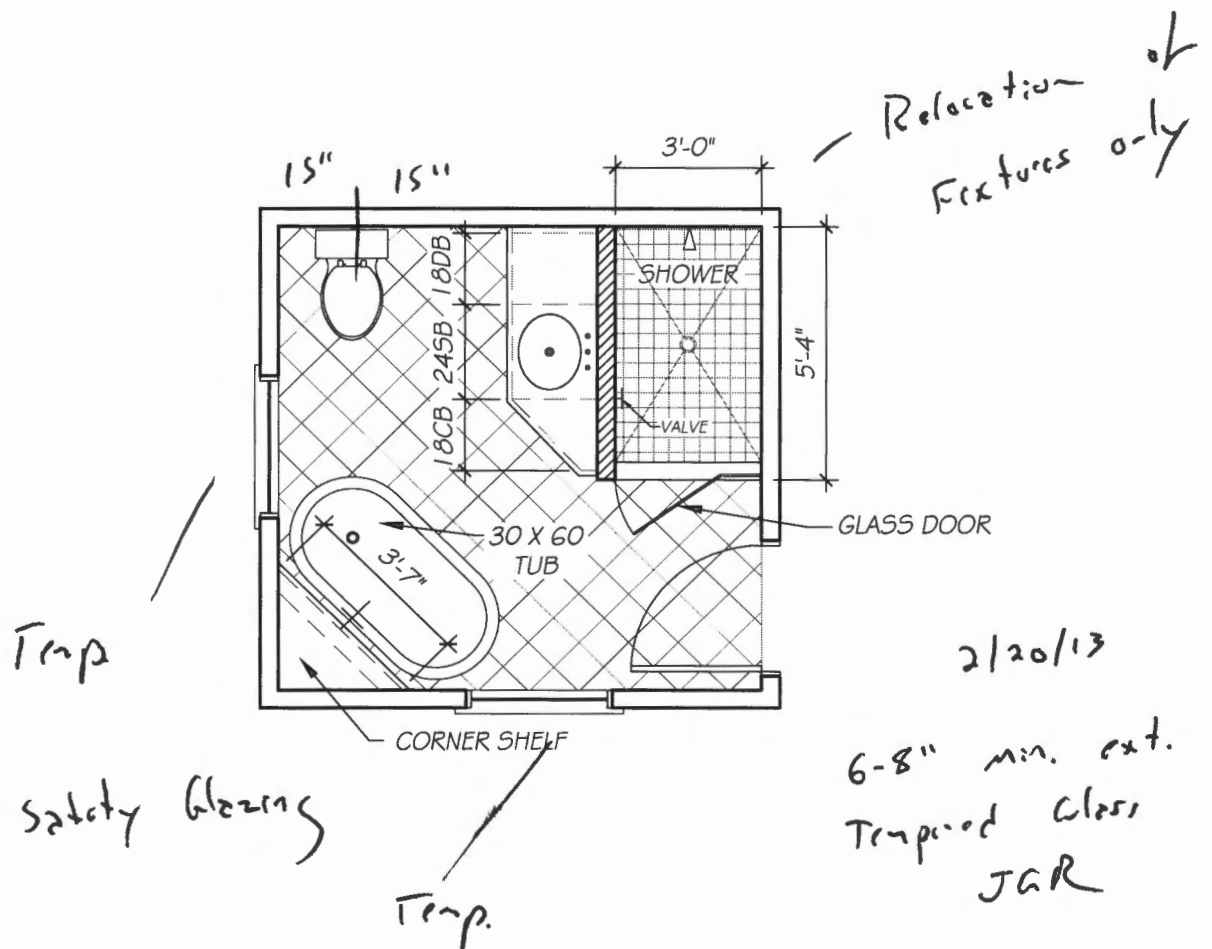
Enclosed

INSTALL R-30 4.5" THICK CLOSED
CELL FOAM SPRAY INSULATION
BETWEEN EXISTING FLOOR JOISTS
1/2" CDX PLYWOOD COVER

Open - access

PANTRY SECTION A

$\frac{3}{4}" = 1'-0"$



Contractor sh. she will add Smoke Alarms & CO in renovated "required areas".

A (2) or (3) 2x8" headers will be used for the window openings

BATHROOM RENOVATION PLAN
1/4" = 1'-0"

33 1/2" X 64 3/4" EXIST RO

KITCHEN

30" DBL OVEN

REF

MICRO

NEW HEADER BEAM LVL
3 1/2" X 11 7/8"

DW

RANGE & HOOD

RANGE HOOD VENT

2-2x8 HEADER CABS BELOW

NEW HEADER BEAM
5 1/4" X 9 1/2" LVL

NEW HEADER BEAM
3 1/2" X 9 1/2" LVL

FAMILY ROOM

NEW PROPANE FIRED STOVE

2'8" X 4'0" - 3 RO

TW210410 TEMP

6'-0"

PANTRY

SHELVES

CLOSET

MUDROOM

FWH2768AR
2'7" X 6'8" RO

EXISTING STAIR

BENSON RENOVATION

2-6-2013

by e-mail LTR in

NOTE:

FIELD VERIFY ALL DIMENSIONS

$5.83 \times 6 = 34.98$
 35.00

$3.83 \times 4.35 = 16.66$

2ND set = 34.98
 35.00

$5.32 \times 2 = 10.64$
 17.00

MUDROOM/PANTRY WINDOWS

A2B1 - 2'8" W X 2'0 1/8" H RO - 2.66

TW210410 - 3'0 1/8" W X 5'0 7/8" H RO - 2.83

TW20210 - 2'2 1/8" W X 3'0 7/8" H RO - 2.17

114.30

Area of walls 50%
 $214.8 \div 2 = 107.4$
m²

14' glass

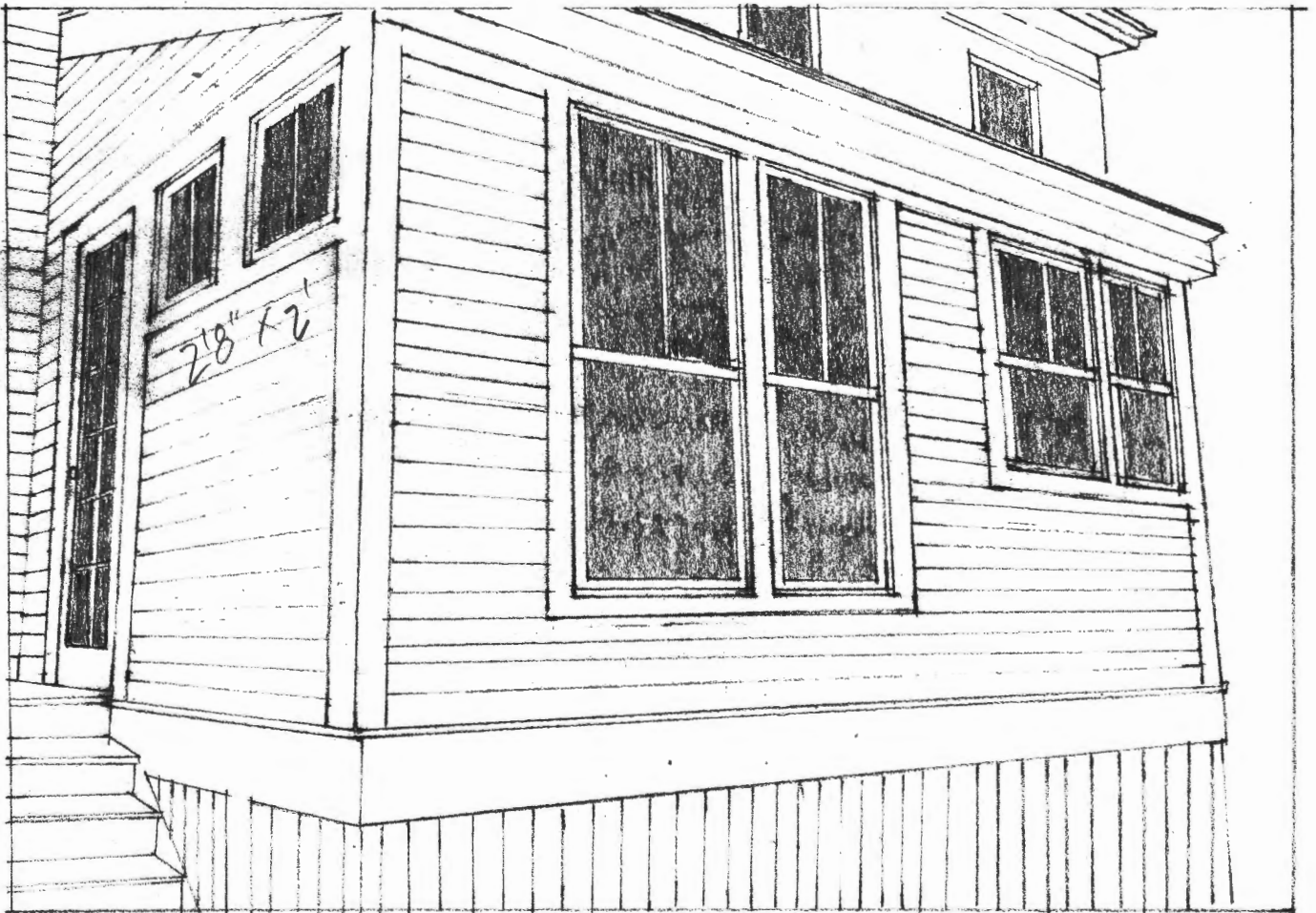
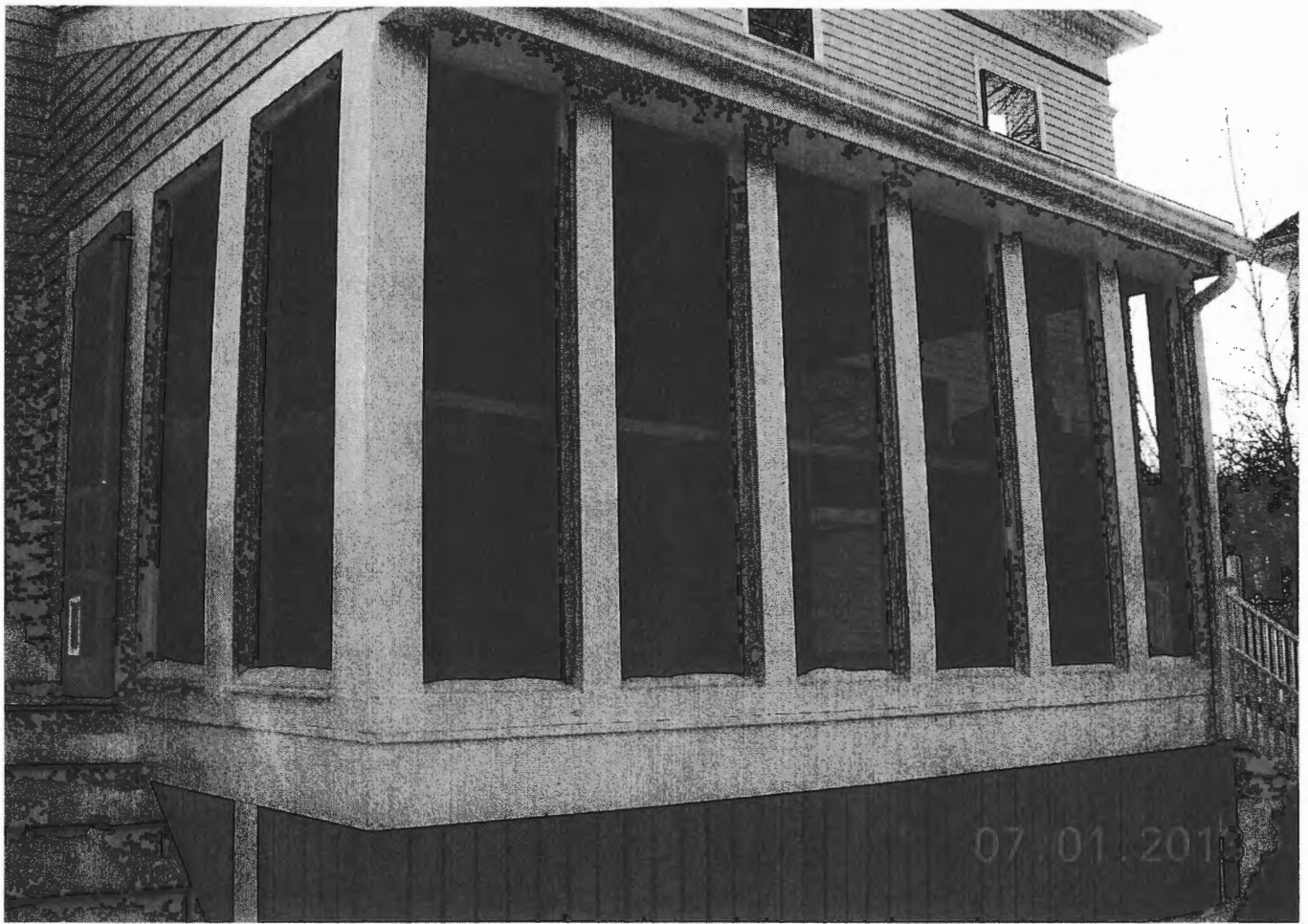
meeting 1A-427

FACTORY MULL WITH STUD PKT.

FIRST FLOOR PLAN

1/4" = 1'-0"

$2.58 \times 6.58 = 16.98$ or 17



(Code 1968, § 602.19.D; Ord. No. 78-03/04, 10-20-03)

Sec. 14-426. Fences.

In residence zones no wall or fence along a street line or within twenty-five (25) feet of a street line shall be more than four (4) feet in height unless said fence is located in the side or rear yard and is reviewed by the public works authority and found not to be a traffic or public safety hazard, subject to the provisions of section 14-434.

(Code 1968, § 602.19.E; Ord. No. 247-97, 4-9-97)

Sec. 14-427. Enclosure of porches.

Any open porch existing with a roof over the same on June 5, 1957, and encroaching upon any yard required by this article may be enclosed if the major portion of the enclosure is of glass.

(Code 1968, § 602.19.F)

Sec. 14-428. Corner lots.

In case a dwelling house has its front yard upon the long side of a corner lot, the rear yard may be reduced to a depth not less than the width required for a side yard on the lot, provided the aggregate of the widths of both sides and depths of front and rear yards is not less than the similar aggregate of required dimensions of all yards required if the front yard were faced on the short side of the lot.

(Code 1968, § 602.19.G)

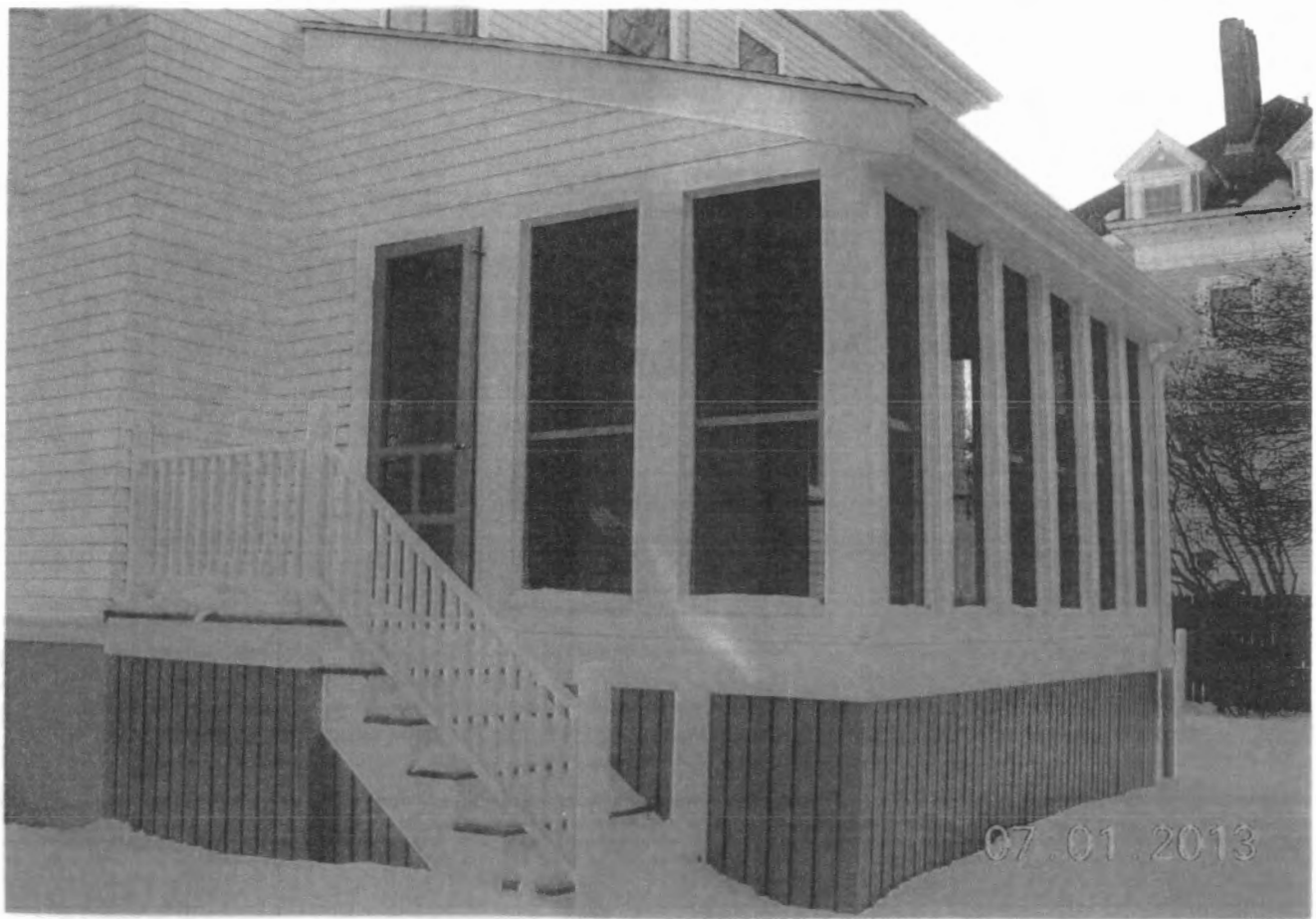
Sec. 14-429. Lot surrounded by streets or alleys.

Where a lot containing ten thousand (10,000) square feet or less is completely surrounded by streets or alleys, the building area may be increased twenty (20) percent.

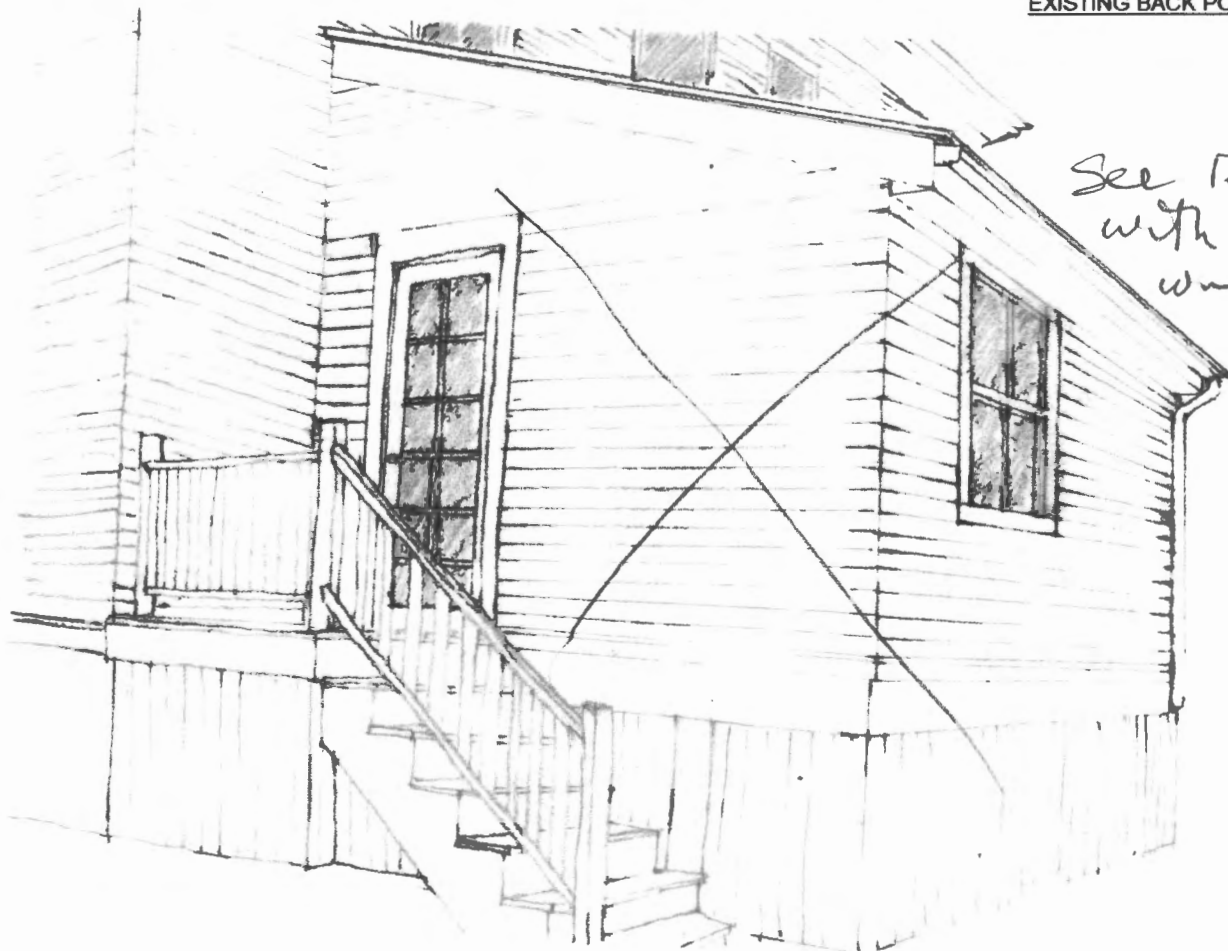
(Code 1968, § 602.19.H)

Sec. 14-430. Height limits.

(a) *Roof structure.* Roof structures for the housing of elevators, stairways, tanks, fans, or other building operating equipment not intended for human occupancy, skylights, steeples, roof signs, flag poles, chimneys, smokestacks, radio or television masts, water tanks, or silos may be erected above the height limitation herein prescribed for buildings..



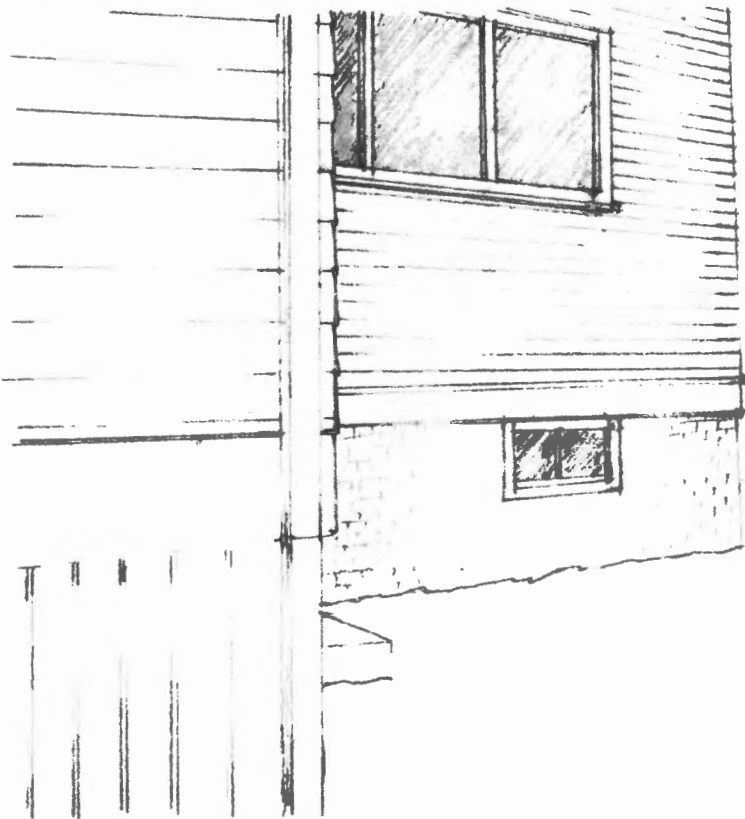
EXISTING BACK PORCH VIEW



PROPOSED SIDE VIEW



EXISTING REAR VIEW



PROPOSED REAR VIEW

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

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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](#)


Best viewed at
800x600, with
Internet Explorer

CBL	062 A021001
Land Use Type	SINGLE FAMILY
Property Location	37 CARROLL ST
Owner Information	BENSON JEFFREY A & MICHELE POLACSEK JTS 37 CARROLL ST PORTLAND ME 04102
Book and Page	30128/147
Legal Description	62-A-21 CARROLL ST 37
Acres	4110 SF 0.0944

Current Assessed Valuation:

TAX ACCT NO.	9790	OWNER OF RECORD AS OF APRIL 2012
		SELLERS RORICK A & TIMMI L SELLERS JTS 37 CARROLL ST PORTLAND ME 04102
LAND VALUE	\$215,400.00	
BUILDING VALUE	\$322,400.00	
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$527,800.00	
TAX AMOUNT	\$9,933.20	

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

Building Information:**Building 1**

Year Built	1900
Style/Structure Type	OLD STYLE
# Stories	2
# Units	1
Bedrooms	7
Full Baths	3
Half Baths	1
Total Rooms	12
Attic	PART FINSH
Basement	FULL
Square Feet	2700

[View Sketch](#)[View Map](#)[View Picture](#)**Sales Information:**

Sale Date	Type	Price	Book/Page
11/15/2012	LAND + BUILDING	\$0.00	30128/147
7/16/2004	LAND + BUILDING	\$591,250.00	21556/146
9/14/2000	LAND + BUILDING	\$395,000.00	15728/1
9/10/1999	LAND + BUILDING	\$316,000.00	15037/237
4/1/1996	LAND + BUILDING	\$266,000.00	12479/44

PRODUCT PERFORMANCE

ENERGY STAR® Qualification helps identify the window or door that is best for each climate zone.



ENERGY STAR® for Windows, Doors and Skylights CLIMATE ZONE MAP



- Northern**
Mostly Heating
- North/Central**
Heating & Cooling
- South/Central**
Cooling & Heating
- Southern**
Mostly Cooling

ENERGY STAR® Qualification Criteria for Residential Windows and Doors

Climate Zone	Windows		Prescriptive Equivalent Energy Performance	Doors	
	U-Factor ¹	SHGC ²		Starting Level	SHGC ²
Northern	≤ 0.28	Any	Prescriptive	≤ 0.21	No Rating
North-Central	≤ 0.31	≥ 0.20	Equivalent	≤ 0.27	≤ 0.30
South-Central	≤ 0.32	≥ 0.40	Performance	≤ 0.32	≤ 0.30
Southern	≤ 0.32	≥ 0.40			
	≤ 0.35	≥ 0.30			
	≤ 0.60	≤ 0.27			



What is ENERGY STAR®?

ENERGY STAR qualified products and practices help you save money and reduce greenhouse gas emissions by meeting strict energy efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy.

Products that bear the ENERGY STAR® logo must meet stringent energy efficiency guidelines set by the U.S. Environmental Protection Agency and the U.S. Department of Energy. These guidelines are based on the heat gain and loss of each product in various regions of the country.

Andersen® NFRC Certified Total Unit Performance

Andersen® Product	Glass Type	U-Factor ¹	SHGC ²	VT ³	
400 Series					
Casement Window	HP Low-E4	0.28	0.32	0.54	
	HP Low-E4 with Grilles	0.29	0.29	0.49	
	HP Low-E4 Sun	0.29	0.20	0.30	
	HP Low-E4 Sun with Grilles	0.30	0.18	0.27	
	HP Low-E4 SmartSun	0.28	0.21	0.49	
Awning Window	HP Low-E4 SmartSun w/Grilles	0.29	0.19	0.45	
	HP Low-E4	0.28	0.31	0.53	
	HP Low-E4 with Grilles	0.29	0.29	0.49	
	HP Low-E4 Sun	0.29	0.19	0.30	
	HP Low-E4 Sun with Grilles	0.29	0.18	0.27	
Casement/Awning Picture Window	HP Low-E4 SmartSun	0.28	0.21	0.48	
	HP Low-E4 SmartSun w/Grilles	0.28	0.19	0.44	
	HP Low-E4	0.27	0.34	0.60	
	HP Low-E4 with Grilles	0.28	0.31	0.53	
	HP Low-E4 Sun	0.27	0.21	0.33	
Woodwright® Full-Frame Double-Hung Window	HP Low-E4 Sun with Grilles	0.29	0.19	0.30	
	HP Low-E4 SmartSun	0.26	0.23	0.54	
	HP Low-E4 SmartSun w/Grilles	0.28	0.21	0.48	
	HP Low-E4	0.30	0.31	0.53	
	HP Low-E4 with Grilles	0.31	0.28	0.47	
Woodwright® Full-Frame Picture Window	HP Low-E4 Sun	0.30	0.19	0.29	
	HP Low-E4 Sun with Grilles	0.30	0.18	0.42	
	HP Low-E4 SmartSun	0.29	0.20	0.47	
	HP Low-E4 SmartSun w/Grilles	0.30	0.18	0.42	
	HP Low-E4	0.27	0.33	0.57	
Woodwright® Full-Frame Transom Window	HP Low-E4 with Grilles	0.29	0.30	0.51	
	HP Low-E4 Sun	0.28	0.20	0.32	
	HP Low-E4 Sun with Grilles	0.30	0.18	0.28	
	HP Low-E4 SmartSun	0.27	0.22	0.52	
	HP Low-E4 SmartSun w/Grilles	0.29	0.20	0.46	
Woodwright® Insert Double-Hung Window	HP Low-E4	0.30	0.31	0.53	
	HP Low-E4 with Grilles	0.31	0.28	0.47	
	HP Low-E4 Sun	0.30	0.19	0.30	
	HP Low-E4 Sun with Grilles	0.31	0.17	0.26	
	HP Low-E4 SmartSun	0.29	0.21	0.48	
Woodwright® Insert Picture Window	HP Low-E4 SmartSun w/Grilles	0.30	0.19	0.43	
	HP Low-E4	0.29	0.32	0.55	
	HP Low-E4 with Grilles	0.30	0.29	0.49	
	HP Low-E4 Sun	0.29	0.20	0.31	
	HP Low-E4 Sun with Grilles	0.31	0.18	0.27	
Woodwright® Insert Transom Window	HP Low-E4 SmartSun	0.28	0.21	0.50	
	HP Low-E4 SmartSun w/Grilles	0.30	0.19	0.44	
	HP Low-E4	0.29	0.33	0.56	
	HP Low-E4 with Grilles	0.31	0.29	0.50	
	HP Low-E4 Sun	0.30	0.20	0.31	
Tilt-Wash Double-Hung Window	HP Low-E4 Sun with Grilles	0.31	0.18	0.28	
	HP Low-E4 SmartSun	0.28	0.22	0.51	
	HP Low-E4 SmartSun w/Grilles	0.30	0.20	0.45	
	HP Low-E4	0.29	0.31	0.54	
	HP Low-E4 with Grilles	0.31	0.28	0.48	

continued on next page

¹ For NFRC certified total unit performance on units with capillary breather tubes for high altitudes, please visit andersenwindows.com.

² "High-Performance" Low-E4™ (HP Low-E4), "High-Performance" Low-E4 SmartSun™ (HP Low-E4 SmartSun) and "High-Performance" Low-E4 Sun (HP Low-E4 Sun) are Andersen trademarks for "Low-E" glass.

³ U-Factor defines the amount of heat loss through the total unit in BTU/hr sq. ft.°F. The lower the value, the less heat is lost through the entire product. Window values represent non-tempered glass. Use of tempered glass can increase U-Factor ratings. See andersenwindows.com for specific performance values. Door values represent tempered glass.

⁴ Solar Heat Gain Coefficient (SHGC) defines the fraction of solar radiation admitted through the glass both directly transmitted and absorbed and subsequently released inward. The lower the value, the less heat is transmitted through the product.

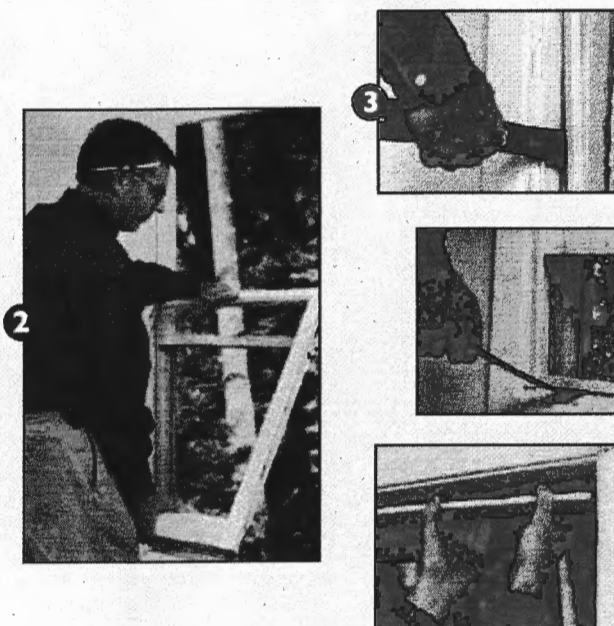
⁵ Visible Transmittance (VT) measures how much light comes through a product (glass and frame). The higher the value, from 0 to 1, the more daylight the product lets in over the product's total unit area. Visible Transmittance is measured over the 380 to 760 nanometer portion of the solar spectrum.

⁶ NFRC ratings are based on modeling by a third party agency as validated by an independent test lab in compliance with NFRC program and procedural requirements.

⁷ This data is accurate as of December 2010. Due to ongoing product changes, updated test results or new industry standards or requirements, this data may change over time. Ratings are for sizes specified by NFRC for testing and certification. Ratings may vary depending on use of tempered glass, different grille options, glass for high altitudes, etc.

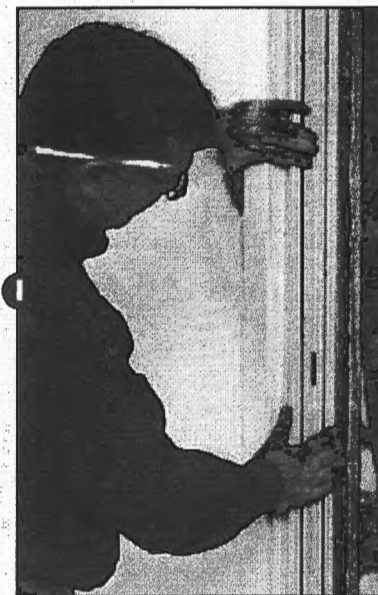
⁸ PassiveSun® glass values are available online at andersenwindows.com.

REMOVE OLD SASH



1. Cut and remove the cords and pulleys on the lower sash, if applicable.
2. Remove the old sash; these should be discarded after installation of the new sash.
3. Remove the side and head parting stops.
NOTE: If your existing window has jambliners, once you have removed the inside and head parting stops and sash, the jambliners can be rotated from the opening as a unit. Be sure that all staples and other similar fastening devices have first been removed from the jambliner.
4. Then remove the upper sash.
5. Repair jambs as needed and fill old pulley holes with insulation.
6. The window is now ready to have the new sash installed.

PREPARE FOR NEW SASH INSTALLATION



1. Install the left and right vinyl jambliners between the inside and outside stops. Place the supplied foam pads on the head jambs directly above where the jambliners will be. Jambliners are held in place using metal U-clips. Attach these clips to the existing window jamb using the 3/4" screws provided. Use 4 clips, evenly spaced, per side. Once the clips are in place, snap the jambliners into position over the clips.
2. Jambliners should be touching the sill and the "flange" side touching the outside/blind stop. Press jambliner against frame.
3. Before installing the sash, make sure the shoes line up where the sash pivot pins will be inserted. If they don't, insert a flat head screwdriver onto the metal part of the shoe and pull down until it is of a similar height as the other.

IMPORTANT:

If interior or exterior sash is to be painted or stained this should be done with the sash removed.

Do not get stain or paint on jambliners, parting stop, or weatherstrips.

INSTALL NEW SASH



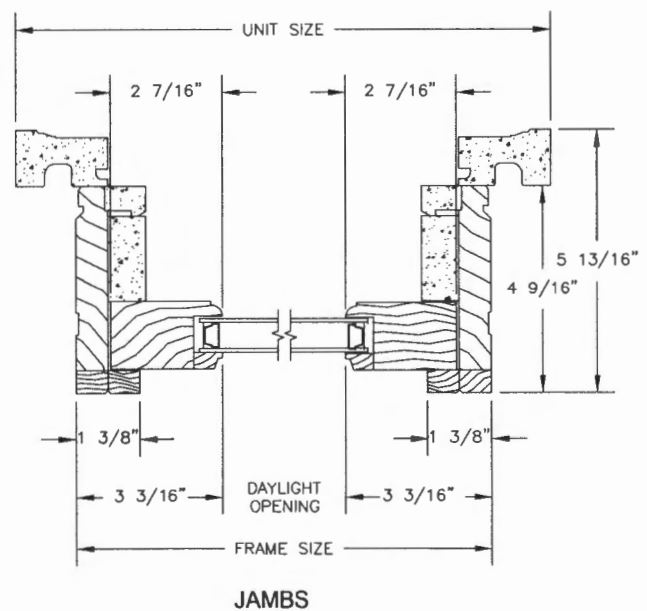
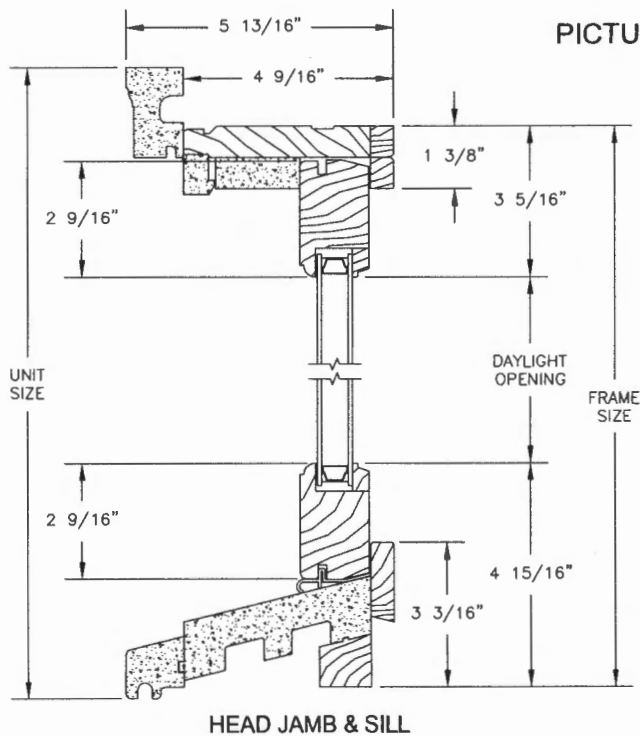
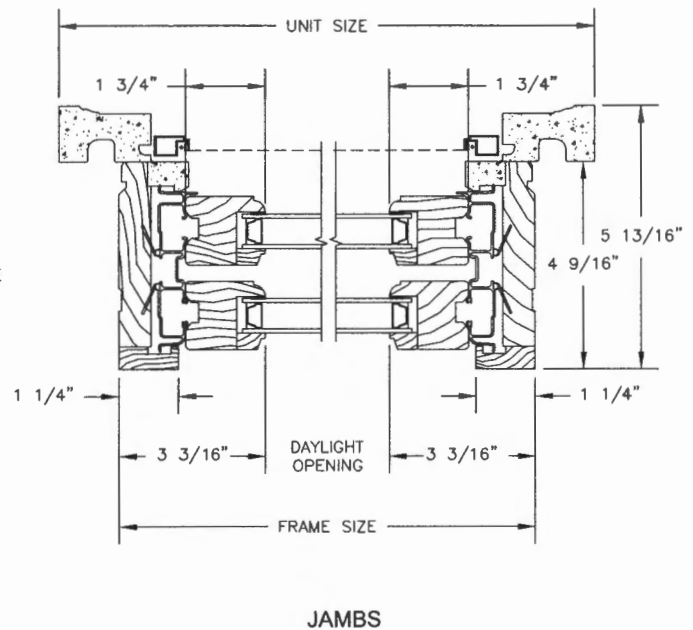
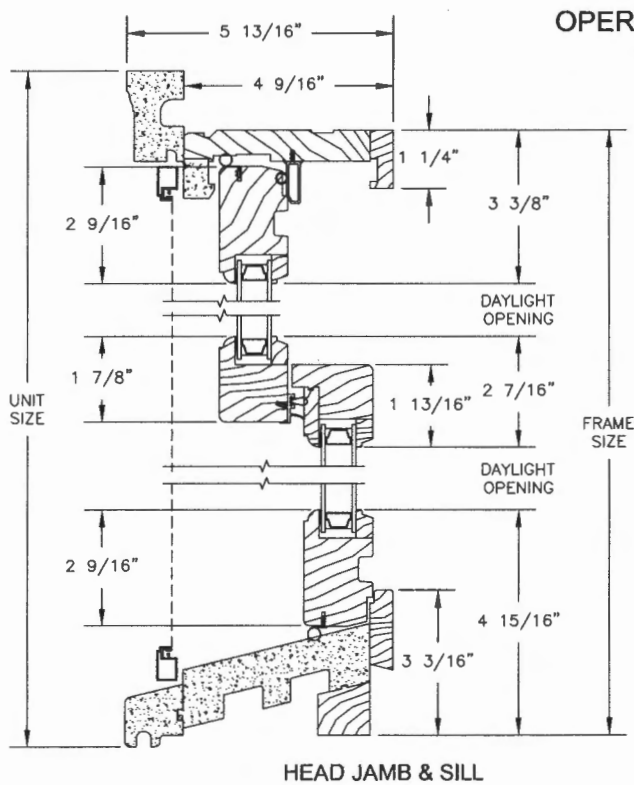
1. Hold the sash so the outside surface of the sash is facing up and the pivot pins at the end of the sash are closest to the windows.
2. Install the top or outside sash first. Insert the pivot pins into the outer friction shoes. Tilt the sash up and push toward the outside to fully install the sash.
3. Repeat step 2 for the lower/inside sash of your kit. Move both sashes up and down to ensure proper installation. Because your Win-Pac has easy tilt latches, you'll need to make room for the tilt latch finger tabs at the head jamb. After installing the top/outside sash (Step 2) carefully drive the sash up against the head jamb. This will create a small indentation in the head jamb. Then, very carefully, drill or notch out the indentation area to about 1/4" deep. BE CAREFUL NOT TO DRILL OR NOTCH ALL THE WAY THROUGH THE HEAD JAMB! Then repeat step 2 for the bottom sash of your kit.
4. Engage all locks. If you have difficulty locking the units, DO NOT FORCE them. Check to be sure the top sash is raised so the sash touches, or nearly touches, the head jamb; if not, check to be sure the top sash tilt latch finger tabs are not touching the head jamb. (If they are, additional drilling or notching may be required.)
5. Included in your kit is a vinyl head parting stop. Cut the stop to fit securely between the two jambliners. Press the head stop into the head parting groove. Center this piece into the head of the window frame. Be sure the flexible weather strip fin faces toward the outside of the house. Drive the stop into the groove with a block of wood and a hammer.
6. Replace the existing interior stops. Check sash for operation and tiltage.
7. Congratulations! Installation is complete.

Pinnacle Series

PRIMED DOUBLE HUNG

SECTION DETAILS : OPERATING / PICTURE

SCALE: 3" = 1'-0"



WINDSOR WOOD SASH PAC SPECS

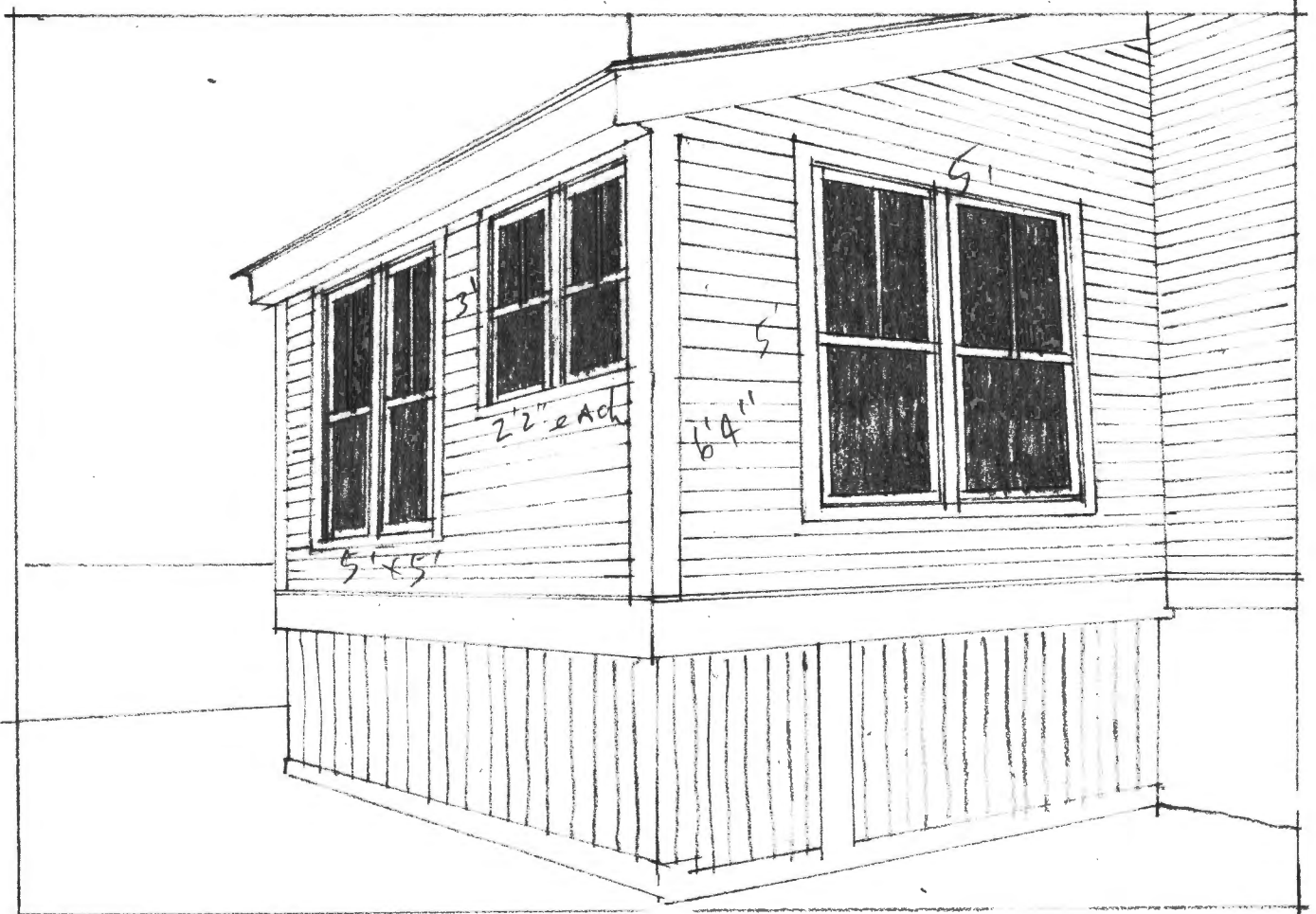
PROJECT: BENSON RESIDENCE
37 CARROLL ST
PORTLAND, MAINE

CONTRACTOR: MONAGHAN WOODWORKS
100 COMMERCIAL ST.
PORTLAND, MAINE 04101
PH: (207) 775-2683

SITE MANAGER: SHERI WINTER
PH: 775-2683

SUPPLIER: LORANGER DOOR & WINDOW CO., INC.
FRAN LORANGER
2325 BROADWAY
SO. PORTLAND, ME 04106
PH: 772-2223

PINNACLE SERIES WOOD WINDOWS
7/8 OR 5/8 PUTTY PROFILE DIVIDED LITES TOP SASH ONLY
LOW E #366 GLASS
WHITE HARDWARE & TILT JAMB SIDE TRACKS
PRIMED INSIDE AND OUTSIDE CUSTOM MADE TO FIT EXISTING FRAME
33 DOUBLE HUNG 6 STATIONARY SASH

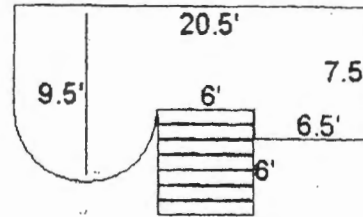
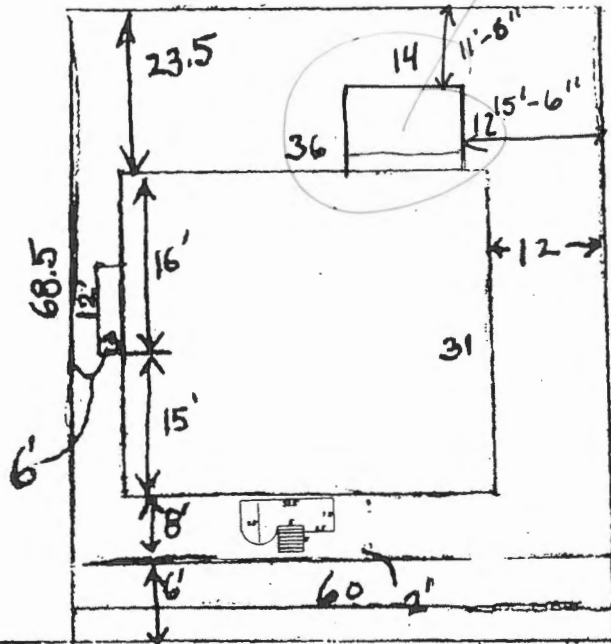


open Porch

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FEB 01 2013

Dept. of Building Inspections
City of Portland Maine



PORCH DETAIL

CARROLL ST.

R4 lot area is 4110 ft²

Front yard 25' min - 8' given

Rear yard 25' min - 23.5' given

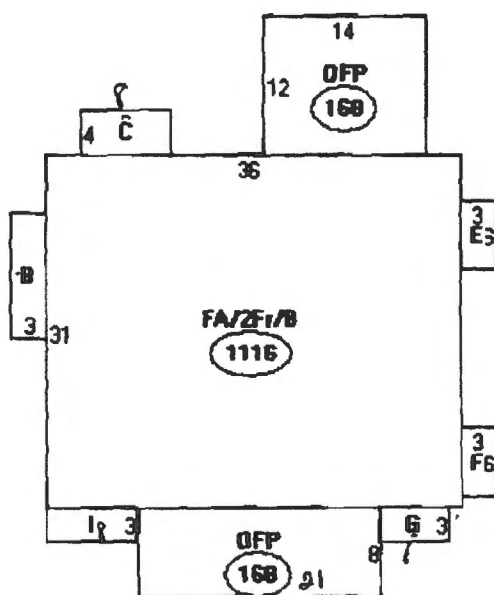
Side - 2.5 16' min 6' on left
12' on right

Min. lot per dv 3000 ft² - OK

Not meet setbacks

Under section 14 - 436(b)

FROM DEED ↑

**Descriptor/Area**

A: FA/2Fr/B
1116 soft

B: 1Fr
33 soft

C:WD
32 soft

D:OFP
168 soft

E: 2FBAY/B
18 sep

F: 2FBAY/B
10 soft

G:2FBAY/B
18 sqft

H:OFF
168 sqft

1: 2FBAY/B
24 sqft

$$= 1595$$

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**Dept. of Building Inspections
City of Portland Maine**

9/7/62	Permit to Install Plumbing # 11937- 1 Sink
3/6/64	Permit to Install Plumbing # 13755- Oil fired water heater
2/20/64	Application for Permit Heating, Cooking or Power Equipment Permit # 00181- Oil fired domestic hot water heater replacing electric water heater.
12/12/39	Application for permit Heating, Cooking or Power Equipment- Permit # 2230- oil Burning equipment in connection with existing steam heat.
11/27/34	Application for Permit Heating, Cooking or Power Equipment-Oil burning equipment in connection with hot water boiler.
6/28/29	Application for Permit, Heating, Cooking or Power Equipment- Automatic Oil Burner
7/1/29	Application for Permit #1216- to install oil burner
6/26/24	Application for Permit # 750- to make alterations and renovations to existing 2 family dwelling, no structural changes as per plans, repair porches on 1 st & 2 nd floors of building are in bad repair.
<u>11/2/84</u>	Application for Amendment to Permit- to remove 14' x 10' porch and to rebuild and enclose with screens as per plans.
7/27/84	Application for Amendment to Permit- To remove 1 sun porch and bulkhead. Removing partition- non bearing in Kitchen & removing one non bearing wall on 2 nd floor in bedroom.
10/10/84	Application for Permit Heating Cooking or Power Equipment- Boiler and burner replacement Permit # 01254
8/4/84	Application for Permit- to build sunroom
10/17/84	Application for Permits- Electrical installations Permit # 06008
10/10/84	Application for Permit- Electrical Installations- 1 Oil/gas unit heating
11/16/67	Housing Supervisor Letter regarding corrective actions
5/31/67	Letter regarding housing deficiencies- defects that need to be corrected
??	Letter from the City of Portland regarding Inspection of 2 family house.

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Dept. of Building Inspections
City of Portland Maine

My Map

37 Carroll



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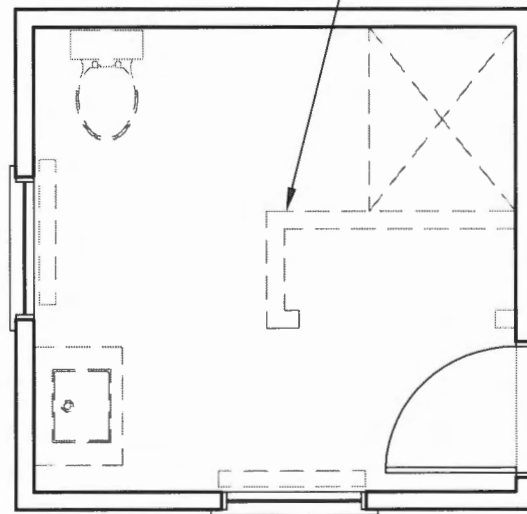
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FEB 01 2013

Dept. of Building Inspections
City of Portland Maine

BENSON RENOVATION
12 - 28 - 2012

REMOVE EXISTING CLOSET, SHOWER, TOILET,
SINK, RADIATORS AND FLOORING



mm 6'-8" clearance

BATHROOM DEMO
 $\frac{1}{4}" = 1'-0"$

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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.**

REQUIRED INSPECTIONS:

Close-in Plumbing/Framing
Final Inspection

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.