

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that RUTHALLISON LORD

Located At 3 CARROLL ST

Job ID: 2011-05-939-ALTR

CBL: 062 - - B - 024 - 001 - - - -

has permission to Interior Renovations & Exterior Restoration 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

06/01/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-939-ALTR	Date Applied: 4/29/2011	CBL: 062 - - B - 024 - 001 - - - - -	
Location of Construction: 3 CARROLL ST	Owner Name: CATHERINE ALEXANDER	Owner Address: 177 PINE ST APT 1G PORTLAND, ME - MAINE 04102	Phone: 831-7798
Business Name:	Contractor Name: Bob Van Wert, @ Portland Renovations, INC	Contractor Address: 107 Anderson ST PORTLAND MAINE 04101	Phone: (207) 775-2267
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-6
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - To make interior and exterior renovations	Cost of Work: \$300,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>NO sprinkler required</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: Type:
Proposed Project Description: 3 Carroll St - interior & exterior renovations		Signature: <i>CAPT. R. [unclear] 5/27</i> Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>ok with conditions 5/3/11</i>	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 <i>within</i> <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/11/11</i> <i>D. Andrews</i>
	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 appication 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	PHON

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

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

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/ Setbacks
2. Close-In: (Electrical, Framing, Plumbing)
3. 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.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-939-ALTR

Located At: 3 CARROLL ST

CBL: 062 - - B - 024 - 001 - - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the rear porch will be 50% glass in order to meet the requirements of section 14-427.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Historic

1. If replacement of any architectural trim or detail is necessary due to level of deterioration, replacement feature shall match existing in material, profile, etc.
2. Half window screens, rather than full screens, are required. Staff understands that the screens will be lifted to the top of the window during the summer season, but will be lowered to their standard position during the balance of the year.
3. Unpainted treads are acceptable, provided the risers are painted.
4. A second handrail to match the existing center piperail may be installed for added security.
5. Any added utility meters to be located at the rear of the building, unless approved by historic preservation staff.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. A photoelectric Carbon Monoxide (CO) detector 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.
3. Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
4. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
5. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
6. Glass glazing required adjacent to stairways when exposed surface of the glass is less than 60 inches above the nose of the tread.

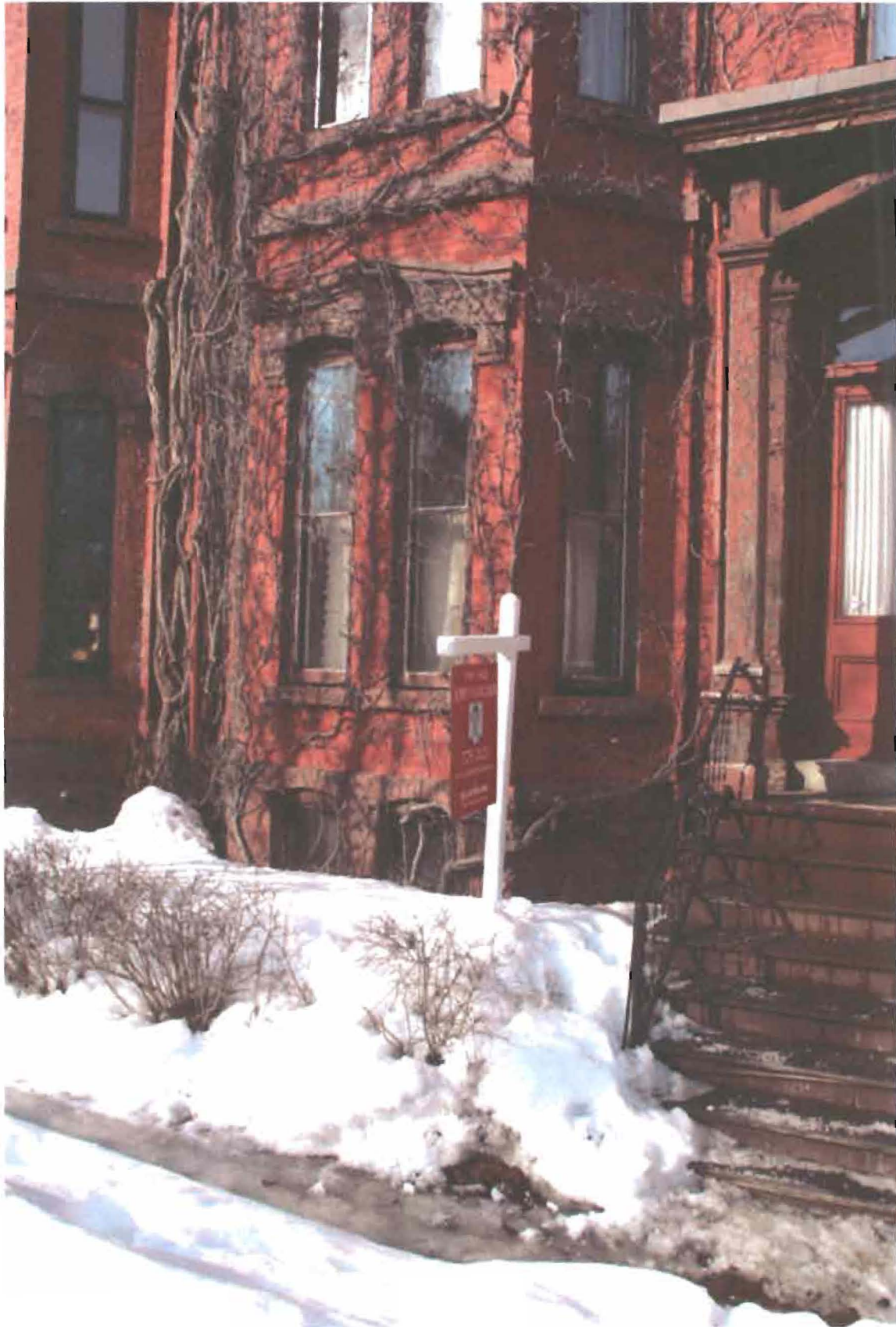
7. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
8. A code compliant emergency escape shall be provided each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.
9. Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2-inch gypsum board.
10. Mechanical or natural ventilation required in the bathroom.
11. Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
12. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
13. Stairs: The maximum riser height shall be 73/4 inches; the minimum tread depth shall be 10 inches.
14. See attached documentation for minimal bathroom ceiling height and fixture clearances, and window safety glazing requirements.
15. Interior renovations shall not affect existing fire separations between each unit.

Fire

1. Sprinkler requirement for one & two family homes was waived by the Fire Chief and Capt. Gautreau due to a technicality with communications and policy changes.
2. Fire Prevention Bureau has the signed letter by the home owner on file.
3. Applicant must follow the conditions listed in the letter. Capt. Gautreau













Existing Improvements Specifications / Description of Work:



1 1/8" Top Sill



1 5/8" Vertical Mullion



7 1/8" Mullion



2 1/8" Mullion Mull



1 1/8" Mull Mull (check wall)



5 1/8" Mullion

Existing Improvements Specifications / Description of Work:

1. Windows:
 Existing windows will be replaced with Marvin Wood Grains double hung windows. Visible glass dimensions are within 1/16" of existing. Low E 175 insulating glass is proposed to maintain low reflectivity that is desired in historic districts, but still achieve a .35 U-value.

Current title and rail dimensions are as follows:
 Bottom rail bottom rail: 2 1/4"
 Top rail of top sash: 2 1/8"
 Mid rail (check rail): 1 1/8"
 Vertical rail (Mullion): 1 3/4"
 Sash rail width: both 3/8" and 7/8" widths are used.

Proposed window dimensions are as follows:

Bottom rail: 2 1/4"
 Top rail: 1 3/4"
 Mid rail (check rail): 2 1/8"
 Vertical rail (Mullion): 1 5/8"
 Sash rail width: both 3/8" and 7/8" widths to match existing.
 If there are any technical questions regarding overall size or size of the components, please contact Marvin's supplier at 202.777.2021, Dave Hubous.

2. Front Sash / Front Door / Porch / Exterior Item:

- 1. As necessary, repairs masonry to match existing masonry structure before, prep, prime and paint.
- 2. Any masonry repairing openings shall be done with mortar to match existing (Type O) prior to exterior painting.
- 3. Top window engagement (not visible from street) Detail can be found in attached detail sheet, work to be performed as shown.





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>3 Carroll Street</u>		
Total Square Footage of Proposed Structure/Area <u>3,008</u>	Square Footage of Lot <u>2,494</u>	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>62</u> Block# <u>B</u> Lot# <u>24</u>	Applicant *must be owner, Lessee or Buyer* Name <u>CATHERINE ALEXANDER</u> Address <u>97 PINE ST</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>207 831-7798</u>
RECEIVED APR 29 2011 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>300,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>3,020.00</u>
	Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>Historic 50.00</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>residence</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>internal renovation and external painting and restoration of house.</u>	Total <u>3,070.00</u>
Contractor's name: <u>PORTLAND RENOVATIONS, INC</u> Address: <u>107 ANDERSON ST</u> City, State & Zip <u>PORTLAND ME 04101</u> Telephone: <u>775-2267</u> Who should we contact when the permit is ready: <u>BOB VAN WERT and CATHERINE ALEXANDER</u> Telephone: <u>775-2267 831-7798</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/29/11

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Ciprio 29 2011

Received from Catherine S Alexander

Location of Work 3 Carroll St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (1L) Plumbing (1S) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 062 B 024 Histor. C 50.00

Check #: 611 & 612 Bldg 3020.00

Total Collected \$ 3070.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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

62-B-CA

From: "Alexander, Catherine D" <CAlexander@UNUM.COM>
To: Marge Schmuckal <MES@portlandmaine.gov>
CC: Todd <toddmalexander@gmail.com>, Robert van Wert <bob@portlandrenovation...>
Date: 5/3/2011 1:40 PM
Subject: 3 Carroll Street Building Permit Exterior Specifications
Attachments: H1.pdf

Hi Marge:

Attached is a document that I am submitting to you as part of my application for a building permit for 3 Carroll Street. The document contains pictures of the window measurements, specifications for the windows and specifications for the exterior work for the property. Can you please confirm receipt of this email and let me know if you need anything else. Thanks.

Catherine
Catherine D. Alexander
AVP and Sr. Counsel
Investment Law
Unum
2211 Congress Street, C474
Portland, ME 04122
calexander@unum.com
207.575.4015 - phone
207.575.1296 - fax

* This e-mail was sent from Unum's Legal Department, is covered by the Electronic Communications Privacy Act, 18 U.S.C. Section 2510, et seq., and is legally privileged. The information contained in this e-mail is confidential and is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited; you are also requested to please reply to this message by notifying the sender that it was sent to you in error and delete it from your system.

MAY - 3 2011

4/29/11

Job Summary Report
Job ID: 2011-05-939-ALTR

Report generated on May 3, 2011 10:21:21 AM

Page 1

Job Type:	Alter/Add to Residential SF/Duplex	Job Description:	3 Carroll St	Job Year:	2011
Building Job Status Code:	Initiate Plan Review	Pin Value:	1292	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	300,000	Square Footage:			
Related Parties:		RUTH LORD		<i>Property Owner</i>	
		Portland Renovations - Bob Van Wert		<i>GENERAL CONTRACTOR</i>	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 9832

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
L31820	062 B 024 001		M				-70.270885	43.648484
Location Type		Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)			
1					3 CARROLL STREET WEST			
Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
SINGLE FAMILY		NOT APPLICABLE	R-6		Historic District		DISTRICT 3	WEST END

Structure Details

Structure: Single Family

Occupancy Type Code:

Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address
Single Family	0			3 CARROLL STREET WEST

in historic

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value
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Permit #: 20113199

Permit Data

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
9832	Single Family	Initialized	Interior Renovations & ext restoration			

Job Summary Report
Job ID: 2011-05-939-ALTR

Report generated on May 3, 2011 10:21:21 AM

Page 2

Inspection Details

Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag
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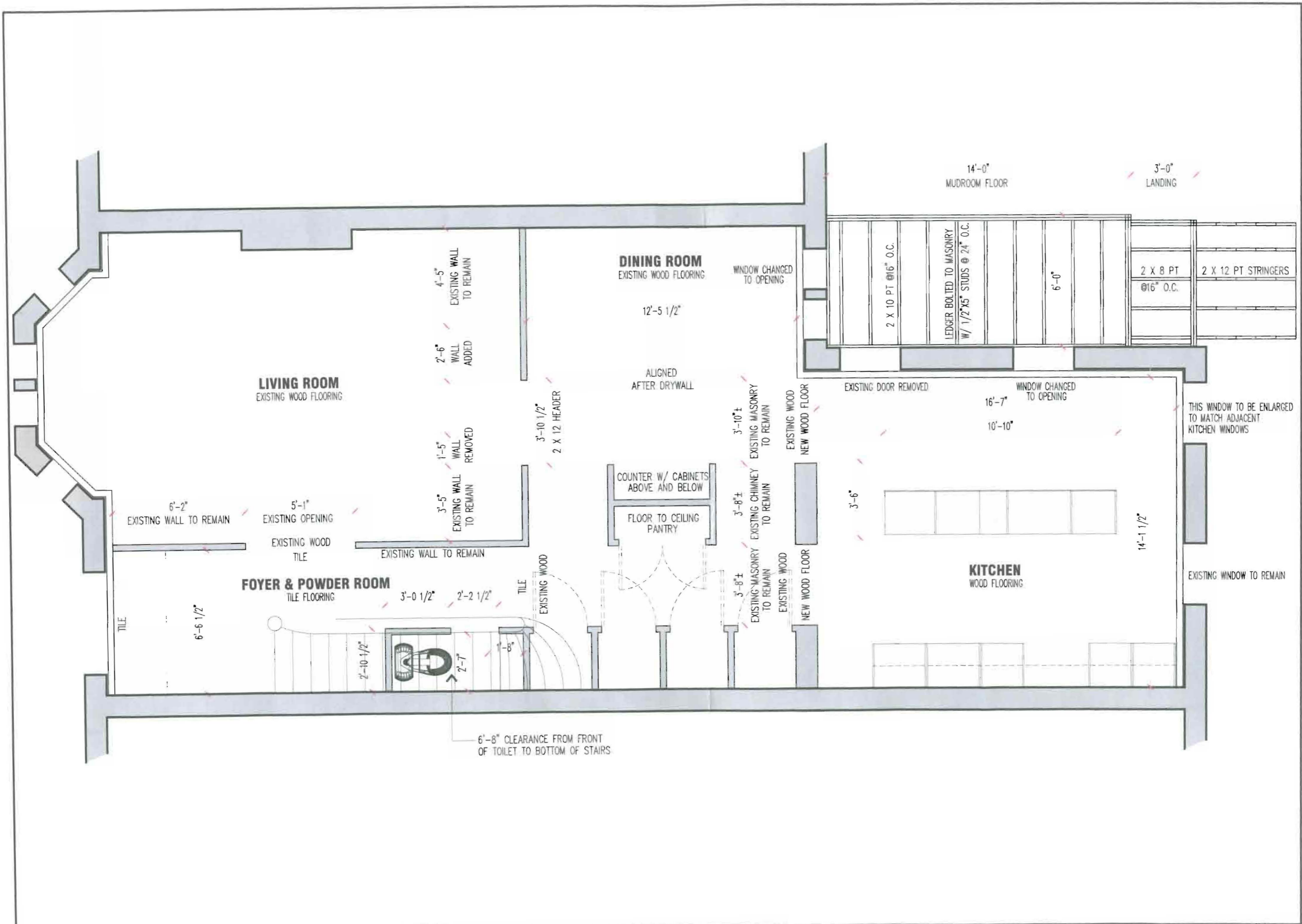
Fees Details

Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
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8-4-11 DWM Bob Van Wert Footings OK

8-26-11 DWM Bob Provide revised plans +
beam specs, plumbing vent on toilet, elect +
mech not ready. Stairs + windows to confirm



107 Anderson Street
 Portland - Maine - 04101
 1.207.775.2267
 www.portlandreno.com



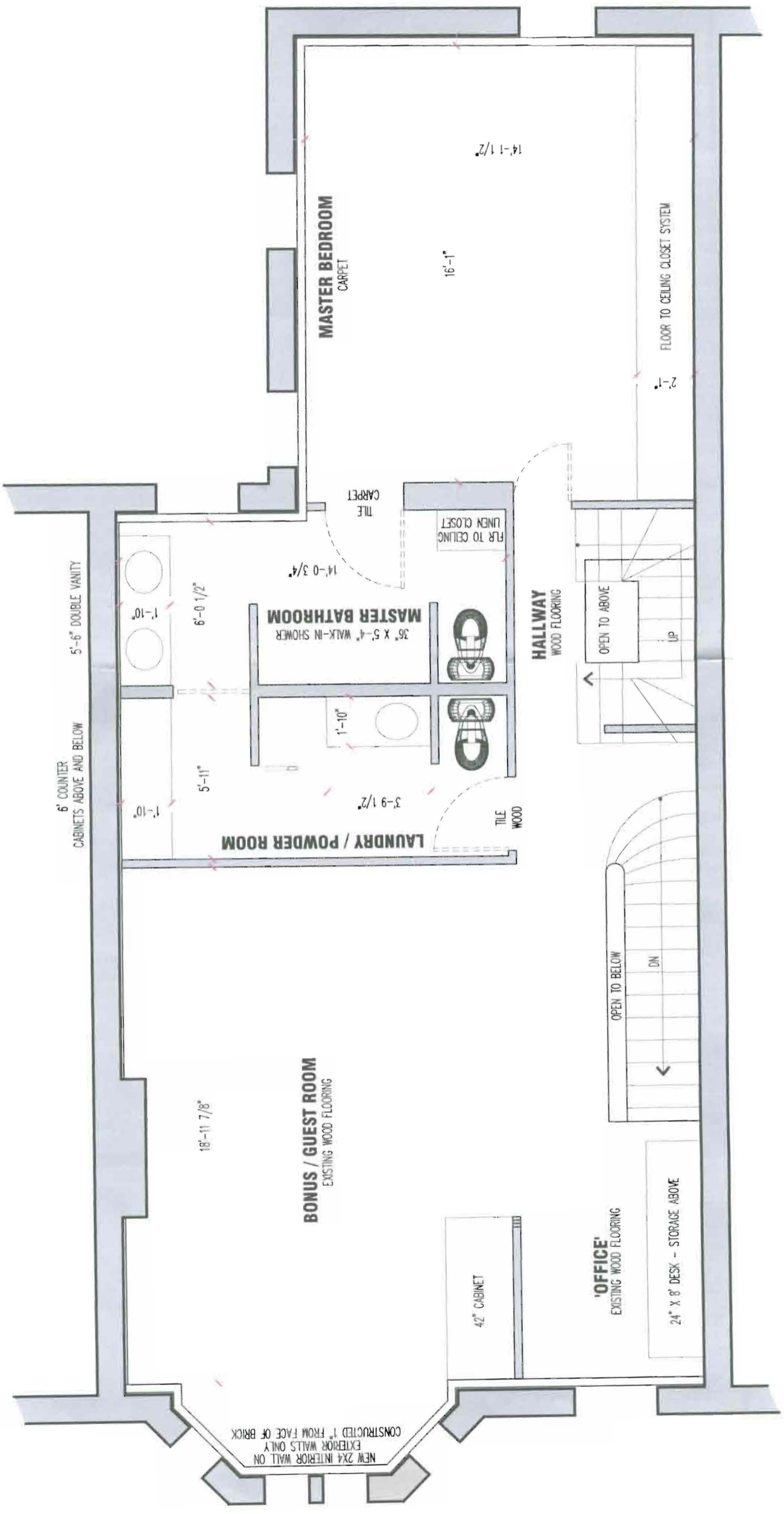
CARROLL STREET RESIDENCE

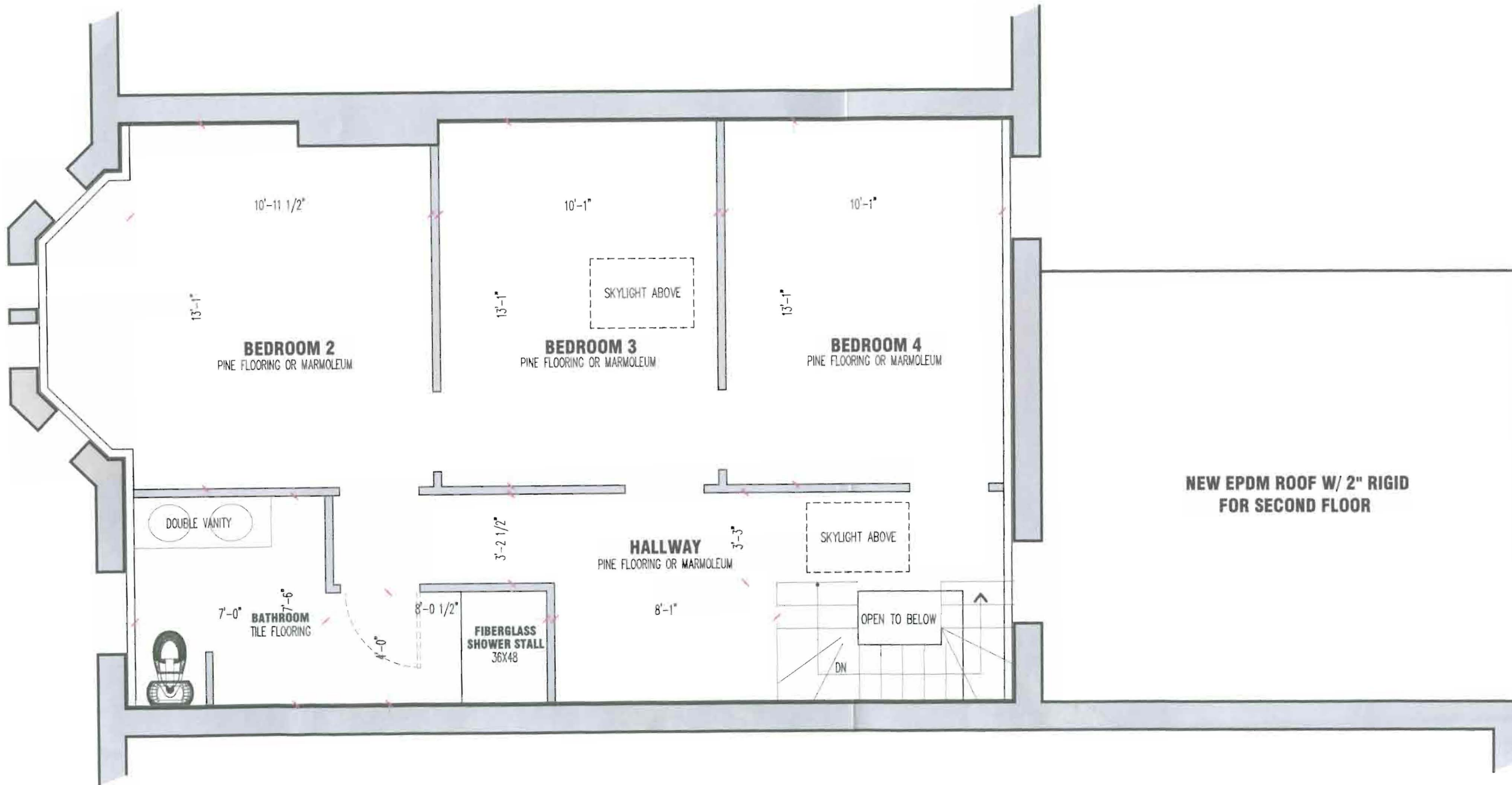
PORTLAND, MAINE

title
FIRST FLOOR LAYOUT PLAN

by RW
 date 04.22.11
 scale 1/4"=1'-0"
 number

A1





107 Anderson Street
 Portland, Maine 04101
 1.207.775.2267
 www.portlandinnovations.com

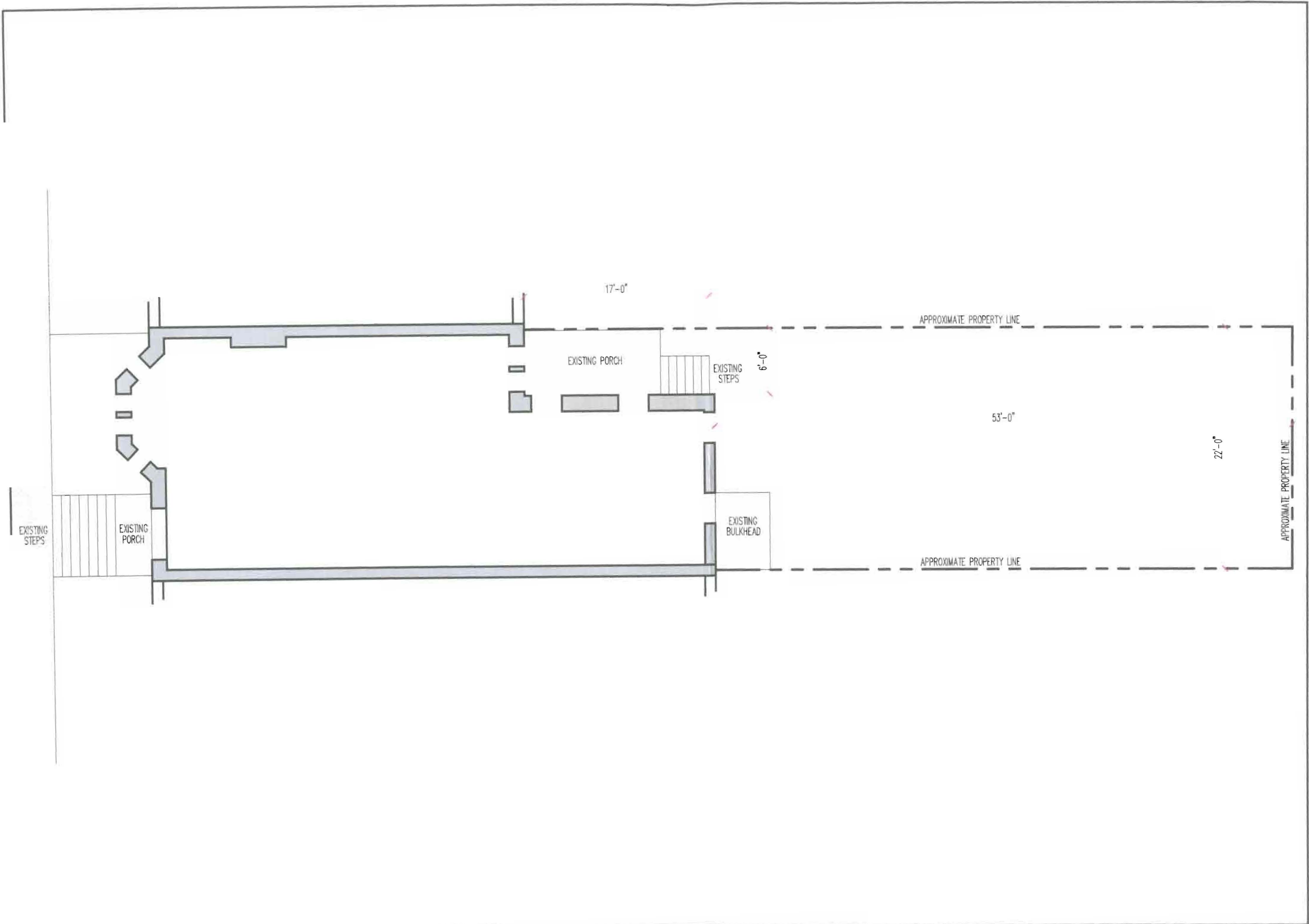


CARROLL STREET RESIDENCE
 PORTLAND, MAINE

Title
THIRD FLOOR LAYOUT PLAN

by RvW
 date 04.22.11
 scale 1/4"=1'-0"
 number

A3



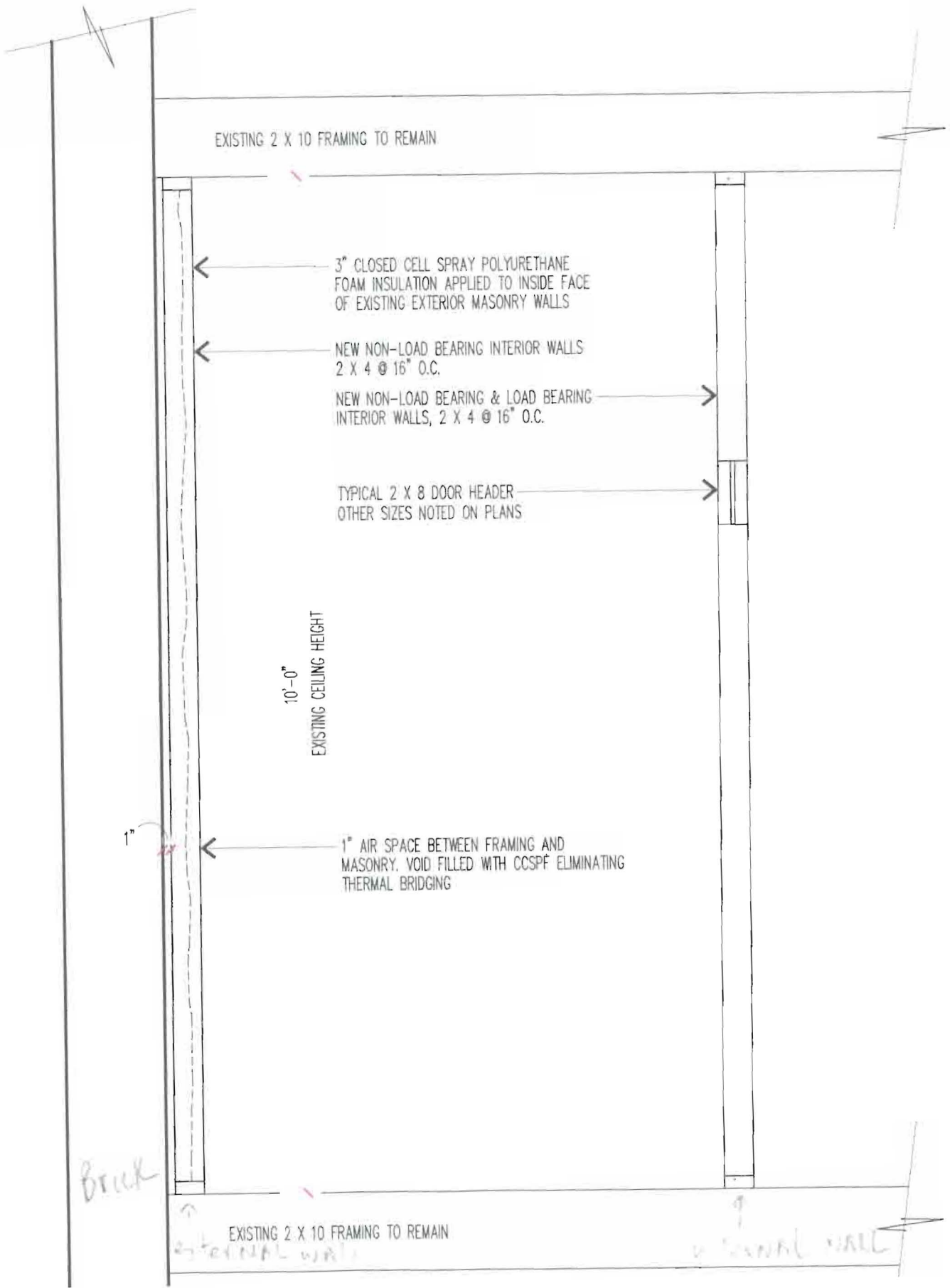
107 anderson street
 portland, maine, 04101
 1.207.775.2267
 www.portlandinnovations.com



CARROLL STREET RESIDENCE
 PORTLAND, MAINE

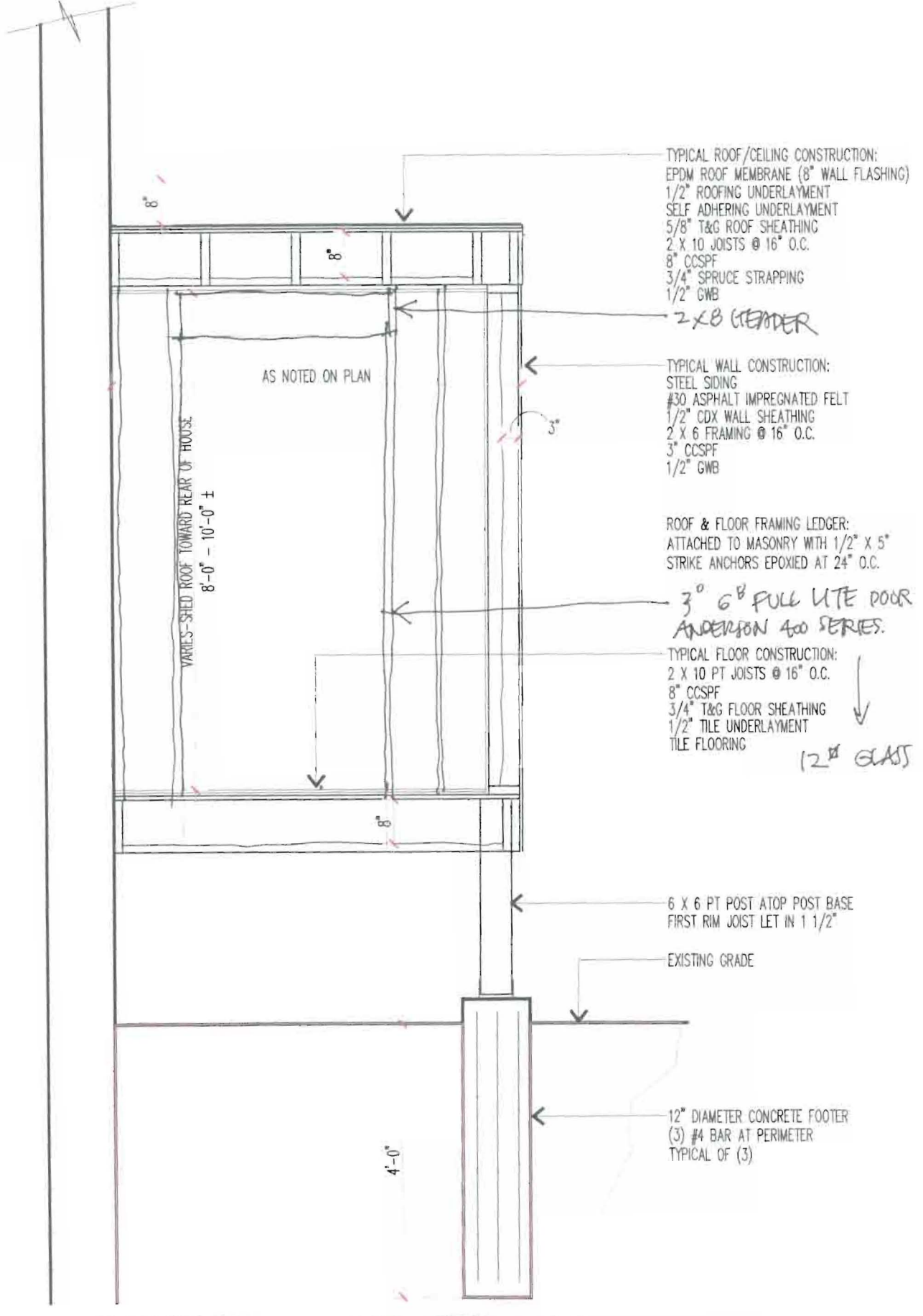
title
SITE PLAN
 by RvW
 date 04.29.11
 scale 1/8"=1'-0"
 number

S1



TYPICAL INTERIOR WALL FRAMING

SCALE: 3/4"=1'-0"



MUDROOM ADDITION SECTION - REAR YARD

SCALE: 1/2"=1'-0"

107 anderson street
portland maine 04101
1.207.775.2267
www.portlandreno.com



CARROLL STREET RESIDENCE
PORTLAND, MAINE

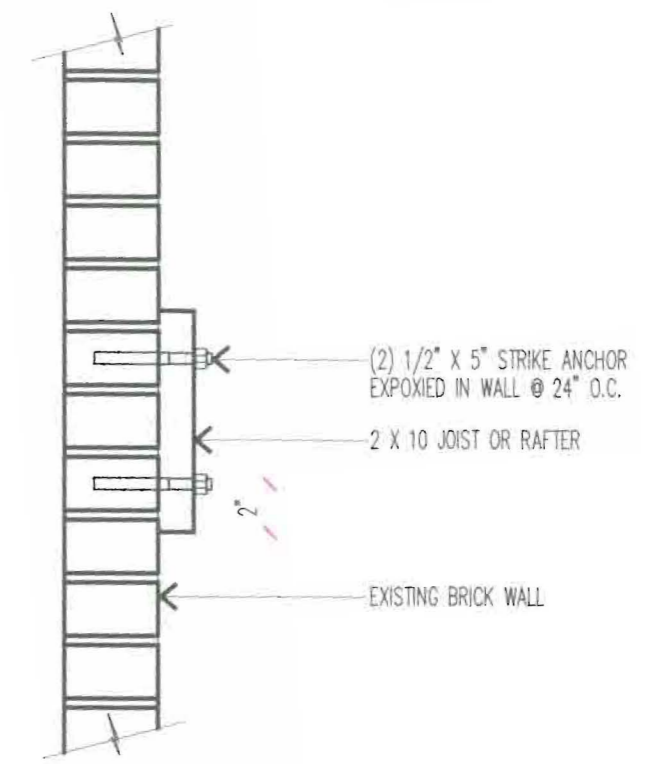
Title	
DETAILS	
by	RW
date	04.26.11
scale	AS NOTED
number	

A4

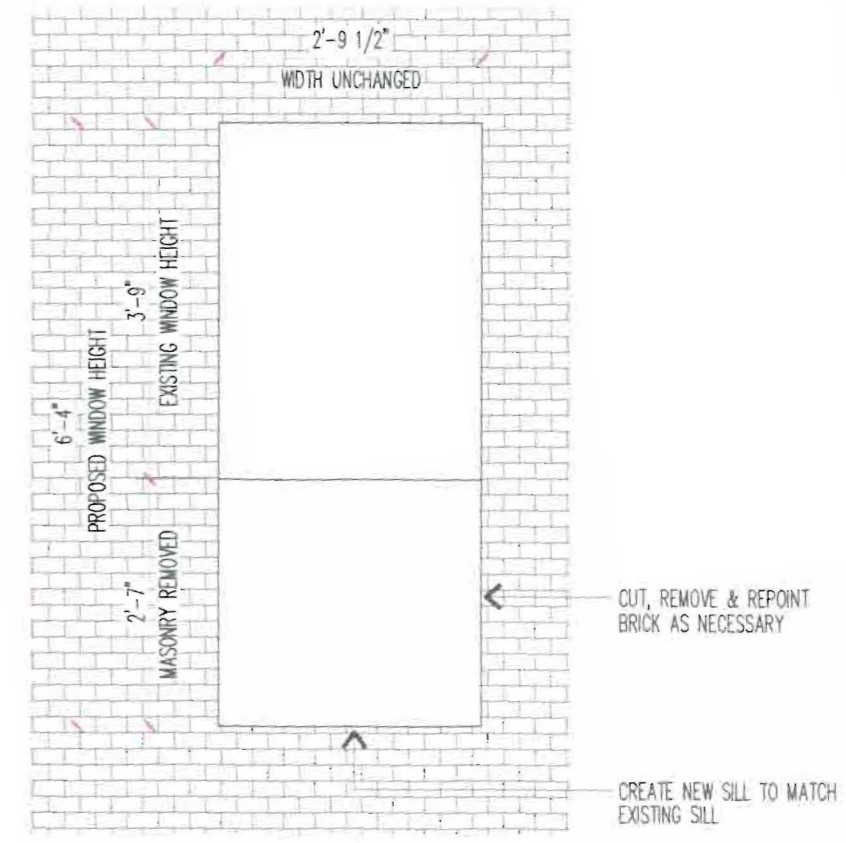


MUDROOM ADDITION: 175^{sq} WRM AREA } = 55.4% GLAZING
 GLAZING: 97^{sq}
 Fast Protection 1' Below Grade

MUDROOM ADDITION - SIDE YARD SECTION / ELEVATION
 SCALE: 1/2"=1'-0"



LEDGER / RAFTER ATTACHMENT
 SCALE: 1-1/2"=1'-0"



WINDOW ENLARGEMENT-REAR OF HOUSE
 SCALE: 1/2"=1'-0"

Title	
DETAILS	
by	Rvw
date	04.26.11
scale	AS NOTED
number	

Exterior Improvements Specifications / Description of Work:

1. Windows:

Existing windows will be replaced with Marvin; Wood ultimate double hung windows. Visible glass dimensions are within 1/16" of existing. Low E 179 insulating glass is proposed to maintain low reflectivity that is desired in Historic Districts, but still achieves a .35 U-value.

Current stile and rail dimensions are as follows:

- Bottom sash bottom rail: 2 1/4"
- Top rail of top sash: 2"
- Mid rail (check rail): 1 1/8"
- Vertical rails (stiles): 1 5/16"
- Divided lite width: both 5/8" and 7/8" widths are used

Proposed window dimensions are as follows:

- Bottom Rail: 2 1/4"
 - Top Rail: 1 3/4"
 - Mid rail (check rail): 2 1/8"
 - Vertical rails (stiles): 1 5/16"
 - Simulated divided lite width: both 5/8" and 7/8" widths to match existing.
- If there any technical questions regarding overall size or size of the components, please contact Marvin supplier at 207.772.2003, Dave Thibeau.

2. Front Steps/ Front Door / Porch / Exterior Trim:

As necessary, replace materials to match existing architectural features, prep, prime and paint.

3. Masonry:

1. Any masonry requiring pointing shall be done with mortar to match existing (Type D) prior to exterior painting.
2. Rear window enlargement (not visible from street): Detail can be found on attached detail sheet, work to be performed as above.

Exterior Improvements Specifications / Description of Work:



2 1/4" Bottom Rail



1 3/4" Top Rail



1 1/8" Mid Rail (check rail)



1 5/16" Vertical Rail



5/8" Mullion



7/8" Mullion

107 anderson street
portland, maine 04101
1.207.775.2627
www.portlandprovisions.com



CARROLL STREET RESIDENCE
PORTLAND, MAINE

title

EXTERIOR IMPROVEMENTS & EXISTING WINDOWS

by RW

date 05.03.11

scale NTS

number

H1

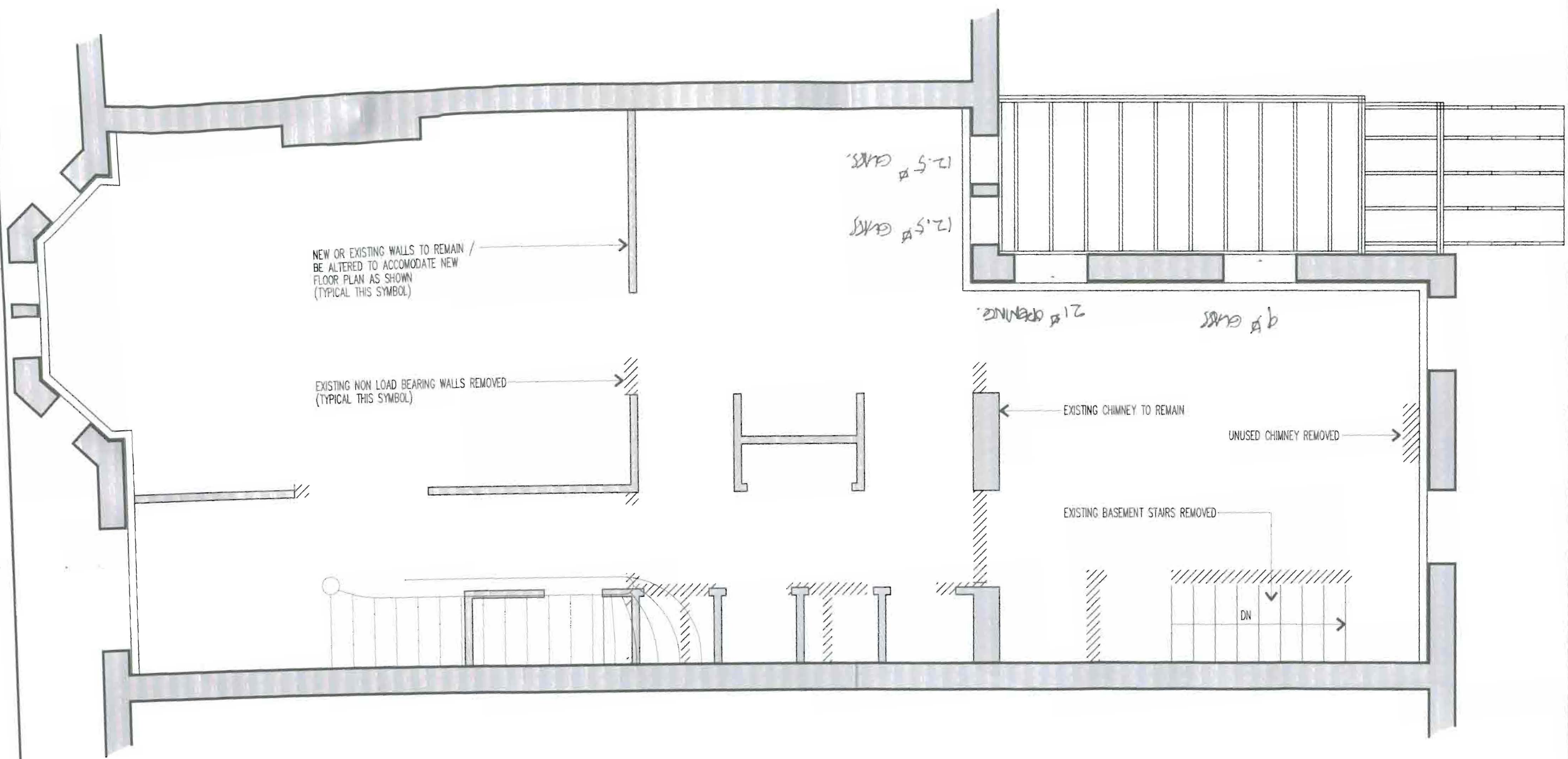
CARROLL STREET RESIDENCE

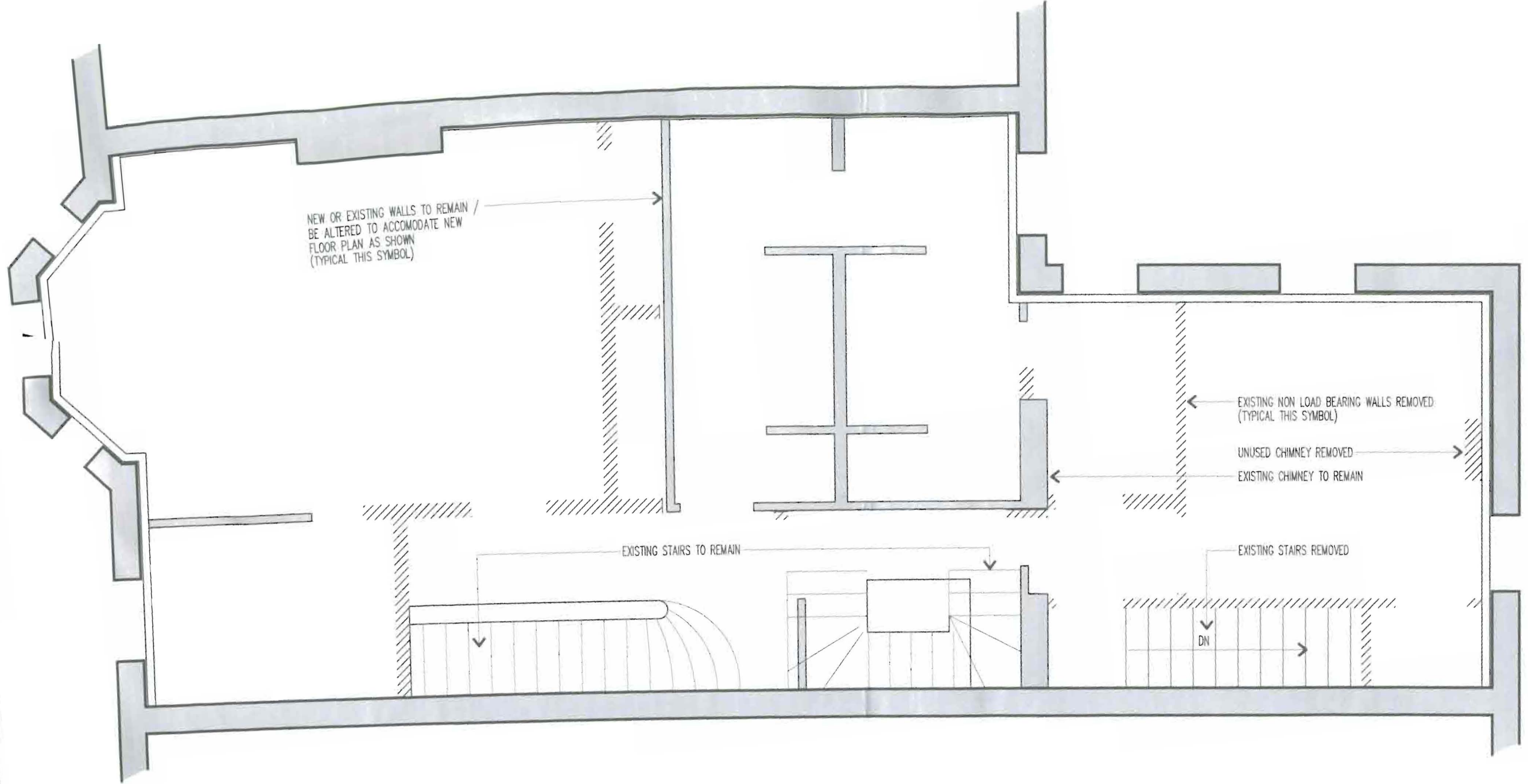
PORTLAND, MAINE

title
**FIRST FLOOR
DEMO PLAN**

by Rvw
date 04.26.11
scale 1/4"=1'-0"
number

D1





NEW OR EXISTING WALLS TO REMAIN /
BE ALTERED TO ACCOMMODATE NEW
FLOOR PLAN AS SHOWN
(TYPICAL THIS SYMBOL)

EXISTING STAIRS TO REMAIN

EXISTING NON LOAD BEARING WALLS REMOVED
(TYPICAL THIS SYMBOL)

UNUSED CHIMNEY REMOVED

EXISTING CHIMNEY TO REMAIN

EXISTING STAIRS REMOVED

DN

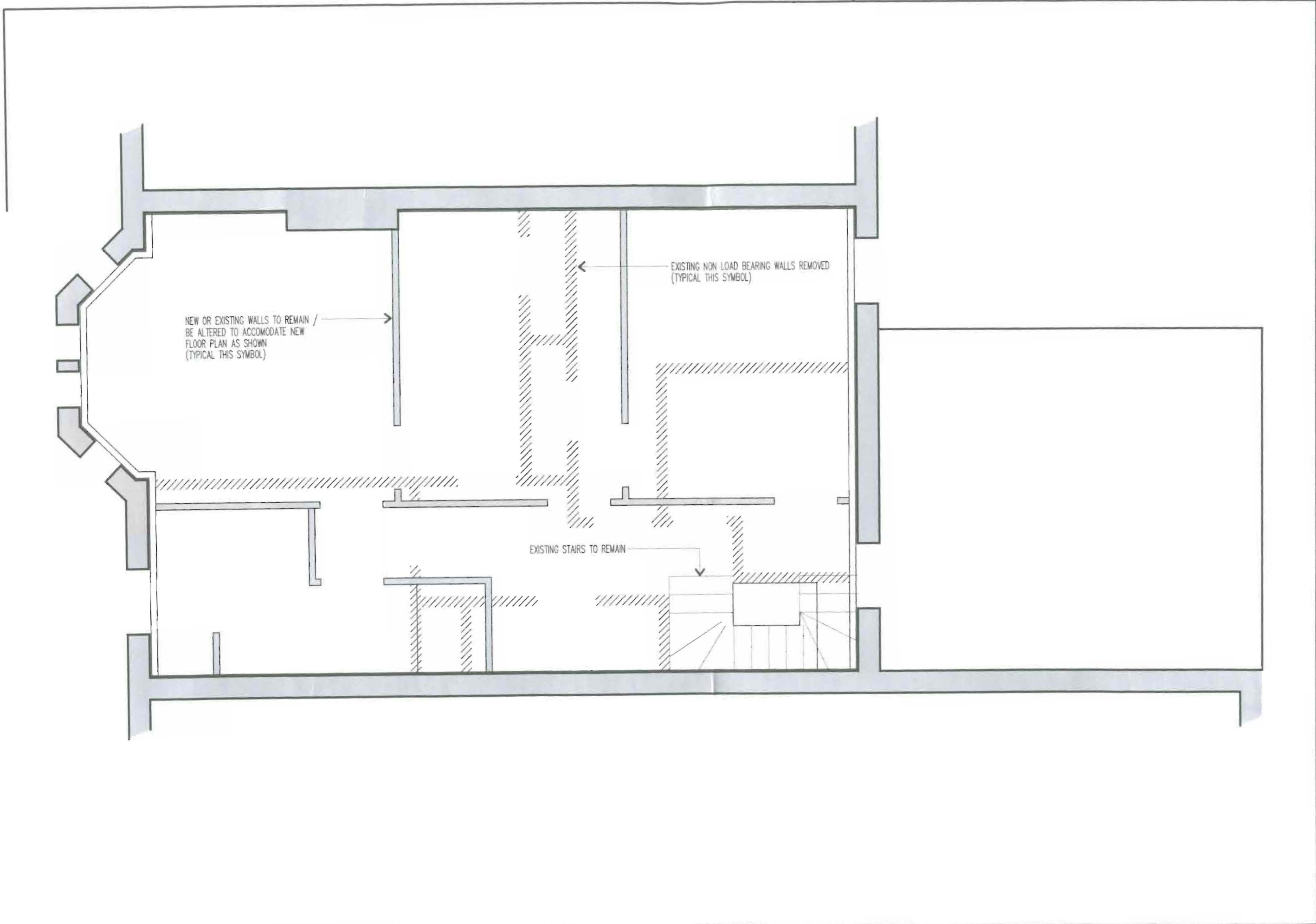
107 anderson street
portland, maine 04107
phone 1.207.775.2267
www.portlandinnovations.com

CARROLL STREET RESIDENCE
PORTLAND, MAINE

title
**SECOND FLOOR
DEMO PLAN**

by RvW
date 04.26.11
scale 1/4"=1'-0"
number

D2



107 anderson street
 portland maine 04101
 1.207.775.2267
 www.portlandreno.com

CARROLL STREET RESIDENCE
 PORTLAND, MAINE

title
THIRD FLOOR DEMO PLAN
 by Rvw
 date 04.26.11
 scale 1/4"=1'-0"
 number

D3