

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

MATIE ENTERPRISES LLC /Village Builders

**Located at**

210 VALLEY ST

**PERMIT ID:** 2012-65554

**CBL:** 064 F007001

has permission to **Buildout basement - Adding two bedrooms**

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**

 01/14/13  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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

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

Footings/Setbacks  
Close-in/Elec./Plmb./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.

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

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

<b>Permit No:</b> 2012-65554	<b>Date Applied For:</b> 12/07/2012	<b>CBL:</b> 064 F007001
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<b>Location of Construction:</b> 210 VALLEY ST	<b>Owner Name:</b> MATIE ENTERPRISES LLC	<b>Owner Address:</b> 2 CHESTER ST	<b>Phone:</b> (207) 807-4062
<b>Business Name:</b>	<b>Contractor Name:</b> Village Builders	<b>Contractor Address:</b> 21 New Portland Rd Portland	<b>Phone:</b> (207) 839-6072
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

<b>Proposed Use:</b> Same: two residential dwelling units	<b>Proposed Project Description:</b> Buildout basement - Adding two bedrooms
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**Dept:** Zoning      **Status:** Approved w/Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 12/10/2012**Note:** **Ok to Issue:** 

- 1) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This is NOT an approval for an additional dwelling unit or rooming units. 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.
- 3) The basement bedrooms are part of the first floor dwelling units and shall not be leased out separately from the first floor dwelling unit.
- 4) This permit is being approved on the basis of plans submitted and subsequent e-mail information. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved w/Conditions      **Reviewer:** Jon Rioux      **Approval Date:** 01/09/2013**Note:** **Ok to Issue:** 

- 1) Fireblocking is required to provide a cut off of all concealed draft openings (both vertical and horizontal) in combustible construction, see Sec. R302.11.
- 2) Section R317 Protection of Wood and Wood Based Products against decay. All wood framing members that rest on concrete or masonry exterior foundation walls and are less than 8 inches from the exposed ground.
- 3) Foundation Drainage: Fabric, Damp proofing shall comply with Section R405 & R406, see attachment.
- 4) R401.2 Requirements. Foundation construction shall be capable of accommodating all loads according to Section R301 and of transmitting the resulting loads to the supporting soil. Fill soils that support footings and foundations shall be designed, installed and tested in accordance with accepted engineering practice. Gravel fill used as footings for wood and precast concrete foundations shall comply with Section R403.
- 5) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level.
- 6) 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.
- 7) A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
- 8) Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.
- 9) R502.5 Allowable girder spans. The allowable spans of girders fabricated of dimension lumber shall not exceed the values set forth in Tables R502.5(1) and R502.5(2).
- 10) R302.4 Dwelling unit rated penetrations. Penetrations of wall or floor/ceiling assemblies required to be fire-resistance rated in accordance with Section R302.2 or R302.3 shall be protected in accordance with this section.

<b>Location of Construction:</b> 210 VALLEY ST	<b>Owner Name:</b> MATIE ENTERPRISES LLC	<b>Owner Address:</b> 2 CHESTER ST	<b>Phone:</b> (207) 807-4062
<b>Business Name:</b>	<b>Contractor Name:</b> Village Builders	<b>Contractor Address:</b> 21 New Portland Rd Portland	<b>Phone:</b> (207) 839-6072
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Duplex	

- 11 R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where approved in accordance with Section R316.6. Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.
- 12 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.

**Dept:** Fire      **Status:** Approved w/Conditions      **Reviewer:** Chris Pirone      **Approval Date:** 01/14/2013

**Note:** Approved per Capt. Pirone and email from Contractor, JGR.

**Ok to Issue:**

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

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

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

Permit No: 2012-65554	Issue Date:	CBL: 064 F007001
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Location of Construction: 210 VALLEY ST	Owner Name: MATIE ENTERPRISES LLC	Owner Address: 2 CHESTER ST	Phone: (207) 807-4062
Business Name:	Contractor Name: Village Builders	Contractor Address: 21 New Portland Rd Portland	Phone: (207) 839-6072
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Duplex	Zone: B2
Past Use: Residential, two unit dwelling	Proposed Use: two unit	Permit Fee: \$610.00	Cost of Work: \$59,000.00
Proposed Project Description: Buildout basement		FIRE DEPT: Per Capl. Private.	INSPECTION: Use Group: R3 Type: S13 IRC, 2009 (MUDCC)
		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: gg	Date Applied For: 12/07/2012	<b>Zoning Approval</b>		
<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>		<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"/> <input type="checkbox"/> Denied Date: <i>12/10/12</i>	<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> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____

**CERTIFICATION**

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# 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>210 VALLEY ST, PORTLAND ME 04103</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>MAP 64      F      157</u>	Applicant: (must be owner, lessee or buyer) Name <u>MIKE FRAISEL/MATTIE ENTERPRISES</u> Address <u>210 VALLEY ST</u> City, State & Zip <u>PTLD, ME 04103</u>	Telephone: <u>207-807-4062</u>
Lessee/DBA  <b>RECEIVED</b>  <b>DEC 07 2012</b>  Dept. of Building Inspections	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ <u>58,898.00</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>58,898</u>
City of Portland Maine		
Current legal use (i.e. single family) <u>2 UNIT</u> Number of Residential Units <u>2</u>		
If vacant, what was the previous use? <u>4 UNIT</u>		
Proposed Specific use: <u>2 UNIT</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Buildout of Basement</u>		
Contractor's name: <u>VILLAGE BUILDERS</u> 807-8396027      Email: <u>andrewcollins@yahoo.com</u>		
Address: <u>21 NEW PORTLAND RD</u>		
City, State & Zip <u>GORHAM ME 04038</u> Telephone: _____		
Who should we contact when the permit is ready: <u>ANDREW COLLINS</u> Telephone: <u>939-6406</u>		
Mailing address: <u>SAME AS ABOVE</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](http://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: <u>[Signature]</u>	Date: <u>DEC</u>
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**This is not a permit; you may not commence ANY work until the permit is issued**

**Jonathan Rioux - Re: 210 Valley St.**

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**From:** <dgengineering@aol.com>  
**To:** <andrewcollins@yahoo.com>, <JRIOUX@portlandmaine.gov>  
**Date:** 1/7/2013 10:01 AM  
**Subject:** Re: 210 Valley St.

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Hello, Gentlemen

This is Dan Grant, Village Builders. I would add a few things here.

The basement windows are not in wells. They are above grade.

The ceiling in basement is a drop ceiling. The intent is to use fire code ceiling tiles (ceiling by owner).

Unless there is some reason to use all PT framing that I am not aware of, we would frame the 2 x 6 walls in the basement using KD lumber, with PT for the sill plates only.

Best Regards,

Dan Grant

-----Original Message-----

From: Andrew Collins <andrewcollins@yahoo.com>  
 To: Jonathan Rioux <JRIOUX@portlandmaine.gov>  
 Cc: Dan Grant <dgengineering@aol.com>  
 Sent: Mon, Jan 7, 2013 9:50 am  
 Subject: Re: 210 Valley St.

Morning Jonathan Rioux,

I have supplied answers to your questions below. I will clean up my drawings and email an update with additions where quotes of material and specs are concerned. Thank you for your time. If its OK with you I will follow up to confirm that you receive everything that you would need. Updated sketch to follow.

Feel free to call me anytime or email.

Andrew Collins

207-939-6406

- What is the proposed finish headroom of the basement? **7'11**
- What is the basement ceiling constructed with? **Open floor joist TBD by homeowner Possible drop ceiling, not contracted**
- How is this space separated from the second unit? **The 1<sup>st</sup> and second units are separated by a stairwell and separate entrances. These are areas that we have not been contracted to work on.**
- What is the rise/run and headroom for the interior stairwell? **We are not changing stairs or**

addressing them. Their current dimensions are 8 feet of stairwell at 3'2" wide. Please let me know if we are required to bring them to a proper code as it will drastically effect our scope of work.

- Is the egress casements window well(s)? What is the finish height from grade? Low E Vinyl Casement windows RO 31.75 x 54.75 per Harvey Building quote supplied. Sill heights are 38" from floor grade.
- Where are the doors for each proposed bedroom located? **Corrected drawing submitted**
- What is the "Deadspace" build-out in bedroom 2? **There is a non-working chimney in the basement**
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition. Insulation shall comply with the IECC, 2009 (Maine State Energy Codes). **Submitting quote from Casco Bay Insulation. The exterior walls will be studded out with 2x6 PT framework. There will be a variance of 1 to 3 inches of foam sealing stud work to exterior walls and a minimum of 1 inch spray foam between studs. The bays will have added R21 to both meet and exceed current code requirements.**

Andrew

--- On Fri, 1/4/13, Jonathan Rioux <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)> wrote:

From: Jonathan Rioux <[JRIOUX@portlandmaine.gov](mailto:JRIOUX@portlandmaine.gov)>  
 Subject: 210 Valley St.  
 To: [andrewcollins@yahoo.com](mailto:andrewcollins@yahoo.com)  
 Date: Friday, January 4, 2013, 3:24 PM

Andrew,

Prior to building permit issuance, our office needs a cross section of the typical wall detail, columns, and concrete work. Below are items that need to be identified on the plan.

- What is the proposed finish headroom of the basement?
- What is the basement ceiling constructed with?
- How is this space separated from the second unit?
- What is the rise/run and headroom for the interior stairwell?
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If it helps, you can schedule a plan review meeting by calling 207.874.8703, JGR.



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**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 1/7/2013 9:50 AM  
**Subject:** Re: 210 Valley St.  
**CC:** Dan Grant <dgengineering@aol.com>

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Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

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

[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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# HARVEY BUILDING PRODUCTS

Harvey Industries, Inc.  
1400 Main Street, Waltham, MA 02451-1689  
(781) 899-3500 harveybp.com

RECEIVED

DEC 10 2012

Manufacturing  
ACKNOWLEDGEMENT

**BILL TO:**

VILLAGE BUILDERS  
21 NEW PORTLAND RD  
GORHAM, ME 04038-0000

Phone: 207-318-2858 Fax: 207 839 3622

**SHIP TO:** Dept. of Building Inspections  
City of Portland Maine

VILLAGE BUILDERS  
21 NEW PORTLAND RD

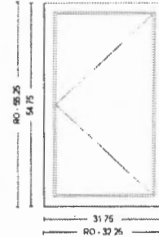
GORHAM ME 04038-0000  
Phone: Fax:

Portland  
401 Riverside St.  
PORTLAND, ME 04103  
Phone: 2077979345 Fax: 2077970199



QUOTE NBR	CUST NBR	CUSTOMER PO	DATE CREATED	DATE ORDERED	ORDER TYPE
3347011	1040627 - 0	210 VALLEY ST	12/10/2012	Quote Not Ordered	Charge
ORDERED BY	STATUS	SHIP VIA	DELIVERY AREA		
ANDREW	None	Whse Pickup	PORTLAND WAREHOUSE		
CLERK		JOB NAME	COUPON		
lpc - Leighton Clark		VALLEY ST			

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
10000-1	Product: Vinyl Casement , Unit Size 31.75 x 54.75, RO 32.25 x 55.25 Screen: Fiberglass Mesh Glass: Double Glazed, Low E, Argon Filled Hardware: Sash Limit Devices = None, Egress Hardware, Operator Arm = Double Performance Ratings: Energy Star Unit Type: U-Factor = 0.3, SHGC = 0.23, VT = 0.42, AL -, Replacement, Hinge Left Color: White Wrapping - Overall Dimensions: Overall Rough Opening Width = 32.25, Overall Rough Opening Height = 55.25 Wrapping - Exterior Options: Head Expander = Yes	2	\$298.60	\$597.20

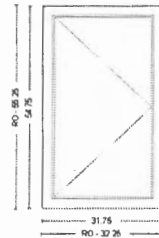


Room Location: None Assigned

**Pricing Details**

Egress Hardware Add-On	\$7.00
Low-E Argon Add-On	\$17.00
Vinyl Casement Base Charge	\$274.60

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
11000-1	Product: Vinyl Casement , Unit Size 31.75 x 54.75, RO 32.25 x 55.25 Screen: Fiberglass Mesh Glass: Double Glazed, Low E, Argon Filled Hardware: Sash Limit Devices = None, Egress Hardware, Operator Arm = Double Performance Ratings: Energy Star Unit Type: U-Factor = 0.3, SHGC = 0.23, VT = 0.42, AL -, Replacement, Hinge Right Color: White Wrapping - Overall Dimensions: Overall Rough Opening Width = 32.25, Overall Rough Opening Height = 55.25 Wrapping - Exterior Options: Head Expander = Yes	1	\$298.60	\$298.60



Room Location: None Assigned

**Pricing Details**

Egress Hardware Add-On	\$7.00
Low-E Argon Add-On	\$17.00

<b>QUOTE NBR</b>	<b>CUST NBR</b>	<b>CUSTOMER PO</b>	<b>DATE CREATED</b>	<b>DATE ORDERED</b>	<b>ORDER TYPE</b>
3347011	1040627 - 0	210 VALLEY ST	12/10/2012	Quote Not Ordered	Charge
<b>ORDERED BY</b>	<b>STATUS</b>	<b>SHIP VIA</b>	<b>DELIVERY AREA</b>		
ANDREW	None	Whse Pickup	PORTLAND WAREHOUSE		
<b>CLERK</b>		<b>JOB NAME</b>	<b>COUPON</b>		
lpc -Leighton Clark		VALLEY ST			

Vinyl Casement Base Charge \$274.60

LINE #	DESCRIPTION	QTY	UNIT PRICE	EXTENDED
12000-1	Product: Steel 90 Minute Fire Doors , Unit Size 33.625 x 82, RO 33.0625 x 81.625 Dimensions: *28, Call Height = 68 Therma-Tru Hardware & Prep: Bore Lockset Only Therma-Tru Frame Options: Steel, 6 1/2" - 7 1/2", Standard Therma-Tru Door Options: Hinge Direction (As Viewed From the Outside) = Hinge Left, In-Swing TT Performance Ratings: Fire Rating = 90 Minute Rating Therma-Tru Door Style: SE210	1	\$360.00	\$360.00



Room Location: None Assigned

**Pricing Details**

Therma-Tru Base Charge	\$167.00
Wrapping Therma-Tru Frame	\$193.00

**\*\*Note: Delivery charges may apply and are not included on this quote.**

This quotation is based on our interpretation of the information provided. All quantities, sizes, extensions, grand totals, and specifications should be verified by the contractor prior to his/her bidding or ordering of materials. Harvey Industries, Inc., is responsible only for the items as quoted above. Any changes or addendums will be subject to a requote. We propose to supply the materials as described above, subject to the terms and conditions as required by our credit department. The prices are guaranteed for 90 days from the date of the quotation. Delivery charges may apply and are not reflected on this quote. We appreciate the opportunity to quote this job. If you have any questions, please call your local warehouse.

<b>SUBTOTAL:</b>	\$1,255.80
<b>TAX:</b>	\$62.79
<b>ORDER TOTAL:</b>	\$1,318.59

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that MATTIE ENTERPRISES LLC.

Located At 210 VALLEY ST

Job ID: 2012-10-5303-CH OF USE

CBL: 064-F-007-001

has permission to Change of use; from 4 family to two family

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

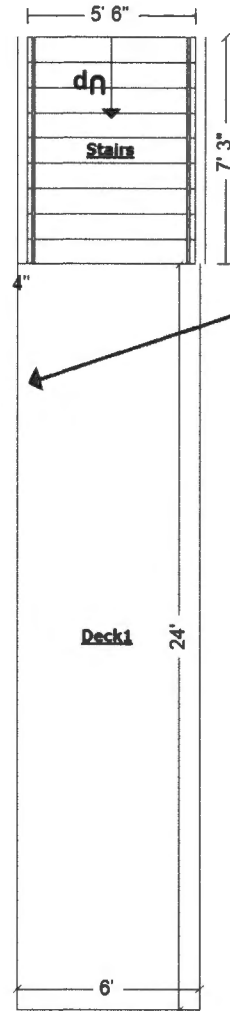
Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD



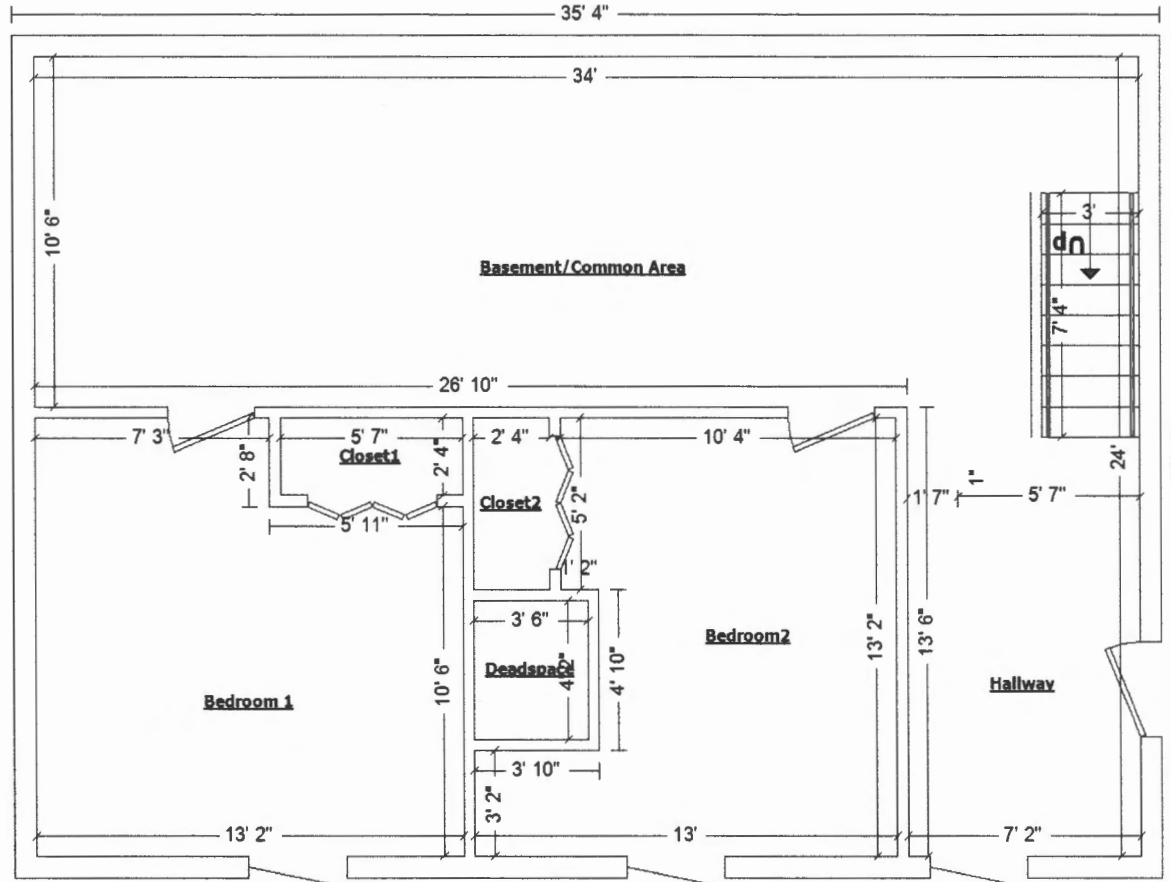


Improve the level condition to approx 2" of slope.

This edge to be examined for broken or rotted mater where necessary.



**UNIT 1 additional 2 rooms in basement**



Not disturbing stairs

Percent of work within unit is 43% to entire unit.

Fire rated ceill tiles supplied by homeowner



Basement



## Village Builders

21 New Portland Road  
Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com sales@villagebuildersmaine

Client: Micheal Fraser  
Property: 210 Valley Street  
Portland, ME 04102

Operator Info:

Operator: ANDREW1

Estimator: Village Builders

Company: Village Builders  
Business: 21 New Portland Road  
Gorham, ME 04038

ANDREW COLLINS  
207-934-6406  
Business: ~~(207) 839-6072~~  
E-mail: sales@villagebuildersmaine.com

Date Entered: 12/6/2012 9:18 AM      Date Job Contracted:  
Date Job Began: 12/6/2012      Date Job Completed:

Price List: MEPO7P\_NOV12  
Labor Efficiency: Remodel  
Estimate: 2012-12-06-0918

**Scope of work is as follows.**

- a. Repair to columns in basement and add 4 additional columns.
- b. Pour concrete floor where there is currently a dirt base.
- c. Add new Steel Fire rated, self closing, Entry door in basement. (Harvey Steel 2860 Fire Rated with Self-closing hinges per code requirements)
- d. Replace current windows in basement with proper egress casement windows. (Low E Anderson Casement meeting egress requirements)
- e. Finish basement with 2 additional bedrooms with closets.
- f. Build dam around scuttle, install code dam and air seal around chimney, R-49 cap in attic.
- g. Bring electrical to code. Per Sanderson Electric Quote (will pull additional permit)
- h. Bring plumbing and heating to code. Per Douglas Heating quote (will pull additional permit)
- i. Remove trash left by previous owners.

Exterior

- a. Reinforce deck where the slope has become excessive.

Total price to perform work is \$58,898.00



## Village Builders

---

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Gorham, ME 04038

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Client: Micheal Fraser  
Property: 210 Valley Street  
Portland, ME 04102

Operator Info:  
Operator: ANDREW1

Estimator: Village Builders

Business: (207) 839-6072  
E-mail: sales@villagebuildersmaine.com

Company: Village Builders  
Business: 21 New Portland Road  
Gorham, ME 04038

Date Entered: 12/6/2012 9:18 AM      Date Job Contracted:  
Date Job Began: 12/6/2012      Date Job Completed:

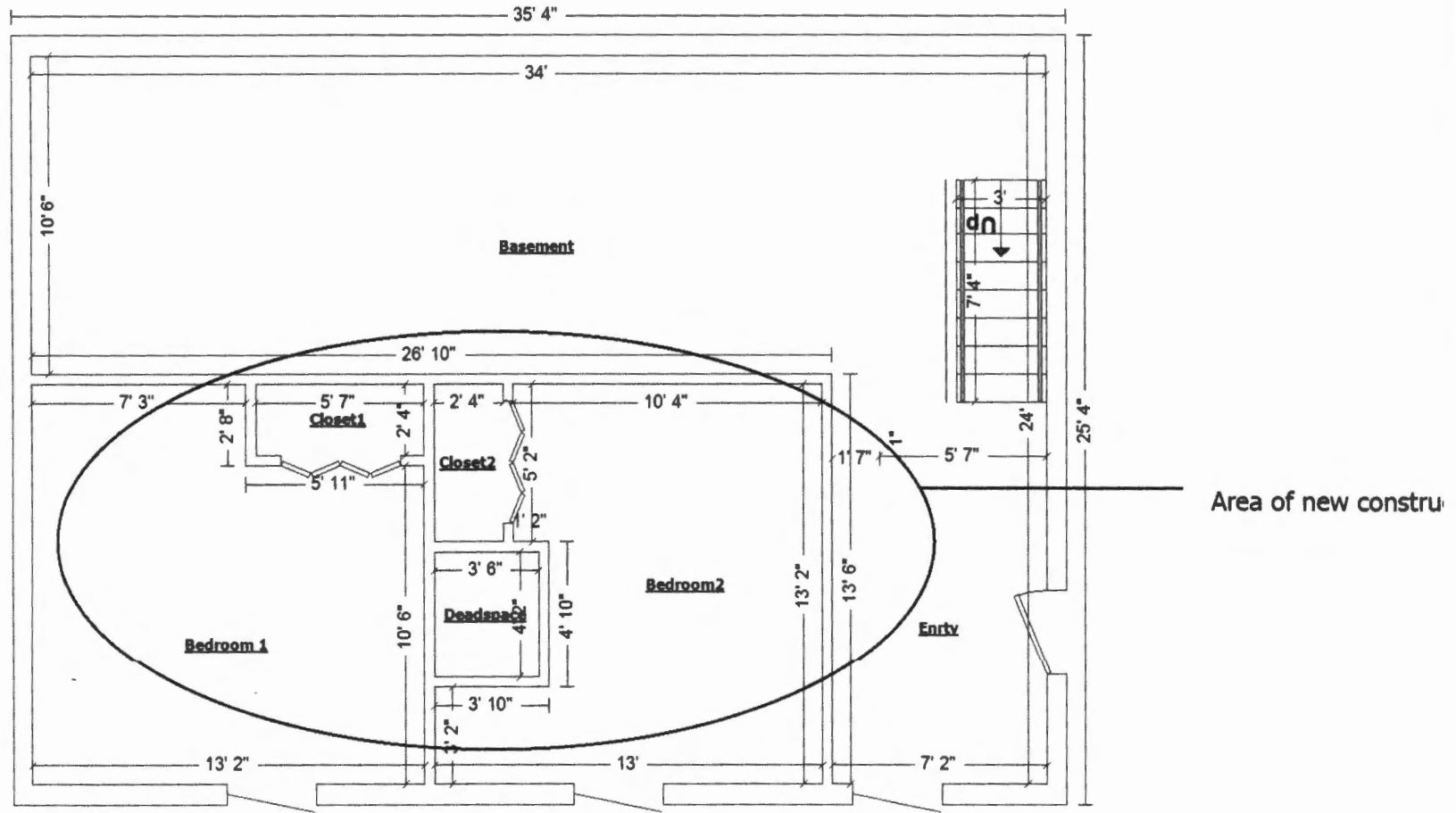
Price List: MEPO7P\_NOV12  
Labor Efficiency: Remodel  
Estimate: BSMNT210

### Scope of work is as follows.

- a. Repair to columns in basement and add 4 additional columns.
- b. Pour concrete floor where there is currently a dirt base.
- c. Add new Steel Fire rated, self closing, Entry door in basement. (Harvey Steel 2860 Fire Rated with Self-closing hinges per code requirements)
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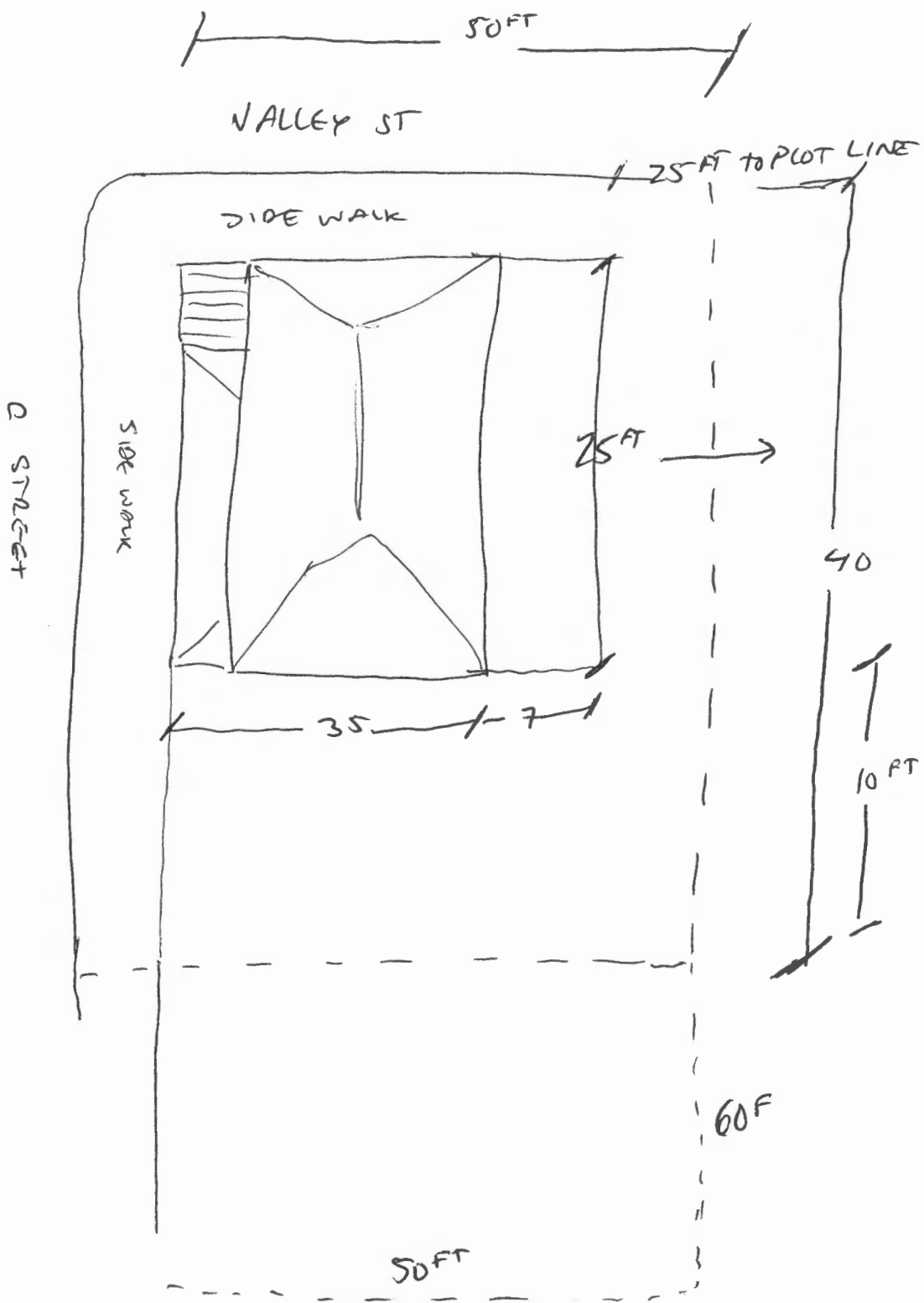
Total price to perform work is \$558,898.00

Currently empty basement with concrete and brick walls at @ 8".  
All interior walls will be 2\*4 studs, 16" on center.  
New Exterior Steel fire rated door with self-closing hinges.  
Install 3 new casement replacement windows meeting egress requirements.



# PLOT PLAN

NOT TO SCALE





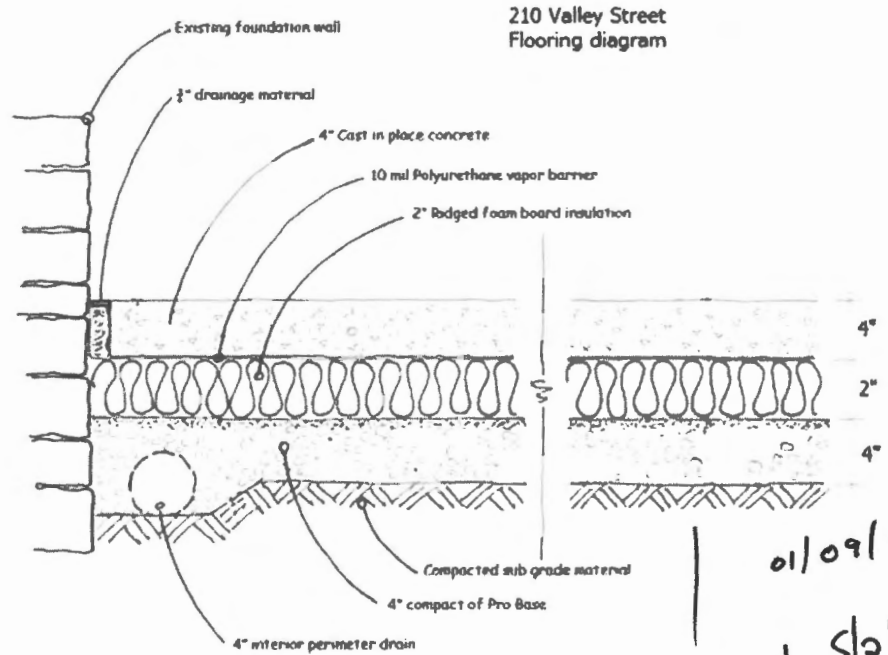
**Village Builders**

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Gorham, ME 04038

207-839-6072 office  
207-839-3622 fax

www.villagebuildersmaine.com sales@villagebuildersmaine

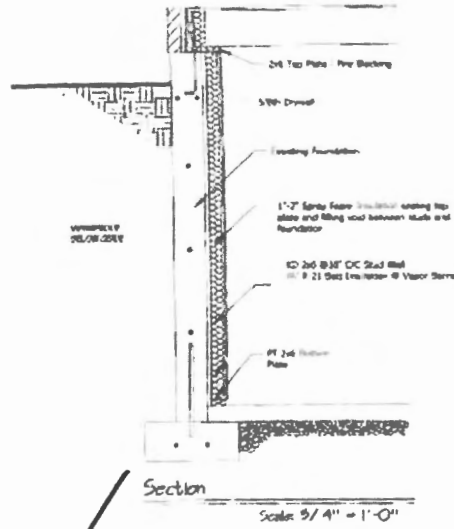
- 1 basement-floor-210 V  
Date Taken: 12/6/2012  
Taken By: Village Builders



01/09/13  
Proposed slabs  
4" slabs

- 2 Valley St 2x6 Cross  
Date Taken: 12/6/2012  
Taken By: Village Builders

Cross Section of Basement walls 210 Valley St, Portland Maine

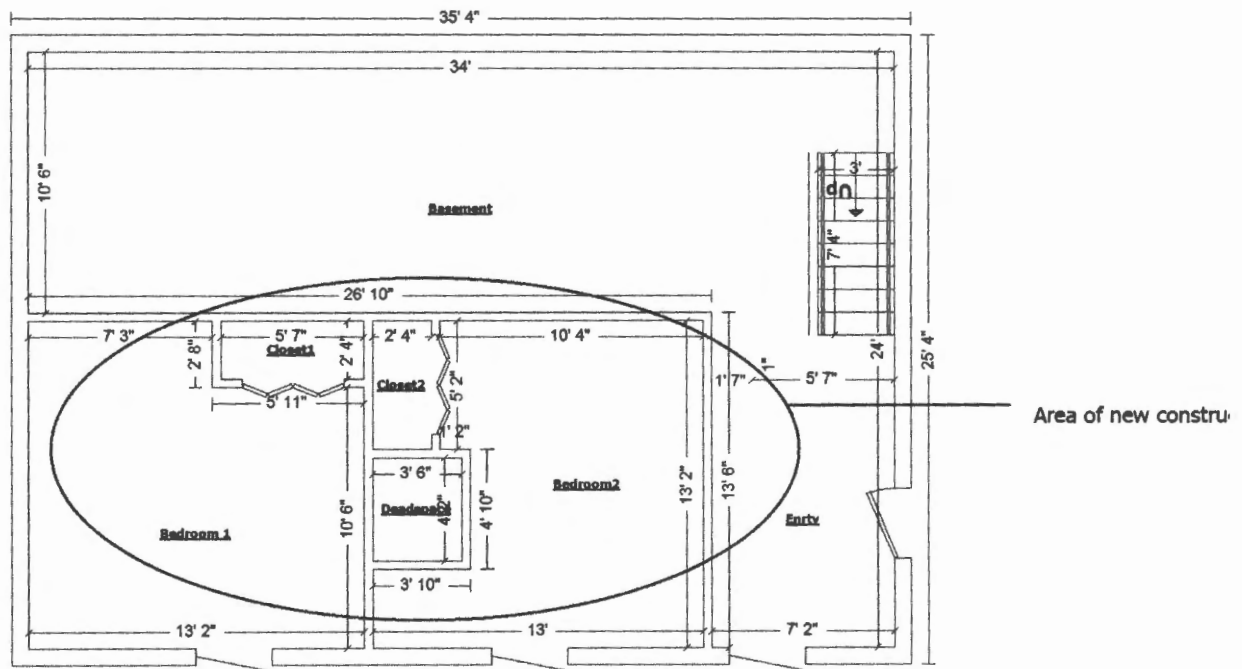


Existing Footing  
01/09/12

RECEIVED  
JAN 09 2013  
Dept. of Building Inspections  
City of Portland Maine

Basement

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All interior walls will be 2\*4 studs, 16" on center.  
New Exterior Steel fire rated door with self-closing hinges.  
Install 3 new casement replacement windows meeting egress requirements.

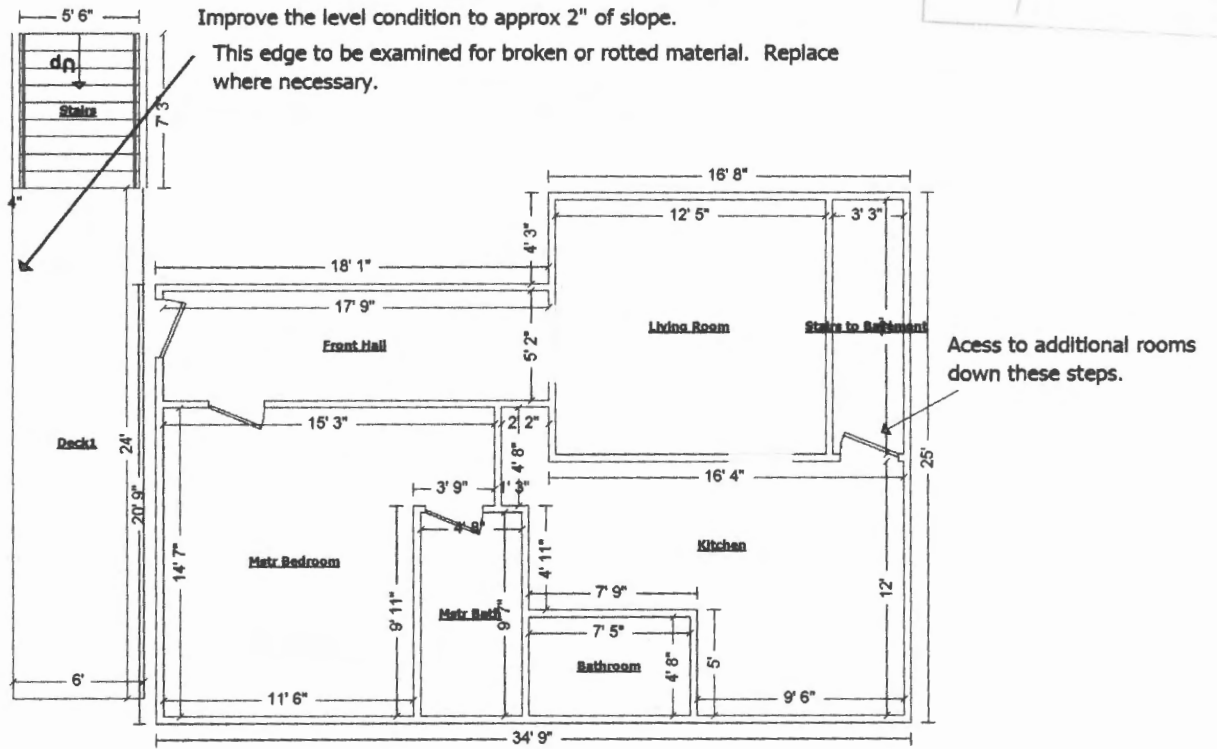


Basement



Main Level

DEPT. OF  
CITY  
DEC 10 2012



Main Level



## Village Builders

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Gorham, ME 04038

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Client: Micheal Fraser  
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Operator: ANDREW1

Estimator: Village Builders

Business: (207) 839-6072  
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Company: Village Builders  
Business: 21 New Portland Road  
Gorham, ME 04038

Date Entered: 12/6/2012 9:18 AM      Date Job Contracted:  
Date Job Began: 12/6/2012      Date Job Completed:

Price List: MEPO7P\_NOV12  
Labor Efficiency: Remodel  
Estimate: 2012-12-06-0918

### Scope of work is as follows.

#### Adding 2 additional rooms to first floor unit.

- a. Repair to columns in basement and add 4 additional columns.
- b. Pour concrete floor where there is currently a dirt base.
- c. Add new Steel Fire rated, self closing, Entry door in basement. (Harvey Steel 2860 Fire Rated with Self-closing hinges per code requirements)
- d. Replace current windows in basement with proper egress casement windows. (Low E Anderson Casement meeting egress requirements)
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#### Exterior

- a. Reinforce deck where the slope has become excessive.

Total price to perform work is \$558,898.00

10 2012

# Quotation

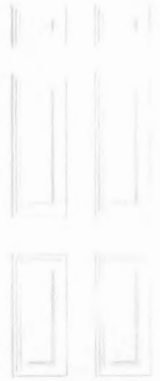
Deering Lumber

United States

Quote ID SQJ000129

P.O. Number

Line	Label	Qty	UOM	Family/Part Number	Unit	Extended
1		1.0000	EA	Entry Door Entry Door System	489.33	489.33



2-8 X 6-8, Left Hand Inswing, Therma-Tru 90 Min Firedoor (TR 12-24)  
Embossed/Molded Open, No glass, SE210HD, Single Door, Double Bore, 2-3/8"  
Backset, 2-1/8" BoreDia, 2-1/8" Deadbolt Dia, 5 1/2" Center to Center,  
Expandable Steel Jamb, 6-1/2 to 7-1/2", No Casing, Inswing Sill Split Steel  
Jamb, Sill Finish Mill, 3 Spring Hinges - Split Steel Frame, Satin Brass (Zinc  
Dichromate) - US2D, Brz Comp Weatherstrip,

Comments

All prices are in USD

<b>Adjusted Subtotal (Discounted)</b>		489.33
Tax	5.00%	24.47
Shipping and Handling	0.00	0.00
Other Charges	0.00	0.00
<b>Total Quote Value</b>		<b>513.80</b>

DEC 10 2012

Application version 7.0.0.48

Printed on 12/7/2012

Content Version 1.0.0.0

Page 2 of 2

# Quotation

Deering Lumber

United States

Quote ID SQJ000129

P.O. Number

Quoted for Contractor

Ship-to

Same as Bill-to

United States

United States

Prepared by Sylvain, Richard

Prepared on 12/7/2012

207-283-3621

Available to 1/6/2013

rsylvain@deeringlumber.com

## Quote Information

Quote ID SQJ000129

Quote Name VillageBlder-Andrew-19

Total Lines 1

Total Value 513.80

Status Open

Freight Terms

All prices are in USD

Comments

Header

Terms

Pricing

DEC 10 2012

All units, quantities and accessories have been verified and accepted by the undersigned for purchase.

Accepted by \_\_\_\_\_

Date \_\_\_\_\_

Application version 7.0.0.48

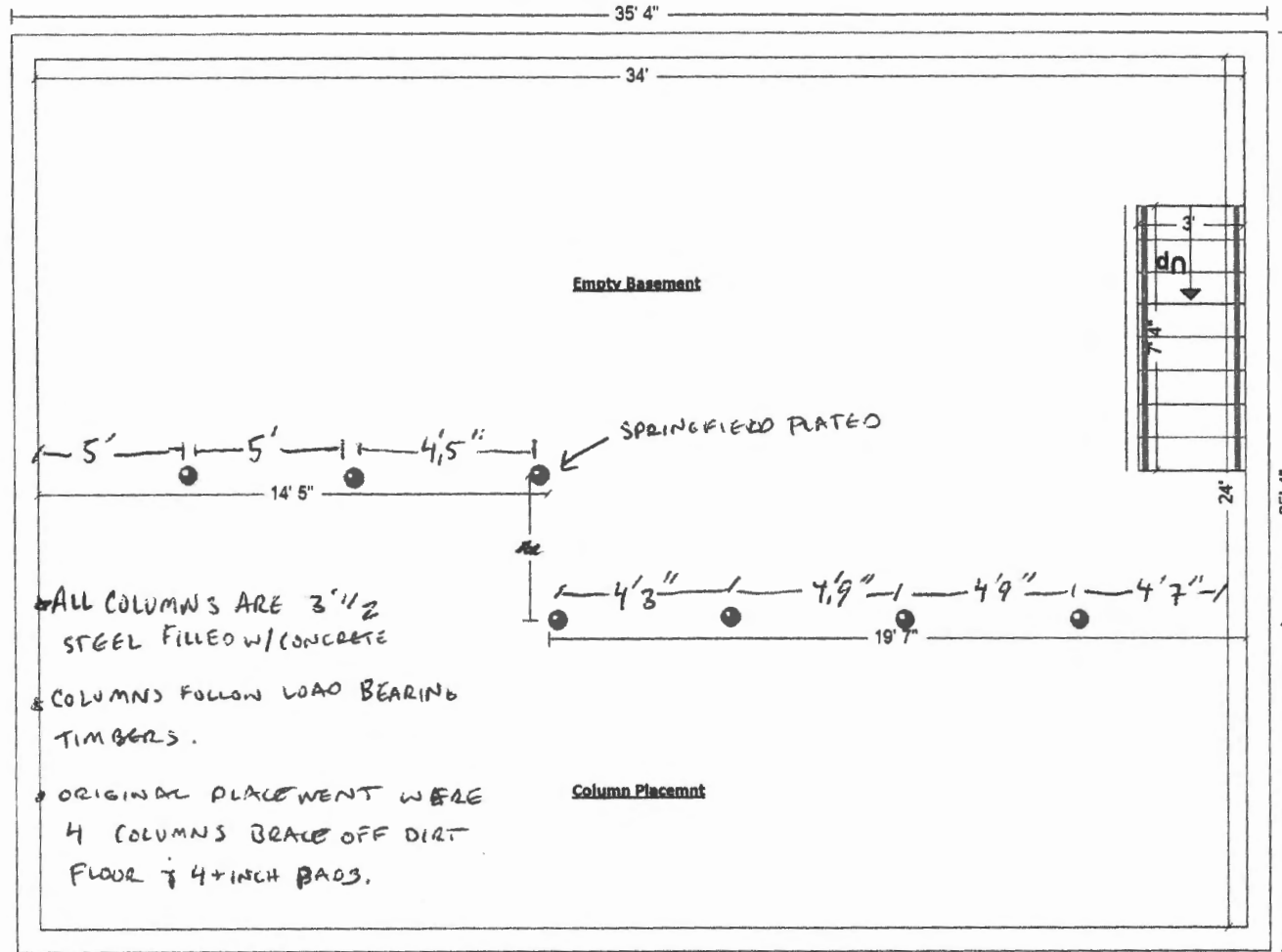
Printed on 12/7/2012

Content Version 1.0.0.0

Page 1 of 2

# 210 VALLEY ST UNIT 1 additional 2 rooms in basement

ATTN: JONATHAN RIOUX



- All columns are 3 1/2" steel filled w/ concrete
- Columns follow load bearing timbers.
- Original placement were 4 columns brace off dirt floor & 4 inch pads.
- 18" precast 6" thick discs with 18" precrushed ~~the~~ material, compacted every 6" 1 ft. ~~at~~ (before 6" precast disc)



Basement

**Jonathan Rioux - Re: 210 Valley St.**

---

**From:** Andrew <andrewtcollins@yahoo.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 1/14/2013 9:28 AM  
**Subject:** Re: 210 Valley St.

---

Thank you. We did not move anything. This is the layout of the girder system and nothing was moved. A Springfield plate was installed with column were there wasn't any support. Originally there were only 4 post and not one was sufficient for it's intended purpose. My boss who is an engineer decided we need to add more than typical do to the girder system.  
Thanks again. Feel free to call or email with any questions or concerns.

Sent from iPhone with mini keyboard. Please excuse typos  
Cheers  
Andrew

On Jan 14, 2013, at 9:05 AM, "Jonathan Rioux" <JRIOUX@portlandmaine.gov> wrote:

Andrew,

I moved (approved) your permit forward to fire prevention on the 9th for their review.

I received your attachment.

Are the columns in the existing location or did you move the Girder at the half-way point? If the Girder was moved we need to make sure the floor joist above are spanned adequately.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

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

>>> Andrew <andrewtcollins@yahoo.com> 1/11/2013 2:13 PM >>>

Hello John.

Did you receive my email that had the columns? Please call if you have any questions.

Sent from iPhone with mini keyboard. Please excuse typos  
Cheers

**From:** Andrew <andrewcollins@yahoo.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 1/14/2013 10:34 AM  
**Subject:** 210 Valley St.

Morning Johnathan,

Per your request I'm emailing the total square footage ratio out what were working on. We are at just under 867 sqft of 1779 total square footage of the unit.

Let me know if you need anything else.

Sent from iPhone with mini keyboard. Please excuse typos

Cheers

Andrew