

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ANDREA ELISABETH GIRARD Located At 197 WARREN AVE

Job ID: 2012-09-4964-ALTR

CBL: 295- A-007-001

has permission to Repairs due to damage caused by tenants 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**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

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](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4964-ALTR

Located At: 197 WARREN AVE

CBL: 295- A-007-001

## **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.
2. This property shall remain a single family dwelling with a plumbing and heating business in previous garage.. Any change of use shall require a separate permit application for review and approval.
3. The repair of the front entry way shall be within the existing footprint. The single family use is legally nonconforming and no expansions of the building or use are permitted.

### **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. The attic scuttle opening must be 22" x 30".

The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.

### **Fire**

All construction shall comply with City Code Chapter 10.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

Application requires State Fire Marshal approval.

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

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

Job No: 2012-09-4964-ALTR	Date Applied: 9/14/2012	CBL: 295- A-007-001	
Location of Construction: 197 WARREN AVE	Owner Name: ANDREA ELISABETH GIRARD	Owner Address: 100 BLACKSTRAP RD FALMOUTH, ME 04105	Phone: 653-9495
Business Name:	Contractor Name: Peter Chase	Contractor Address: 244 AUBURN ST PORTLAND MAINE 04103	Phone: (207) 650-8188
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG	Zone: B-4
Past Use: Single Family Dwelling with Plumbing & Heating business in old garage	Proposed Use: Same: Single Family Dwelling with Plumbing & heating business - repairs to single family due to damages cause by former tenants & life safety improvements	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>P-3</i> Type: <i>SB</i> <i>IRC 09</i>
Proposed Project Description: Repairs due to damage caused by tenants		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<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 informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK with conditions</i> <i>9/17/12</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>9</i></p>
	<b>CERTIFICATION</b>		

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

Expend 9/14/12

(Signature)

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.

# 2012-09-4964-ALTER

B-A

Location/Address of Construction: <u>197 WARREN AVE</u>		
Total Square Footage of Proposed Structure/Area <u>946</u>	Square Footage of Lot <u>5000</u>	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>295      A      7</u>	Applicant: (must be owner, lessee or buyer) Name <u>ANDRÉA GIRARD</u> Address <u>100 BLACKSTRAP RD</u> City, State & Zip <u>FALMOUTH, ME 04105</u>	Telephone: <u>207-653-9495</u>
Lessee/DBA <u>NONE</u>	Owner: (if different from applicant) Name <u>SAME</u> Address _____ City, State & Zip _____	Cost of Work: <u>\$30,000</u> C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>320-</u>
<p>Current legal use (i.e. single family) <u>SINGLE FAMILY</u>      Number of Residential Units <u>1</u></p> <p>If vacant, what was the previous use? <u>RESIDENTIAL DWELLING</u></p> <p>Proposed Specific use: <u>RESIDENTIAL DWELLING</u>      <u>amage plumbg &amp; Heating of</u></p> <p>Is property part of a subdivision? <u>NO</u>      If yes, please name _____</p> <p>Project description: <u>REPAIRS DUE TO DAMAGES CAUSED BY FORMER TENANTS - LIFE SAFETY.</u></p>		
Contractor's name: <u>PETER CHASE</u>		Email: _____
Address: <u>248 AUBURN ST.</u>		
City, State & Zip: <u>PORTLAND, ME 04103</u>		Telephone: <u>207-650-8182</u>
Who should we contact when the permit is ready: <u>ANDRÉA GIRARD</u>		Telephone: <u>207-653-9495</u>
Mailing address: <u>100 BLACKSTRAP RD FALMOUTH, ME 04105</u>		

RECEIVED  
in basket 9/17/12  
SEP 14 2012  
Dept. of Building Inspections  
City of Portland Maine

Can  
do  
not  
send

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: Andréa Girard      Date: 9/14/2012

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



# PORTLAND MAINE

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## Receipts Details:

**Tender Information:** Check , Check Number: 1113  
**Tender Amount:** 320.00

## Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 9/14/2012  
**Receipt Number:** 48237

## Receipt Details:

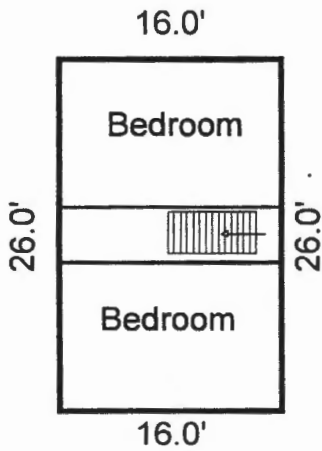
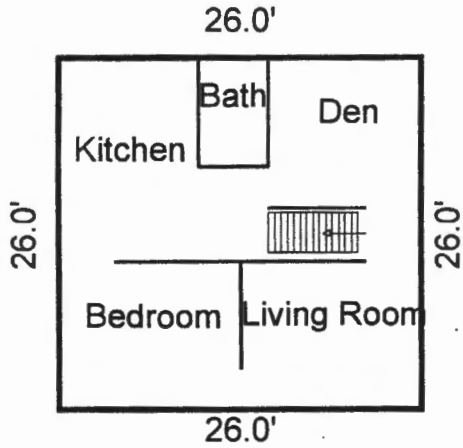
Referance ID:	8022	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	320.00	Charge Amount:	320.00
Job ID: Job ID: 2012-09-4964-ALTR - Repairs due to damage caused by tenants			
Additional Comments: 197 Warren Ave			

Thank You for your Payment!

FLOORPLAN

Borrower: Andrea & William Gabriel (MARRIED) File No.: dc002256  
 Property Address: 197 Warren Avenue Case No.:  
 City: Portland State: ME Zip: 04102  
 Lender: Family Bank, FSB

FORMER FLOOR PLAN



Sketch by Apex IV Windows™

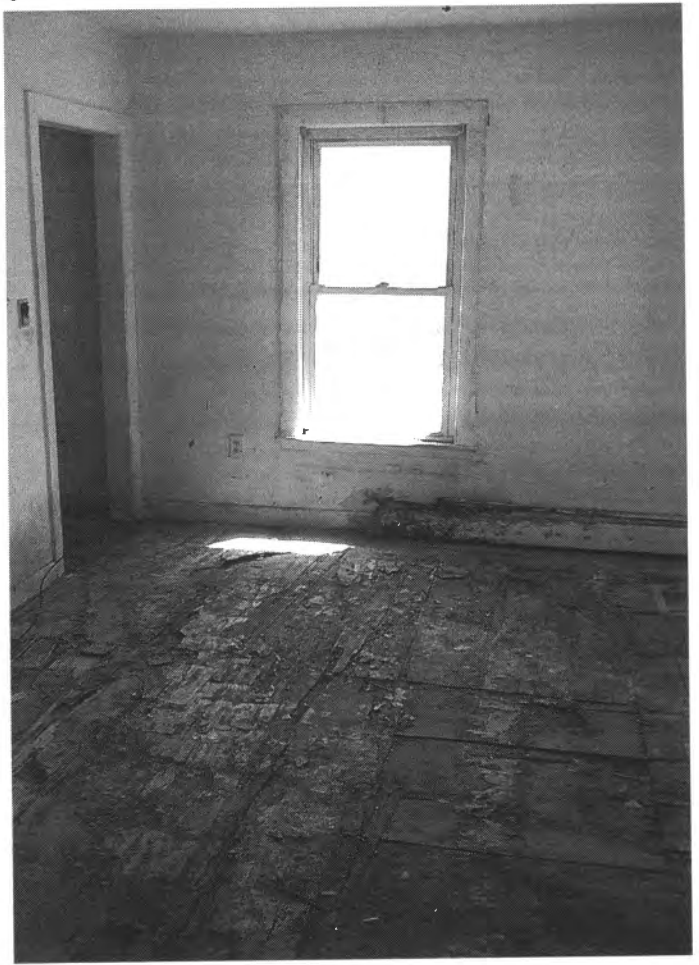
AREA CALCULATION SUMMARY			
Code	Description	Size	Total
GLA1	First Floor	476.00	476.00
GLA2	Second Floor	416.00	416.00
<b>TOTAL LIVABLE (rounded)</b>		<b>1092</b>	<b>1092</b>

LIVING AREA BREAKDOWN		
	Breakdown	Subtotal
First Floor	26.0 x 26.0	476.00
Second Floor	16.0 x 26.0	416.00
<b>2 Areas Total (rounded)</b>		<b>1092</b>

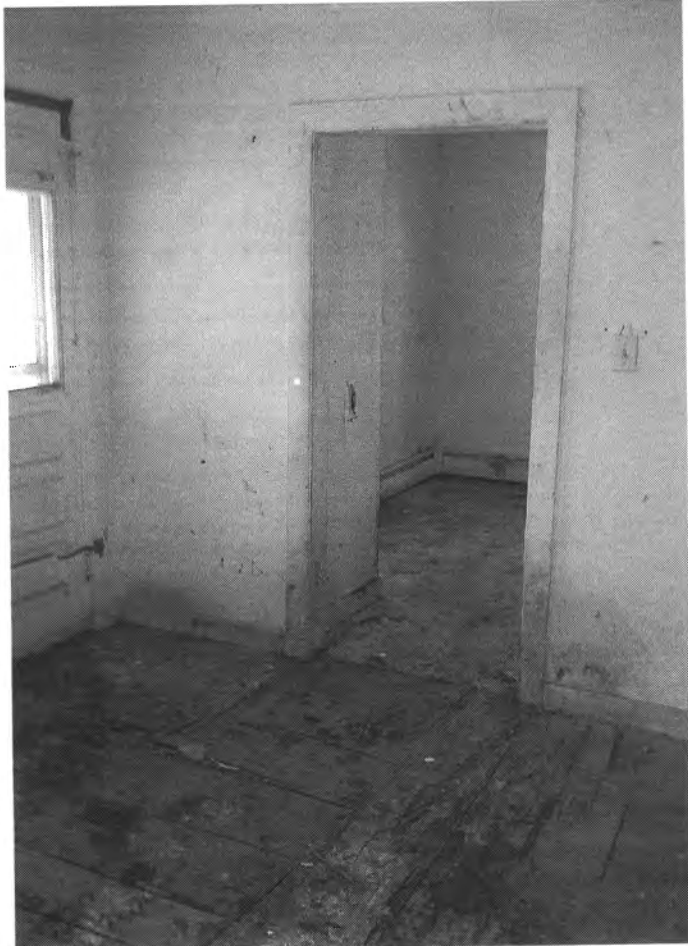
197 WARREN AVE - FORMER FLOOD PLAN



DINING ROOM



LIVING ROOM - DOORWAY TO STAIRS



LIVING ROOM - FRONT ENTRANCE



DINING ROOM - VIEW TO LIVING ROOM



12



BATHROOM



DINING ROOM



KITCHEN



BATHROOM

197 WARREN AVE - FORMER FLOOR PLAN



HALLWAY TO DEN/BEDROOM (1ST FLOOR)



1ST FLOOR DEN / BEDROOM



1ST FLOOR DEN / BEDROOM



1ST FLOOR DEN / BEDROOM

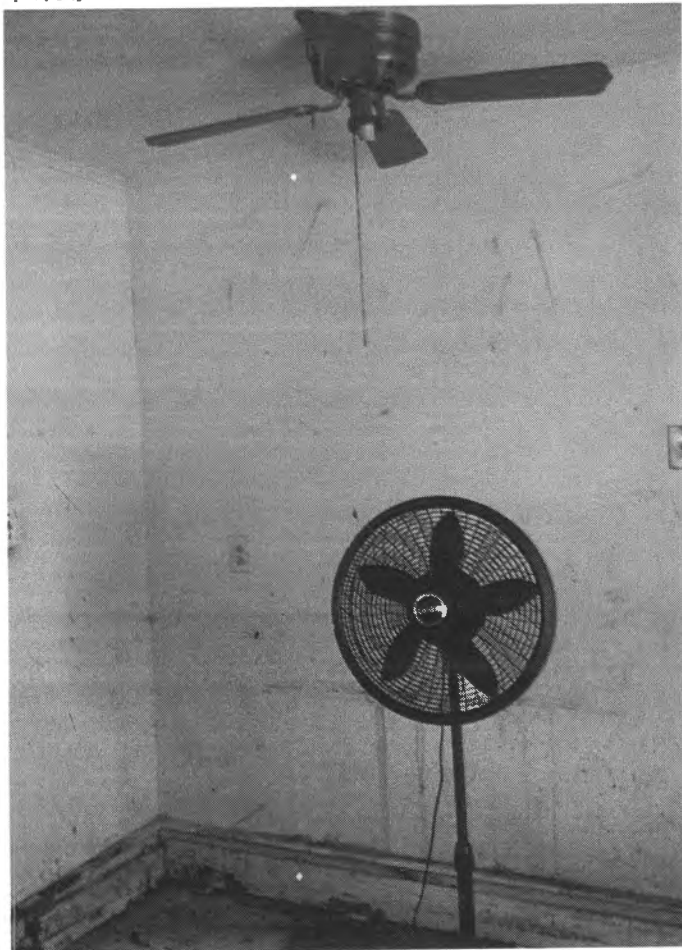
197 WARREN AVE FORMER FLOOR PLAN



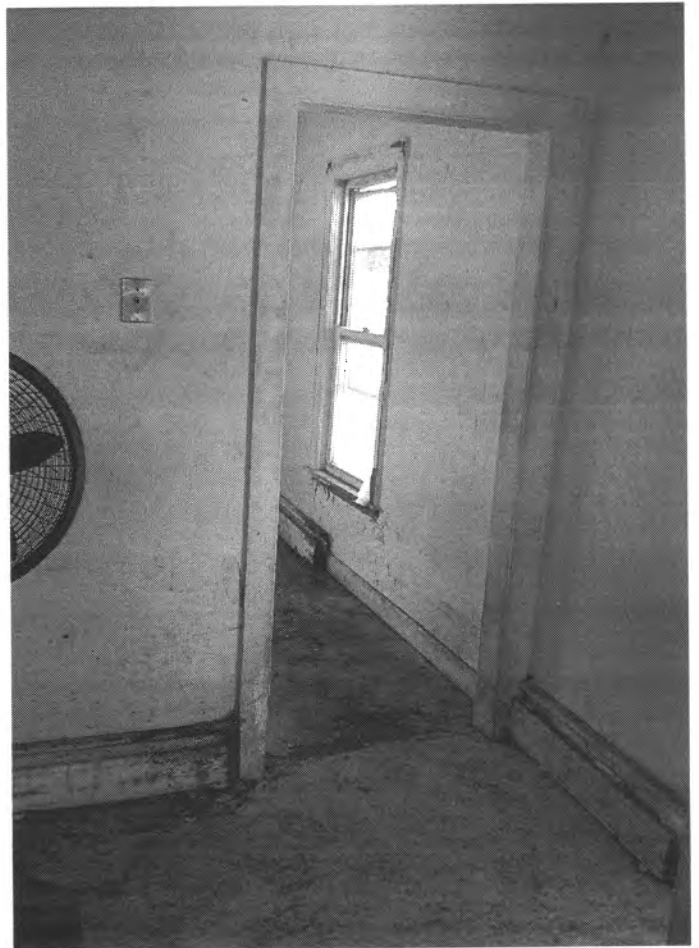
KITCHEN VIEW OF HALLWAY TO BATH + DEN



KITCHEN - VIEW OF SIDE ENTRANCE

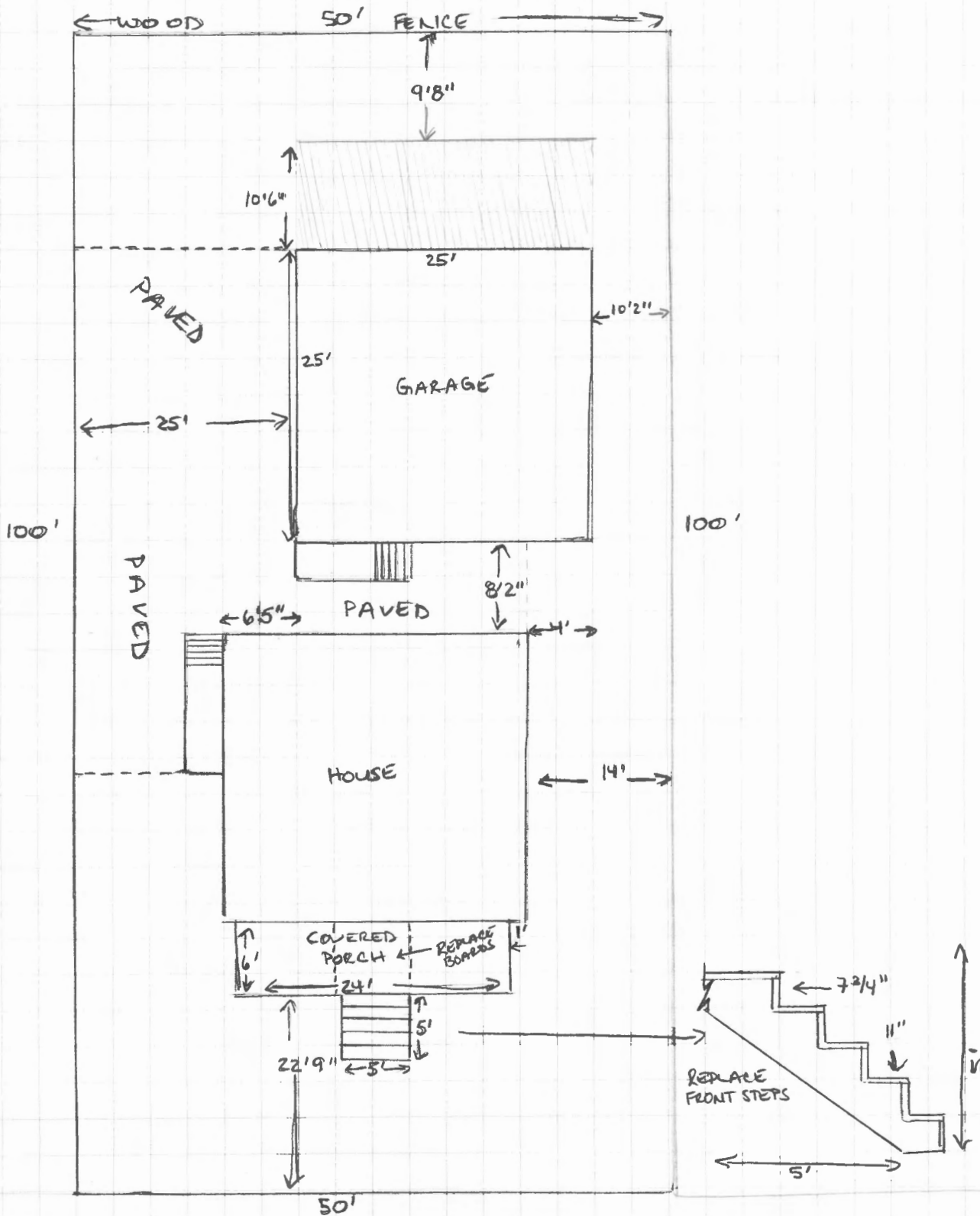


KITCHEN WALL BETWEEN KITCHEN + DINING ROOM



197 WARREN AVE

60 O DALE STREET



WARREN AVENUE

# SCOPE OF WORK

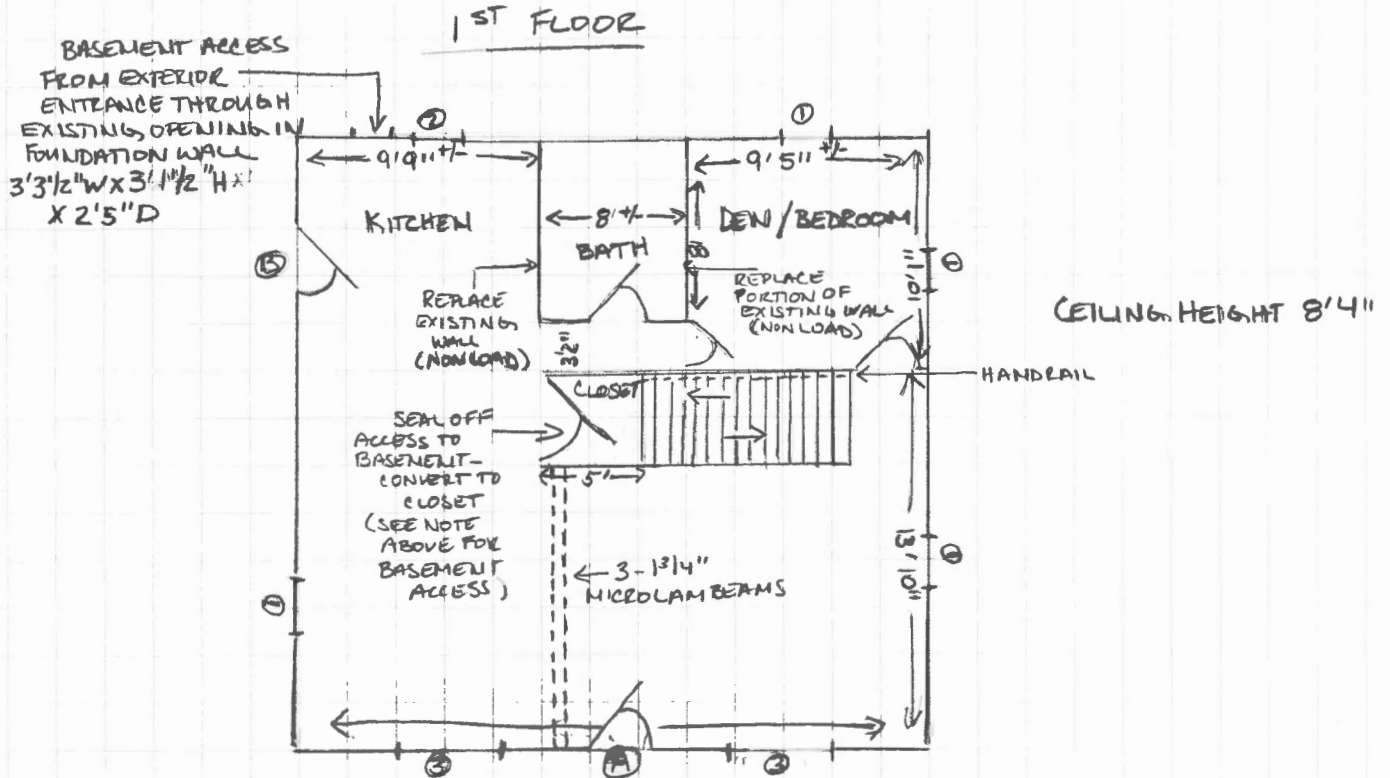
## 197 WARREN AVE

- INSTALL TRAP DOOR ON EXTERIOR ENTRANCE TO BASEMENT.
- REMOVE PLASTER WALLS THROUGHOUT
- REMOVE SUB-FLOORING THROUGHOUT
- REMOVE CHIMNEY
- REMOVE KITCHEN APPLIANCES/CABINETRY
- REMOVE BATH FIXTURES
- REPLACE ROTTED FRONT STEPS AND ROTTED AREAS OF FRONT PORCH
- REMOVE ROTTED PLUMBING AND HEATING UNITS THROUGHOUT
- REMOVE/REPLACE ROTTED SIDS THROUGHOUT + REPLACE EXISTING KITCHEN/BATH WALL
- REMOVE INTERIOR KITCHEN/DINING ROOM WALL (NON-LOAD BEARING)
- REMOVE INTERIOR DINING ROOM/LIVING ROOM WALL
- REMOVE BATHROOM WINDOW.
- CAP OFF INTERIOR ACCESS TO BASEMENT FOR SAFETY (ACCESSIBLE FROM EXTERIOR)
- ELECT - REMOVE KNOB & TUBE WIRING, THROUGHOUT
- REMOVE INTERIOR STAIRS (LIFE SAFETY)
- INSTALL STRAPPING AND SUPPORTS THROUGHOUT
- ELECT - INSTALL ELECTRICAL SWITCH PANEL (MAIN PANEL TO REMAIN IN BASEMENT) ON 1ST FLOOR
- INSTALL INTERIOR STAIR TO CODE
- INSTALL CLOSET IN PLACE OF FORMER BASEMENT ACCESS AREA
- INSTALL INSULATION THROUGHOUT
- INSTALL 1/2" DRYWALL THROUGHOUT
- INSTALL 3/4" PLYWOOD UNDERLAYMENT OVER 3/4" EXISTING BOARDS - 1ST FLOOR
- INSTALL 1/2" PLYWOOD UNDERLAYMENT OVER 3/4" EXISTING BOARDS - 2ND FLOOR
- INSTALL 3x7 3/4" x 12" MICROLAM BEAMS IN PLACE OF FORMER DINING/LIVING ROOM WALL
- ELECT - INSTALL NEW ELECTRICAL WIRING THROUGHOUT - 1 OUTLET, EACH WALL, OF EACH ROOM
- REPLACE WINDOWS THROUGHOUT
- INSTALL CARPETING IN LIVING AND BEDROOM AREAS
- INSTALL LINOLEUM IN KITCHEN/BATH
- INSTALL KITCHEN CABINETRY AND APPLIANCES
- ELECT - INSTALL CEILING/EXHAUST FAN IN BATH
- P/H - INSTALL BATH FIXTURES (SINK, TOILET, BATH TUB/SHOWER)
- REPLACE EXTERIOR DOORS (2)
- INSTALL INTERIOR DOORS (BATH, CLOSET, 3 BEDROOM)
- ELECT - INSTALL SMOKE/CARBON MONOXIDE DETECTORS TO CODE
- P/H - INSTALL NATURAL GAS SUPPLIED MONITOR HEATER (1ST FLOOR)
- P/H - INSTALL NATURAL GAS SUPPLIED HOT WATER TANK

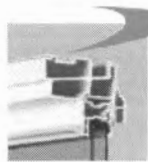
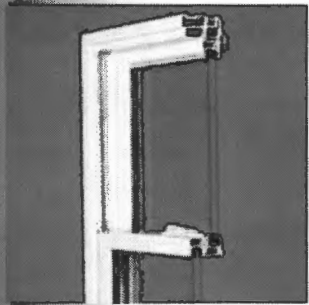
197 WARREN AVE

- WINDOWS
- ① 7 @ 31 1/2" X 60 1/4"
  - ② 1 @ 31 1/4" X 36 1/2"
  - ③ 2 @ 51 1/4" X 60 3/4"

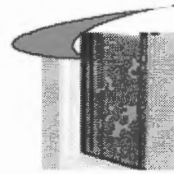
- DOORS
- ④ 3'0" X 6'8"
  - ⑤ 2'6" X 6'8"



**Society II Highlighted Window Features:**



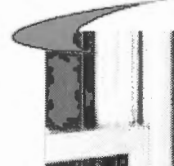
Low-profile pocket head maximizes viewing area. Multiple chamber profiles offer superior insulation and rigidity.



ENERGY STAR® rated with standard 3/4" double glazed insulating glass with low emissivity glass and argon gas.



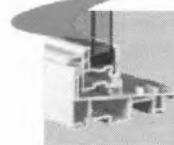
Full inter-lock system at the meeting rail improves security while 14 pieces of weatherstripping help prevent air infiltration.



Low profile tilt latches are attractive and easy to operate. Single vent stop allows night breezes in while restricting sash opening height.



1/2" constant force stainless steel coil spring balances ensures effortless sash operation.



High performance sloped sill guards against water infiltration.

**Additional Features and Options:**



Low profile ergonomic, aesthetic sash locks are self-enveloping color matched and complement the stylish window design.



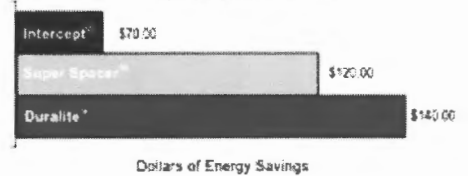
Standard with no grids. Choose between traditional flat or contour profile color matched colonial grills between the glass.



Available in White or Tan extruded vinyl. Colors shown are not color matched; see your sales representative for exact match swatches.

- 14 points of weather stripping for improved resistance to wind infiltration.
- Bottom sash sill bulb for positive seal against water and wind penetration for years of dependable service.
- Internally reinforced sloped sill for optimum drainage.
- Roll formed half screen with fiberglass mesh included.
- Full screen with fiberglass mesh available.
- Lifetime warranty covering manufacturing defects and vinyl parts and 20 year warranty on glass. Consult the written warranty for specific coverage information.

**Annual Savings\* by Using Duralite™ Compared to Spacer Bar®**



Energy Savings with Duralite™ warm-edge spacer technology. Duralite™ improves the total window U-value which reduces heat loss and saves money on energy bills.

\*Simulations were performed by Enermodal Engineering Limited using Window 5.2 and Therm 5.2 as per NFRC100 and NFRC 500, 2001 Generic vinyl window, soft coat low e (e=0.034) argon filled

**What IS warm-edge technology?** It is the use of low-conductance spacers (the gasket which separates the glass in double and triple glazed windows) to reduce heat transfer near the edge of insulated glazing.

**Society II Double Hung Performance Test Results**

Thermal Performance per NFRC 100-2004

Structural Performance Per AAMA/101/I.S.2

Double Glazing S/S	U Factor	R Value	SHGC	VT	Energy Star® by thermal region	DP Rating pst	Size in inches	Water pst	AL <sub>1</sub> cfm/ft <sup>2</sup>
3/4" Clear	0.47	2.18	0.60 (0.54)	0.62 (0.55)	--	H-R40	44 x 63	7.52	0.07
Low E	0.33	3.03	0.24 (0.22)	0.48 (0.43)	SC, S	H-R30	48 x 72	6.06	0.07
<b>Low E Arg</b>	<b>0.30</b>	<b>3.33</b>	<b>0.24 (0.22)</b>	<b>0.48 (0.43)</b>	<b>N, NC, SC, S</b>	--	--	--	--



(with opt. grids) (with opt. grids)

\*Energy Star® qualified for thermal testing in warm climates: NC - North; NC - North Central; SD - South; Cer flat; S - South

U-Factor is a measure of the rate at which heat loss occurs through a window **the lower the U-Factor, the better** R-value is the measure of a window's resistance to heat flowing through it **the higher the R-value the better** Solar Heat Gain Coefficient (SHGC) is the fraction of solar radiation admitted through a window both directly transmitted, and absorbed that is released into a building Visible Transmittance (VT) is the percentage of visible light that passes through the insulating glass of a window. Air Leakage rating (AL) is the amount of air that passes through a window; **the lower the AL the better**

Paradigm Window Solutions  
400 Riverside Industrial Parkway  
Portland, ME 04103  
Toll Free 877.994.6369  
Fax 207.797.6156

www.paradigmwindows.com

PMRSDH / APR 2011



Energy Star® Program, U.S. Environmental Protection Agency [www.energystar.gov](http://www.energystar.gov)  
NFRC, Nation Fenestration Rating Council [www.nfrc.org](http://www.nfrc.org)  
Guardian Climaguard Residential Glass [www.guardian.com](http://www.guardian.com)

**paradigm**  
Window Solutions For Life.

# Society™ II

Double Hung  
Replacement Series

**paradigm**  
Window Solutions For Life.

Low profile pocket head  
increases visible glass area

ENERGY STAR® rated.  
Double glazed insulating  
glass with low-e and argon  
gas, standard.

Integral interlocking meeting rail  
and low profile tilt latches offer  
enhanced strength and appearance

Fully welded frame and sash  
with equal sight lines for a  
traditional aesthetic look

1/2" constant force  
stainless steel balance  
provides smooth  
operation

High performance sill improves water  
run off and reduces air infiltration

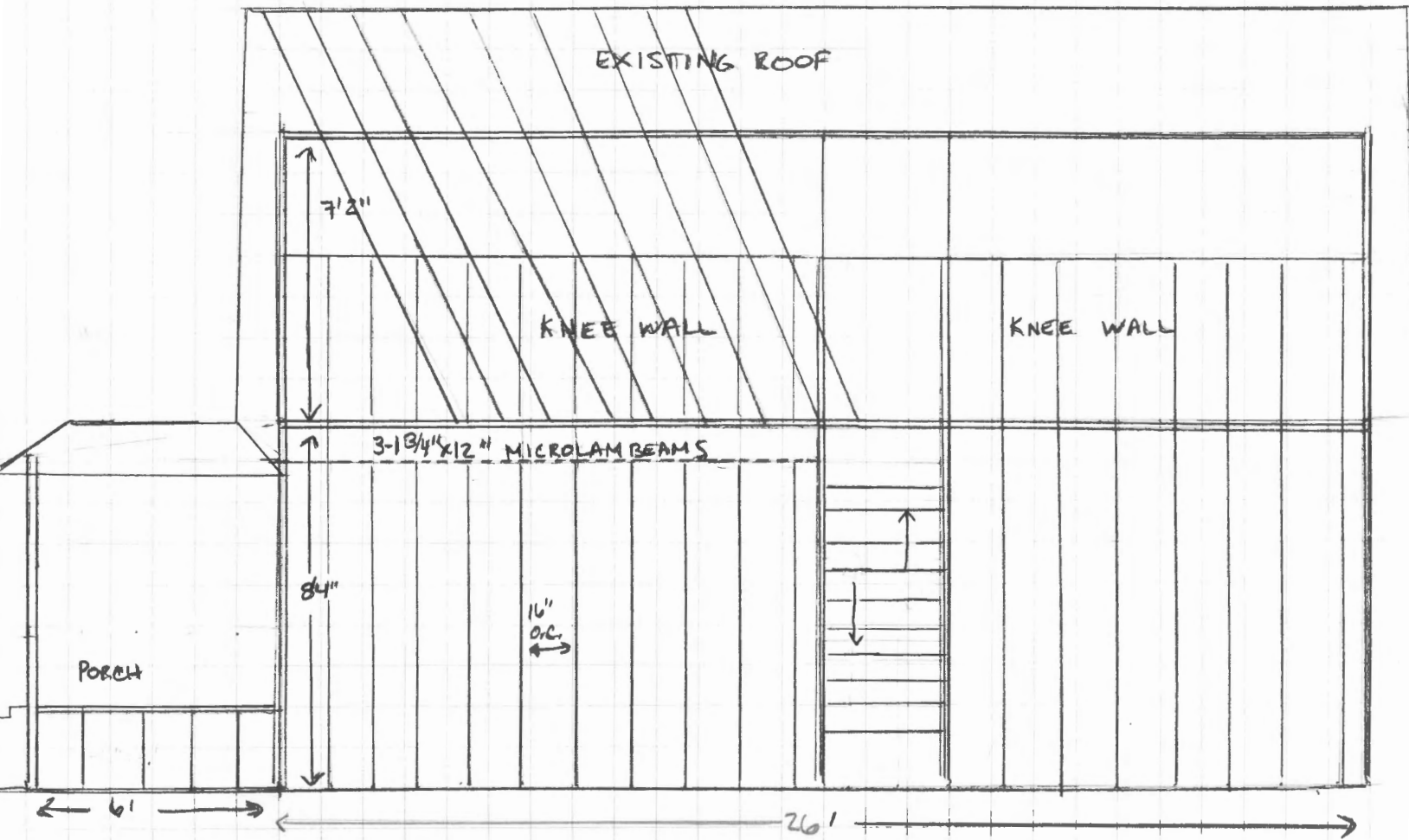
Typical Society II Configurations:



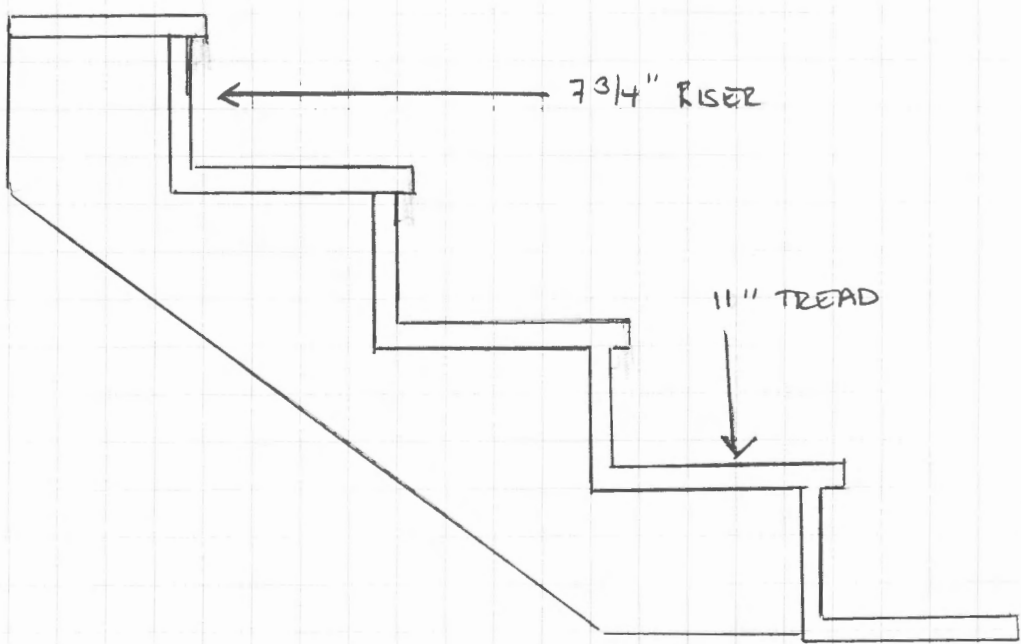
[www.paradigmwindows.com](http://www.paradigmwindows.com)

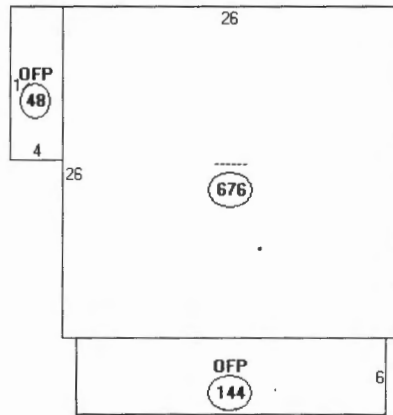


197 WARREN AVE



197 WARREN AVE





Descriptor/Area

- A:.....  
676 sqft
- B: OFF  
48 sqft
- C: OFF  
144 sqft

C031

1500

85

0

7

6

96 C035

296 C036

100

5000

5000

50

50

2-36

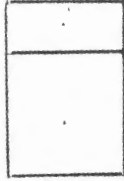
1-35

GOODDALE ST

1

50

5



295 A007



197

5000

50

50

18

4

3

100

295 A008

100

5000

193

50

2-1  
2-2

HEMINGWAY ST

295 A015

185

10500

105

100

100

WARREN AVE

181 - 201  
182 - 202

106.23

166.27

24659

36691

197 WARREN AVE



VIEW FROM GOODALE ST.



REAR OF PROPERTY



197 WARREN AVE



VIEW OF FORMER STAIR AREA (ROTTED)



ROTTED STAIR / PORCH ENTRY

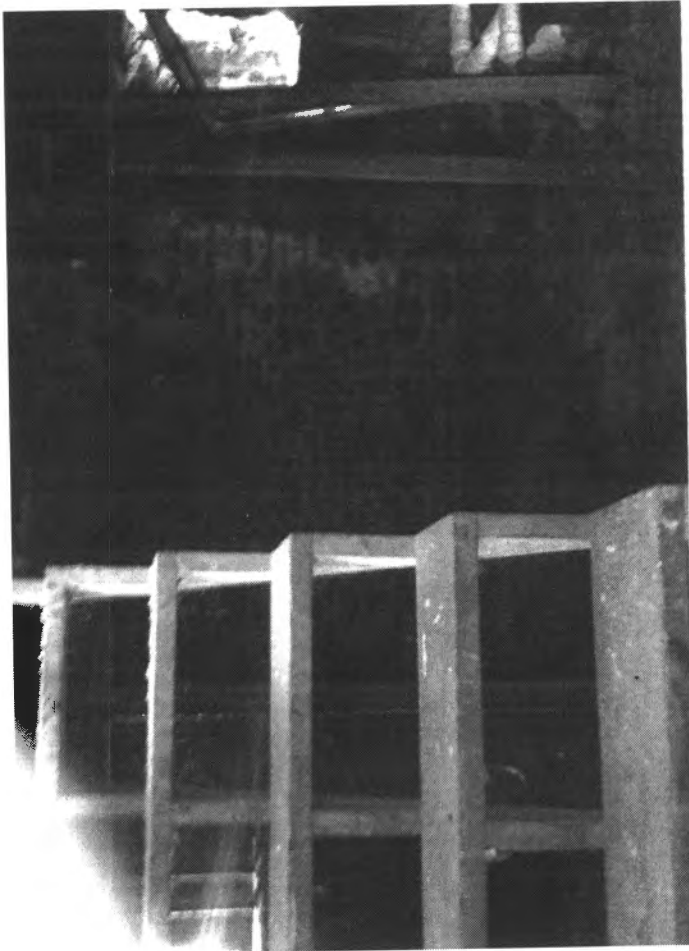
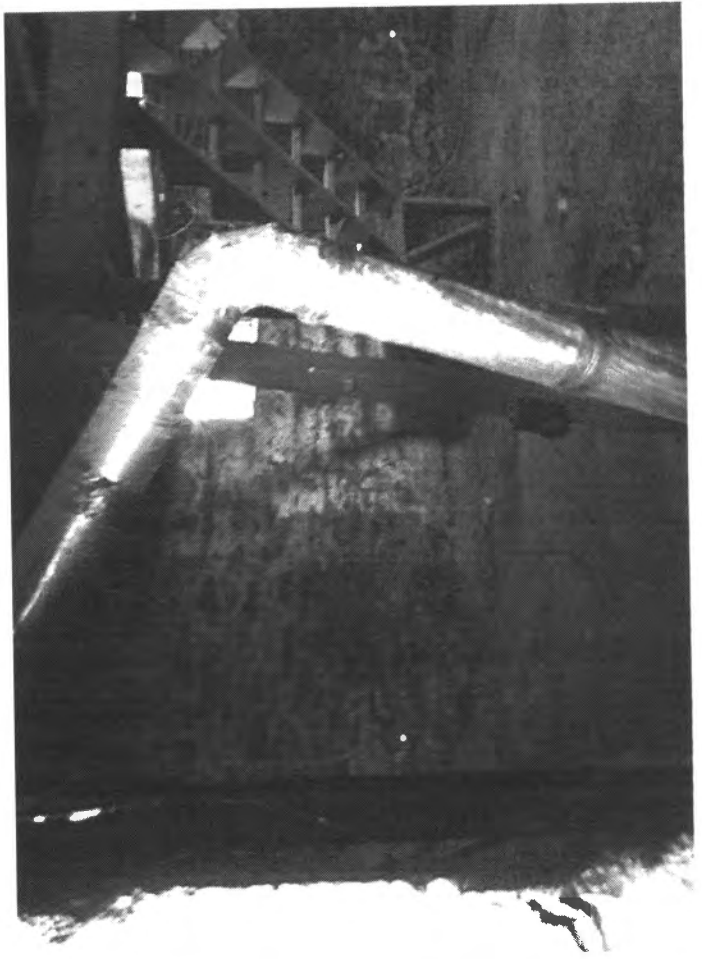


197 WARREN AVE



EXISTING ACCESS TO BASEMENT

197 WARREN AVE





197 WARREN AVE



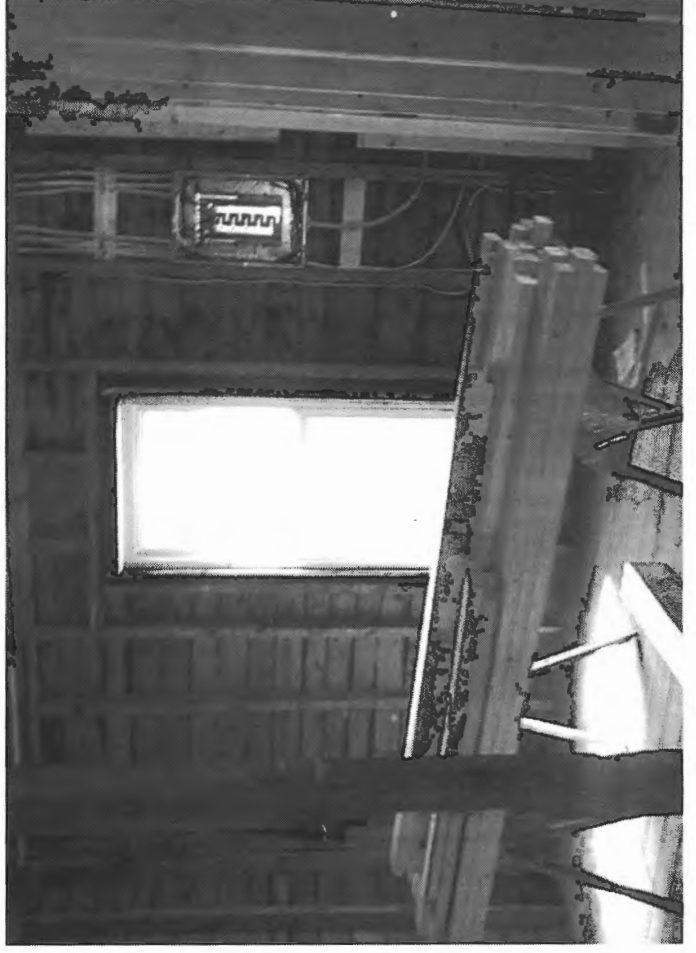
BATHROOM



1ST FLOOR DEN/BEDROOM



VIEW OF BATH + DEN/BEDROOM FROM HALLWAY



1ST FLOOR DEN/BEDROOM

197 WARREN AVE



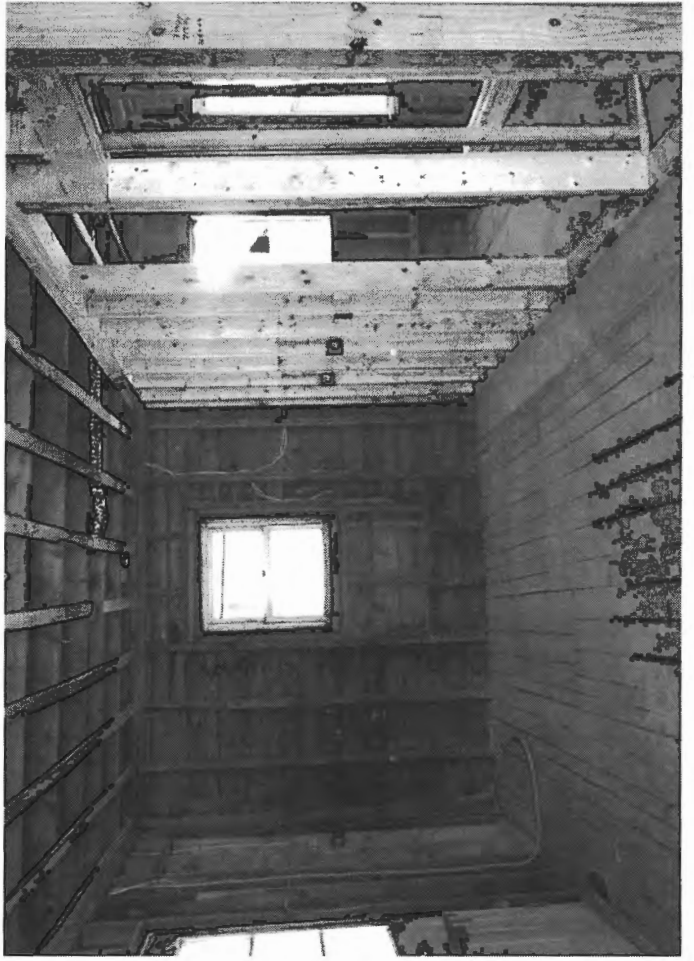
CLOSET / FORMER BASEMENT ACCESS



BASEMENT OPENING, (FORMER ACCESS)



VIEW OF FORMER BASEMENT ACCESS



VIEW OF KITCHEN FROM FORMER DINING ROOM

197 WARREN AVE



VIEW OF FORMER DINING ROOM FROM LIVING ROOM



VIEW OF DINING / KITCHEN AREA / SIDE ENTRANCE



VIEW FROM KITCHEN TO FORMER DINING ROOM



VIEW OF STAIRS / 1ST FLOOR DEN / BASEMENT FROM LIVING ROOM

197 WARREN AVE

VIEW FROM FORMER DINING AREA  
TO LIVING ROOM



197 WARREN AVE



BEDROOM #1



BEDROOM #1



BEDROOM #2



BEDROOM #1