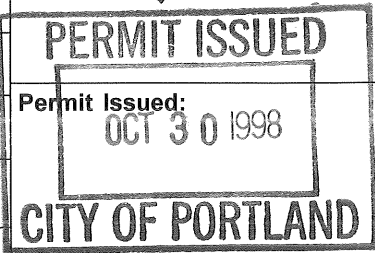


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 33 Hartley St		Owner: Anne Callender/Joseph Delaney		Phone: w 775-2696 h 761-3904		Permit No: 981242	
Owner Address: ***** SAA 04103		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Simpson Construction		Address: 871-7603 Pgr 758-8560		Phone:		Permit Issued: OCT 30 1998	
Past Use: 1-fan		Proposed Use: Same		COST OF WORK: \$ 40,000.00		PERMIT FEE: \$ 220.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Construct 2-story addition				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
				Signature: Date:			
Permit Taken By: SP		Date Applied For: 23 October 1998					



Zone: CBL: 137-E-008

Zoning Approval:

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

PERMIT ISSUED WITH REQUIREMENTS

**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 provisions of the code(s) applicable to such permit

26 October 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 3

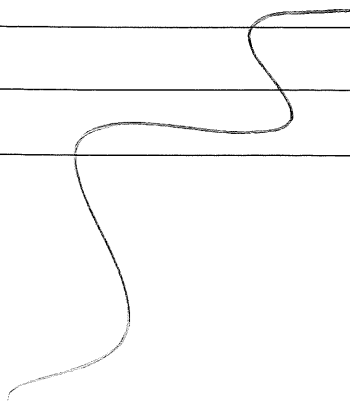
COMMENTS

11/17 - styrofoam blocks } 11/2 - met w/owners - checked setbacks - appear ok.  
no drain tile } Using styrofoam block (relabs) stackables for foundation - not able to do drain tile.

12/15 - No headers - over windows on 1st flr -  
Need verification on the way ridge is supported down thru bldg. Post on 2nd flr - need to verify adequate bearing.

11/29/99 Inside work finished - only steps in back to complete for final ok  
everything looks good. Tom M

04/18/00 - All work completed IAW permit instructions. STAIRS (Treads/Risers) OK - Rail/Guards OK  
Close out



Inspection Record	
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



WHIPPLE-CALLENDER ARCHITECTS

137-E-8

**FAX TRANSMITTAL**

**DATE:** February 23, 1999

**ATTENTION:** Tammy Munson, Building Inspection

**FAX NUMBER:** 874-8716

**SENT BY:** Anne Callender

**NUMBER OF PAGES INCLUDING COVER LETTER:** 2

**RE:** addition to 33 Hartley Street - Callender Delaney House

Tammy -

Joe said you requested the engineering calculation on the double rim joists at our house addition. The ridge beam for the addition is producing a load of less than 3800 lbs. The rim joist is supported with 2 posts consisting of 3 studs on either side of the center window and double studs on the outside of the other windows plus 3 other studs for each corner. The longest span is less than 3 feet. Two 2x10s can support a point load of 4484 lbs. I have included my calculations for your review. If you have any other questions, you can reach me at 775-2696 ext. 47. Thank you.

33 HARTLEY ST. PORTLAND  
 CALLENDER/DELANEY HOUSE

RIDGE BEAM LOAD ON DOUBLE RIM JOIST

SECTION MODULUS FOR TWO 2X10'S

$$\text{EQUALS } 21.391 \text{ in}^2 \times 2 = 42.482 \text{ in}^2$$

$$S = \frac{M}{F_b} \quad \begin{array}{l} \text{(Moment)} \\ \text{(Bending Stress)} \end{array}$$

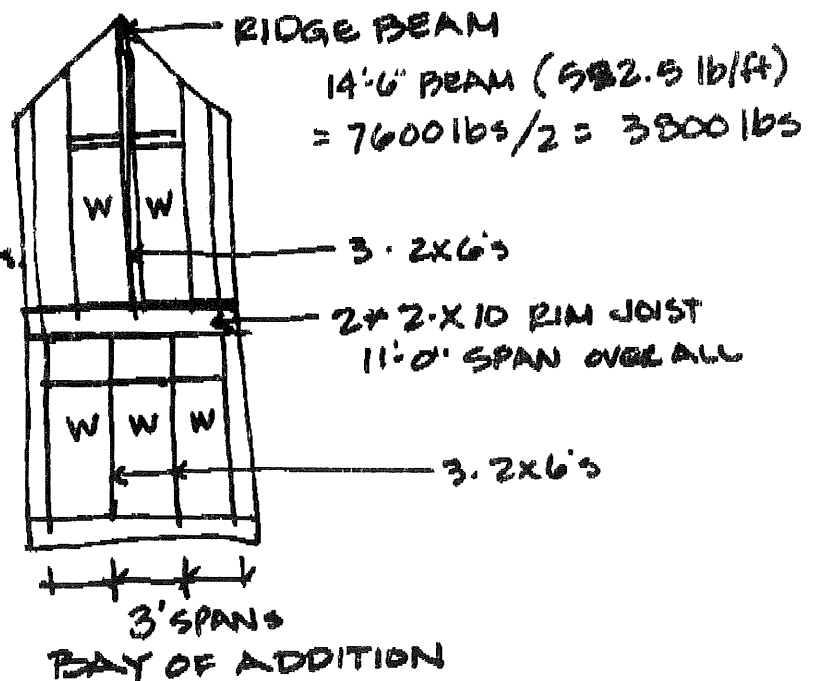
$$42.482 \text{ in}^2 = \frac{M}{950 \text{ psi}}$$

$$M = \frac{40357.9 \text{ in lbs}}{12 \text{ in/ft}} = 3363 \text{ ft lbs}$$

$$M_{\text{max}} = \frac{P L}{4} \quad \begin{array}{l} \text{(Point load)} \\ \text{(beam length)} \end{array}$$

$$3363 = \frac{P (3')}{4} \quad \text{max Point Load} = 4484 \text{ lbs.}$$

POINT LOAD @ ADDITION  
 3800 lbs.  
 MAX POINT LOAD = 4484 lbs.



BUILDING PERMIT REPORT

DATE: 28 OCT. 98 ADDRESS: 33 Hartley St. CBL 137-E-008

REASON FOR PERMIT: To Construct 2 story addition

BUILDING OWNER: Callender / Delaney

CONTRACTOR: Simpson Const.

PERMIT APPLICANT: 1

USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5B

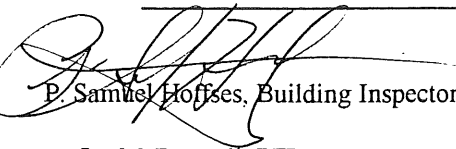
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*2, \*2.5, \*2.6, \*8, \*9, \*10, \*11, \*12, \*16, \*24, \*26, \*29, \*30, \*31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

- X12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. ( Section 1018.6 )
- 13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
- 14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- X16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2
- 17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- X24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 25. All requirements must be met before a final Certificate of Occupancy is issued.
- X26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- 27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). ( Chapter M-16 )
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- X29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- X30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X31. Windows shall be done in accordance with section 1014.6.3 of the Bldg Code,
- 32. \_\_\_\_\_
- 33. \_\_\_\_\_

  
 P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

Applicant: Anne Callender

Date: 10/27/98

Address: 33 Hartley St

C-B-L: 137-E-8

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - New 2 story Addition on rear

Sevage Disposal -

Lot Street Frontage -

Front Yard - 20' req / N/A

Rear Yard - 20' req - 35' shown

Side Yard - 12' req - 13' 9" 17' 6" shown

Projections -

Width of Lot -

Height -

Lot Area -

50 x 92  
4,600 sq ft

Lot Coverage/ Impervious Surface - 40%

1840 sq ft

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

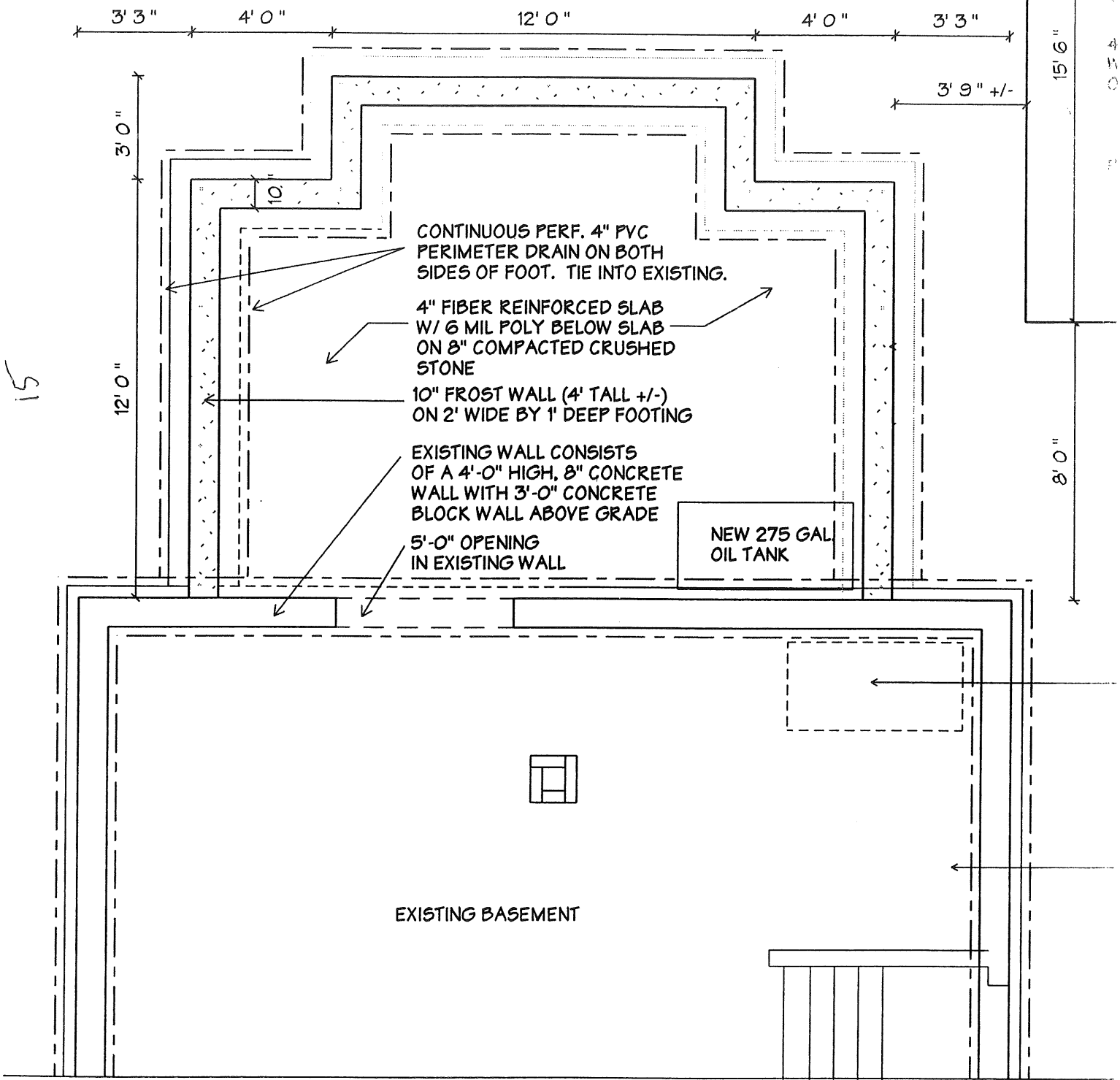
Flood Plains -

$$\begin{array}{r}
 15 \times 20 = 300 \\
 \text{peruses } 26 \times 26 = 676 \\
 7 \times 24 = 168 \\
 \hline
 1144
 \end{array}$$

$$\begin{array}{r}
 \text{GARAGE } 14 \times 20 = 280 \\
 \hline
 1424 \text{ sq ft}
 \end{array}$$

15' x 20'?

20'



15

3 FOUNDATION PLAN  
 A1 1/4" = 1'-0"



~~And~~ xxx

~~husband/wife of said grantor, joins as grantor, and releases all rights by deed and all other rights~~ xxx

**Witness** my hand and seal this 21st day of the month of  
September, 19 88

**Signed, Sealed and Delivered**  
in presence of

*William C. Edwards*

Margaret Wade Flaherty  
By *Edward J. Flaherty*  
Edward J. Flaherty, under  
Power of Attorney

**State of Maine, County of** Cumberland      **21** September 21, 19 88

Then personally appeared the above named ~~Margaret Wade Flaherty~~ Edward J. Flaherty

and acknowledged the foregoing instrument to be his free act and deed, in said capacity and the free act and deed of Margaret Wade Flaherty.

Before me,

**SEAL** *Gregory R. Palmer*  
Notary Public  
~~XXXXXXXXXX~~

Printed Name .....Gregory R. Palmer.....

RECEIVED  
RECORDED REGISTRY OF DEEDS  
1988 SEP 22 AM 11:09  
CUMBERLAND COUNTY  
*James J. Walsh*

# Know all Men by these Presents,

**That** I, Margaret Wade Flaherty, a/k/a Margaret M. Flaherty

of Portland, County of Cumberland, State of Maine,

~~being unmarried~~ for consideration paid, grant to Joseph A. Delaney and Anne E. Callender,

of Portland, County of Cumberland, State of Maine,

whose mailing address is 44 Spruce Street, Portland, Maine,

with **warranty covenants** as joint tenants the land in Portland, County of Cumberland,

State of Maine, described as follows:

A certain lot or parcel of land with the buildings thereon situated on the northerly side of Hartley Street in Portland, County of Cumberland and State of Maine, bounded and described as follows: Beginning at a point on the northerly sideline of said Hartley Street distant westerly three hundred fifty five and five tenths (355.5) feet from its intersection with the westerly side line of Forest Avenue; thence westerly along the northerly sideline of said Hartley Street fifty (50) feet to a point; thence northerly from these two points at or about right angles with said northerly sideline of Hartley Street, keeping the width of fifty (50) feet ninety one and six tenths (91.6) feet, more or less, to land formerly owned by James P. Baxter; thence in a straight line from one of the last points to the other along line of said Baxter land.

Being the same premises conveyed to the Grantor by deed of William C. French et al dated June 15, 1929 and recorded in the Cumberland County Registry of Deeds in Book 1321, Page 487. See also warranty deed dated February 15, 1962 and recorded in Book 2658, Page 496.

MAINE REAL ESTATE TRANSFER TAX PAID

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Additions/Alterations/Accessory Structures  
To Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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: 33 HARTLEY ST PORTLAND 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>137</u> Block# <u>E</u> Lot# <u>009</u>		Owner: <u>ANNE CALLENDER</u> <u>JOSEPH DELANEY</u>	Telephone#: <u>(W) 775.2696</u> <u>(H) 761.3904</u>
Owner's Address: <u>33 HARTLEY ST PORTLAND</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$40,000</u>	Fee: <u>220</u> <del>\$210</del>
Proposed Project Description:(Please be as specific as possible) <u>2 STORY ADDITION</u> <u>1-800-498-0077 PIN 3990</u>			
Contractor's Name, Address & Telephone <u>SIMPSON CONSTRUCTION CO. 871-7603</u>		Rec'd By: <u>[Signature]</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

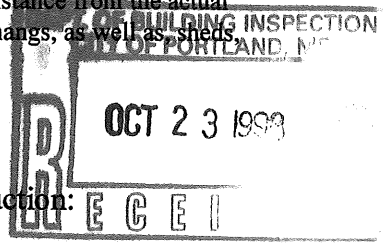
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

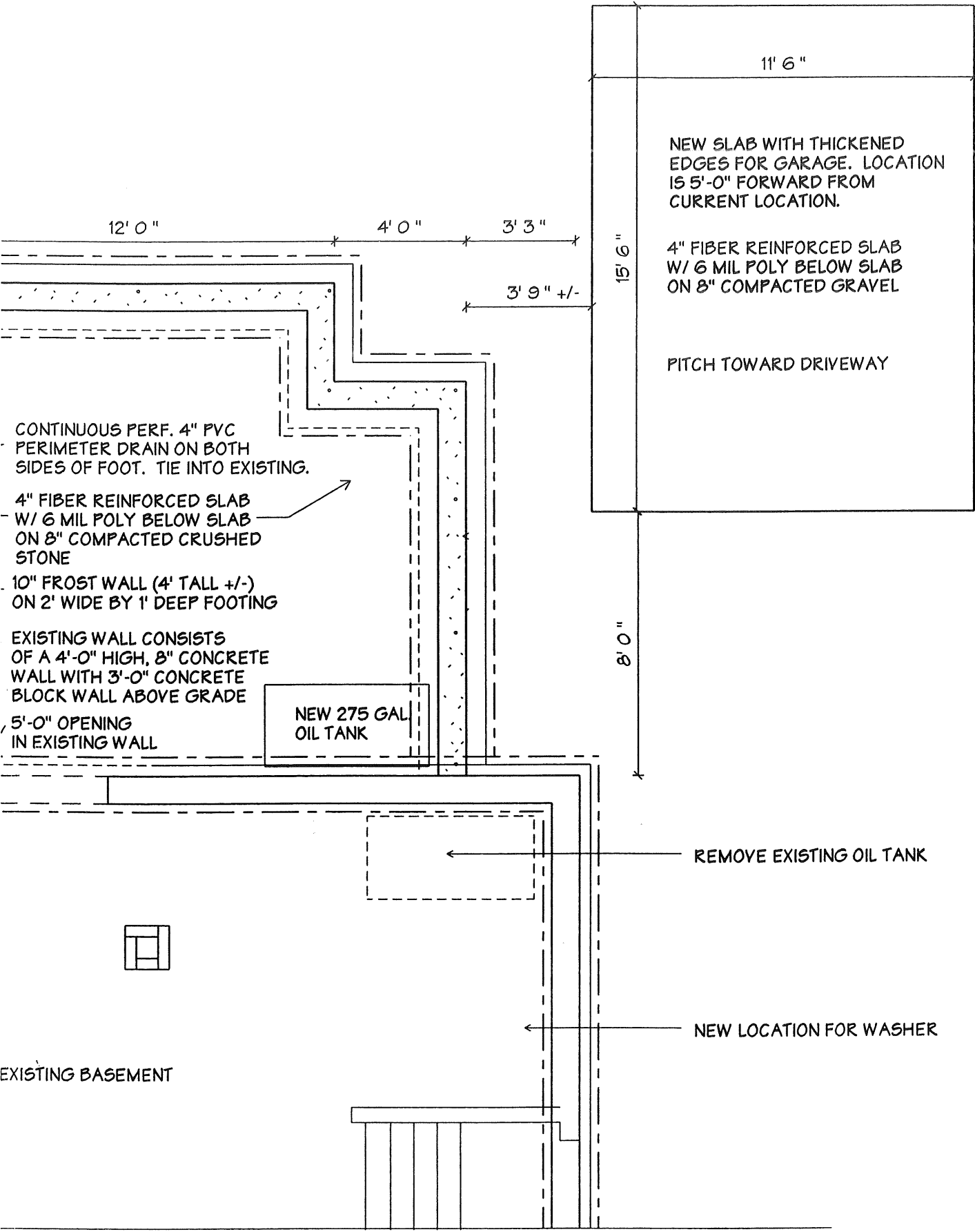
**Certification**

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

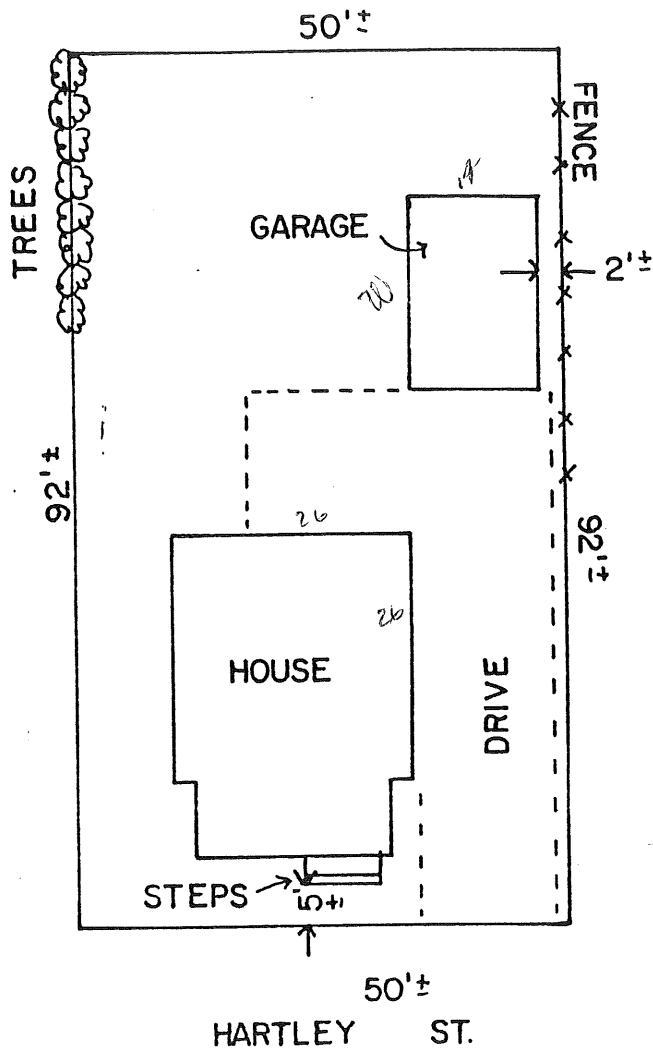
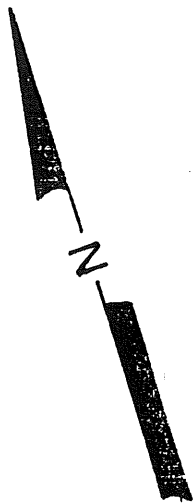
Signature of applicant: Anne Callera Date: Oct 23, 1998

Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.





MORTGAGE INSPECTION PLOT PLAN



ALL LINES SHOWN  
ARE ASSUMED

SEE A.I.  
FOR ADDITION  
OF SET BACK  
NOTATIONS.

OWNER OF RECORD: Edward Flaherty

LOCUS: Portland, Maine

SCALE: 1" = 20'

"THIS IS NOT A BOUNDARY SURVEY"

# PLUMBING APPLICATION

137-E 008

Department of Human Services  
Division of Health Engineering

## PROPERTY ADDRESS

Town Or Plantation: PORTLAND, ME 04103  
Street Subdivision Lot #: 33 HARTLEY ST.

## PROPERTY OWNERS NAME

Last: DELANEY First: JOSEPH

Applicant Name: ABOVE T

Mailing Address of Owner/Applicant (if Different): 33 HARTLEY, PORTLAND 04103

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

*Joseph Delaney*  
Signature of Owner/Applicant

2/5/99  
Date

PORTLAND  
Date Permit Issued: 2.5.99 PERMIT # 6752 STATE COPY 32 FEE  Double Fee Charged

647  
Local Plumbing Inspector Signature L.P.I. # 0124

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input checked="" type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type Of Structure To Be Served:</p> <p>1. <input checked="" type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input type="checkbox"/> OTHER — SPECIFY _____</p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input checked="" type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # _____</p>
--	--	--

	Column 2	Column 1		
Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number Type of Fixture	Number Type of Fixture		
<p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p style="text-align: center; font-size: 2em;"><b>OR</b></p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>	/	/		
		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain	/	Shower (Separate)
		Urinal	/	Sink
		Drinking Fountain		Wash Basin
		Indirect Waste	/	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	/	Clothes Washer
		Grease / Oil Separator	/	Dish Washer
		Dental Cuspidor	/	Garbage Disposal
		Bidet	/	Laundry Tub
	Other: _____		Water Heater	
	<b>Fixtures (Subtotal) Column 2</b>	<u>7</u>	<b>Fixtures (Subtotal) Column 1</b>	
		<u>1</u>	<b>Fixtures (Subtotal) Column 2</b>	
		<u>8</u>	<b>Total Fixtures</b>	
		\$	<b>Fixture Fee</b>	
		\$	<b>Transfer Fee</b>	
		\$	<b>Hook-Up &amp; Relocation Fee</b>	
		\$ <u>32.-</u>	<b>Permit Fee (Total)</b>	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE