

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 01-0326	Issue Date: APR 26 2001	CEL: 139 F011001
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Location of Construction: 52 Bay View Dr	Owner Name: Beran Rose Anne	Owner Address: 52 Bayview Dr	Phone: 207-871-9377
Business Name: n/a	Contractor Name: NytoBay Builders	Contractor Address: Tuttle Rd. Portland	Phone: 2078293757
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family; Interior remodel; Addition to Garage Mail to sight when ready.	Permit Fee: \$264.00	Cost of Work: \$40,000.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B PERMIT ISSUED WITH REQUIREMENTS	

Proposed Project Description:
Interior and Exterior Renovations to include; Remodel bathrooms, add to garage, Winterize screened porch and add dormer in Master bedroom.

Signature: _____
Signature: _____
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 04/10/2001	Zoning Approval	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>US</i> <input type="checkbox"/> Flood Zone <i>14-433</i> <input type="checkbox"/> Subdivision <i>ok on school</i> <input type="checkbox"/> Site Plan <i>lots size 5600#</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>4/25/01</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 <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: _____
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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 provision of the code(s) applicable to such permit.

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

4/13/01 - Called owners - I need a plot plan that shows the proposed, not the existing only - young woman took the message

4/25/01 ~~sent~~ left a voice message for contractor - still waiting on plans

5-15-01: Checked set back @ Rear addition being 24' to rear line, side sunroom right side to line @ 11 ft. Reviewed code issues and construction inspections with contractor. (116)

6-13-01: Checked Plbg, Elect, Framing @ New Bath & Sun Room. O.K. to Call In (116)

8/14/01 - Plumbing, electric, Framing inspection for close-in. all ok. Contractor instructed to call at final for

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

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

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

NOTEIf 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: 52 Bay View Drive, Portland, Maine

Total Square Footage of Proposed Structure <u>1325 sq ft.</u>	Square Footage of Lot <u>5600 sq ft.</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>139</u> Block# <u>F</u> Lot# <u>11</u>	Owner: <u>Rose Anne Berger</u>	Telephone#: <u>207-871-9377</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>40,000</u> Fee: \$ <u>264.⁰⁰</u>
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Current use: Single family dwelling. Proposed use: Same as above

Project description: Remodel bathrooms, Add to Garage, Whitinize screened in porch, dormer on Master bedroom

Contractor's Name, Address & Telephone <u>George Small, Tuttle Road, Cumberland, Me</u> <u>829-3757</u>	Rec'd By:
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Mail when ~~Curt James Northrup~~ Ready.

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

- All construction must be conducted in compliance with the 1999 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 1999 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 YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

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

A PLOT PLAN INCLUDES THE FOLLOWING:

- 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 North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".

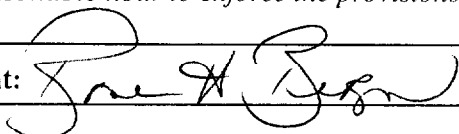
ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

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 damp proofing
- 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: 	Date: 4/8/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 13 APRIL 2001 ADDRESS: 52 Bay View DR CBL: 139-F-011

REASON FOR PERMIT: Addition To garage

BUILDING OWNER: Beran, Rose A.

PERMIT APPLICANT: CONTRACTOR N.Y. To Bay Builders

USE GROUP: R-3 CONSTRUCTION TYPE: 503 CONSTRUCTION COST: 40,000.00 PERMIT FEES: 264.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *6, *11, *13, *22, *28, *30, *33, *36

- 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. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. 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.
4. 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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. 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)

A/C

20. 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/1999), 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. 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".
26. 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 the Division of Inspection Services.
- X 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- X 30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements. *to remain a single family*
- X 33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- X 36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. Samuel Hoffses, Building Inspector
 Cc: L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

BOUNDARY SURVEY
 22 Bayview Drive
 Portland, Maine
 for
 Rose Anne Beran

BRUCE R. BOWMAN, Inc.
 Professional Land Surveyor
 Box 12A Cumberland, Maine 829-3959

Date: 4/3/01 Job: 01004
 Drawn By: Scale: 1"=20'

PLAN REFERENCE

Plan of Land in
 Portland, Maine
 made for John G. Jacobson
 recorded CCRD Planbook 26 Page 50
 dated December 1939

LOCUS DEED

Mark Sunderman to
 Rose Anne Beran
 CCRD 15514/113
*R-3 zone rear setback Norm 25' req
 14-433 docs allow the 22' setback*

N/F
 Shuele
 15221/209

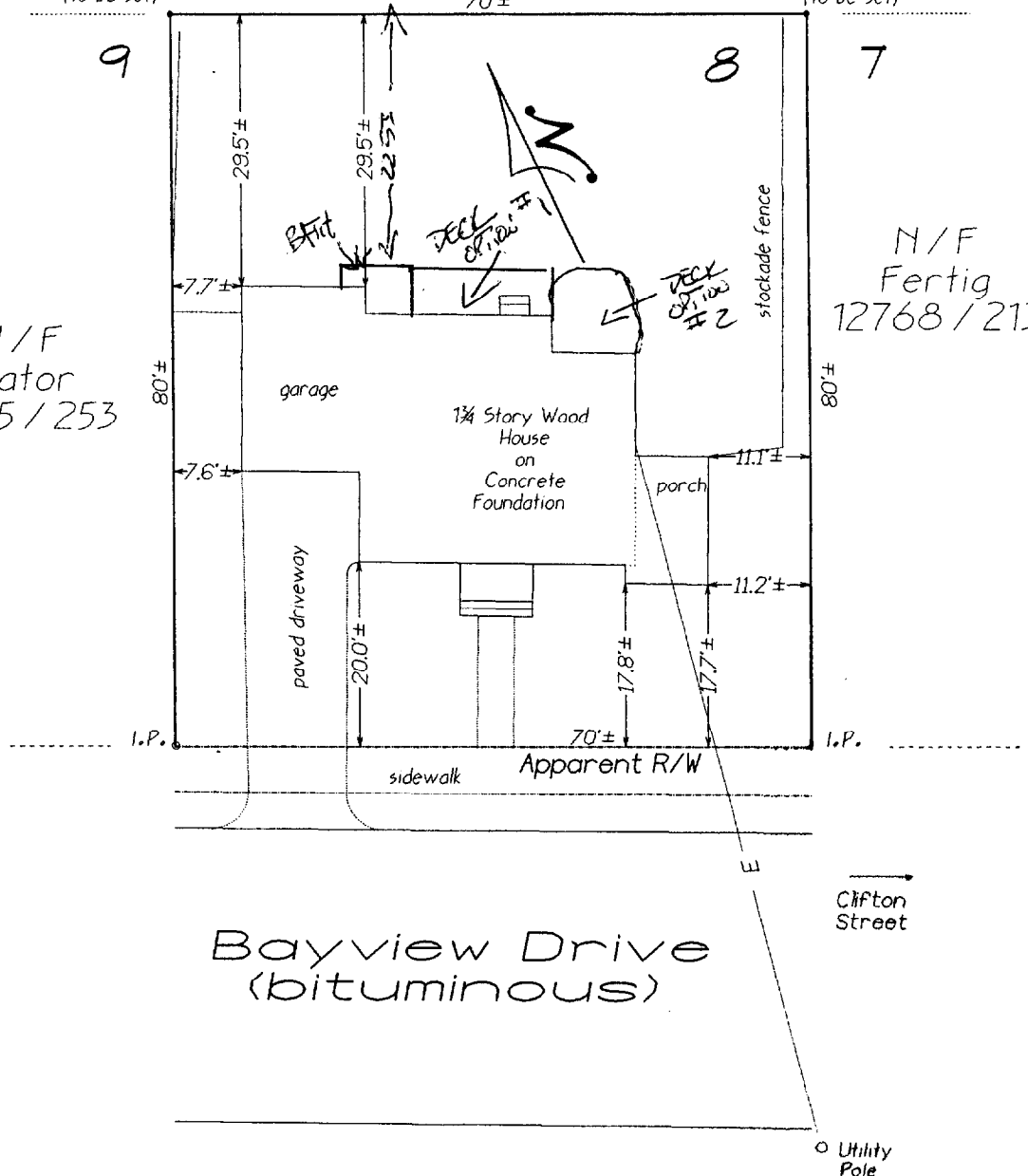
C.I.P.
 #1313
 (to be set)

N/F
 Montgomery
 4447/349

C.I.P.
 #1313
 (to be set)

N/F
 Slator
 9395/253

N/F
 Fertig
 12768/213



February 21, 2001

Marge Smuckle
Code Enforcement Officer
City Hall
Portland, ME 04101

Dear Ms. Smuckle:

ok per 14-423

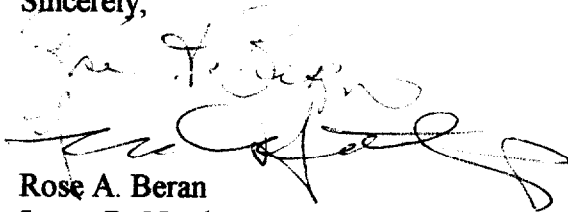
We are requesting a setback reduction adjustment for the property at 52 Bay View Drive, plan book 26, page 50, lot 8, for the purpose of expanding living area and storage space. As you can see from looking at the plot plan and the preliminary building plans provided, we are asking for a minimal encroachment into the side and rear setback of this undersized lot. You will also note that the style and size of the addition is consistent with the character of the neighborhood and will in no way impact the abutters.

The specific reasons for this request are as follows:

1. The house sits on a lot that is substandard in size and therefore restricts reasonable expansion of the home.
2. The house was built with an unusable crawlspace for storage purposes.
3. The garage is an undersized (3 feet narrower) one car garage and provides very little storage space.
4. The combining of two households has exacerbated the storage and bathroom facilities of the house insofar as two adults and two adolescent children would have to share one undersized bathroom (tucked into sloped roofline). If we were to try to expand this bath without adding on it would further reduce the already inadequate storage space.

We appreciate your review of this request and are available to provide more information or answer any questions you may have.

Sincerely,



Rose A. Beran
James D. Northrop

*2/2/01 → Sec. 14-433
I figured out the 25% - just under — S*

WARRANTY DEED
Maine Statutory Short Form

Know all Persons by these Presents,

That I, Mark F. Sundermann, of Portland, County of Cumberland, State of Maine, for consideration paid, grant to:

Rose Anne Beran

of Portland, County of Cumberland, and State of Maine, whose mailing address is:

52 Bay View Drive, Portland, Maine 04103, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

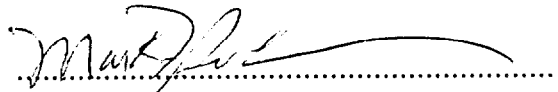
See attached Exhibit A for legal description.

Witness my hand and seal this 2nd day of June, 2000.

Signed, Sealed and Delivered

in the presence of





Mark F. Sundermann

State of Maine, County of Cumberland ss.

June 2, 2000

Then personally appeared before me the above named **Mark F. Sundermann** and acknowledged the foregoing instrument to be free act and deed.



Attorney at Law

Printed Name: Rachel L. Bouchard

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine on the northerly side of Bay View Drive, being delineated as Lot No. 8 on a "Plan of Land in Portland, Maine, made for John C. Jacobson by Ralph P. Cummings, Civil Engineer, dated December 1939" and recorded in the Cumberland County Registry of Deeds in Plan Book 26, Page 50. Said Lot No. 8 has a frontage on Bay View Drive of seventy (70) feet and a depth of eighty (80) feet between parallel lines running at right angles to said Bay View Drive.

Together with rights in common with others in and to Bay View Drive, as delineated on said Plan, to and from Clifton Street, and the right to enter the sewer constructed in said Bay View Drive.

Subject to restrictions and easements of record if any.

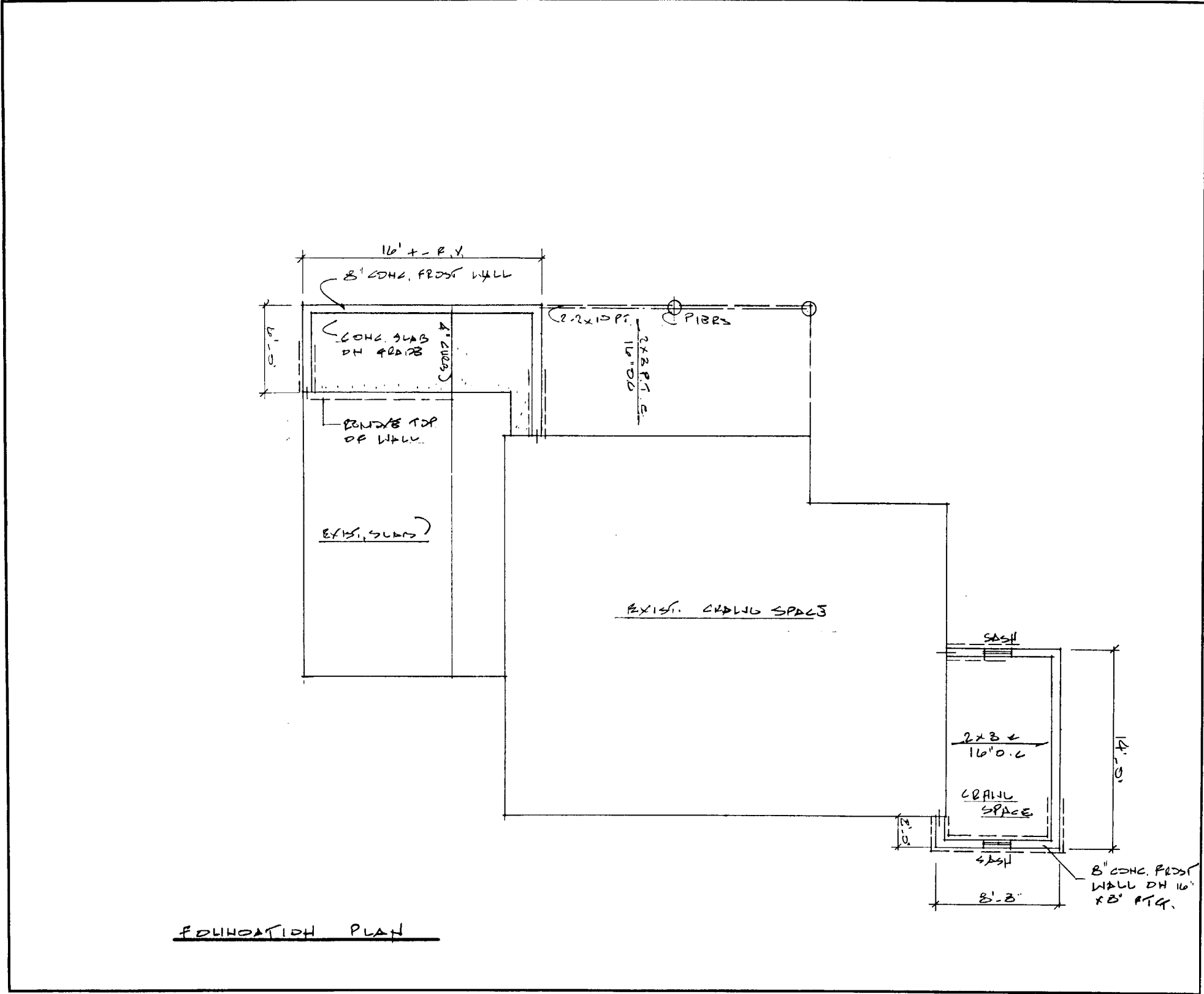
Being the same premises conveyed to the Grantor herein by virtue of a warranty deed from Barbara E. Marley dated April 15, 1997 and recorded in the Cumberland County Registry of Deeds in Book 13031, Page 178.

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 JUN -5 PM 2: 29

CUMBERLAND COUNTY

John B O'Brien

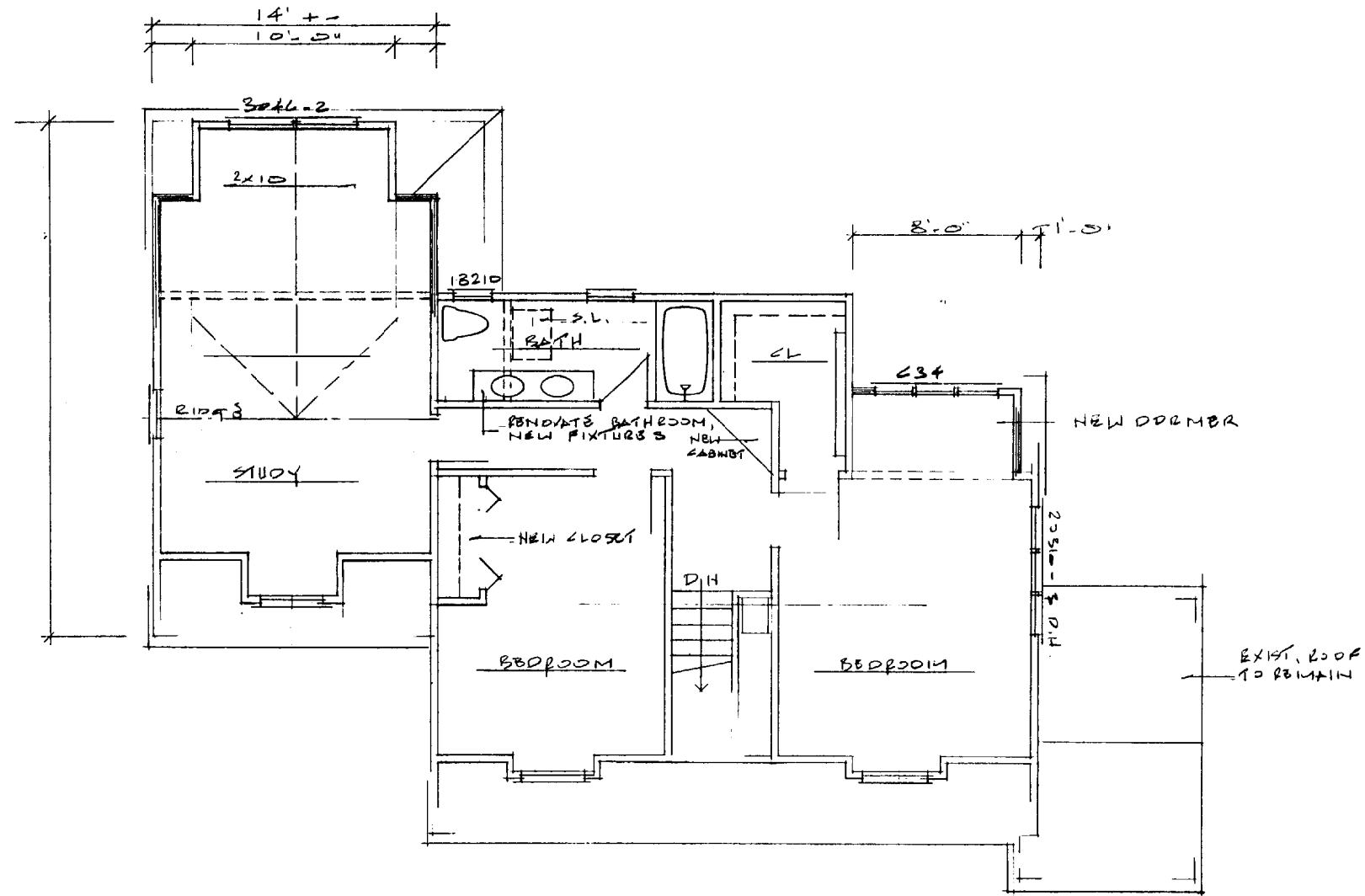


FOUNDATION PLAN

REVISIONS	BY

ADDITION/ALTERATIONS TO
BERAN RESIDENCE, 51 BAYVIEW DRIVE, PORTLAND, ME
 DESIGNER:
 PLANNING/DESIGN ASSOCIATES
 35 PARTRIDGE ROAD, WINDHAM, ME 892-2640 WINDHAM, ME

Date 3.15.01
 Scale 1/4"
 Drawn
 Job
 Sheet
FOUNDATION
 Of Sheets

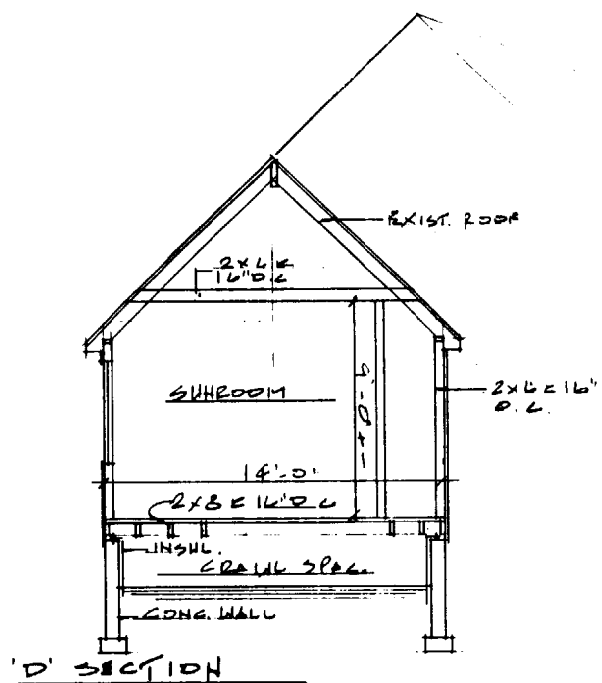


2ND FLOOR PLAN

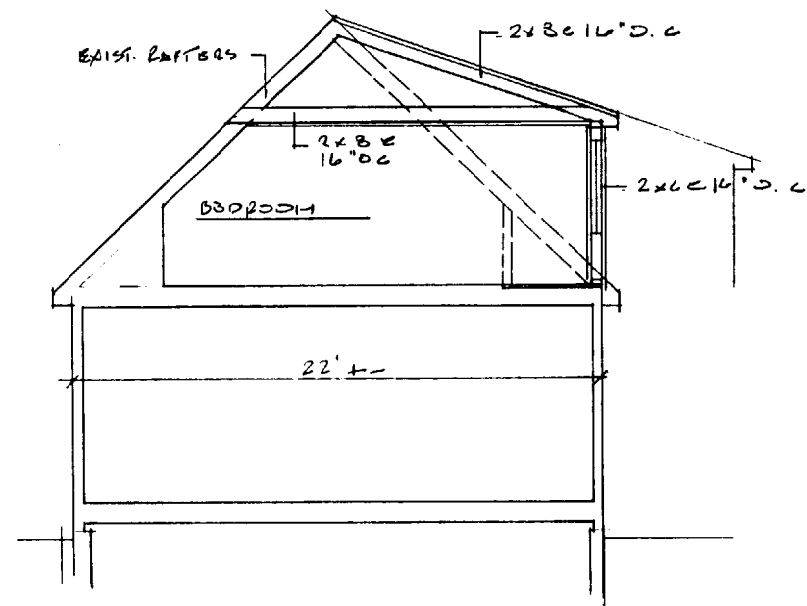
REVISIONS	BY

ADDITION / ALTERATIONS TO
BERAN RESIDENCE, 52 BAYVIEW DRIVE, PORTLAND, ME
 DESIGNER:
 PLANNING / DESIGN ASSOCIATES
 35 PARTRIDGE ROAD, WINDHAM, ME 052-2640 WINDHAM, ME

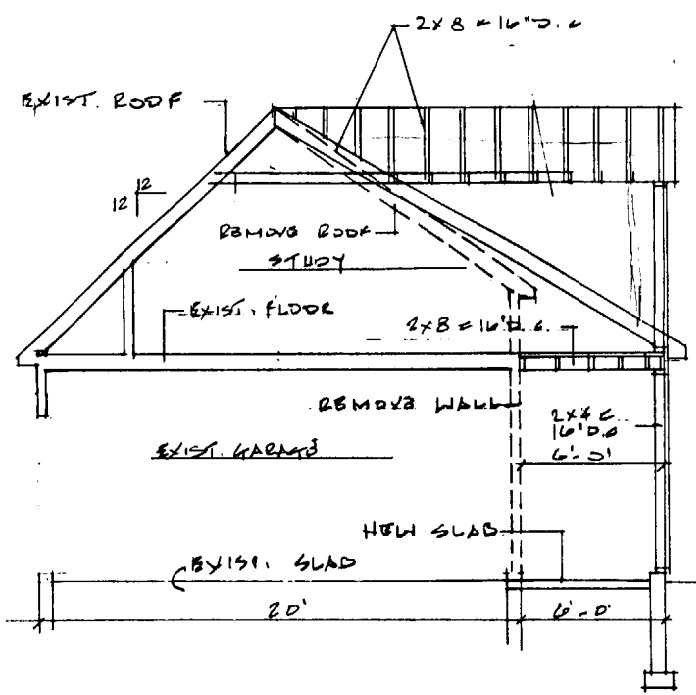
Date 3.11.15
 Scale 1/4"
 Drawn
 Job
 Sheet
 PLAN
 Of Sheets



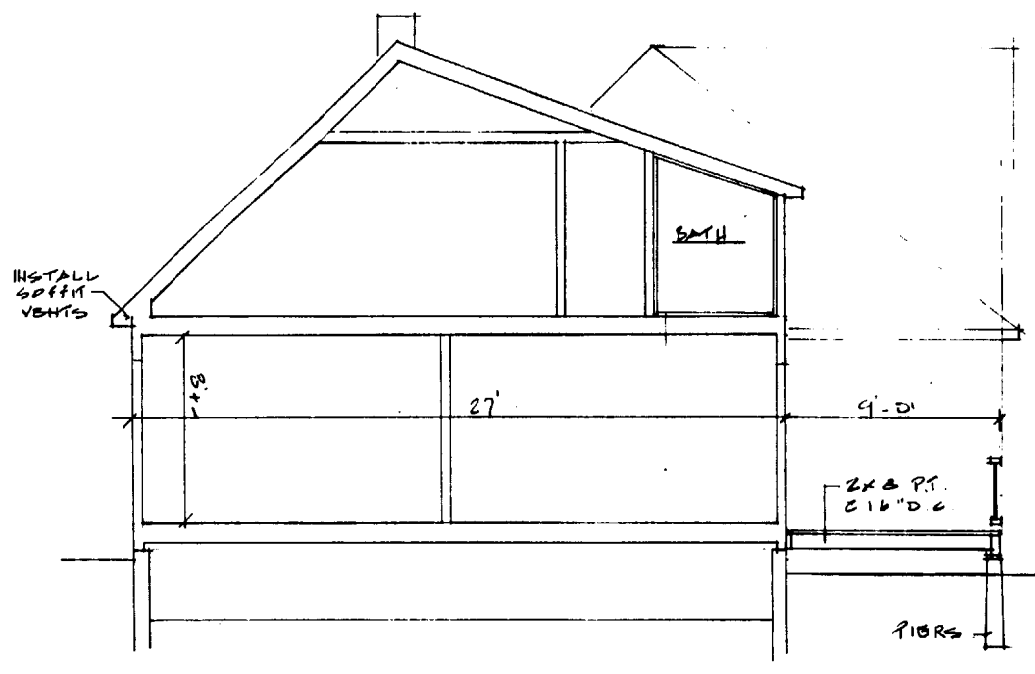
'D' SECTION



'C' SECTION



'B' SECTION



'A' SECTION

REVISIONS	BY

ADDITION / ALTERATIONS TO
 BERAN RESIDENCE, 31 BAYVIEW DRIVE, PORTLAND, ME
 DESIGNER:
 PLANNING / DESIGN ASSOCIATES
 35 PARTRIDGE ROAD, WINDHAM, ME 892-2640 WINDHAM, ME

Date 5.15.01
 Scale 1/4"
 Drawn
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 SECTIONS
 Of Sheets



CITY OF PORTLAND, MAINE

Department of Building Inspection

April 10th 20 01

Received from James Northrup a fee

of two hundred sixty four^{xx} /100 Dollars \$ 264.⁰⁰

for permit to install
erect
alter Interior Remodel, Add to garage

at 52 Bayview Drive Est. Cost \$ 40,000
CR# 139 F 011
CK# 780

Inspector of buildings

Per Ch [Signature]

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

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