

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: 02-0422	Issue Date: MAY - 3 2002	CBL: 141 F040001
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Location of Construction: 47 Gleckler Rd	Owner Name: Zander Patricia	Owner Address: 47 Gleckler Rd	Phone: 207-828-8687
Business Name:	Contractor Name: Willow Ledge Builders	Contractor Address: P. O. Box 859 Yarmouth	Phone: 2078466944
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: demo existing garage, addition of 16' x 12' screen porch and 20' x 28' second floor addition	Permit Fee: \$492.00	Cost of Work: \$67,000.00	CEO District: 2
Proposed Project Description: DEMO GARAGE addition of 16' x 12' screen porch & second story		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3 Type: SB BOCA 1999	

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: jodinea	Date Applied For: 04/26/2002	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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"/> Date: 5/2/02	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: 5/2/02
	O.K. under 14-436		

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

02-0422

All Purpose 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>47 Gleckler Rd</u>		
Total Square Footage of Proposed Structure <u>192</u>	Square Footage of Lot <u>5250</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>141</u> Block# <u>F</u> Lot# <u>040</u>	Owner: <u>Patricia Zunker</u>	Telephone: <u>207-828-8687</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Patricia B Zunker</u> <u>47 Gleckler Rd</u> <u>Portland, ME 207 828 8687</u>	Cost Of Work: \$ <u>167,000</u> Fee: \$ <u>492.00</u>
Current use: <u>single family</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>single family</u> <u>Demolition of garage</u>		
Project description: <u>Addition of screen porch 11x12 and addition of second floor to existing structure 30x28.</u>		
Contractor's name, address & telephone: <u>Michael Wilbur - Willow Lake Builders P.O. Box 859 - Yarmouth ME 04096</u>		
Who should we contact when the permit is ready: <u>Michael Wilbur</u>		
Mailing address: <u>207-846-6944 xx Call</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-846-6944</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Patricia B Zunker</u>	Date: <u>4-25-02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

R-3

Applicant: Zandler

Date: 5/2/02

Address: 47 Gleckler Rd

C-B-I: 141-F-40

CHECK-LIST AGAINST ZONING ORDINANCE

Date - 1948

Zone Location - R-3

Interior or corner lot - Inter.
Proposed Use/Work - 2nd floor addition + screen porch

Sewage Disposal - Public

Lot Street Frontage - 50' shown

Front Yard - 25' Req.

Rear Yard - 25' - Req.

Side Yard - 2 stories 14'
1 store 8'

Projections -

Width of Lot -

Height -

Lot Area - 5250

Lot Coverage/Impervious Surface - 25% = 1312.5

Area per Family -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection - 1593 SF

Flood Plains -

Section 14.436 -
Allows 50% of 1st
floor = 612 SF →
560 SF proposed -
OK

Current lot cov.

House - 1224
Garage - 294
Porch - 75

Proposed lot cov.

House 1224
Screen Porch - 192
1416 SF

↑
Reduces lot cov.
more conforming

15 1/2" Max w/out guardrail

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JW ✓ Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

JW ✓ Footing/Building Location Inspection: Prior to pouring concrete

MA Re-Bar Schedule Inspection: Prior to pouring concrete

JW ✓ Foundation Inspection: Prior to placing ANY backfill

JW ✓ Framing/Rough Plumbing/Electrical: *All one inspection* Prior to any insulating or drywalling

JW ✓ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

JW ✓ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

JW ✓ CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

<u>Michael G. Moore</u> Willow Lodge Bldgs	<u>5/7/02</u>
Signature of applicant/designee	Date
<u>[Signature]</u>	<u>5/7/02</u>
Signature of Inspections Official	Date

CBL: 141 F 040 Building Permit #: 02 0422

Application ID Number: 2-0422

Delete

Save

Close

Department: Zoning

Status: Approved

Reviewer: Tammy Munson

Comments:

Approval Date: 05/02/2002

Given On Date: 05/01/2002

OK to Issue Permit Name: Tammy Munson Date: 05/02/2002 Date 2:

Conditions Section: Add New Condition From Add New Condition Delete Condition

Property is to remain a single family dwelling. No additional kitchens are allowed to be added.

As discussed on 4/25/2002 w/Patricia Zander - the demolition of the garage is reducing the lot coverage and is contributing to the property being more conforming. We discussed that she will lose her right to rebuild this structure.

Create Date: 04/30/2002 By: jodinea Update Date: 05/02/2002 By: tm

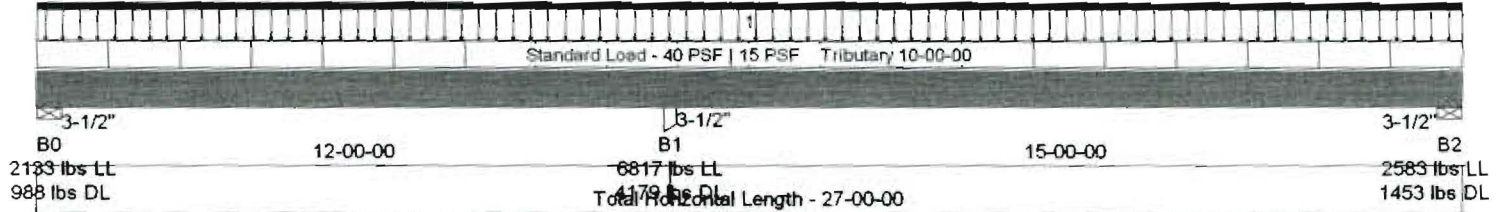


Single - 5 1/4" x 11 1/4" V-L DF 2800

Job Name -
 Address -
 City, State, Zip -
 Code Reports - **NER 442**

File Name: Untitled
 Customer -
 Specifier -
 Designer - **Manfred Brause**
 Company: - **Hancock Lumber Company**
 Misc: -

Zander



General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 2
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 10-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 40 PSF
 Dead Load: 15 PSF
 Part Load: 0 PSF
 Duration: 115

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	27-00-00	40 PSF	15 PSF	10-00-00	115
1		Unf.Lin. Load	Left	00-00-00	27-00-00	0 PLF	80 PLF	n/a	90

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	15242 ft-lbs	50.9%	@ 115%	2	1 - Right
End Shear	3431 lbs	26.6%	@ 115%	5	2 - Right
Cont. Shear	5250 lbs	40.7%	@ 115%	2	2 - Left
Total Deflection	L/502 (0.358")	47.8%		5	2
Live Deflection	L/735 (0.245")	65.3%		5	2
Total Neg. Defl.	-0.069"	13.7%		5	1
Max. Defl.	0.358" (Limit: 0.75")	47.8%		5	2
Span/Depth	16.0				2

Bearing Supports

Name	Type	Dim. (L x W)	Value	% Allowed	Case	Material
B0	Wall/Plate	3-1/2" x 5-1/4"	3122 lbs	41.9%	4	Hem-Fir
B1	Post	3-1/2" x 3-1/2"	10996 lbs	99.7%	2	Versa-Lam
B2	Wall/Plate	3-1/2" x 5-1/4"	4036 lbs	54.2%	5	Hem-Fir

CAUTIONS:

Member is not fully supported at post B1. A connector is required at this bearing.

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (0.75") Maximum load deflection criteria.

LIVING ROOM CEILING

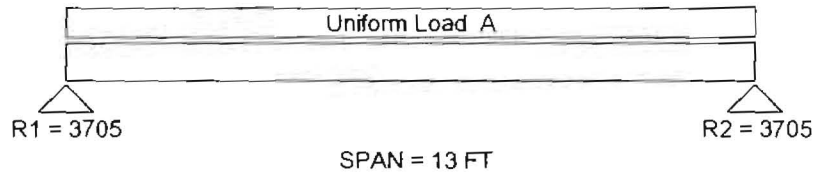
Zander

Date: 4/09/02 BeamChek 2.2

<u>Choice</u>	W 8x 10 A36 Wide Flange Steel		Lateral Support at: Lc = 4.2 ft max.			
<u>Conditions</u>	Actual Size is 4 x 7-7/8 in., Min Bearing Length R1= 0.6 in. R2= 0.6 in. DL Defl 0.11 in Suggested Camber 0.16 in					
<u>Data</u>	Beam Span	13.0 ft	Reaction 1	3705 #	Reaction 1 LL	2730 #
	Beam Wt per ft	10.0 #	Reaction 2	3705 #	Reaction 2 LL	2730 #
	Beam Weight	130 #	Maximum V	3705 #		
	Max Moment	12041 #'	Max V (Reduced)	N/A		
	TL Max Defl	L / 240	TL Actual Defl	L / 381		
	LL Max Defl	L / 480	LL Actual Defl	L / 517		
<u>Attributes</u>	Section (in ³)	Shear (in ²)	TL Defl (in)	LL Defl		
Actual	7.81	1.34	0.41	0.30		
Critical	6.08	0.26	0.65	0.32		
Status	OK	OK	OK	OK		
Ratio	78%	19%	63%	93%		
<u>Values</u>		Fb (psi)	Fv (psi)	E (psi x mil)		
	Base Value Fy	36000	36000	29.0		
	Base Adjusted	23760	14400	29.0		
<u>Adjustments</u>	YP Factor, Lc	0.66	0.40			

BeamChek has automatically added the beam self-weight into the calculations.

Loads Uniform TL: 560 = A Uniform LL: 420



Uniform and partial uniform loads are lbs per lineal ft.

April 20, 2002

Patty Zander
47 Gleckler Road
Portland, ME 04013

**JOB SPECIFICATIONS: KITCHEN, LIVING ROOM and BEDROOM
RENOVATION/ADDITION**

Site Preparation

Owner to provide survey if required by town
Obtain required building permits
Tree/shrub relocation/removal by owner
Demolish and remove existing garage and concrete slab

Excavation and Pier Work:

Set concrete piers for screened porch
Backfill with existing material
Additional landscaping or plantings not included

Alterations to existing house:

Remove existing walls as required:
Rear entry walls
Load-bearing kitchen/living room wall (13' section)
Install W8x10# steel-I-beam flush with ceiling, if possible
Pack out beam with bolted 2x8
Hang existing 2x8 ceiling/floor joists from new beam
Frame new window and door openings, per plan
Relocated front door (close off sidelights)
Relocated rear door
Enlarged window seat window
~~Enlarged window in rear bedroom not in contract~~
Install new first floor windows and doors per schedule

Patty Zander: Addition/Renovation - Revised
April 20, 2002, page 2

Frame new second floor addition

Install structural beam at location of east eave wall
Engineered LVL 5-1/4"x11-1/4" x 28'
Sister onto existing floor joists in front span
Install 3/4" OSB subfloor on front span only
Frame in new stair openings

Exterior walls:

2x6" KD studs, 16" o.c.
door and window headers as required
1/2" OSB sheathing

Interior walls:

2x4, 16" o.c., single top plate

Roof: 2x10 rafters

2x8 collar ties
1/2 CDX plywood sheathing
Strap ceiling, 16" o.c.

Rear deck and entry steps:

PT Posts and deck framing, per plan
1x4 Cambara decking and steps
1x8 pine risers
Screen to be laid on joists before decking is installed

Exterior Closure:

Exterior trim, #3 pine to be aluminum clad
Porch and window trim, per plan
Aluminum fascia, soffit, rake
Aluminum soffit vent

Roofing:

Bituthane Ice and Water Shield, 6' eave coverage
8" drip edge
25 year 3-tab shingles
Ridge vent with roofing cap
Extend existing chimney as required (approximately 6')
install new chimney flashing at house
Install and flash 2 VS 601 skylights

Windows: new Hancock Classic vinyl units as per schedule

Siding: vinyl siding similar to existing

Exterior painting of new and altered areas not included

Extend chimney to above higher roof

Interior Alterations:

Demo existing kitchen complete:

- Remove existing counters and cabinets
- Remove existing flooring
- Remove existing wall surfaces as required

Remove tub in existing bathroom

Frame new closet wall in front hall

Frame new stairs:

- Remove existing basement stairs and risers
- Frame new stairs openings and stairs, per plan
- Install new pine risers and apron
- Install new treads, railing and balustrade (\$500 allowance)

Interior Services in New and Altered Areas:

Heat: Reconfigure first floor heat as required by renovations

Install new heat including feeds and returned to second floor addition

Install new furnace and plenum in basement in place of existing unit

Electrical:

- Install new electrical panel to replace existing illegal Federal Pacific
- Remove and relocate existing wiring as required by interior alterations
- Provide receptacles, lights, and switches to code
- Lighting fixtures by allowance

Plumbing:

- Rough-in new second floor bath plumbing, per plan
- Install tub and drain
- Install new shower and drain in existing bath
- Rough-in and finish new kitchen

Insulation per plan:

- 6"(R-19) exterior walls
- 12" R-38 in flat ceiling areas

Interior Finishes in Addition and Altered Areas:

Sheetrock: 1/2", hung, taped, finished

Ceramic tile install on 1/2" underlayment by allowance:

- First floor bath
- Second floor bath floor and shower walls
- Durock walls in second floor shower

Install cabinetry per allowance provided:

- Television built-in cabinet
- Bookshelves
- Bathroom vanity and counter

Interior casing

- Windows: casing and extension jambs to resemble existing
- Doors: casing to resemble existing
- Baseboard: to resemble existing

Patty Zander: Addition/Renovation - Revised
April 20, 2002, page 4

Interior Finishes in Addition and Altered Areas (continued):

Install interior doors as per schedule
Install door and cabinet hardware by allowance
Closet interiors, shelves and poles per plan
Install and finish hardwood floor at kitchen and second floor, by allowance
Finish new oak stairway
Install bath accessories provided by owner
Install plumbing fixtures, by allowance
Interior painting of new and altered areas not included

Kitchen Finishes:

Install kitchen cabinets per plans to date (by allowance)
Install kitchen laminate counters (by allowance)
Install appliances, vent stove (as provided by owner)

Window and Door Schedule (included in contract):

Interior doors: 6 panel molded doors in pine jambs
 Master bedroom, bath 2'6" x 6'6"
 Master closet, studio closet
 New closet in front hall: recycled closet door
 Full-view 15-light door at first floor hall (recycled from front hall)
Windows: Hancock Classic vinyl, white with screens and hardware
Second Floor:
 Casement: 3048
 Casement: 3042
Kitchen: Single casement over counter 3042
 Double double-hung unit @ windowseat: 3053-2
Bedroom: Deleted
Front Door: Fir F5662; Tall panel with lights above
Kitchen Door: reuse existing

Plumbing Fixture Schedule (included in contract):

First floor bath:
 Sterling or Akers 32x60 fiberglass shower receptacle
 Basic pressure-balance shower valve
Second floor bath:
 Kohler tub:
 Tub/shower valve
 Wellworth toilet
 Swanstone vanity top, 1-piece
 Vanity lav faucet

Patty Zander: Addition/Renovation - Revised
April 20, 2002, page 5

Allowances included in total contract price:

Kitchen cabinets	0
Kitchen counters	1250
Kitchen faucet	200
Bathroom toilets, sinks and faucets, tub and shower and valves	3500
Disposal fees beyond initial removal of garage	1000
Install hardwood flooring in kitchen (190 so)	1300
Install knotty pine floor in second floor (490 so)	1500
Finish new hardwood and living room floor (220 so)	700
Lighting fixtures	250
Cabinets (television cabinet and bookshelves)	500
Stair treads and railings	500
Door/cabinet hardware	100
New bath tile flooring and shower walls (90 so)	714
Existing bath tile (deleted)	0

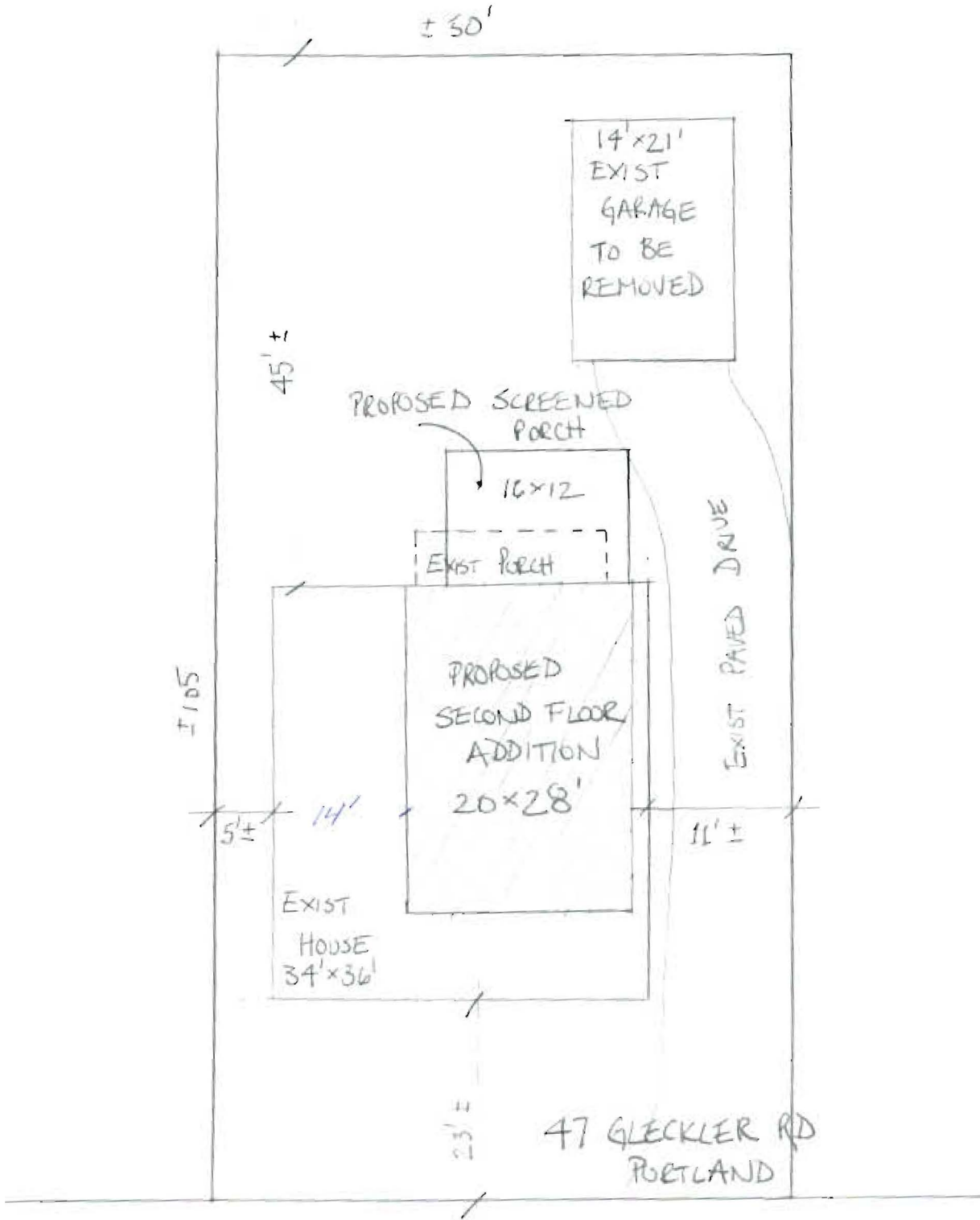
We propose to complete the work described above for a total of \$ 67,500 , including all materials, labor and subcontractor as specified. This does not include kitchen cabinets or appliances, but does include counters and installation of cabinets

These prices are good for thirty days. After that time adjustments might have to be made due to changes in the current volatile lumber market. Willow Ledge Builders, Inc. is fully covered with General Liability and Worker's Compensation insurances. All our work, and that of subcontractors working under our direction, is warranted for one year.

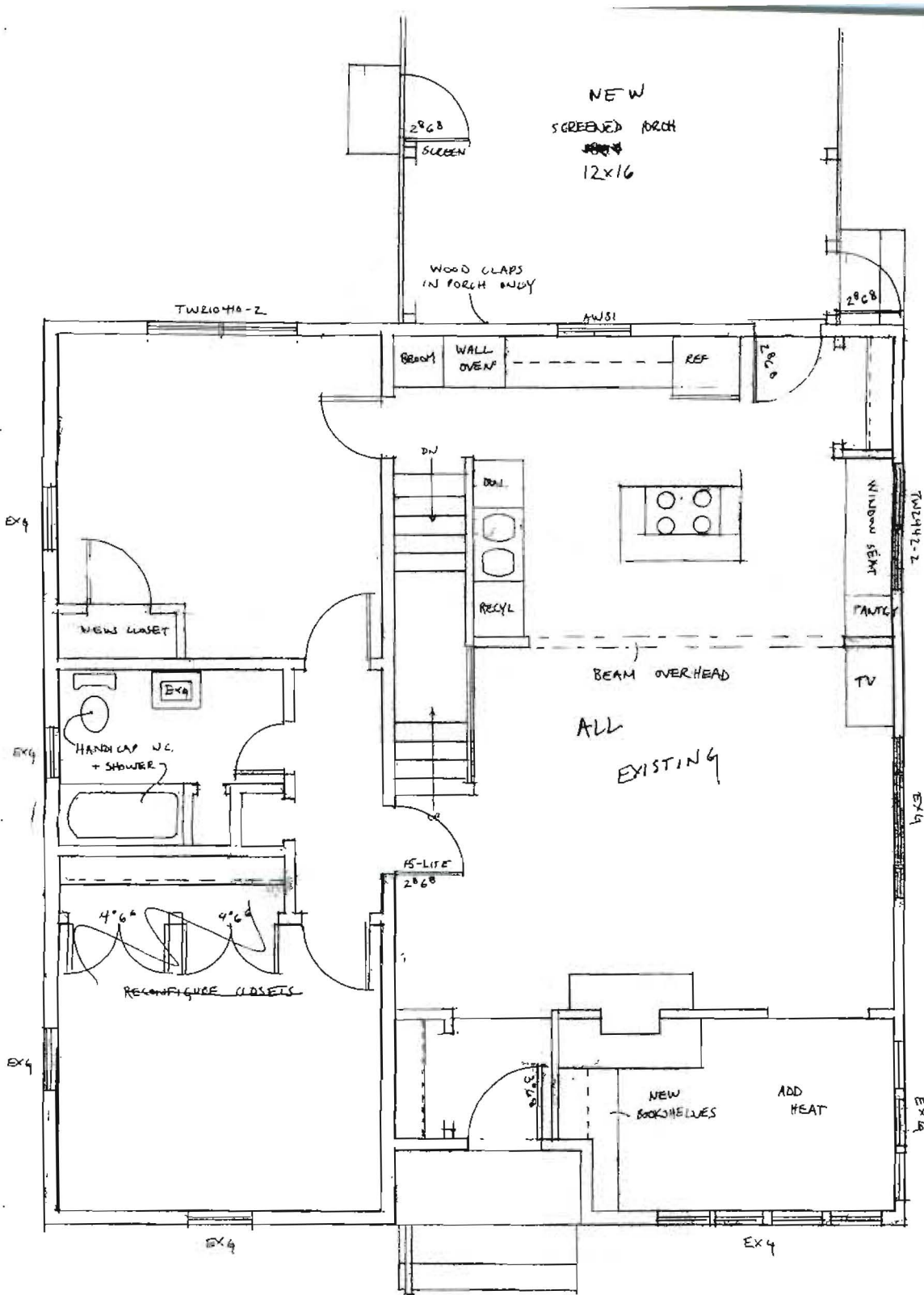
Sincerely,

Michael E. Wilbur






← GLECKLER RD R.O.W. →

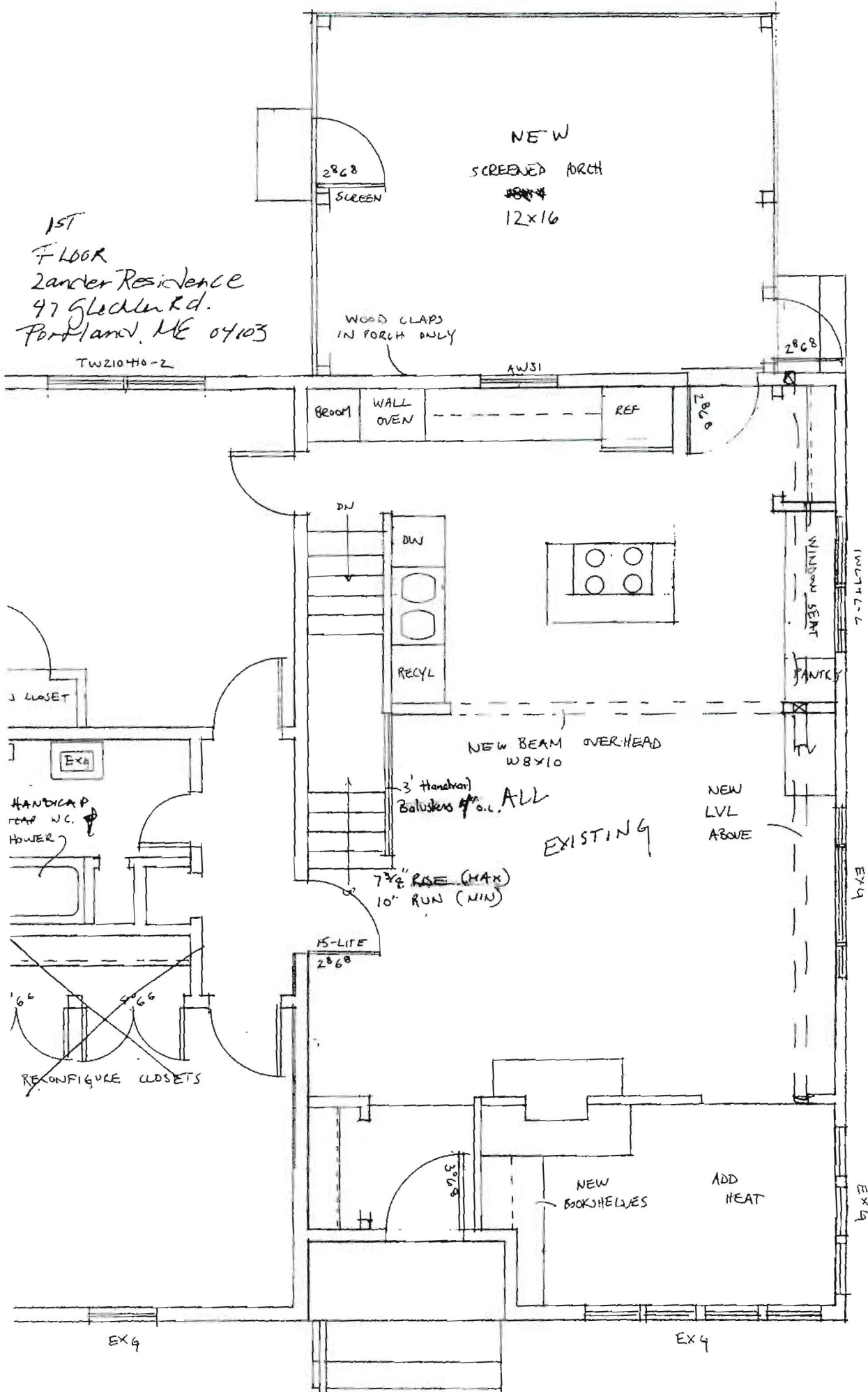


ADD HAND RAIL
 FIRST FLOOR

<p>Page # A1</p> <p>Drawn by NW</p> <p>Date: 3/6/02</p> <p>Revised: 3/20/02</p> <p>Scale: 1/4" = 1'-0"</p>	<p>ZANDER RESIDENCE</p> <p>47 GLECKLER RD, PORTLAND</p> <p>FLOOR PLANS</p>	 <p>WILLOW LEDGE BUILDERS INC.</p> <p>P.O. Box 859 • Yarmouth, Mai TEL 207-846-6944 • FAX 207-8</p>
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1ST FLOOR
Zander Residence
47 Gledhill Rd.
Portland, ME 04103

TW210410-2



NEW
SCREENED ARCH
~~12x16~~
12x16

WOOD CLAPS
IN PORCH ONLY

BROOM

WALL
OVEN

REF

DW

DW

RECYL

NEW BEAM OVERHEAD
W8x10

3' Handrail
Balusters

ALL

EXISTING

NEW
LVL
ABOVE

7 1/2" RISE (MAX)
10" RUN (MIN)

15-LITE
2x6

3 CLOSET

EX4

HANDICAP
TOILET W.C.
HOWER

RECONFIGURE CLOSETS

WINDOW SEAT

PANTRY

TW210410-2

EX4

EX4

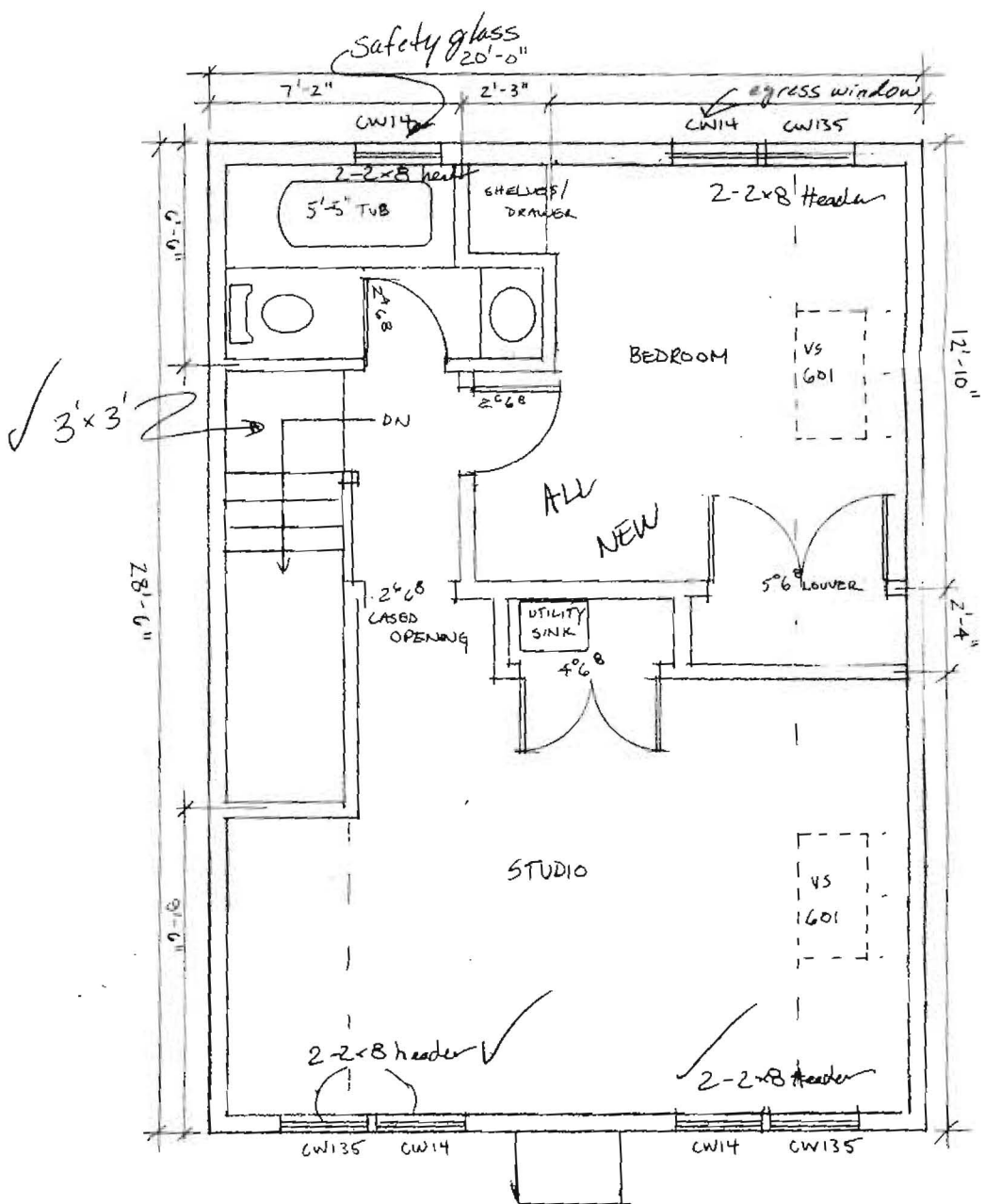
EX4

EX4

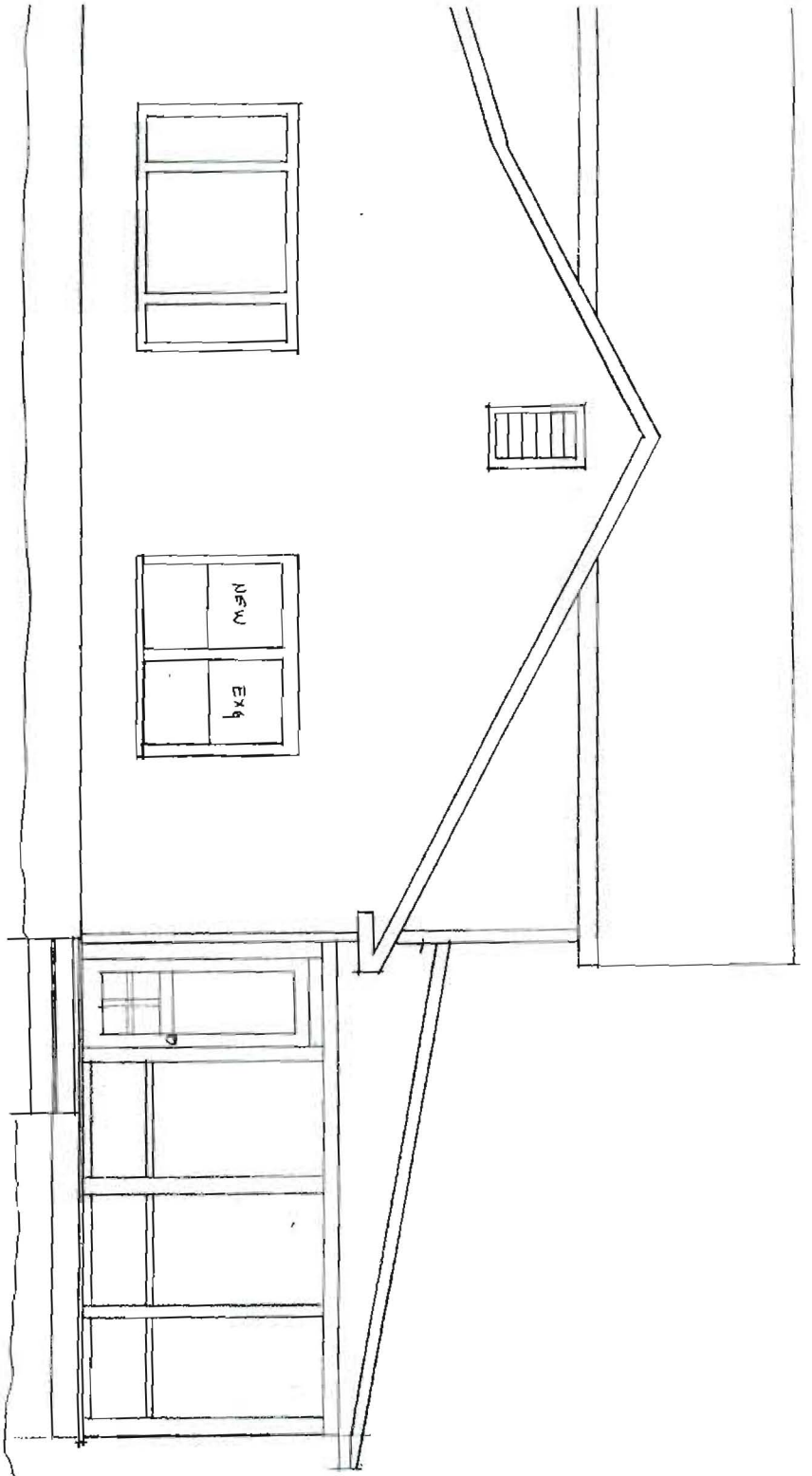
NEW
BOOKSHELVES

ADD
HEAT

Smokes installed



Zander Residence
 47 Gleckler Rd. Portland, ME.
 SECOND FLOOR
 ADDITION



SCREEN
TIGHT

SIDE ELEVATION

ZANDER RESNANCE
47 Glecker Rd.
Portland, ME. 04103



FRONT ELEVATION

Zander Residence
47 Gleckler Rd.
Portland, ME
04103



REAR ELEVATION

Page # A2

Drawn by MW

Date: 3/6/02

Revised:

Scale: 1/4" = 1'-0"

ZANDER RESIDENCE

PROPOSED ELEVATIONS

47 Gleckler Rd
Portland, ME 04103

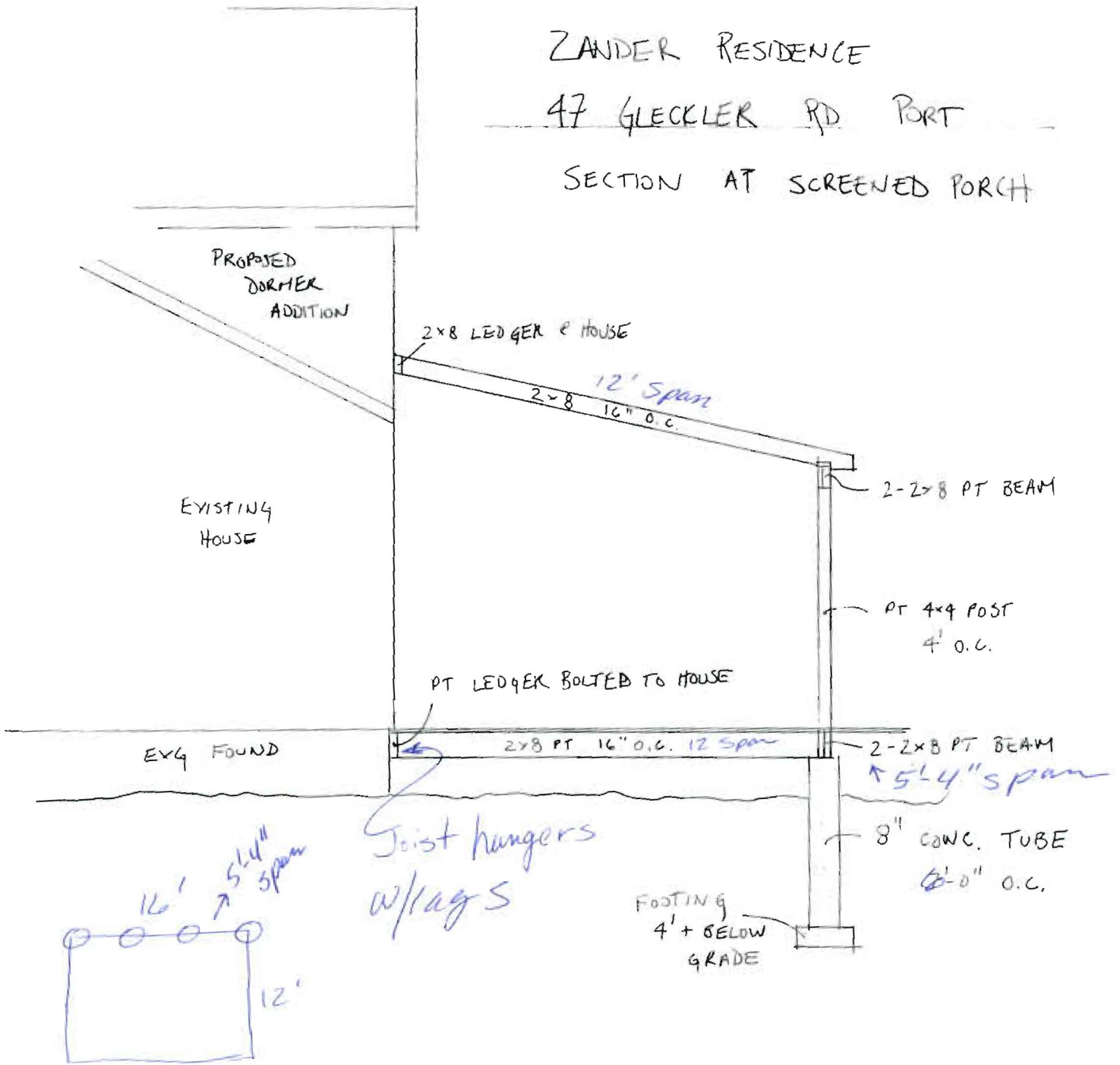


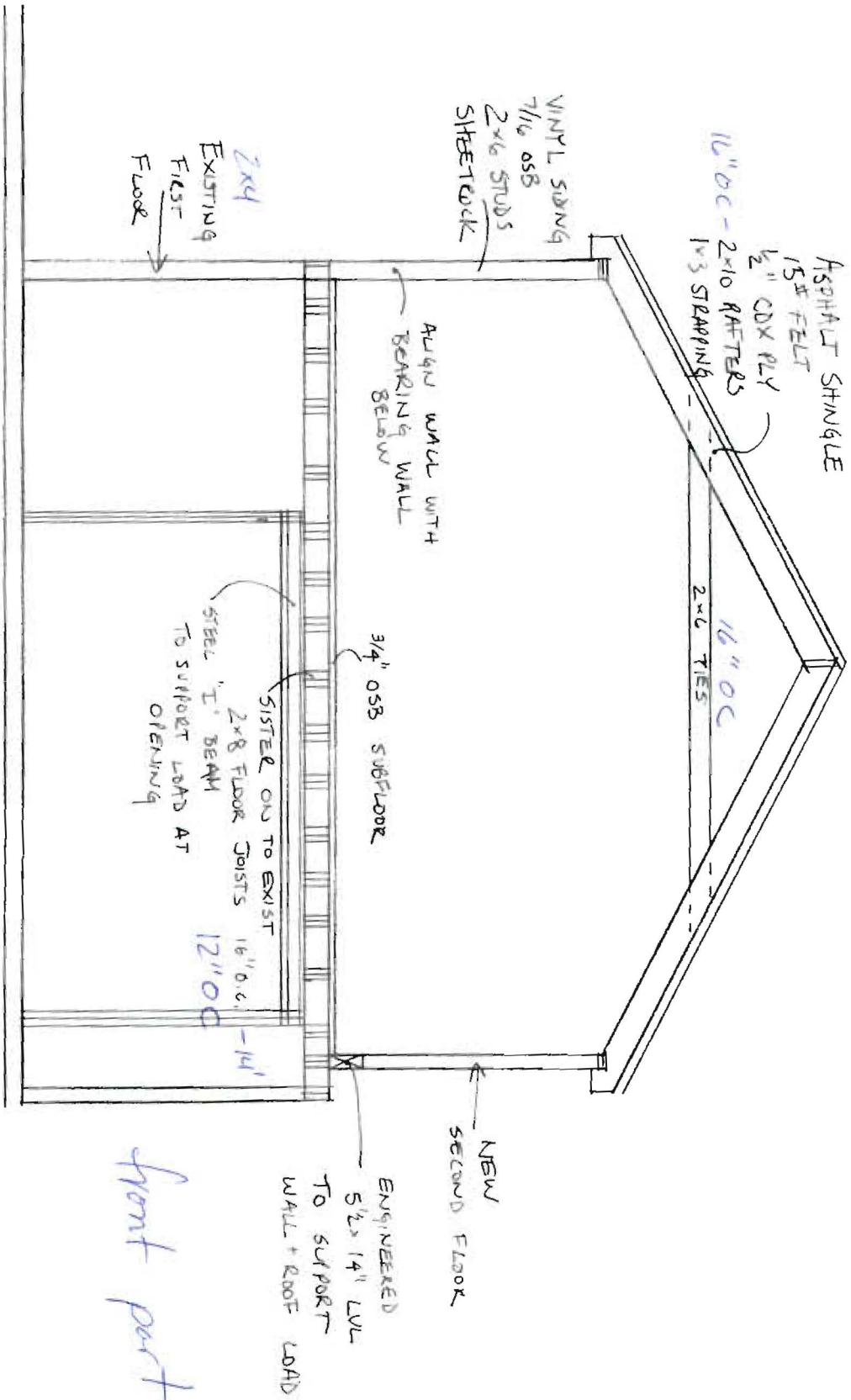
WIL
LEC
BUT
P.O. Box
TEL 207

ZANDER RESIDENCE

47 GLECKLER RD. PORT

SECTION AT SCREENED PORCH





ZANBER RESIDENCE - SECTION AT

SECOND FLOOR ADDITION

1/4" = 1'-0"

front part



CITY OF PORTLAND, MAINE

Department of Building Inspections

4/26/2002

Received from Willow Ledge Builders

Location of Work 47 Gledler Rd.

Cost of Construction \$ 67,000

Permit Fee \$ 492.00

Building (I1) Plumbing (I5) Electrical (I2) Site Plan (U2)

Other

CBL: 141-F-040

Check #: 2444

Total Collected \$ 492.00

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 \$10.00 or 10% whichever is greater.

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

5/7/02 Discussed - Call B-4 Power -
Before Demo of Garage -
guard rails, Tracks, Resers, Egress Windows
⑩

6/14/02 - Checked dormer on second floor -
Egress windows OK - Electrical OK - Plumbing
test in OK - Putnam looks good. OK to close in
second floor - 1st floor not ready for close-in inspection.
P.S. - Garage OK to demolish.

Tom M

6/20/02 checked framing + electrical for 1st floor -
Framing looks good - a few nail plates needed + put on.
electrical looks good for new overhead lighting - OK to close in.

8/20/02 no access. M

Tom M