

**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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<b>Location of Construction:</b> 47 Gleckler Rd	<b>Owner Name:</b> Zander Patricia	<b>Owner Address:</b> 47 Gleckler Rd	<b>Phone:</b> 207-828-8687
<b>Business Name:</b>	<b>Contractor Name:</b> Willow Ledge Builders	<b>Contractor Address:</b> P. O. Box 859 Yarmouth	<b>Phone:</b> 2078466944
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	<b>Zone:</b> R-3

<b>Past Use:</b> single family	<b>Proposed Use:</b> demo existing garage, addition of 16' x 12' screen porch and 20' x 28' second floor addition	<b>Permit Fee:</b> \$492.00	<b>Cost of Work:</b> \$67,000.00	<b>CEO District:</b> 2
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**Proposed Project Description:**  
DEMO GARAGE addition of 16' x 12' screen porch & second story

<b>FIRE DEPT:</b> N/A	<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: 5B BOCA 1999
Signature:		Signature: <i>[Signature]</i>

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

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

<b>Permit Taken By:</b> jodinea	<b>Date Applied For:</b> 04/26/2002	<b>Zoning Approval</b>	
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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..

<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 5/2/02</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 District 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: 5/2/02</p>
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**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

2-0422

Zoning

Approved

Tammy Munson

05/02/2002

05/01/2002



Tammy Munson

05/02/2002

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.

04/30/2002

jodinea

05/02/2002

tm

00-0422

# 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: 47 Gleckler Rd		
Total Square Footage of Proposed Structure 192	Square Footage of Lot 5250	
Tax Assessor's Chart, Block & Lot Chart# 141 Block# F Lot# 040	Owner: Patricia Zander	Telephone: 207-828-8087
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Patricia B Zander 47 Gleckler Rd Portland, ME 207-828-8087	Cost Of Work: \$ 67,000. Fee: \$ 492.00
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 10x12 and addition of second floor to existing structure 20x28.</u>		
Contractor's name, address & telephone: <u>Michael Wilbur - Willow Lake Builders P.O. Box 859 - Yarmouth ME 04094</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 Zander</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



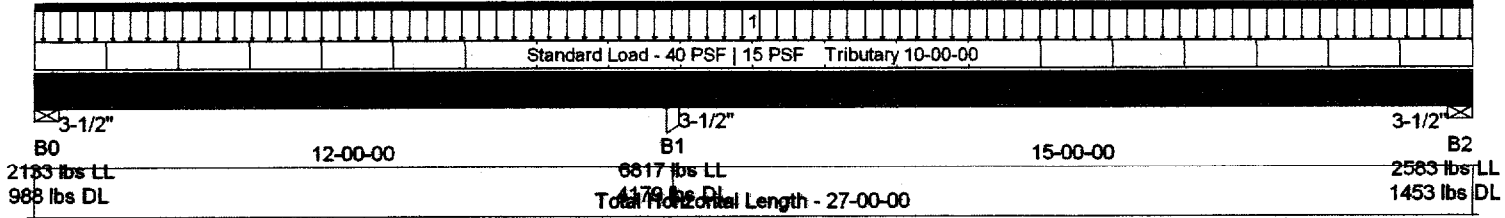
**Single - 5 1/4" x 11 1/4" V-L DF 2800**

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

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

Untitled

*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

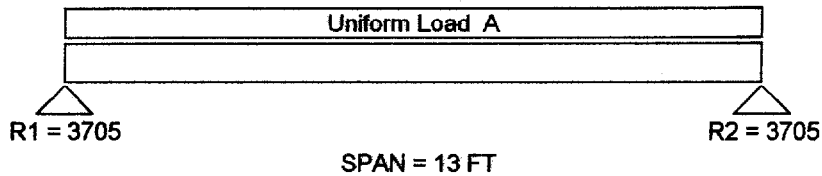
Date: 4/09/02

BeamChek 2.2

<b>Choice</b>	<b>W 8x 10 A36 Wide Flange Steel</b>		<b>Lateral Support at: Lc = 4.2 ft max.</b>			
<b>Conditions</b>	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					
<b>Data</b>	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		
<b>Attributes</b>	Section (in <sup>3</sup> )	Shear (in <sup>2</sup> )	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%		
<b>Values</b>		Fb (psi)	Fv (psi)	E (psi x mil)		
	Base Value Fy	36000	36000	29.0		
	Base Adjusted	23760	14400	29.0		
<b>Adjustments</b>	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

Patty Zander: Addition/Renovation - Revised  
April 20, 2002, page 3

**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



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 -~~

Current lot cov.

House - 1224  
Garage - 294  
Porch - 75'

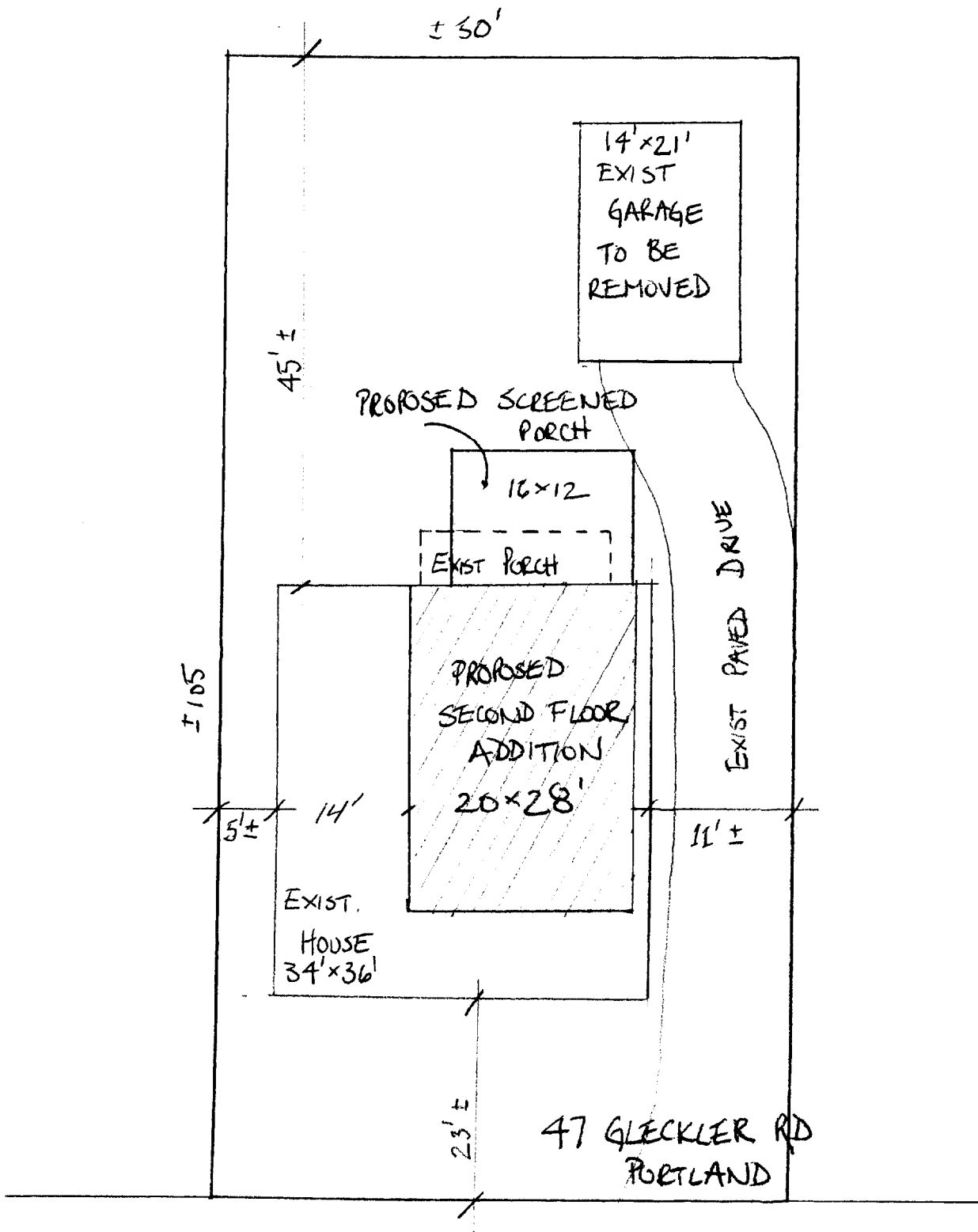
Proposed lot cov.

House 1224  
Screen Porch - 192

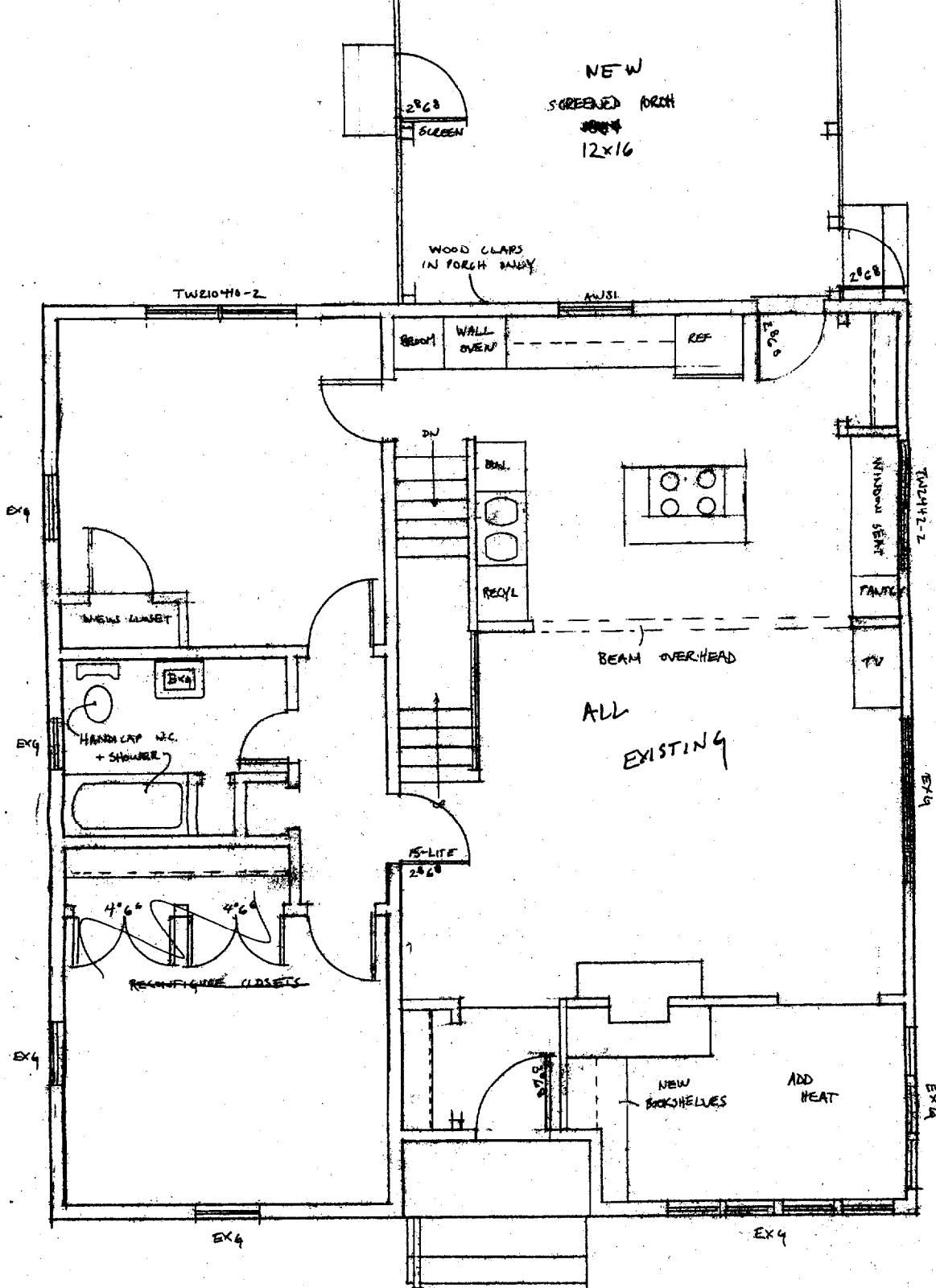
~~1416~~ 1416 SF

↑  
Reduces lot cov.  
more conforming

Section 14436 -  
Allows 50% of 1st  
floor = 612 SF →  
560 SF proposed -  
OK



← GLECKLER RD R.O.W. →

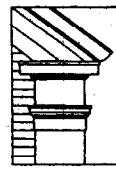


ADD HAND RAIL  
FIRST FLOOR

Page # A1

Drawn by NW  
Date: 3/6/02  
Revised: 3/20/02  
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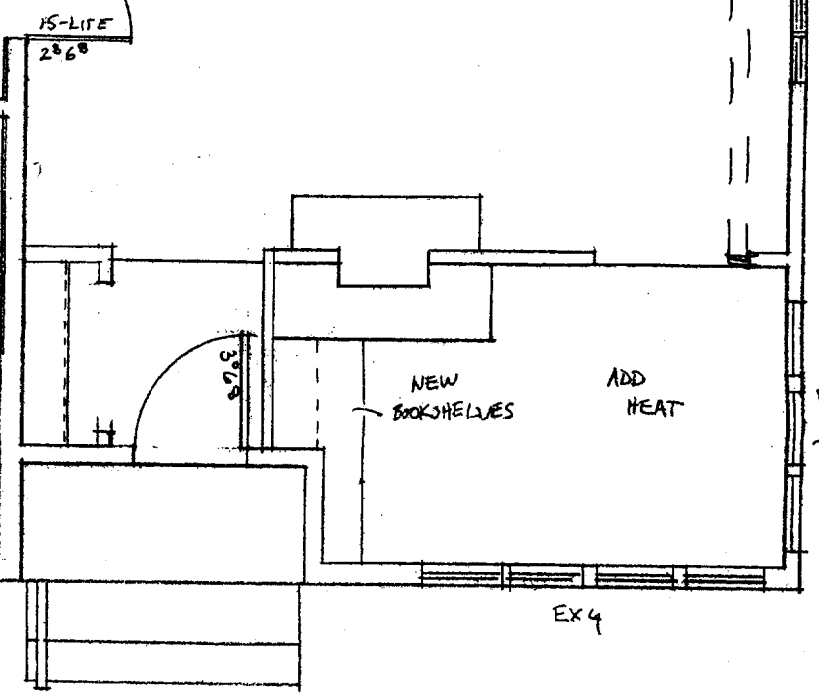
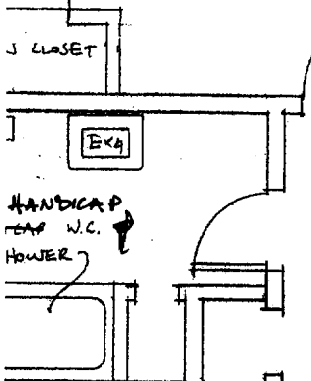
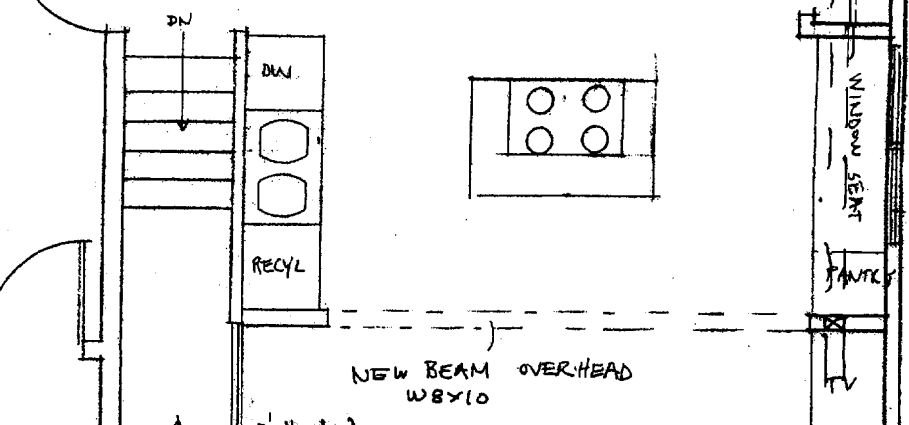
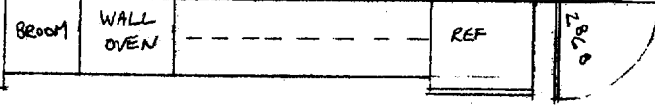
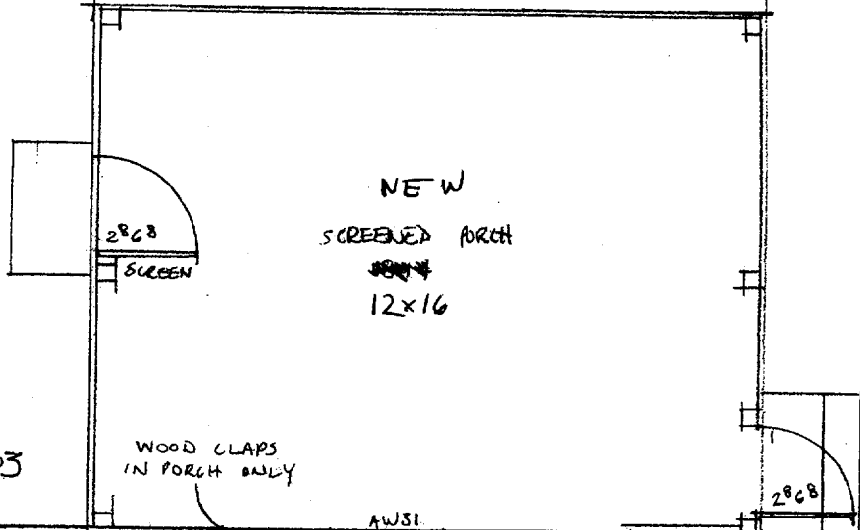
ZANDER RESIDENCE  
17 GLECKLER RD., PORTLAND  
FLOOR PLANS



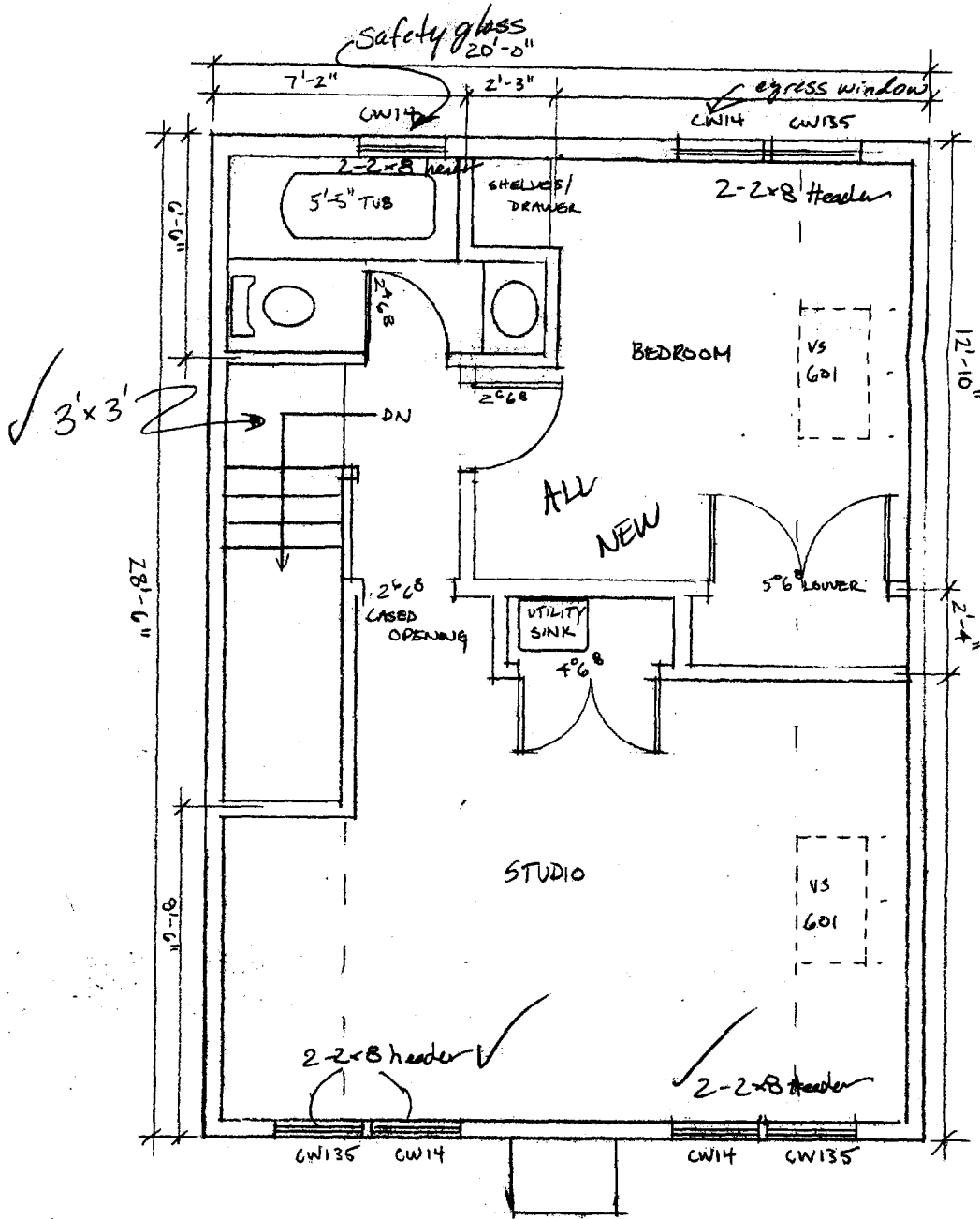
**WILLOW  
LEDGE  
BUILDERS**  
P.O. Box 859 • Yarmouth, Mai  
TEL 207-846-6944 • FAX 207-8

1ST  
FLOOR  
Zander Residence  
47 Gladwin Rd.  
Portland, ME 04103

TW210416-2

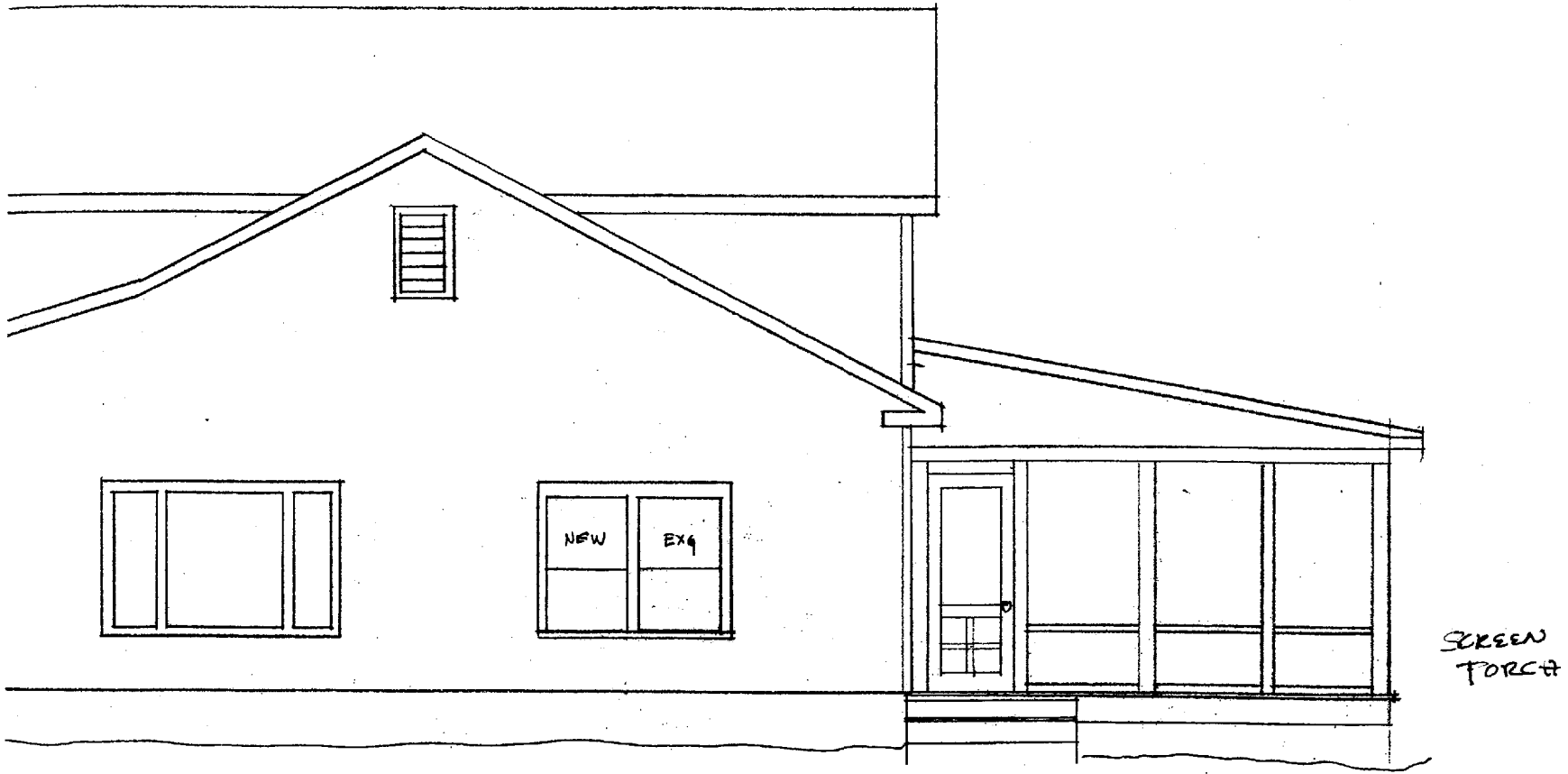


Smokes installed



Zander Residence  
47 Gleckler Rd. Portland, ME.

SECOND FLOOR  
ADDITION



SIDE ELEVATION  
ZANDER RESIDENCE  
47 Gleckler Rd.  
Portland, ME. 04103





FRONT ELEVATION

Zander Residence  
47 Gleckler Rd.  
Portland, ME  
04103



REAR ELEVATION

Page # AZ

Drawn by MW

Date: 3/6/22

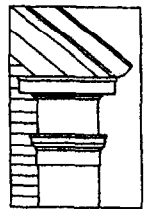
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ZANDER RESIDENCE

PROPOSED ELEVATIONS

47 Glecker Rd  
Portland, ME 04103



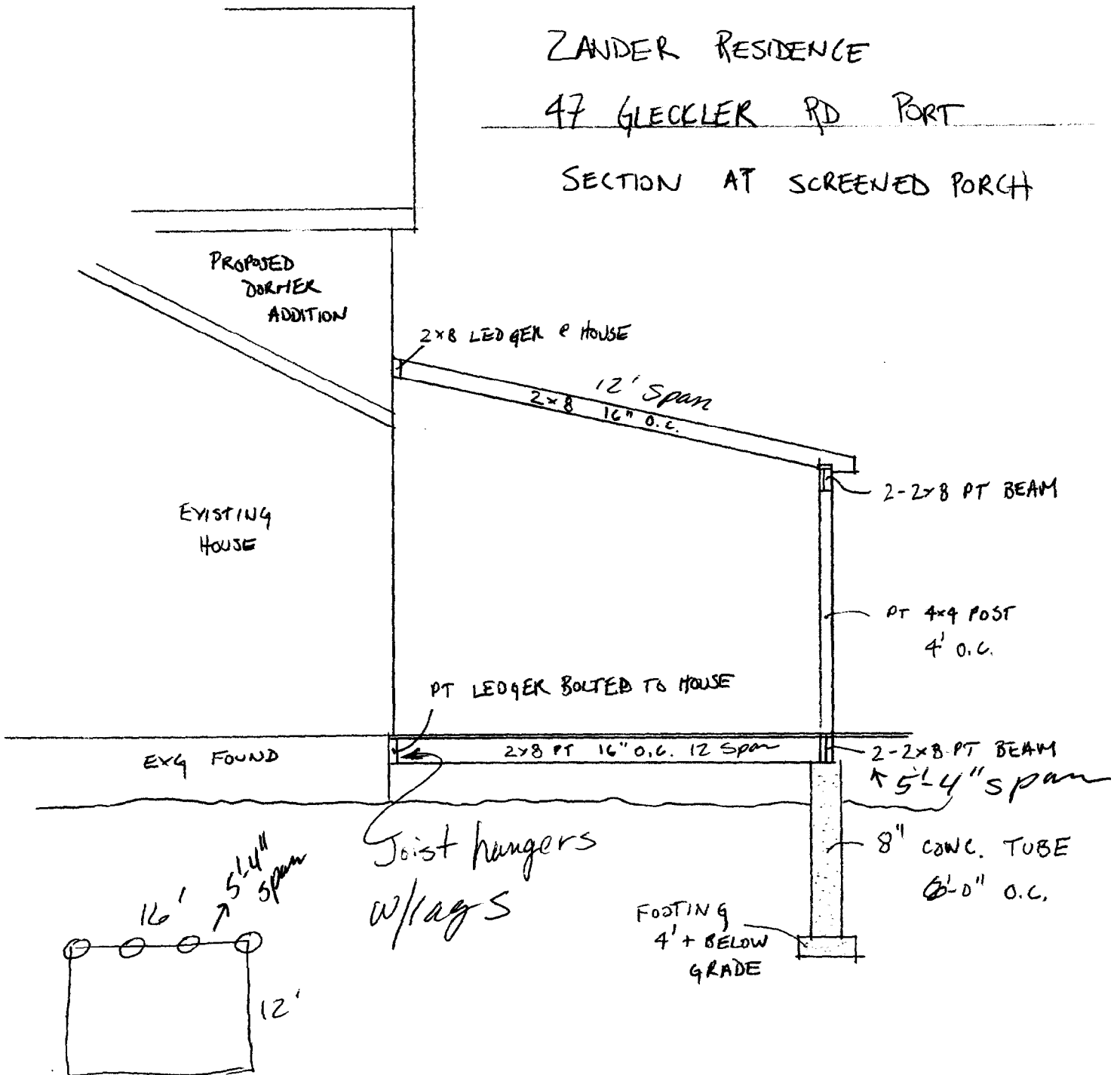
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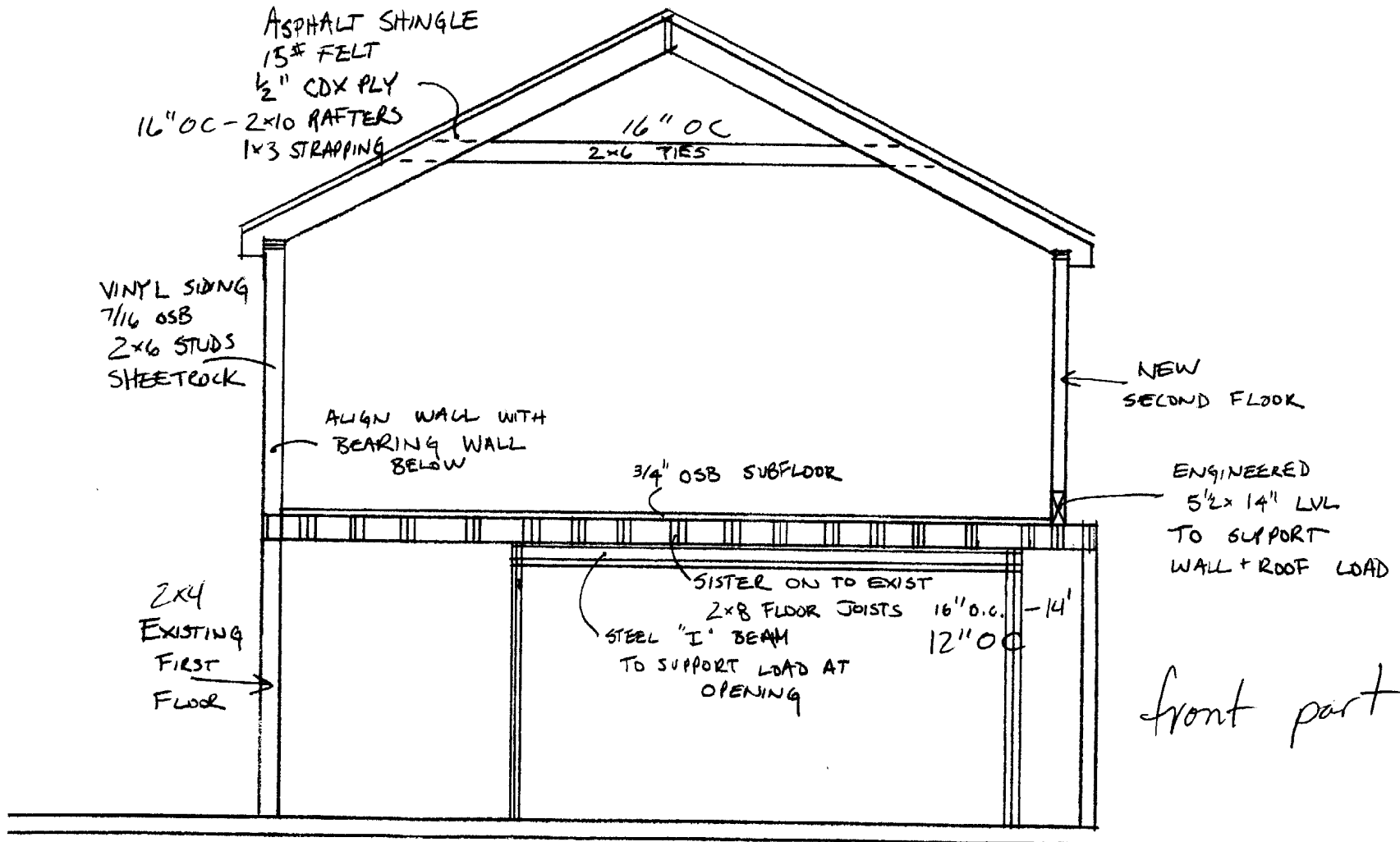
P.O. Box  
TEL 207-

ZANDER RESIDENCE

47 GLECKLER RD PORT

SECTION AT SCREENED PORCH





ZANDER RESIDENCE - SECTION AT  
SECOND FLOOR ADDITION  
1/4" = 1'-0"