

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU **PERMIT** ION

Permit Number **100342**  
**PERMIT ISSUED**

This is to certify that BRAY WILLIAM J / Property Owner  
has permission to add a 15' x 21.5 addition onto existing garage  
AT 235 BANCROFT ST CE 195 B068001

MAY 24 2010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

**OTHER REQUIRED APPROVALS**  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

Permit No: 10-0462	Issue Date:	CBL: 195 B068001
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Location of Construction: 235 BANCROFT ST	Owner Name: BRAY WILLIAM J	Owner Address: 235 BANCROFT ST	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - add a 15' x 21.5 addition onto existing garage	Permit Fee: \$170.00	Cost of Work: \$14,676.00	CEO District: 3	9,053 #
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied N/A	INSPECTION: Use Group: R-3/U Type: 5B IRC 2003		

**Proposed Project Description:**  
dd a 15' x 21.5 addition onto existing garage

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: ldobson	Date Applied For: 05/04/2010	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

<b>Special Zone or Reviews</b>
<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: <i>5/19/10</i>

<b>Zoning Appeal</b>
<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: <i>[Signature]</i>

<b>Historic Preservation</b>
<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: <i>[Signature]</i>

**PERMIT ISSUED**

MAY 24 2010

City of Portland

**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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 5.4 20 10 \_\_\_\_\_

Received from

William Bray

Location of Work

235 Bancroft

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 170

Building (B) \_\_\_\_\_

Plumbing (15) \_\_\_\_\_

Electrical (E) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 195-B-68

Check #: CC

Total Collected \$ 170

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

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

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

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

<b>Permit No:</b> 10-0462	<b>Date Applied For:</b> 05/04/2010	<b>CBL:</b> 195 B068001
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<b>Location of Construction:</b> 235 BANCROFT ST	<b>Owner Name:</b> BRAY WILLIAM J	<b>Owner Address:</b> 235 BANCROFT ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Porperty Owner	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - add a 15' x 21.5 addition onto existing garage to create a two car garage	<b>Proposed Project Description:</b> add 15' x 21.5 addition onto existing garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/07/2010**Note:** **Ok to Issue:** ✓

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 05/24/2010**Note:** **Ok to Issue:** ✓

- 1) Slab construction is approved based on the 2006 IRC.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

## **BUILDING PERMIT INSPECTION PROCEDURES**

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

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

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

  X   **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

  X   **Framing/Electrical: Prior to Any Insulating or drywalling. Please note, if the interior is not covered or insulated this can be done at the final inspection.**

  X   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**



# General Building Permit Application

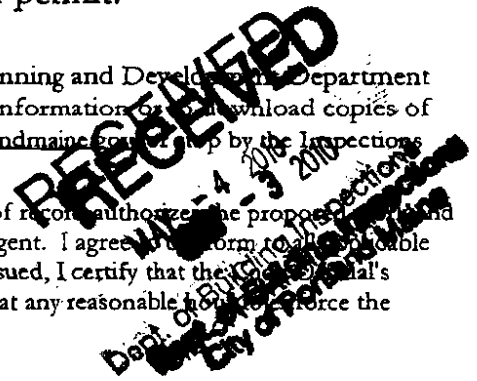
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>235 BANCROFT STREET, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>322.5 +/-</u>	Square Footage of Lot <u>0.208</u>	Number of Stories <u>SINGLE</u>
Tax Assessor's Chart, Block & Lot Chart# <u>RS</u> Block# <u>B</u> Lot# <u>16</u> <u>68</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>WILLIAM J. BRAY</u> Address <u>235 BANCROFT ST.</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: H <u>774-3603</u> C <u>400-6890</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$4,676</u> C of O Fee: \$ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>YES</u> If yes, please name <u>CAPISIC PARK</u> Project description: <u>ADD A 15X21.5 +/- ADDITION ONTO EXISTING GARAGE</u>		
Contractor's name: <u>WILLIAM BRAY - GENERAL CONTRACTOR</u>		
Address: <u>235 BANCROFT ST.</u>		Telephone: <u>C 400-6890</u> <u>H 774-3603</u>
City, State & Zip <u>PORTLAND, ME. 04102</u>		Telephone: <u>C 400-6890</u> <u>H 774-3603</u>
Who should we contact when the permit is ready: <u>WILLIAM BRAY</u>		Telephone: <u>C 400-6890</u> <u>H 774-3603</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov) or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized 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 City'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: William J. Bray Date: April 18, 2010

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

**Garage Construction Cost**

**1. Materials Cost (Refer to Sheets 1-3) = \$6476.00**

**2. Excavation and Concrete Slab (Refer to Sheet #4) = \$4750.00**

**3. Construction Assistance with Garage (Refer to Sheet #4) = \$3450.00**

**TOTAL COST = \$14,676.00**

HILLSIDE LUMBER INC.  
781 COUNTY ROAD  
WESTBROOK ME 04092-1910

PHONE: (207) 839-2575

Cust No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
*5			15'X21' GARAGE ADDITION	NET DUE	SWE	4/16/10	9:18

Sold To:  
\*\*\*\* CASH \*\*\*\*

Ship To:  
BILL BRAY  
BANCROFT ST.  
PORTLAND ME

EXP. DATE: 6/ 1/10  
TERM#561  
SLSPR: SE STEPHEN EMERY  
TAX : 001 HILLSIDE LUMBER  
DOC# 721033  
\*\*\*\*\*  
\* ESTIMATE \*  
\*\*\*\*\*  
EST. 721033

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
1								
2		30	EA	GAG	8X8X16 STANDARD CEMENT BLOCK	30	2.09 /EA	62.70
3		1	EA	88650	STYROFOAM SILL SEAL 50 L.P.	1	4.06 /EA	4.06
4		2	EA	2812PT	2X8X12 FT SYP #2 AG	2	12.48 /EA	24.96
5		1	EA	2810PT	2X8X10 FT SYP #2 AG	1	10.24 /EA	10.24
6		1	EA	2808PT	2X8X08 FT SYP #2 AG	1	8.05 /EA	8.05
7		6	EA	2416KD	2X4X16 KILN DRIED SPRUCE	6	4.78 /EA	28.68
8		6	EA	2412KD	2X4X12 KILN DRIED SPRUCE	6	3.54 /EA	21.24
9		75	EA	2408KD	2X4X8 KILN DRIED SPRUCE	75	2.30 /EA	172.50
10		1	EA	2814KD	2X8X14 KILN DRIED SPRUCE	1	8.15 /EA	8.15
11		2	EA	21012KD	2X10X12 KILN DRIED SPRUCE	2	10.24 /EA	20.48
12		14	SH	716480SB	7/16" 4X8 ORIENTED STRAND BOARD	14	8.67 /SH	121.38
13		1	RL	TYPAR	9' X 100' TYPAR HOUSE WRAP BLACK	1	109.03 /RL	109.03
14		17	EA	2816KD	2X8X16 KILN DRIED SPRUCE	17	9.28 /EA	157.76
15		1	EA	2812KD	2X8X12 KILN DRIED SPRUCE	1	6.78 /EA	6.78
16		1	EA	2810KD	2X8X10 KILN DRIED SPRUCE	1	6.03 /EA	6.03
17		15	EA	28JH	2X8 JOIST SUPPORT Z-MAX	15	1.78 /EA	26.70
18		17	EA	21020KD	2X10X20 KILN DRIED SPRUCE	17	17.93 /EA	304.81
19		4	EA	2620KD	* 2X6X20 KILN DRIED SPRUCE	4	12.17 /EA	48.68
20		4	EA	2608KD	2X6X8 KILN DRIED SPRUCE	4	3.68 /EA	14.72
21		16	SH	1248AD	1/2" 4X8 ADVANTECH S/E SHEATHING	16	17.91 /SH	286.56
22		1	RL	IWS	36"X75' LG. ROLL GRACE ICS&WATER	1	114.94 /RL	114.94
23		2	RL	15F	15# FELT (TYPE 15)	2	18.89 /RL	37.78
24		7	EA	WGDE	WHITE 8" GALV. DRIP EDGE 10'	7	6.09 /EA	42.63
25		1	EA	90	RAKE & SAVE TRIM ALLOWANCE	1	150.00 /EA	150.00
26		1	BD	STARTER	SWIFT START STARTER SHINGLE	1	48.55 /BD	48.55
27					***SHINGLES FIGURED FOR ENTIRE			
28					ROOF EXISTING & ADDITION.***			
29		28	BD	CW	LANDMARK/WOODSCAPE NO COLOR BDL	28	28.79 /BD	806.12
30					***STOCK COLOR ONLY***			
31		1	BD	CHRP	CERT SHADOW RIDGE PENTWATERWOOD	1	53.70 /BD	53.70
32		1	EA	RV	COBRA-VENT 20' GUNNABLE	1	38.90 /EA	38.90

CONT'D

X  
Received By



HILLSIDE LUMBER INC.  
781 COUNTY ROAD  
WESTBROOK ME 04092-1910

PHONE: (207) 839-2575

Cust No	Job No	Purchase Order	Reference	Terms	Clerk	Date	Time
*5			15'X21' GARAGE ADDITION	NET DUE	SWE	4/16/10	9:18

Sold To:  
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 \* ESTIMATE \*  
 \*\*\*\*\*  
 SLSPR: SE STEPHEN EMERY  
 TAX : 001 HILLSIDE LUMBER      EST. 721033

LINE	SHIPPED	ORDERED	UM	SKU	DESCRIPTION	UNITS	PRICE/PER	EXTENSION
33		1	RL	8AF	8" ALUMINUM FLASHING 50' ROLL	1	20.23 /RL	20.23
34		1	EA	GRCR3D3GAL	3D COIL ROOF GENERIC (GRCR3D3GAL)	1	21.59 /EA	21.59
35					-KOHLTECH VINYL WINDOWS-			
36					WHITE/WHITE VINYL, CLEAR			
37					INSULATED GLASS, NAIL FIN,			
38					SCREENS, 3/4" DRYWALL RETURN.			
39		1	EA	KOH	SUPREME SINGLE GLIDER LEFT VENT	1	202.06 /EA	202.06
40		1	EA	KOH	SUPREME SINGLE GLIDER RIGHT VENT	1	202.06 /EA	202.06
41					-JELLOWEN GLADIATOR STEEL DOOR-			
42		1	EA	BS1	3069RHIS G-60 6-PANEL STEEL	1	186.49 /EA	186.49
43					4-9/16" PFJ FRAME, 5/4X4" PFJ			
44					FLAT CSG, DBNL, STD. MILL SILL,			
45					STD. BRASS HINGES.			
46		1	EA	F51NPLY605	SCHLAGE PLYMOUTH ENTRANCE BRASS	1	37.49 /EA	37.49
47		1	EA	B360NS05	SCHLAGE B360 ULTIMA LIFETIME DB	1	35.85 /EA	35.85
48		1	EA	NED	10'X7' 8300 WHITE INSULATED	1	511.49 /EA	511.49
49					W/ALL TRACK & HARDWARE REQUIRED			
50					FOR INSTALLATION INCLUDING			
51					WHITE VINYL FOAM STOP.			
52		1	EA	NED	3255 1/2 H.P. DOOR OPENER	1	214.09 /EA	214.09
53		1	EA	CSWA	ACRYLIC WHITE/WHITE COIL 24"COIL	1	65.70 /EA	65.70
54		20	LF	16PSOL	SOLID SUPERPRIME 1X6 "D" PINE LF	20	1.61 /EA	32.20
55		20	LF	15PSOL	SOLID SUPERPRIME 1X5 "D" PINE LF	20	1.34 /EA	26.80
56		70	LF	14PSOL	SOLID SUPERPRIME 1X4 "D" PINE LF	70	1.16 /LF	81.20
57		1300	LF	126RCP	1/2"X6 PRIMED RED CEDAR A ROUGH	1300	.84 /LF	1,092.00
58		3	EA	8DSS55	5LB BOX 8D STAINLESS STEEL SIDIG	3	48.60 /EA	145.80
59		4	EA	3142388	DAF 25YR.WHT. LATEX CAULK 10.10Z	4	1.99 /EA	7.96
60		2	EA	LSW	PERFORATED SOFFIT WHITE T4 (8/SQ	2	10.76 /EA	21.52

CONT'D

X

Received By

SHEET # 3

HILLSIDE LUMBER INC.  
781 COUNTY ROAD  
WESTBROOK ME 04092-1910

PAGE NO 3

PHONE: (207) 839-2575

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61		4	EA	SSW	SOLID SOFFIT WHITE T4 (8/SQ)	4	11.14 /EA	44.56
62		6	EA	FCW	F-CHANNEL WHITE	6	5.40 /EA	32.40
63		1	EA	90	FRAMING NAIL ALLOWANCE	1	150.00 /EA	150.00
64		1	EA	90	MISC. FRAMING ALLOWANCE	1	300.00 /EA	300.00
65					***NONE OF THE FOLLOWING***			
66					INSULATION, SHEETROCK, CONCRETE,			
67					OR CONCRETE ACCESSORIES.			
							TAXABLE	6167.62
							NON-TAXABLE	0.00
							SUBTOTAL	6167.62
							** ESTIMATE ** ESTIMATE ** ESTIMATE ** ESTIMATE **	

TAX AMOUNT 308.38  
 TOTAL AMOUNT 6476.00

X \_\_\_\_\_  
 Received By

**Bill Bray**

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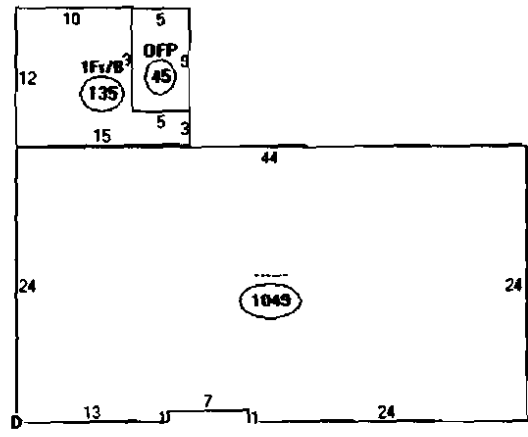
**From:** "Jason Gammon" <gammon.jw72@gmail.com>  
**Date:** Thursday, April 29, 2010 8:22 AM  
**To:** "Bill Bray" <trafficsolutions@maine.rr.com>  
**Subject:** Re: Update

Bill, After looking @ your plans and the materials list, I have come up with a plan that my crew and I could complete the work in 2/3 days.(after the slab is in ) With that said, one day of labor( 8hrs) for myself and 3 carpenters is \$1150. that would be \$3450 for the three days. I will forward the quote from Twin Oak (Dave Cole) who has priced the earthwork and slab,which is around \$4700. Please let me know if I can help you further or if there are any questions. Thanks, Jason

On Wed, Apr 28, 2010 at 5:51 PM, Bill Bray <trafficsolutions@maine.rr.com> wrote:

Jason, just checking to see if you're still interested in building my garage. If so, do you have a sense of when you might have a cost estimate to me?

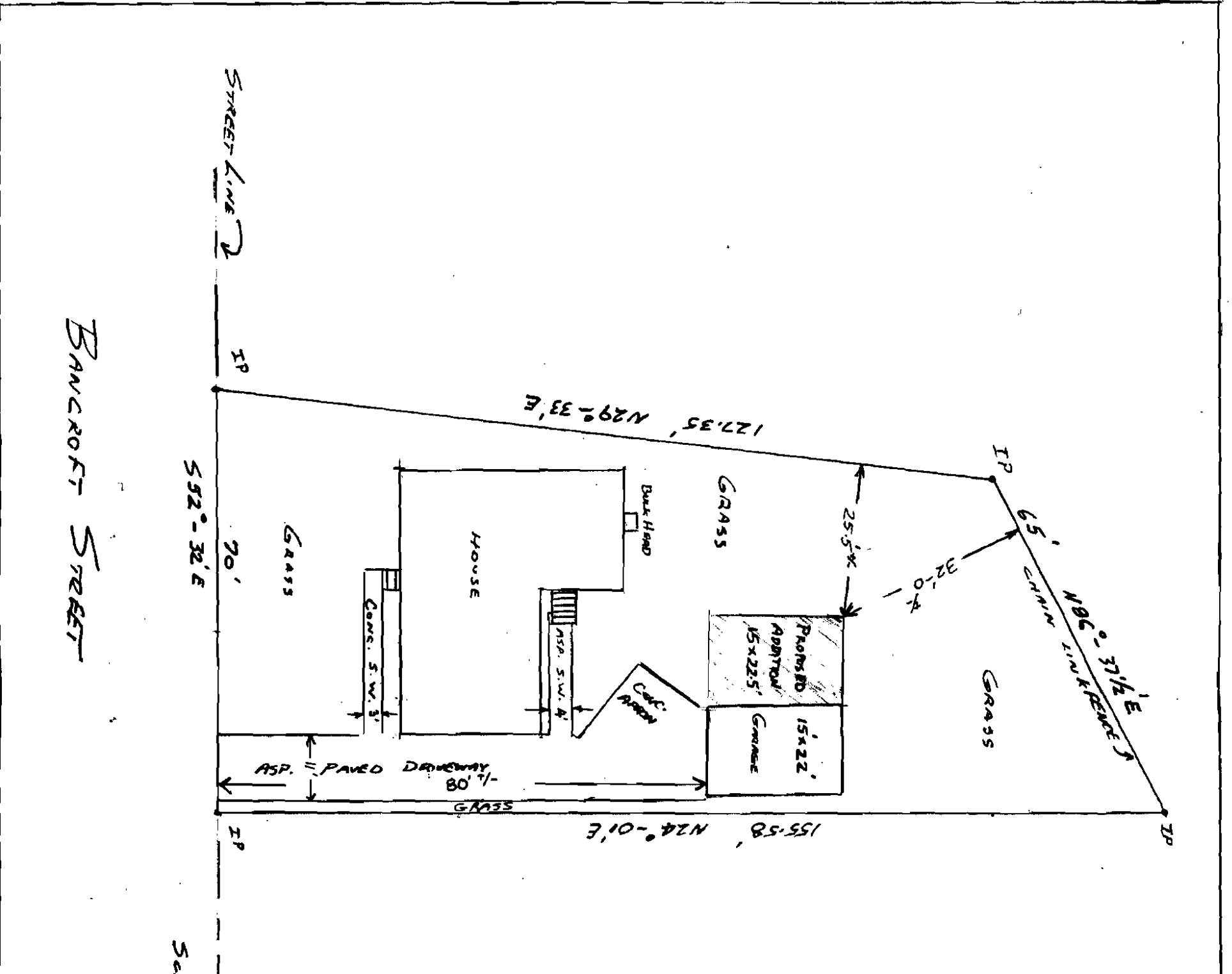
Thanks, Bill Bray



Descriptor/Area	Value
A: ---	2
B: 1F1/B	1049
C: DFP	135
D: FG1	45
	345
	<u>1544</u>
	15 x 22 = 330
	15 x 22.5 = 337.5
	<u>2241.5</u>

9053# x 35' = 3168.556' allowable lot cov.

OK



9053#  
 R-3 Zone  
 Front: 25' min - 25' + Skew  
 Rear: 25' min - 32' + Skew  
 Side: 15' min - on NE side  
 25' skew

SCALE: 1" = 20'

235 BANCROFT ST.  
 DRAWN BY: WTB