

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

Location of Construction: 46 Bartley Ave		Owner: Paradise, Jon & Kathi	Phone: 774-6126W 797-2276	Permit No. <b>981013</b>
Owner Address: SAA 04103		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name:		Address:		Phone:
Past Use: 1-1cm	Proposed Use: Same	<b>COST OF WORK:</b> \$ 7,000.00	<b>PERMIT FEE:</b> \$ 55500	<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:  <b>SEP - 9 1998</b>  <b>CITY OF PORTLAND</b> </div>
		<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:	
		Signature:	Signature:	
Proposed Project Description: Extend Garage Back		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>		Zone: <b>R 2</b> CBL: 379-B-028
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____ <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"/>	
Permit Taken By: <b>UB</b>	Date Applied For: <b>01 September 1998</b>			

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..

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

02 September 1998

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

CEO DISTRICT

2

COMMENTS

8/5/99 - Mr Parasdis Called - He wrote a letter to P.S.H. Requesting  
Time Extension for 90 day - Spoke w/ P.S.H. he had no problem with it  
but passed it along to M. Muzent for approval - No letter in file -  
Sent to M. Muzent for Review

Inspection Record

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

**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: <b>46 BARTLEY AVE, PORTLAND, ME 04103</b>			
<b>(TAXES OK) UB</b>			
Tax Assessor's Chart, Block & Lot Number		Owner:	Telephone#:
Chart# <b>379</b>	Block# <b>B</b>	Lot# <b>028</b>	<b>JON AND KATHI PARADISE 509-797-2276</b>
Owner's Address:		Lessee/Buyer's Name (If Applicable)	Cost Of Work:      Fee
<b>46 BARTLEY AVE</b>			<b>\$7,000 est.      \$55-</b>
Proposed Project Description:(Please be as specific as possible)			
<b>Extend garage back</b>			
Contractor's Name, Address & Telephone			Rec'd By: <b>(UB) 8/31</b>

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

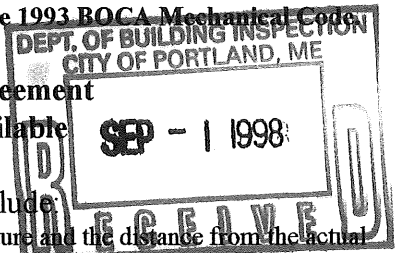
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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.

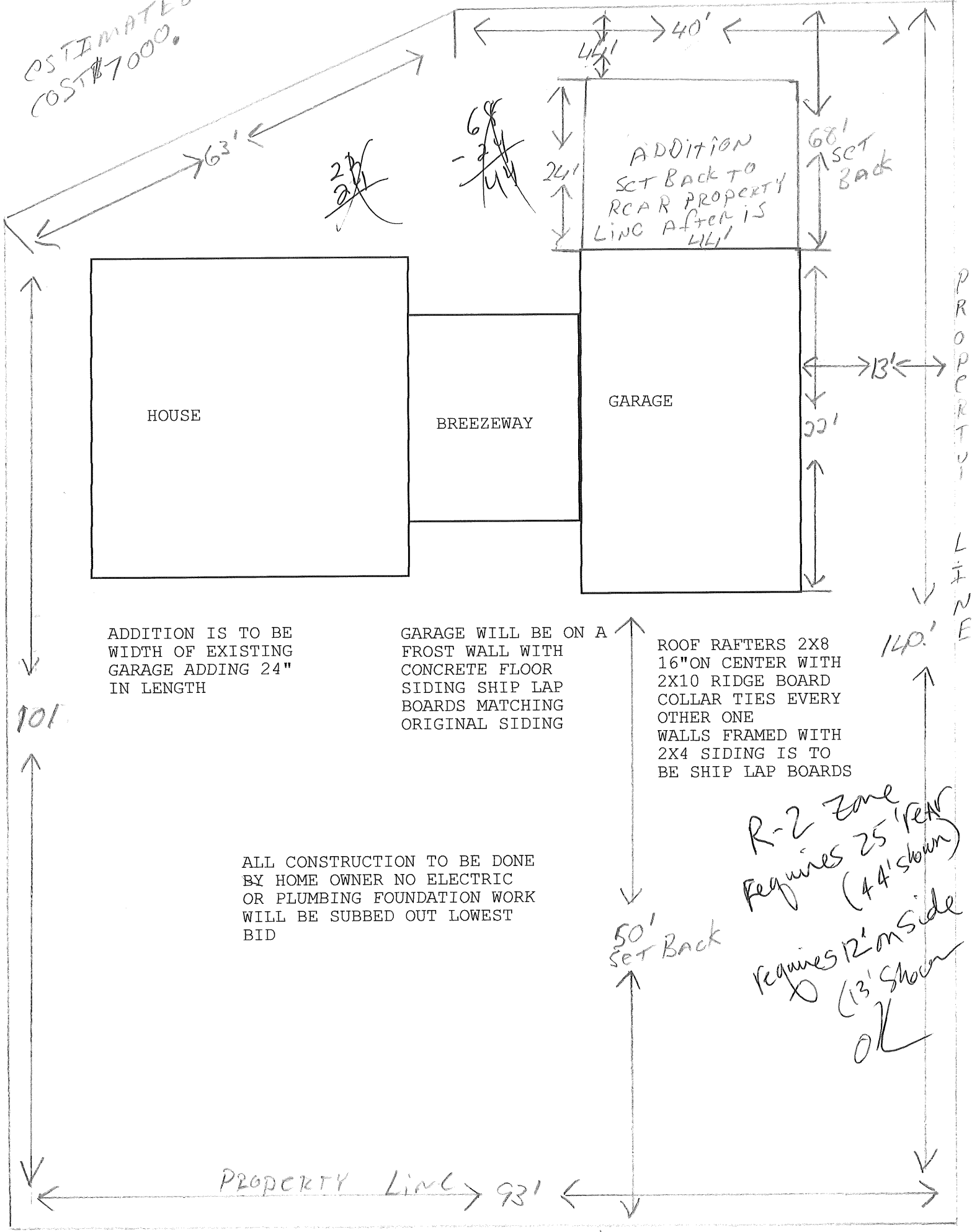
Signature of applicant: <i>[Signature]</i>	Date: <b>8/31/98</b>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

O:\INSP\CORRESP\MNUGENT\APADSPD.WPD

mail to Jon Paradise 46 Bartley Ave 797-2276

ESTIMATED COST \$7000.



HOUSE

BREEZEWAY

GARAGE

ADDITION  
SET BACK TO  
REAR PROPERTY  
LINE AFTER IS  
44'

68'  
SET  
BACK

13'

22'

ADDITION IS TO BE  
WIDTH OF EXISTING  
GARAGE ADDING 24"  
IN LENGTH

GARAGE WILL BE ON A  
FROST WALL WITH  
CONCRETE FLOOR  
SIDING SHIP LAP  
BOARDS MATCHING  
ORIGINAL SIDING

ROOF RAFTERS 2X8  
16" ON CENTER WITH  
2X10 RIDGE BOARD  
COLLAR TIES EVERY  
OTHER ONE  
WALLS FRAMED WITH  
2X4 SIDING IS TO  
BE SHIP LAP BOARDS

ALL CONSTRUCTION TO BE DONE  
BY HOME OWNER NO ELECTRIC  
OR PLUMBING FOUNDATION WORK  
WILL BE SUBBED OUT LOWEST  
BID

R-2 Zone  
Requires 25' REAR  
(44' shown)  
Requires 12' on Side  
(13' shown)  
OK

50'  
SET BACK

PROPERTY LINE 93'

BARTLEY AV

PROPERTY LINE

140'

101'

63'

40'

24'

~~68'~~  
~~24'~~  
~~44'~~

~~24'~~  
~~24'~~

BUILDING PERMIT REPORT

DATE: 3 Sept. 98 ADDRESS: 46 Bartley ST. (379-B-028) <sup>CBL</sup>  
 REASON FOR PERMIT: To extend back of garage 24'  
 BUILDING OWNER: Paradise  
 CONTRACTOR: Owner  
 PERMIT APPLICANT: 1  
 USE GROUP U (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, \*26, \*5, \*26

- X1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- X2. Before concrete for foundation is placed, approval from the ~~Development Review Coordinator~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- X2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of From corners of foundation and a maximum 6'o.c. between bolts. ( Section 2305.17 )
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
3. 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0)
- Headroom in habitable space is a minimum of 7'6". ( Section 1204.0 )
0. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.( Section 1014.0 )
1. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
2. 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
- 16. 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 19, 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 basementsIn 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)
- 24. 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.
- \*26. 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.

29. \_\_\_\_\_

30. \_\_\_\_\_

31. \_\_\_\_\_

32. \_\_\_\_\_

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P. Samuel Hoffes, Building Inspector

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

# WARRANTY DEED

07947 **Joint Tenancy**  
**Maine Statutory Short Form**

**KNOW ALL PERSONS BY THESE PRESENTS, That**

**Richard W. Tuttle and Sandra C. Tuttle**

of Portland, County of Cumberland, State of Maine,

for consideration paid, grant to **Jon E. Paradise and Kathi J. Paradise**

of Portland, County of Cumberland, State of Maine,

whose mailing address is 44 Sheffield Street, Portland, Maine 04102

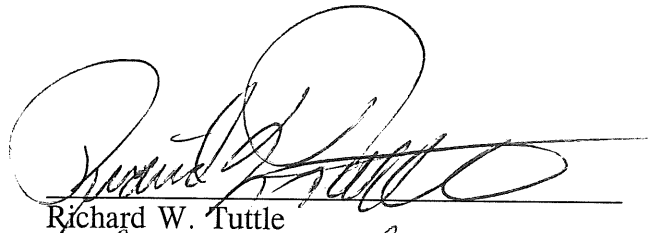
with **warranty covenants**, as joint tenants the land in Portland, County of Cumberland, and State of Maine, described on the attached **EXHIBIT A**.

**WITNESS** our/my hand(s) and seal(s) this 14th day of February, 1997.

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

  
\_\_\_\_\_

to both  
\_\_\_\_\_

  
\_\_\_\_\_

Richard W. Tuttle

  
\_\_\_\_\_

Sandra C. Tuttle

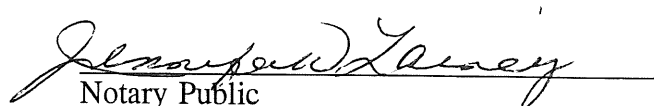
**STATE OF MAINE**

February 14, 1997

**COUNTY OF Cumberland**

Then personally appeared the above named Richard W. Tuttle and Sandra C. Tuttle and acknowledged the foregoing instrument to be his/her/their free act and deed.

Before me,

  
\_\_\_\_\_

Notary Public

Printed \_\_\_\_\_

Name: Jennifer W. Lainey

My Commission Expires:

2/23/2000

MAINE REAL ESTATE TAX PAID

### Exhibit A - Property Description

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of Bartley Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northerly side of said Bartley Avenue at the southeasterly corner of Lot No. 23 as shown on the plan of Bartley Gardens, Section A, recorded in the Cumberland County Registry of Deeds, in Plan Book 42, Page 37, said Bartley Avenue being called Spring Lane on said recorded plan; thence by the easterly side line of said Lot 23 North 15° 13' West one hundred one (101) feet to an iron marking the southeasterly corner of Lot No. 24, shown on the plan of Bartley Gardens, Section B, recorded in Cumberland County Registry of Deeds, in Plan Book 44, Page 38; thence by said Lot 24, North 31° 05' East sixty-three and fifty-four hundredths (63.54) feet to an iron and land of Martin Bartley; thence by land of Martin Bartley North 76° 01½' East forty and twenty-one hundredths (40.21) feet to land conveyed by said Bartley to Antonio Stivaletti, et al, November 30, 1955; thence by said Stivaletti land South 17° 43' East one hundred forty and thirteen hundredths (140.13) feet to said Bartley Avenue; thence by Bartley Avenue South 72° 17' West ninety-two and thirty-four hundredths (92.34) feet to the point of beginning, being Lot No. 25 on Plan of Bartley Gardens, Section C, recorded in said Registry of Deeds, in Plan Book 47, Page 50.

Being the same premises conveyed to the Grantors herein by virtue of an Executors Deed from Lemuel W. Dyer, Jr., Executor of the Estate of Julia W. Dyer dated November 10, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3020, Page 877.

RECEIVED  
RECORDED REGISTRY OF DEEDS

97 FEB 12 PM 12:56

CUMBERLAND COUNTY

John B. O'Brien