

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

Location of Construction: 54 Bartley Ave		Owner: Leanne & Jaems Gravel		Phone: 797-0053		Permit No: 980601
Owner Address: SAA 04103		Lessee/Buyer's Name:		BusinessName:		
Contractor Name: David Dardano		Address: 38 West Lynne Ave Ptld, ME 04103		Phone: 878-3922		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JUN - 9 1998 CITY OF PORTLAND </div>
Past Use: 1-fam		Proposed Use:		COST OF WORK: \$ 37,977.00 PERMIT FEE: \$ 210.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group R3 Type 5B Signature: <i>[Signature]</i>		
Proposed Project Description: Construct Addition (26 x 26)		Signature:		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		Zone: R-2 CBL: 379-B-025 Zoning Approval: <i>[Signature]</i> 6/3/98 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"/>
Permit Taken By: S.P.		Date Applied For: 28 May 1998				

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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 02 June 1998	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 6/2/98 *[Signature]*

CEO DISTRICT 7

K. Carroll

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

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Proposed Project Description: Construct Addition (26 x 26)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				Zone: R-2 CBL: 379-B-025 Zoning Approval: <i>OK 6/3/98</i> 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"/>	
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Date: *6/2/98*

CEO DISTRICT

7
K. Carroll

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

Location of Construction: 54 Bartley Ave	Owner: Lesne & James Gravel	Phone: 797-8053	Permit No: 80601
Owner Address: SAA 04103	Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name: David Gardano	Address: 38 West Lynne Ave Ptd, ME 04103	Phone: 878-3922	PERMIT ISSUED JUN - 9 1998 CITY OF PORTLAND
Past Use: 1-fam	Proposed Use:	COST OF WORK: \$ 37,977.00 PERMIT FEE: \$ 210.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group & Type: <i>3</i> Signature: <i>[Signature]</i> PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	
Proposed Project Description: Construct Addition (26 x 26)			Zone: <i>2</i> CBL: 379-B-025 Zoning Approval: <i>[Signature]</i> 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"/>
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SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: **02 June 1998** PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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Date: *6/2/98*

CEO DISTRICT 7

BUILDING PERMIT REPORT

DATE: 4 June 98 ADDRESS: 54 Bartley Ave. 379-B-025
 REASON FOR PERMIT: To Construct a 26'x26' addition
 BUILDING OWNER: Leanne & Jaems Gravel
 CONTRACTOR: David Dardano
 PERMIT APPLICANT: _____
 USE GROUP R-3 BOCA 1996 CONSTRUCTION TYPE 5-B

CONDITION(S) OF APPROVAL

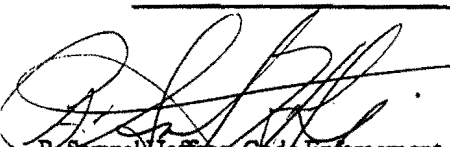
This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: 1, 2, 5, 8, 10, 12, 16, 24, 26, 29, 30, 31.

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)
3. Precaution must be taken to protect concrete from freezing.
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 ½ inch gypsum board or the equivalent applied to the garage means of ½ 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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".
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
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.
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.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
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 basements
- In 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)
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.
 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.
 - *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).
 28. Please read and implement the attached Land Use-Zoning report requirements. *will meet*
 - *29. *Your proposed 2x6 rafters @ 16" o.c. does not meet the minimum requirement for a 14' span - 2" @ 16" is required for 14' spans.*
 - *30. *Your proposed 2x8 ceiling joist @ 19' span does not meet the minimum requirement - 2x8 @ 16" on center is the minimum requirement.*
 - *31. *This permit does not authorize the increase of dwelling units. This building must remain a one family dwelling.*
 - 32.


Samuel Hoffmann, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

6/11/98 - Spoke w/ Contractor - he has some problem w/ stairs & joists -

he will call P.S.H. to get resolved

6/12/98 - Tabled w/ David - get/Refer upriged to meet Code

8/13/98 Call for rough framing - joist/rafters etc -

COMMENTS

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 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.

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: 54 Bartley Avenue Portland, Me. 04103

Tax Assessor's Chart, Block & Lot Number Chart# <u>379</u> Block# <u>B</u> Lot# <u>25</u>	Owner: <u>James m. Gravel, Sr.</u> <u>Leanne P. Gravel</u>	Telephone#: <u>(207) 797-0053</u>
Owner's Address: <u>54 Bartley Ave. Portland 04103</u>	Lessee/Buyer's Name (if Applicable)	Cost Of Work: <u>\$37,977.00</u>
Proposed Project Description: (Please be as specific as possible) <u>3 bedrooms, 1 full bath, 1 laundry room, roof, siding - see attached</u> <u>26 x 26 addition</u>		
Contractor's Name, Address & Telephone <u>David Dardano 38 West Lynne Ave. Portland 04103</u>		<u>878-3922</u>

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)

*fee \$210
rates OK*

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

will be bring more detail

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.

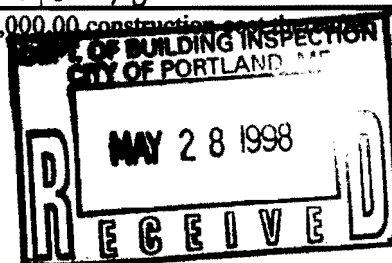
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Signature of applicant: <u>James M. Gravel Sr / Leanne P. Gravel</u>	Date: <u>5-28-98</u>
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Site Review Fee: \$150.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost.

Mail to owner



Applicant: DAVID DARDANO

Date: 6/3/90

Address: 54 Bartley Ave

C-B-L: 379-B-25

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1957

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - construct 26' x 26' Addition 2nd Floor Addition

Sevage Disposal -

- Lot Street Frontage -

Front Yard - 25' min req - ~~33'6"~~ 33'6" + shown

Rear Yard - 25' min req - 70'8" Sho

Side Yard - 4' req - 22'6" & 21'10" shown

Projections -

Width of Lot -

Haight - 2 stories shown -

Lot Area - 13,433#

Lot Coverage/ Impervious Surface - 20% = 2686.6#

Area per Family -

Off-street Parking - 2 req - 2 shown

Loading Bays -

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

$$\begin{array}{r}
 48 \times 36 = 1728 \\
 - 10 \times 25 = 250 \\
 \hline
 1478 \\
 26 \times 26 = 676 \\
 \hline
 2154
 \end{array}$$

BARTLEY AVENUE

92.33'

MANUAL
5/25/78

1" = 15' SCALE

33'6"

DRIVEWAY

23'

10'

25'

24'0"

5'6"

54 Bartley Avenue

140.13'

22'6"

3'6"

140.13'

21'10"

48'

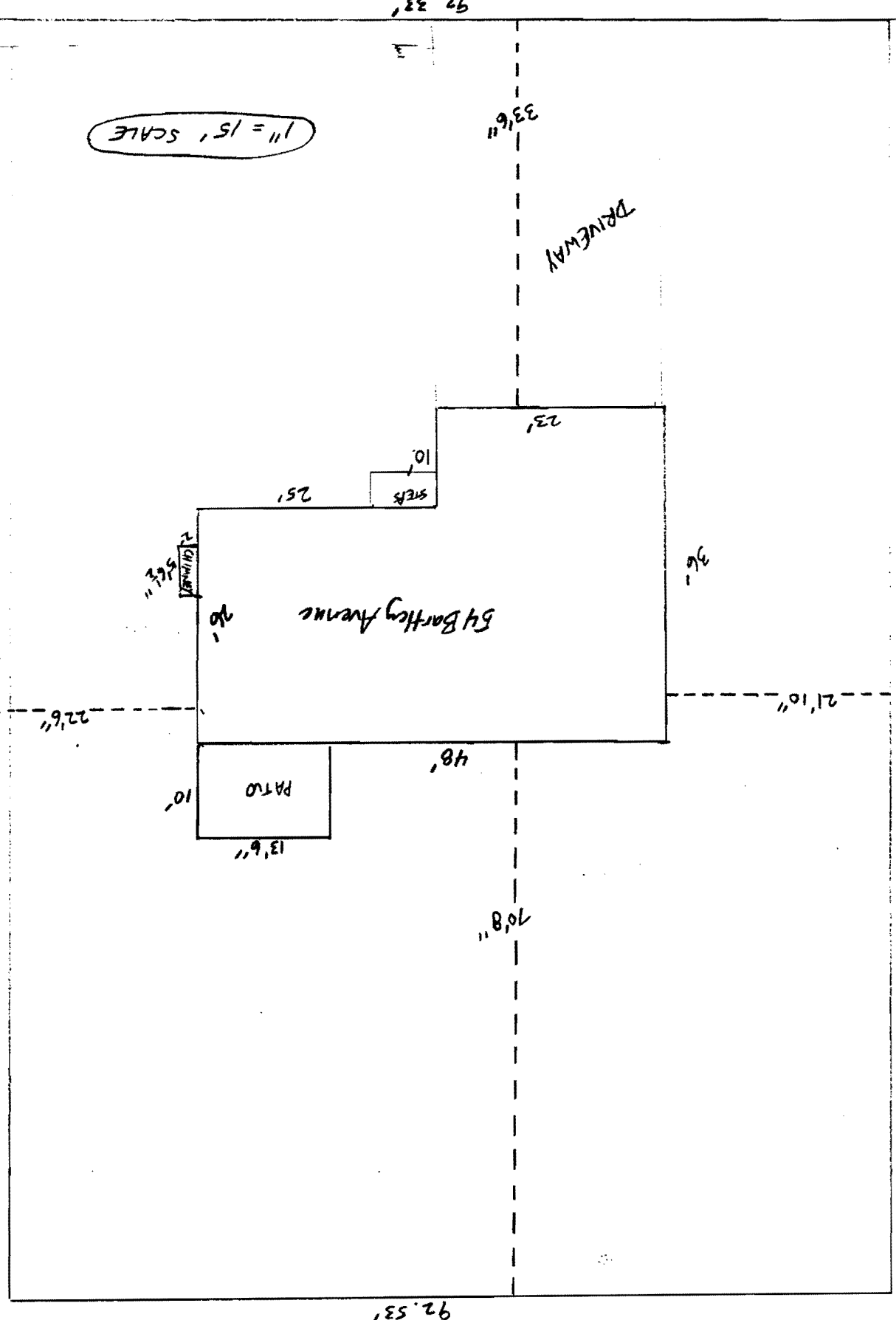
13'6"

10'

PATIO

108"

92.53'



David Dardano
 38 West Lynne Ave
 Portland, ME 04103

Estimate

DATE
4/8/98

NAME / ADDRESS
Jim & Leanne Gravel 54 Bartley Ave. Portland ME 04103

TERMS	PROJECT	WORK PHONE
Due on receipt	Addition	797-0053

DESCRIPTION	TOTAL
<p>Add a second story over existing kitchen, dining and livingrooms to include the following;</p> <ol style="list-style-type: none"> 1) Remove and dispose of existing roof and framing over new addition ✓ 2) Install new 2"x10" floor joist 16" on center next to existing 2"x6" joists. ✓ 3) Install 3/4" plywood over new floor joist. ✓ 4) Frame new exterior walls with 2"x4", 16" on center, 7/16" OSB sheathing, Tyvek and vinyl siding. ✓ 5) Install three Anderson 3046 and two 2432 double hung windows with full screens and no grills. White exterior and wood interior. ✓ 6) Extend existing chimney as per code to proper height. Try to match existing brick color and style as close as possible. 7) Frame interior walls as per plans. Use 2"x4", 16" on center. Three bedrooms, one full bath and laundry room. Build two floor to ceiling book cases in bedrooms approx. three feet wide. Install adjustable shelves. 8) Insulate exterior walls with 3 1/2" fiberglass insulation. Ceiling to have R-30 fiberglass batts. Insulate all interior walls with 3 1/2" fiberglass insulation. 9) Walls and ceiling to be sheetrocked, taped and sanded. Ceilings to be textured. Walls to be painted by owners. 10) Interior trim and doors to match existing. Owner to do staining and sealing of all wood work. 11) Add new FHW heat zone to new area off existing furnace. Use standard base board heat, not cast iron. 12) Plumb for new bath to include one piece 5' fiberglass tub, 36" vanity and toilet. Vanity to have a drop - in sink. Toilet to have an insulated tank. Plumb for 	
Thank you for your business.	Total

David Dardano
 38 West Lynne Ave
 Portland, ME 04103

Estimat

DATE
4/8/98

NAME / ADDRESS
Jim & Leanne Gravel 54 Bartley Ave. Portland ME 04103

TERMS	PROJECT	WORK PHONE
Due on receipt	Addition	797-0053

DESCRIPTION	TOTAL
clothes washer next to bath. Install laundry sink next to washer. 13) Install outlets per code. Install overhead lights in bedrooms, hall and bath. Wire for dryer and washer. Install phone and cable jacks in three bedrooms but donot tie into systems at present. Install blank plates over boxes. Install fan/light in bath ceiling. Install ceiling exhaust fan in hall to vent in attic. Fan allowance \$175.00. Install eight new recess lights in kitchen and dining area. Total light allowance \$500.00. Install flood light in rear of house. 14) Floor coverings; a) Stairs to new area to be hardwood to match existing. b) Install oak strip hardwood flooring in hall to match existing. Sand and seal with three coats of sealer. c) Install tile in bath and washer room. d) Install carpet in bedrooms and closets. e) Total floor allowance is \$2600.00. 15) Install new 25 year three tab fiberglass roof shingle on entire house and garage roof. Strip any existing roofing before installing any new. Install new aluminum drip edge, three feet of ice and water sheild, felt paper and new shingles. 16) Install new vinyl siding to entire house and garage except where there is brick. Remove existing wood shingles before installing new vinyl. Cover wood facia and rake boards with aluminum coil stock. Old windows not to be covered. Owner to paint windows. 17) Install pull - down stair unit in hall area and install approx. a 64 sq. ft. landing at top of stairs. 18) Install eleven pair of plastic shutters on front and sides of house. 19) Clean up and dispose of all debris.	
Thank you for your business.	Total

David Dardano
 38 West Lynne Ave
 Portland, ME 04103

Estimate

DATE
4/8/98

NAME / ADDRESS
Jim & Leanne Gravel 54 Bartley Ave. Portland ME 04103

TERMS	PROJECT	WORK PHONE
Due on receipt	Addition	797-0053

DESCRIPTION	TOTAL
Material and Labor	37,977.00
Payment Schedule	
1) \$5000.00 Upon starting	
2) \$10,000.00 When roof is installed.	
3) \$15,000.00 When sheetrocked.	
4) \$7977.00 Upon completion.	
Acceptance of Estimate <i>by James M. Munn, Sr.</i>	
<i>cc Leanne P. Gravel</i>	
<i>cc David Dardano</i>	
Date <u>4/12/98</u>	
Thank you for your business.	Total \$37,977.00

Borrower Gravel, James Sr. & Leanne

Property Address 54 Bartley Avenue

City Portland

County Cumberland

State Maine

Zip Code 04103

Lender/Client Gorham Savings Bank

Address 64 Main Street, Gorham, Maine 04038

