

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

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION

### PERMIT

Permit Number: 060252

This is to certify that CURTIS PHILIP N TD VN T /Leo Remy

has permission to add a 24" x 26" 2 story addition

AT 59 GERTRUDE AVE 402 E005001

provided that the person or persons firm or person 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

*W*

Classification of inspection must be shown and when permission procedure is complete this building permit shall be issued or the work shall be considered as abandoned. NO OTHER PERMITS REQUIRED.

*W*

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

*W*

#### OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

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: 06-0252	Issue Date:	CBL: 402 E005001
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Location of Construction: 59 GERTRUDE AVE	Owner Name: CURTIS PHILIP N TD VN VET	Owner Address: 59 GERTRUDE AVE	Phone:
Business Name:	Contractor Name: Leo Reny	Contractor Address: 32 Penn Ave Portland	Phone 2077973589
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home/ add a 24" x 26" 2 story addition	Permit Fee: \$291.00	Cost of Work: \$30,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB	

Proposed Project Description: add a 24" x 26" 2 story addition	Signature:	Signature:
	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: Idobson	Date Applied For: 02/13/2006	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreside</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:</p>	<p>Zoning Appeal</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>Historic Preservation</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: JMB</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



# 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>59 Gertrude Avenue</u>		
Total Square Footage of Proposed Structure <u>624</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <del>2409      402      E5</del>	Owner: <u>Philip Curtis</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>No 2 E 005</u>	Applicant name, address & telephone: <u>P.R.L. CON.</u>	Cost Of Work: \$ <u>30,000.00</u> Fee: \$ <u>291.00</u> C of O Fee: \$ _____
Current Specific use: <u>Lot</u>	<u>Sung Family</u>	
Proposed Specific use: <u>Addition</u>		
Project description: <u>24x26 <del>Two</del> Story Addition</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Leo S. Remy</u>		
Mailing address: <u>32 Penn Ave. Portland, Me. 04103</u>	Phone: <u>207 797-3589</u> <del>XX</del> <u>Call</u>	

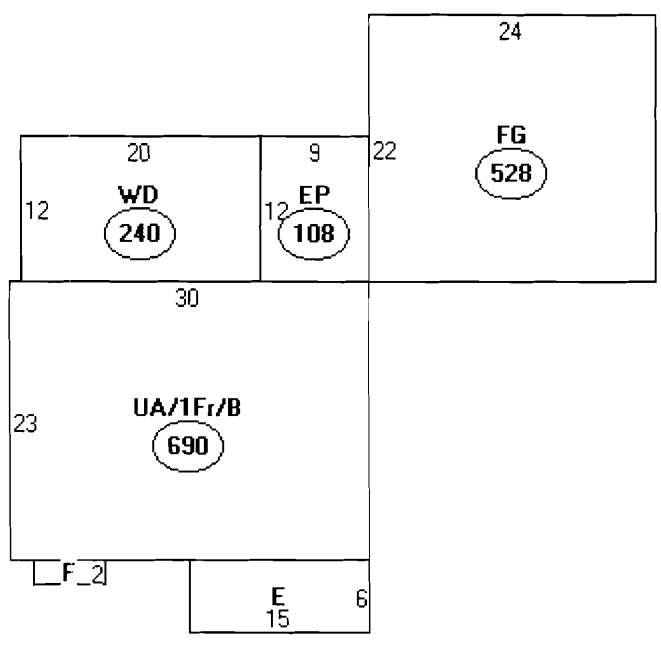
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 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>Leo S. Remy</u>	Date: <u>2/15/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Descriptor/Area

- A: UA/1Fr/B  
690 sqft
- B: WD  
240 sqft
- C: EP  
108 sqft
- D: FG  
528 sqft
- E: WD  
90 sqft
- F: FBAY  
12 sqft

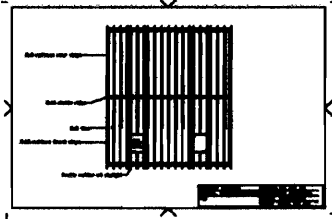
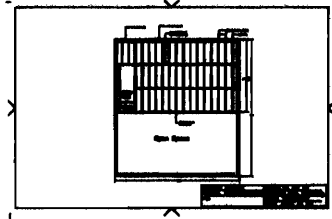
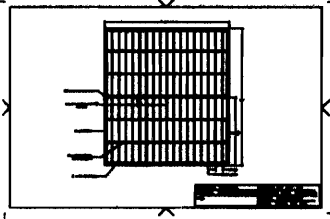
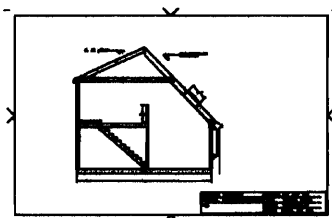
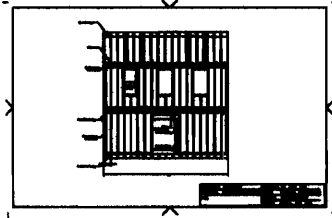
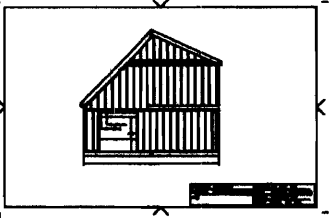
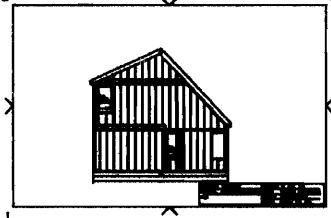
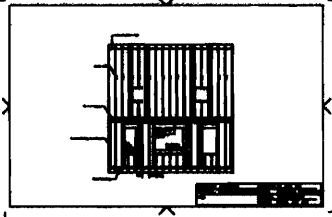
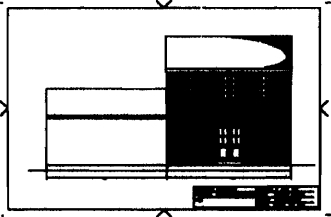
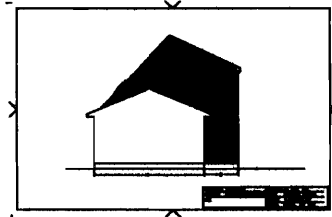
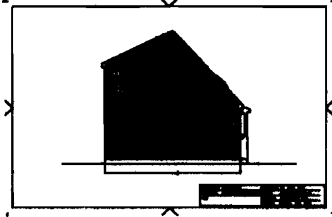
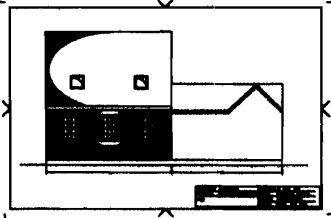
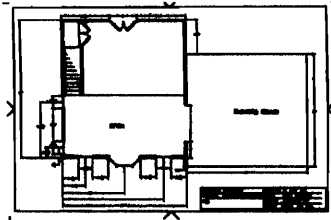
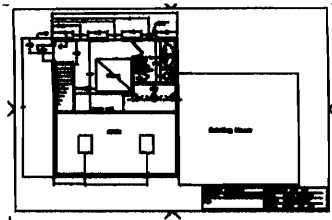
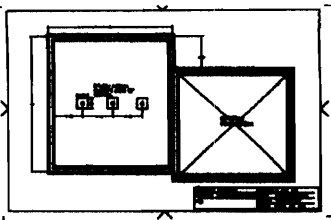
1668  
624  
**2292 SF**

OK

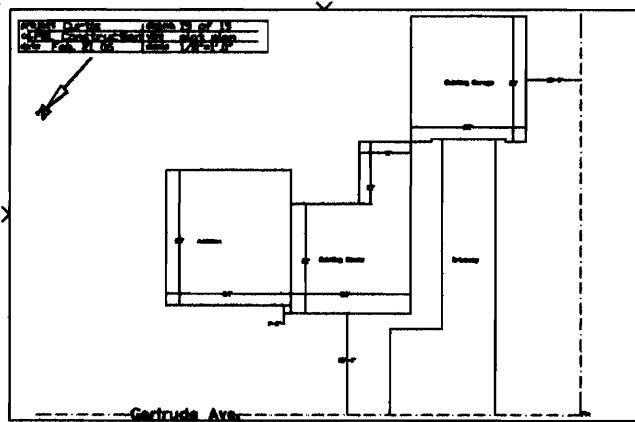
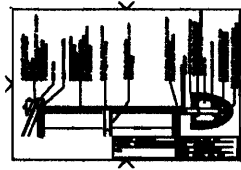
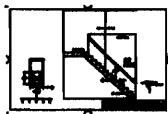
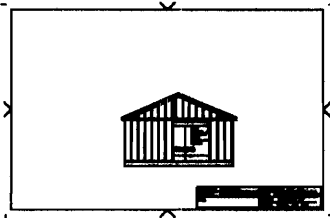
Lot 7164  
35%

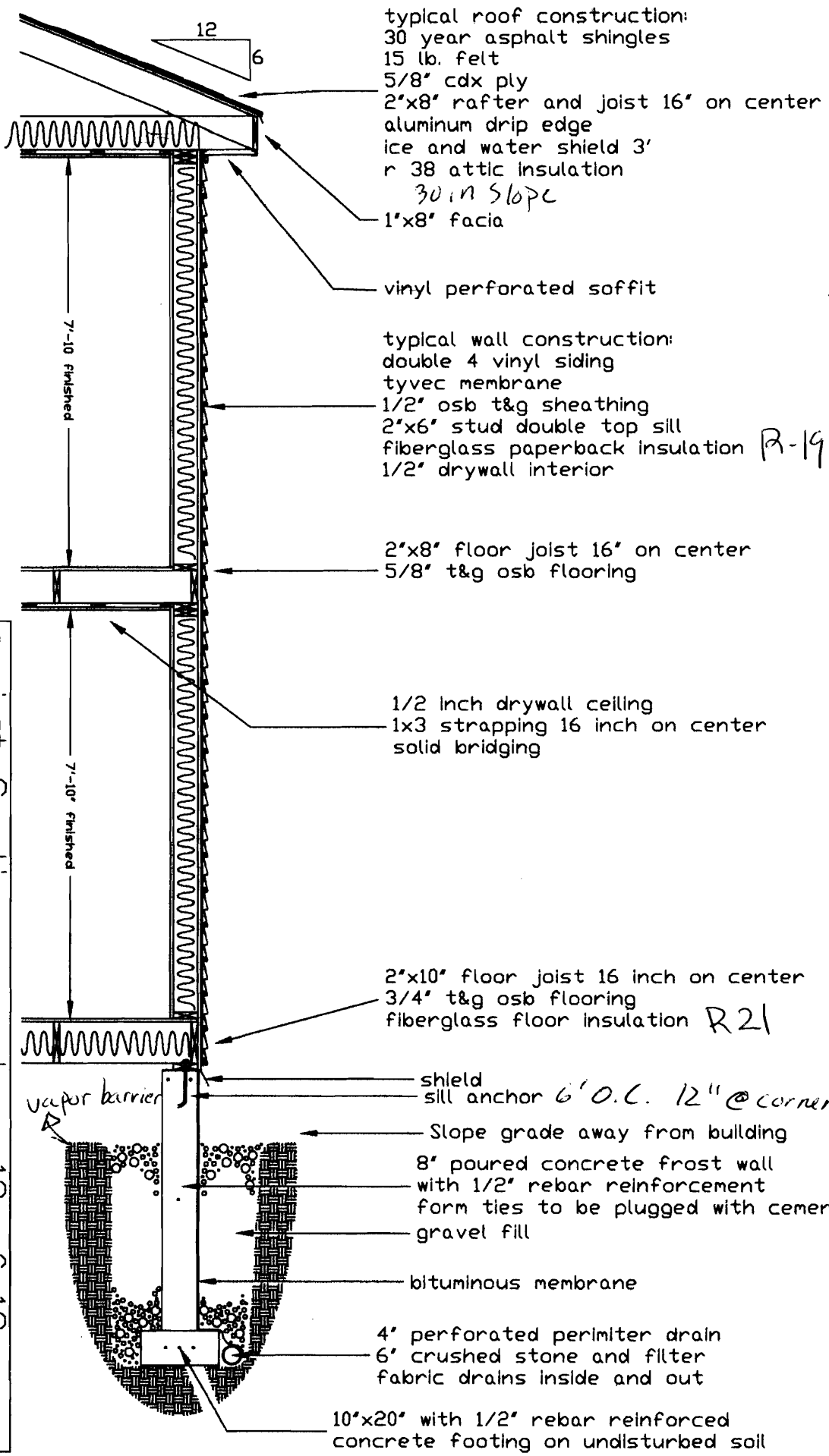
**2507 SF**





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typical roof construction:  
 30 year asphalt shingles  
 15 lb. felt  
 5/8" cdx ply  
 2"x8" rafter and joist 16" on center  
 aluminum drip edge  
 ice and water shield 3'  
 r 38 attic insulation  
 30 in slope  
 1"x8" fascia

vinyl perforated soffit

typical wall construction:  
 double 4 vinyl siding  
 tyvec membrane  
 1/2" osb t&g sheathing  
 2"x6" stud double top sill  
 fiberglass paperback insulation R-19  
 1/2" drywall interior

2"x8" floor joist 16" on center  
 5/8" t&g osb flooring

1/2 inch drywall ceiling  
 1x3 strapping 16 inch on center  
 solid bridging

2"x10" floor joist 16 inch on center  
 3/4" t&g osb flooring  
 fiberglass floor insulation R21

shield  
 sill anchor 6' O.C. 12" @ corners *cutouts*

Slope grade away from building  
 8" poured concrete frost wall  
 with 1/2" rebar reinforcement  
 form ties to be plugged with cement  
 gravel fill  
 bituminous membrane

4" perforated perimeter drain  
 6" crushed stone and filter  
 fabric drains inside and out

10"x20" with 1/2" rebar reinforced  
 concrete footing on undisturbed soil

Project Curtis	dwg.no. 18 of 19
co. PRL Construction	view details
sig.	scale 3/8"=1',0"
	date Feb. 21 06

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1  
 Parcel ID 402 E005001  
 Location 59 GERTRUDE AVE  
 Land Use SINGLE FAMILY  
 Owner Address CURTIS PHILIP N TD VN VET  
 59 GERTRUDE AVE  
 PORTLAND ME 04103  
 Book/Page  
 Legal 402-E-5  
 GERTRUDE AVE 59  
 7164 SF

*R3 3/2  
 10 AM  
 Leo*

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$49,370	\$72,240	\$121,610

Estimated Assessed Valuation For Fiscal Year 2007\*

Land	Building	Total
\$66,500	\$92,400	\$158,900

\* Value subject to change based upon review of property status as of 4/1/06.  
 The tax rate will be determined by City Council in May 2006.

Property Information

Year Built 1910	Style Old Style	Story Height 1	Sq. Ft. 702	Total Acres 0.164	
Bedrooms 1	Full Baths 1	Half Baths	Total Rooms 4	Attic Unfin	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

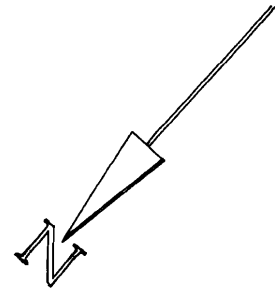
Picture	Sketch	Tax Map
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[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-



project Curtis	dwg.no. 19 of 19
co. PRL Construction	view plot plan
date Feb. 21 06	scale 1/8"=1',0"



30'-8"  
scaled

Existing Garage

24'

10'-7"

22'

10'

12'

R3 Zone

Front 25' req 20'-10" shown  
Rear 25' Req 30'-8" shown

95.52

30' scaled

26'

Addition

21'

Existing House

Driveway

24'

23'

1'-6"

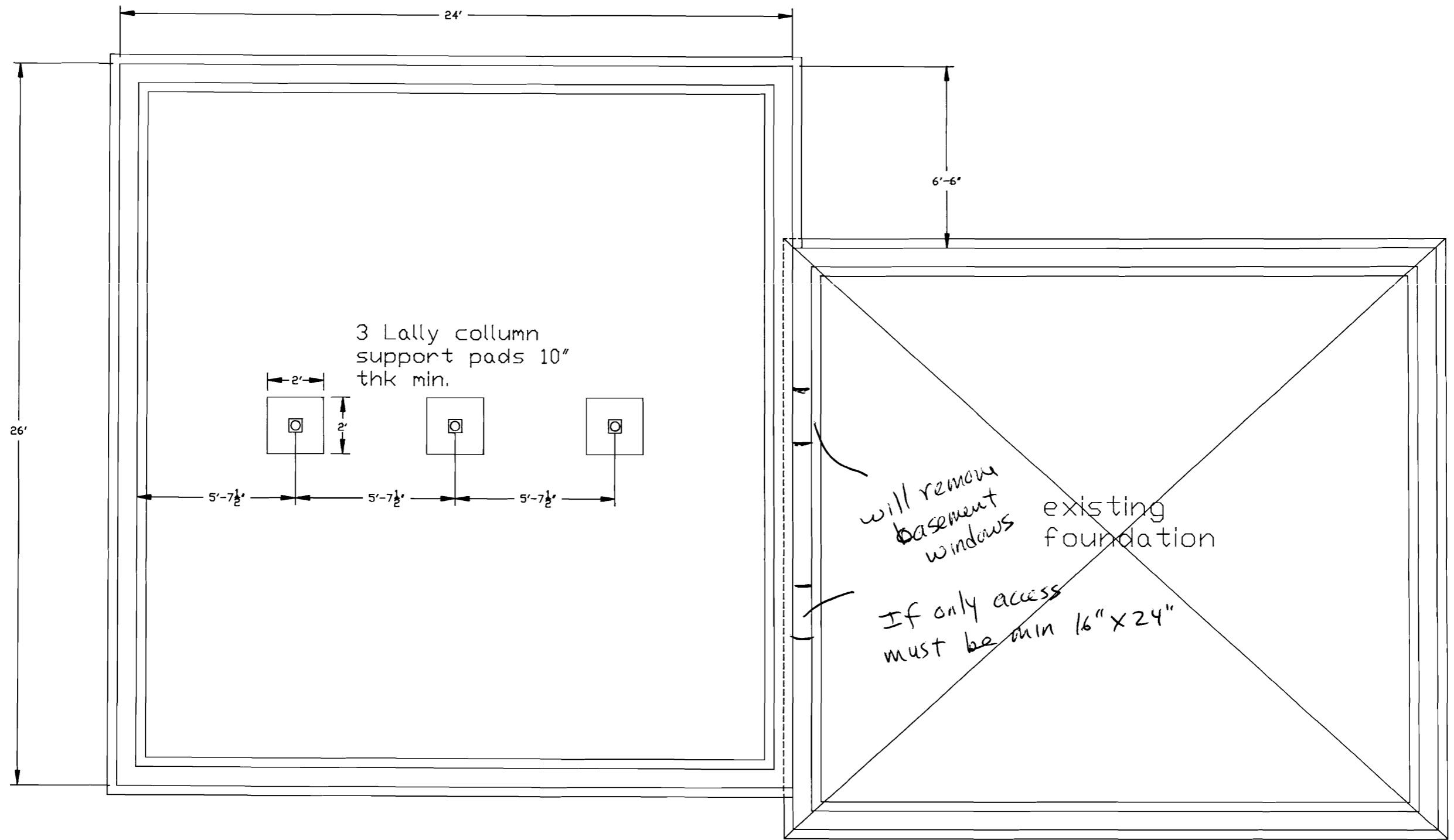
20'-10"  
scaled

19'-4"

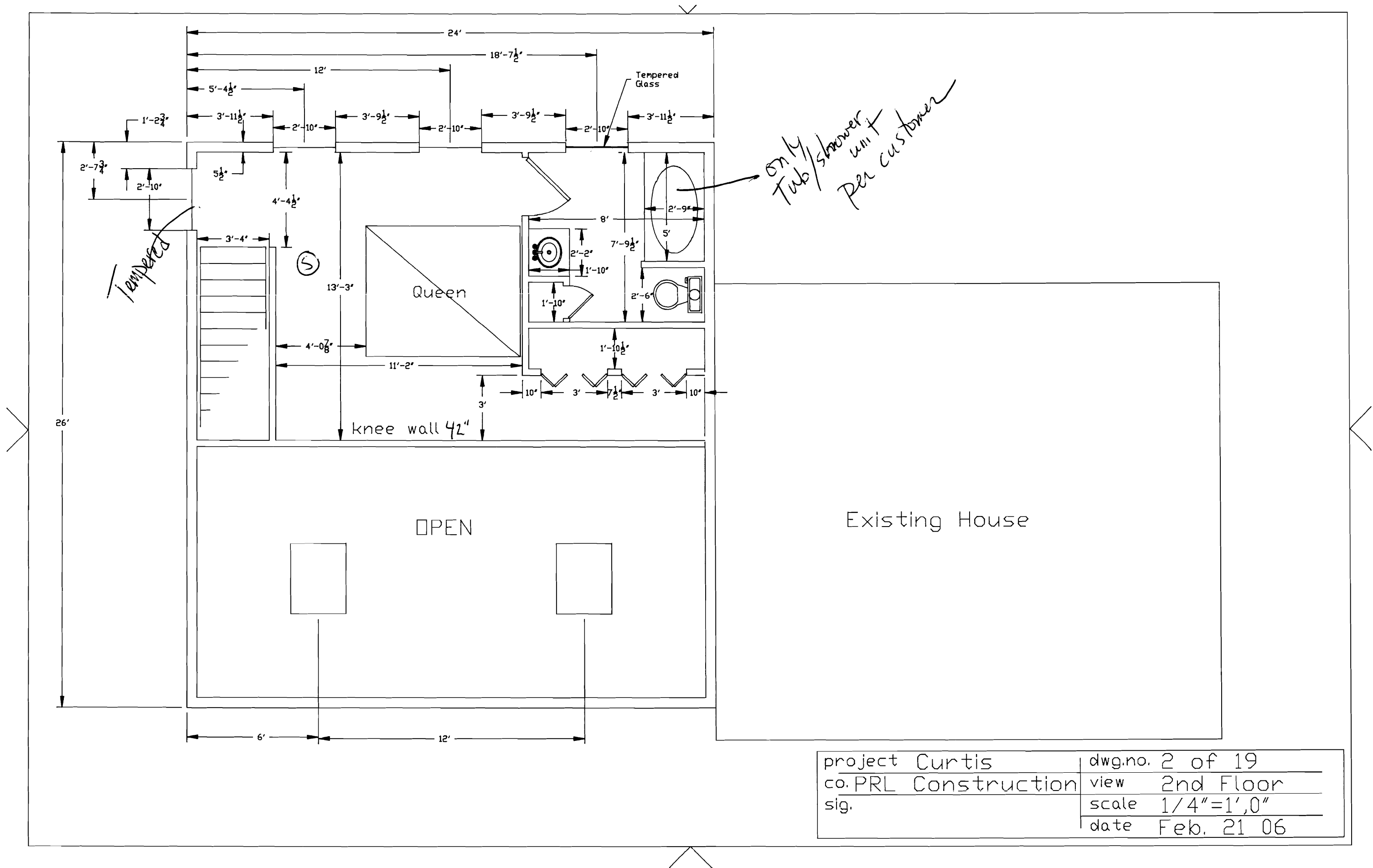
Gertrude Ave

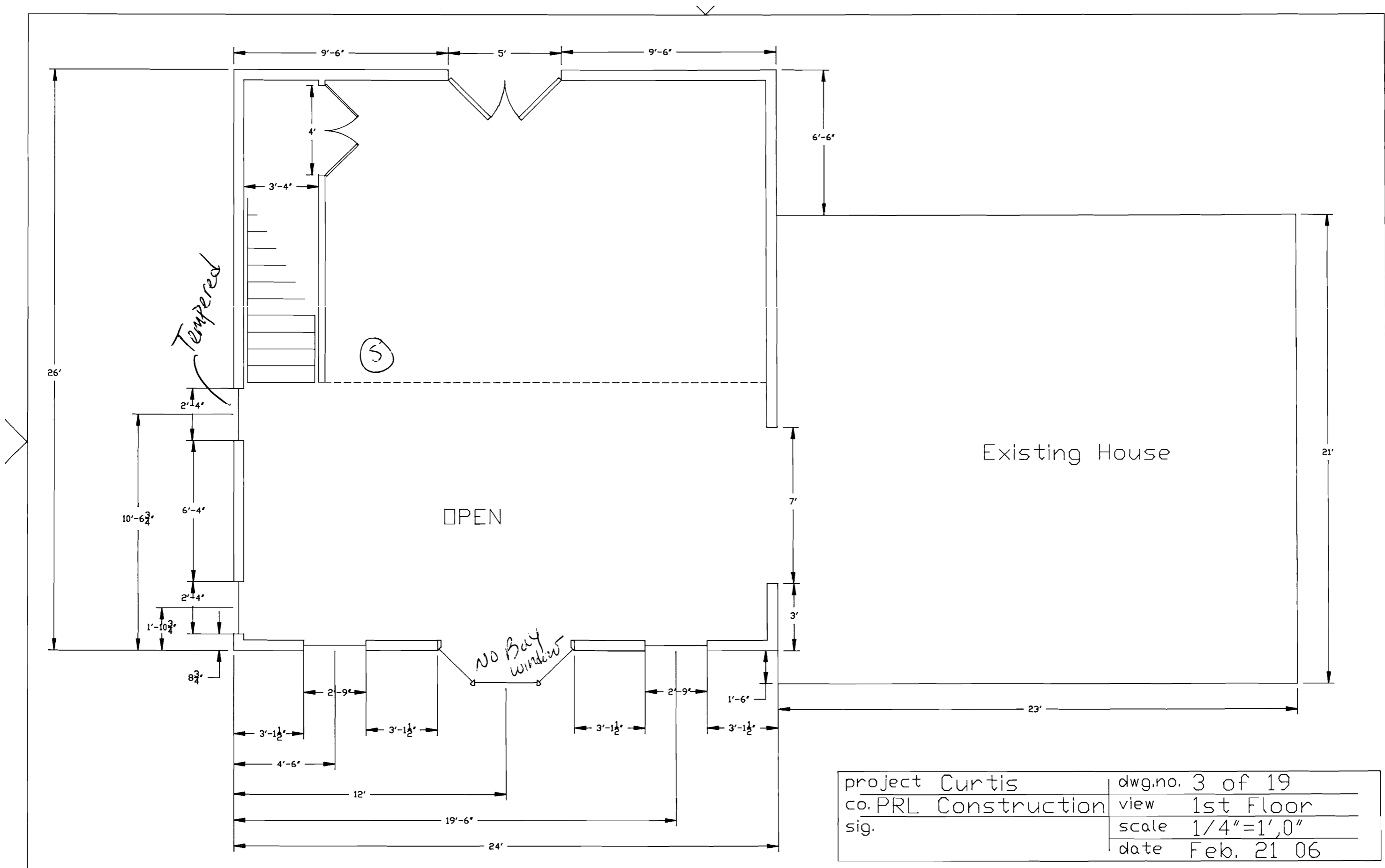
Pin

75'



project Curtis	dwg.no. 1 of 19
co. PRL Construction	view foundation
sig.	scale 1/4"=1',0"
	date Feb. 21 06





*Tempered*

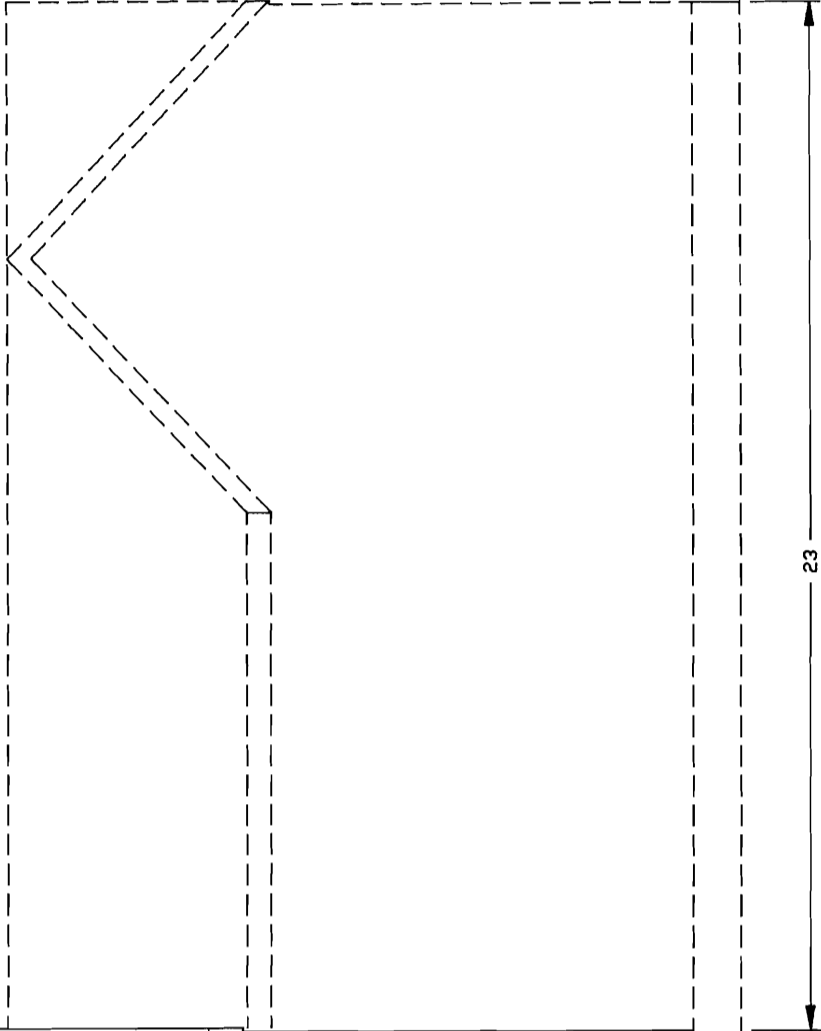
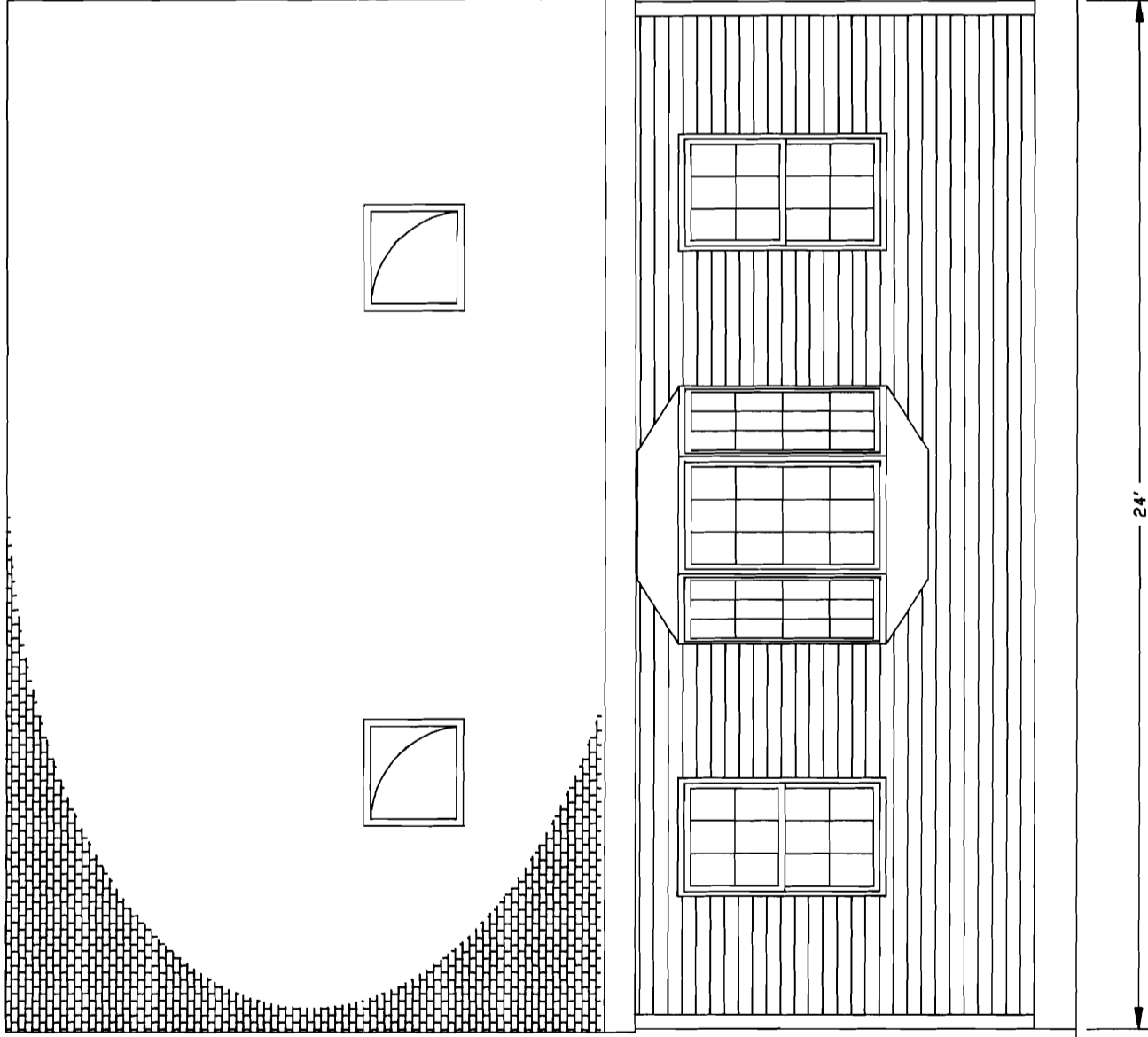
5

OPEN

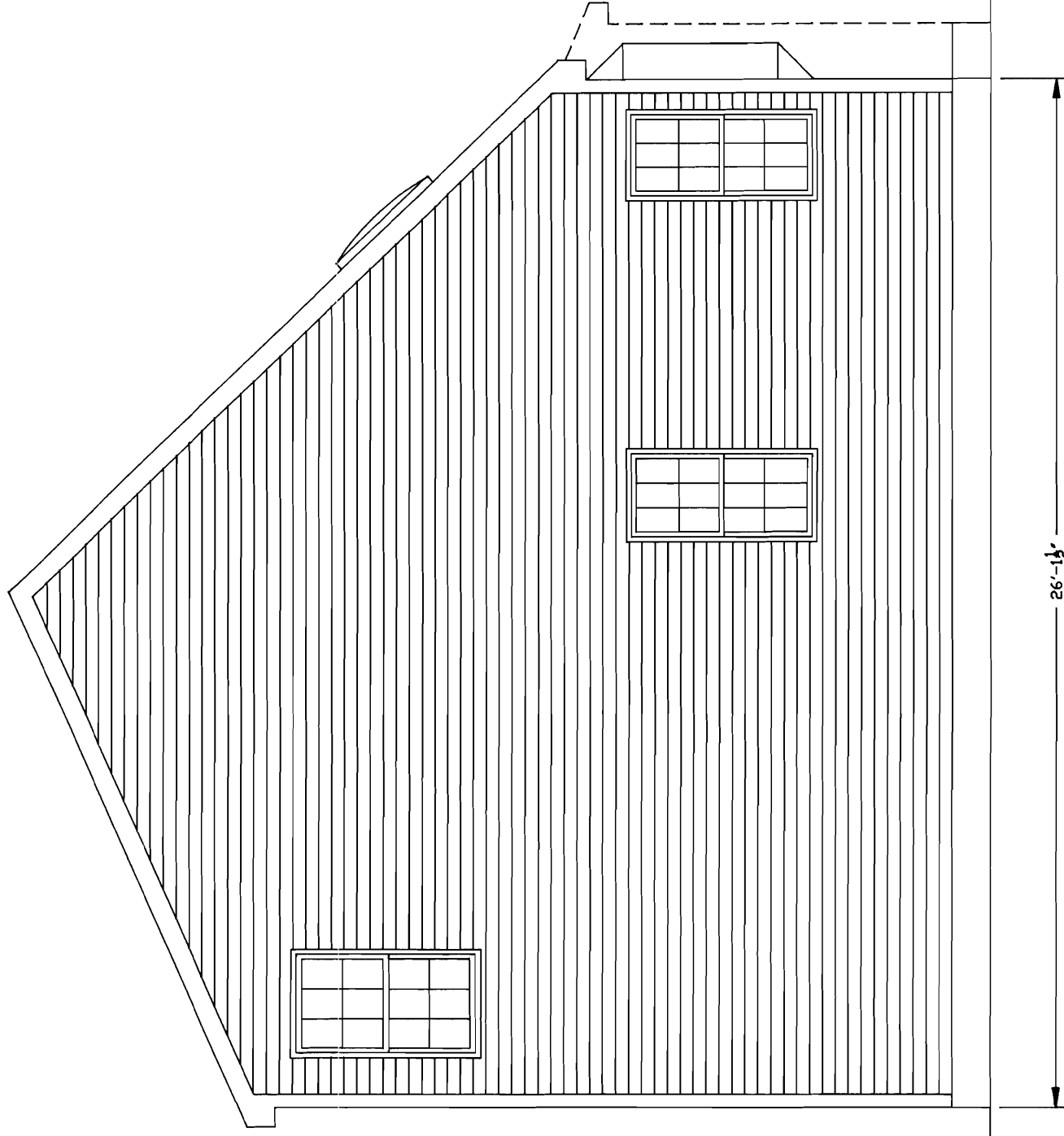
*NO Bay windows*

Existing House

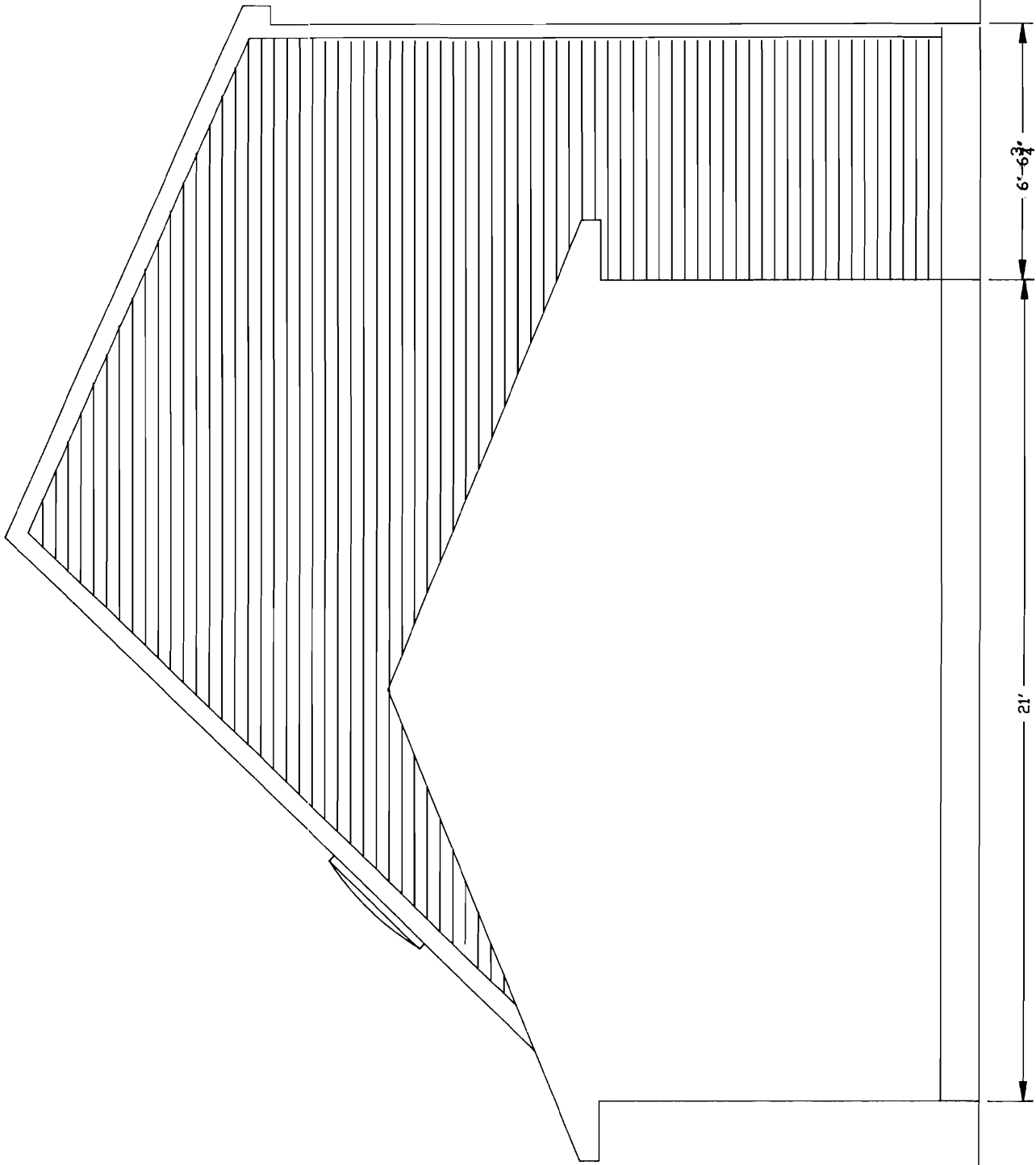
project Curtis	dwg.no. 3 of 19
co. PRL Construction	view 1st Floor
sig.	scale 1/4"=1',0"
	date Feb. 21 06



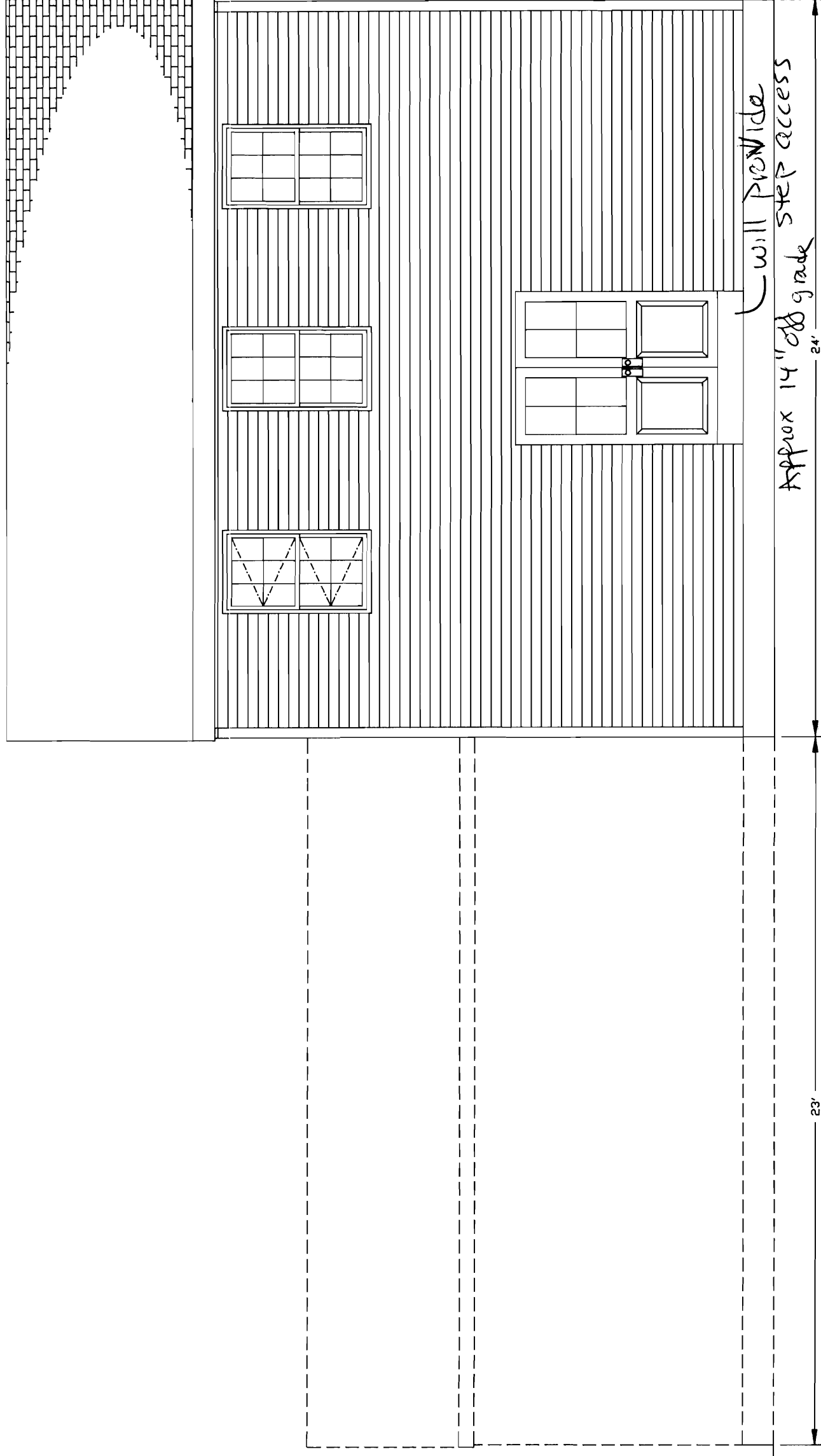
Project	Curtis	dwg.no.	4 of 19
co.	PRL Construction	view	Front Elev.
sig.		scale	1/4"=1',0"
		date	Feb. 21 06



project	Curtis	dwg.no.	5 of 19
co.	PRL Construction	view	Left Elev.
sig.		scale	1/4"=1',0"
		date	Feb. 21 06

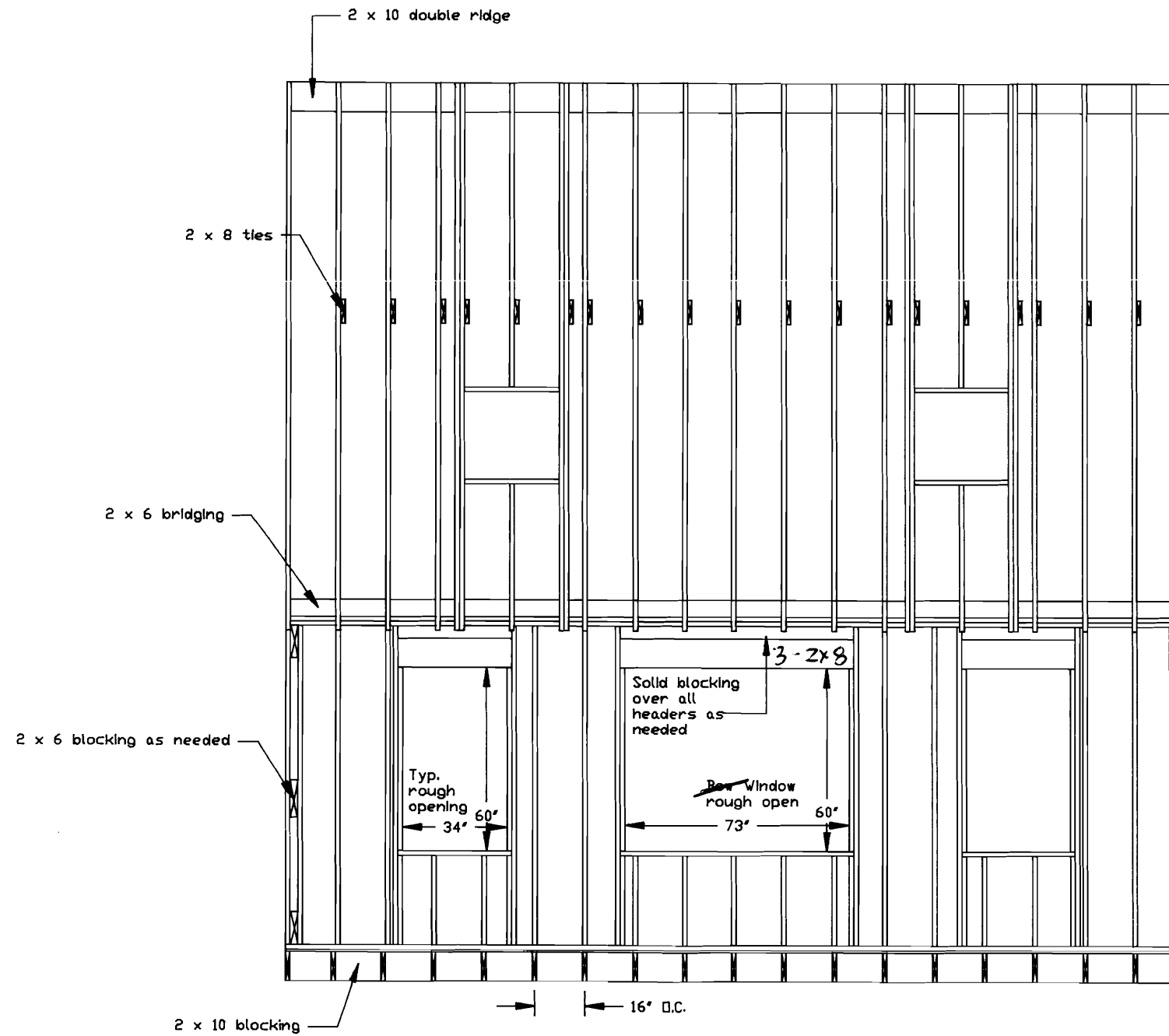


Project	Curtis	dwg.no.	6 of 19
co.	PRL Construction	view	Right Elev.
sig.		scale	1/4" = 1', 0"
		date	Feb. 21 06

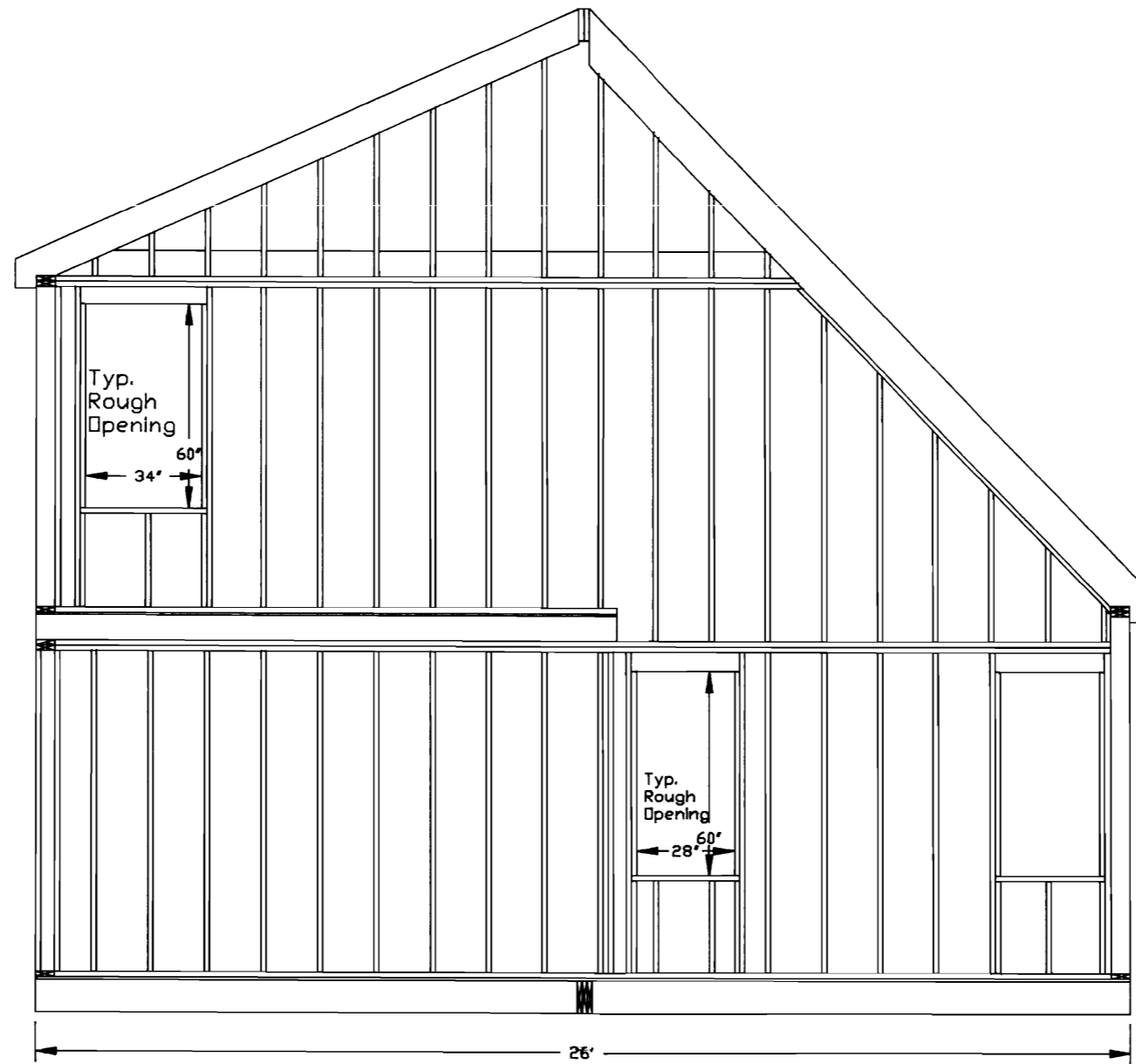


Project	Curtis	dwg.no.	7 of 19
co.	PRL Construction	view	Rear Elev.
sig.		scale	1/4" = 1', 0"
		date	Feb. 21 06

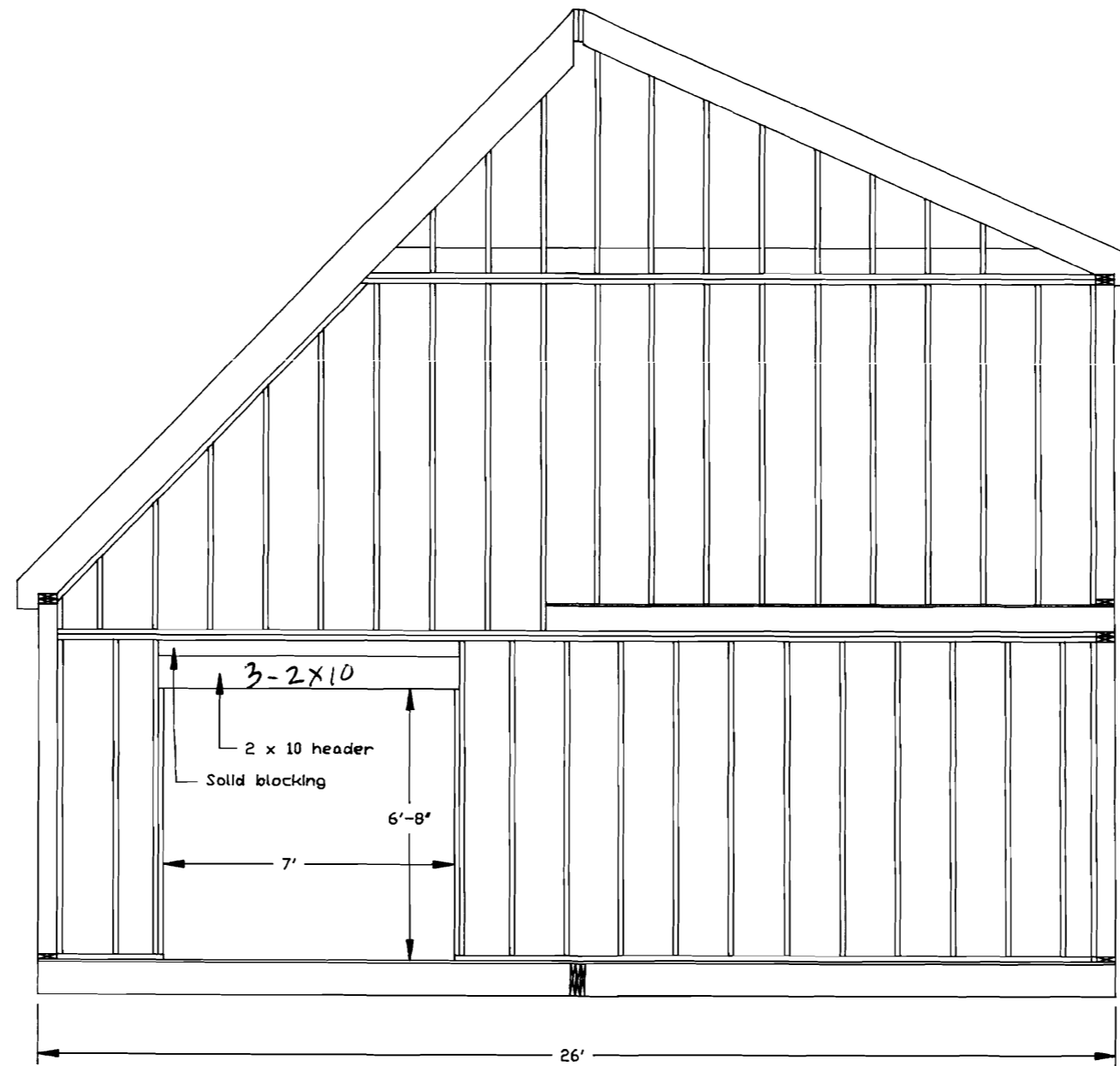




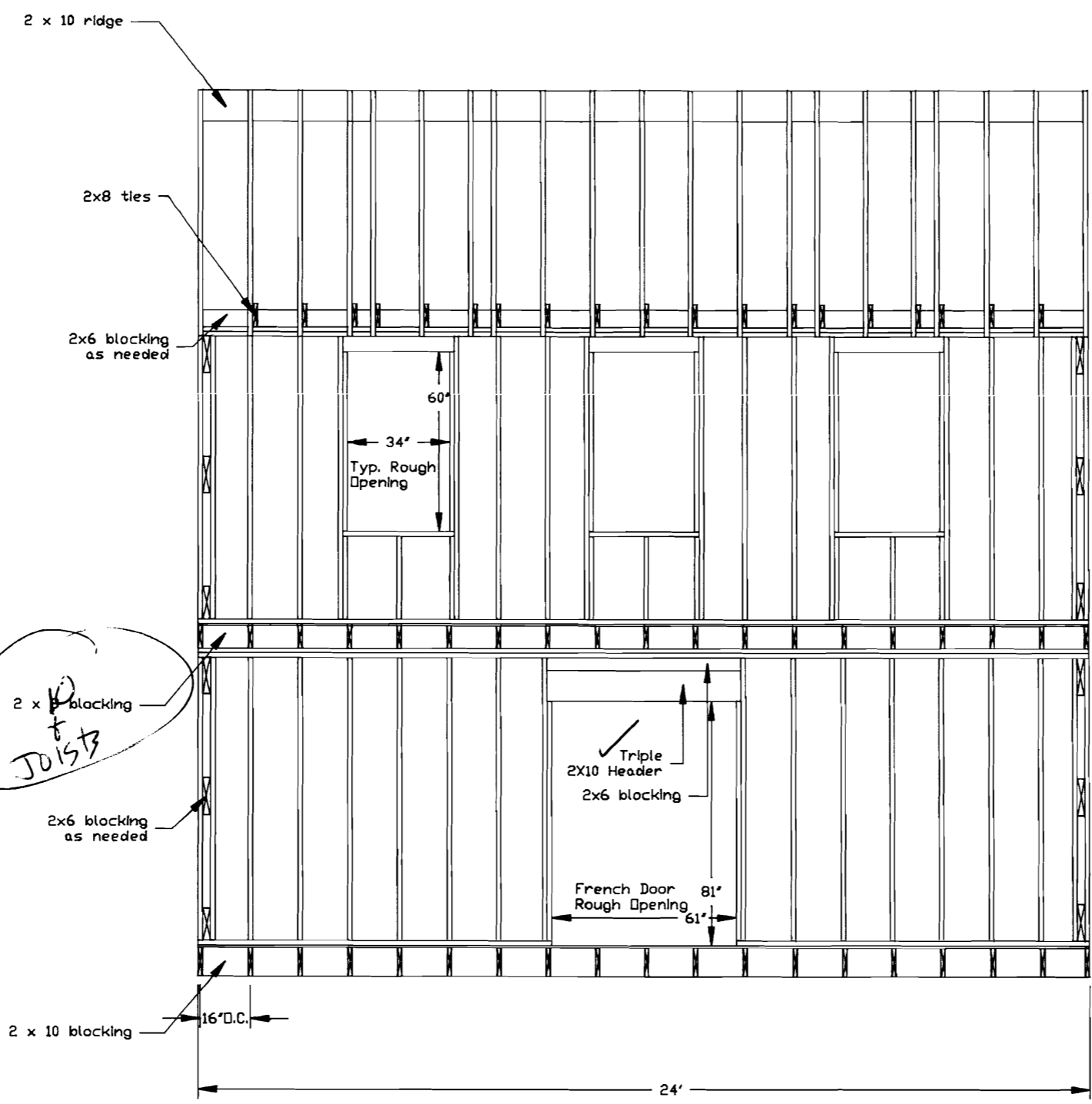
project Curtis	dwg.no. 8 of 19
co. PRL Construction	view Front Framing
sig.	scale 1/4"=1',0"
	date Feb. 21 06



project Curtis	dwg.no. 9 of 19
co. PRL Construction	view Left Framing
sig.	scale 1/4"=1',0"
	date FEb. 21 06

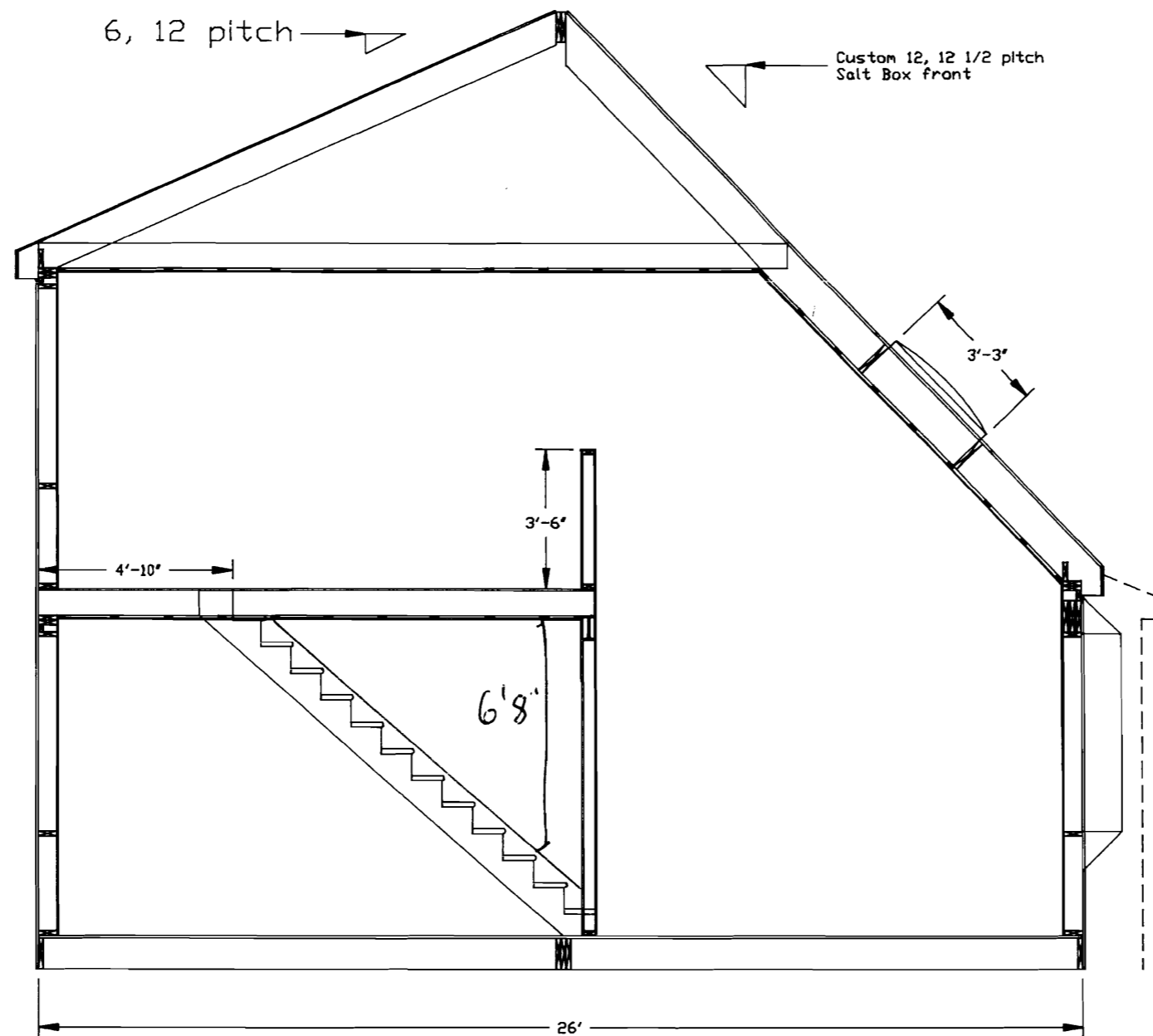


project Curtis	dwg.no. 10 of 19
co. PRL Construction	view Right Framing
sig.	scale 1/4"=1',0"
	date FEB. 21 06

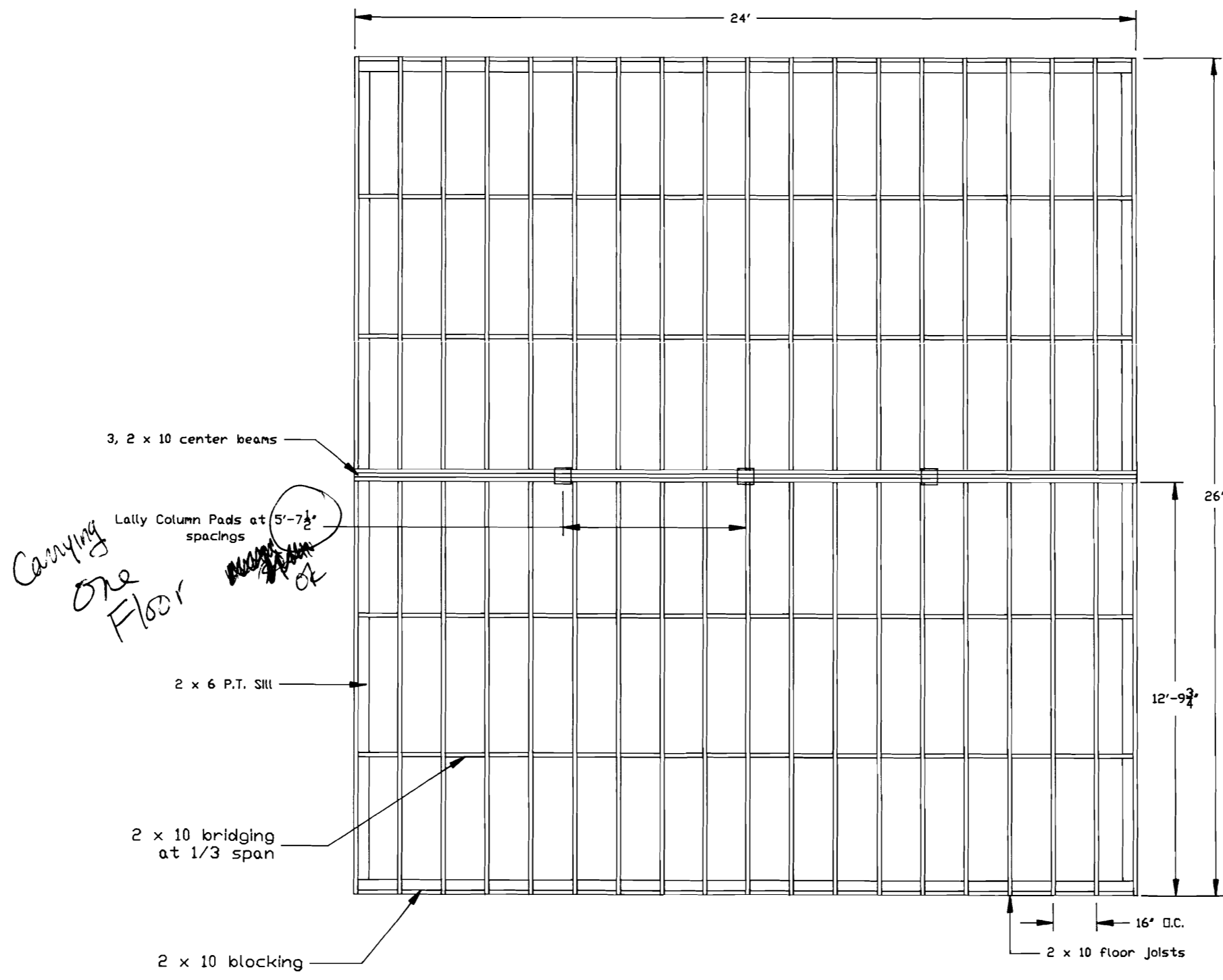


2 x 10 blocking  
+  
Joists

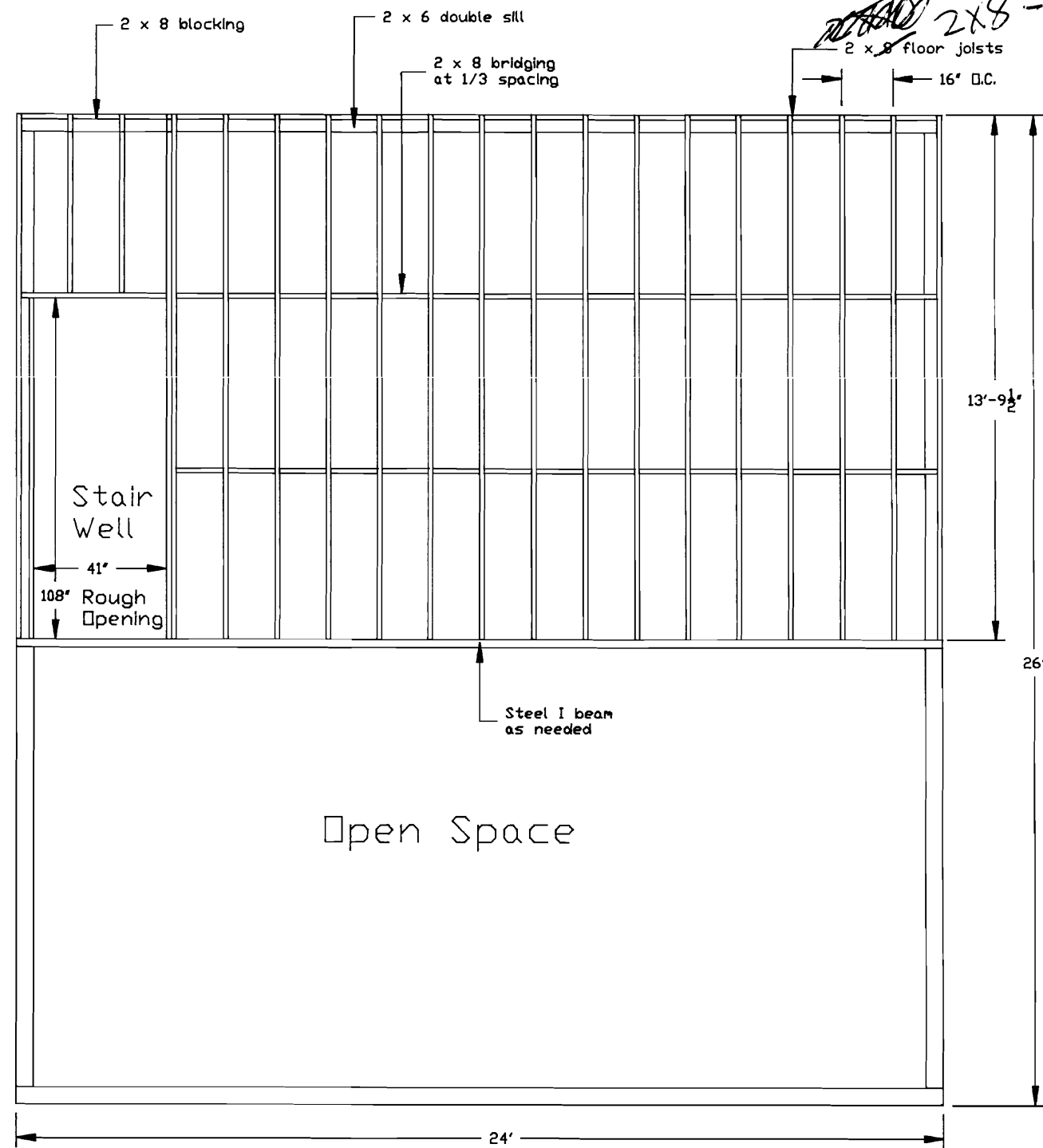
project Curtis	dwg.no. 11 of 19
co. PRL Construction	view Rear Framing
sig.	scale 1/4"=1',0"
	date Feb. 21 06



project Curtis	dwg.no. 12 of 19
co. PRL Construction	view Thru Side
sig.	scale 1/4"=1',0"
	date Feb. 21 06



project Curtis	dwg.no. 13 of 19
co. PRL Construction	view 1st Flr. framing
sig.	scale 1/4"=1',0"
	date Feb. 21 06



~~2x8~~ 2x8 @ 30lbs Floor load  
16' O.C.

project Curtis	dwg.no. 14 of 19
co. PRL Construction	view 2nd Flr. Framing
sig.	scale 1/4" = 1'-0"
	date Feb. 21 06

10 50lbs snow load

2x8 rafters rear slope

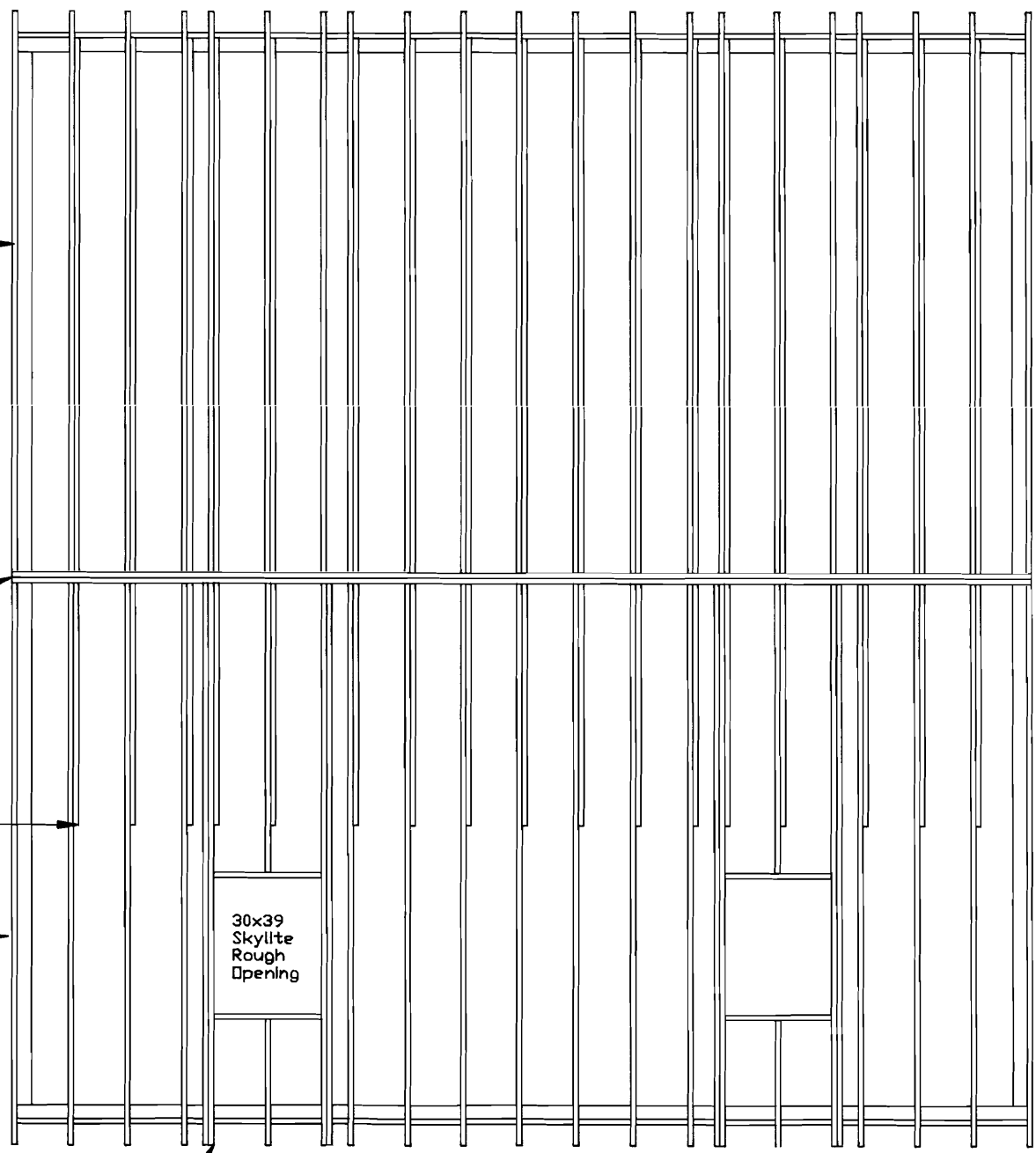
2x10 double ridge

2x8 ties

2x12 rafters front slope

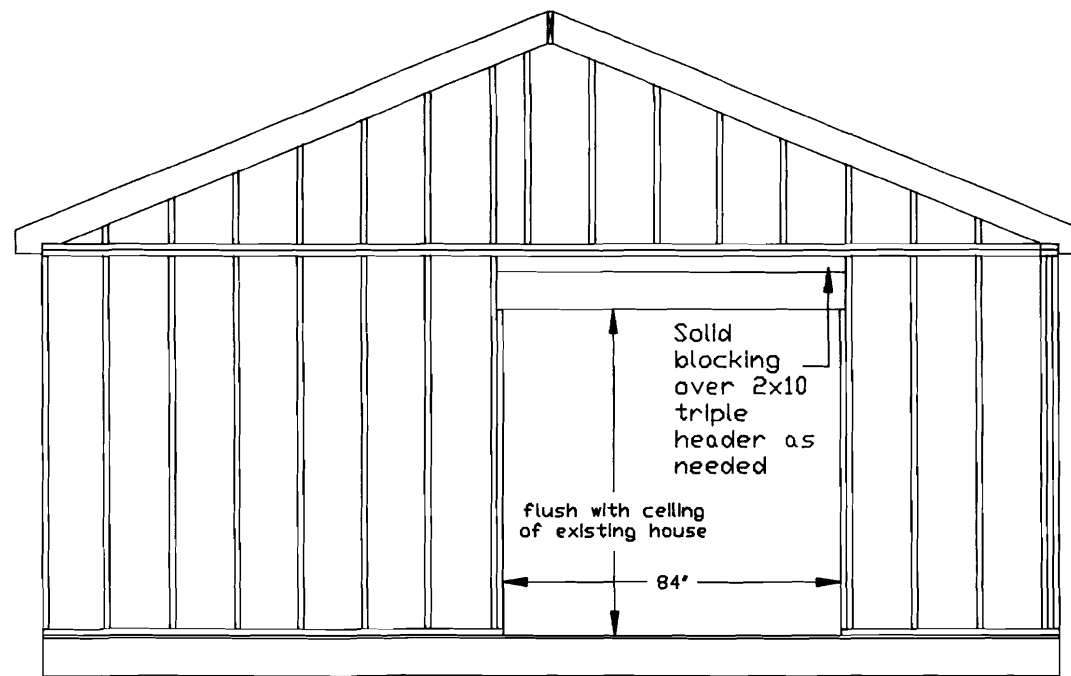
Double rafter at skylight

30x39  
Skylite  
Rough  
Opening

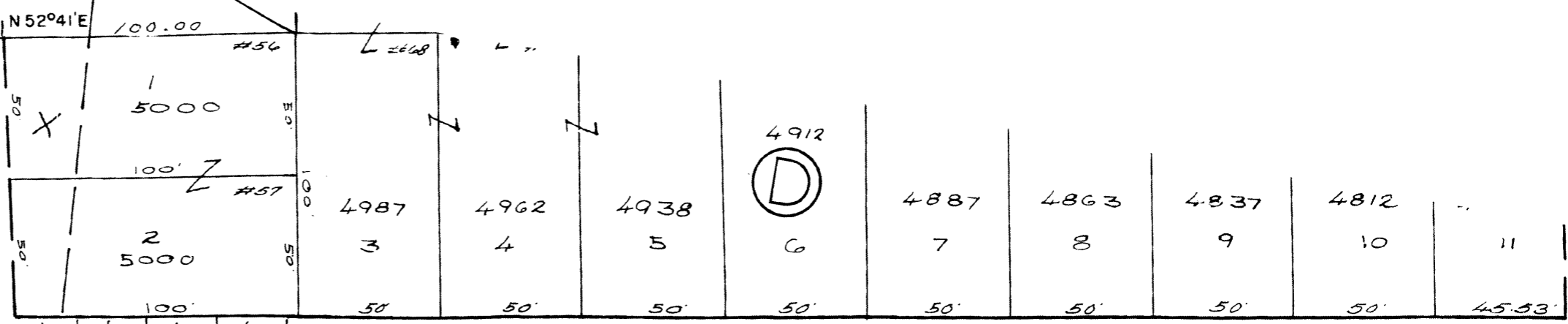
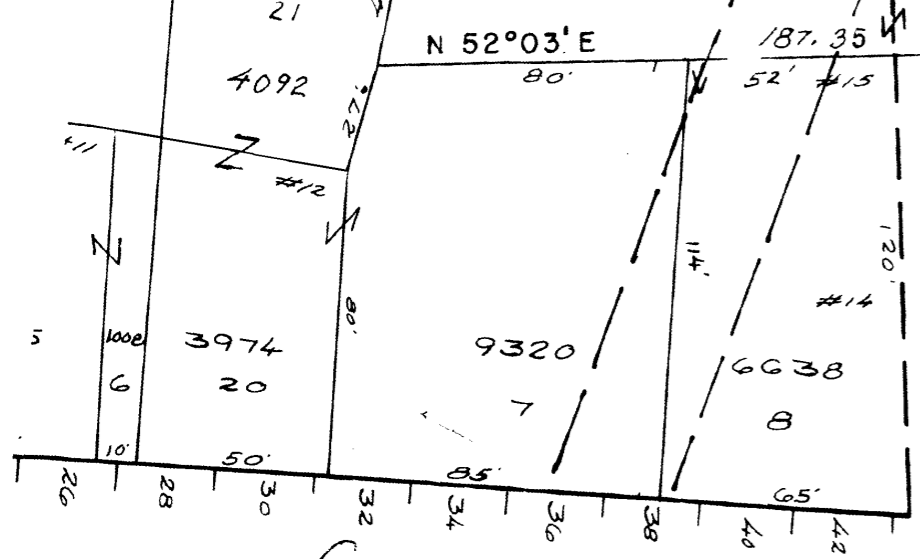


project Curtis	dwg.no. 15 of 19
co. PRL Construction	view roof framing
sig.	scale 1/4"=1',0"
	date Feb. 21 06





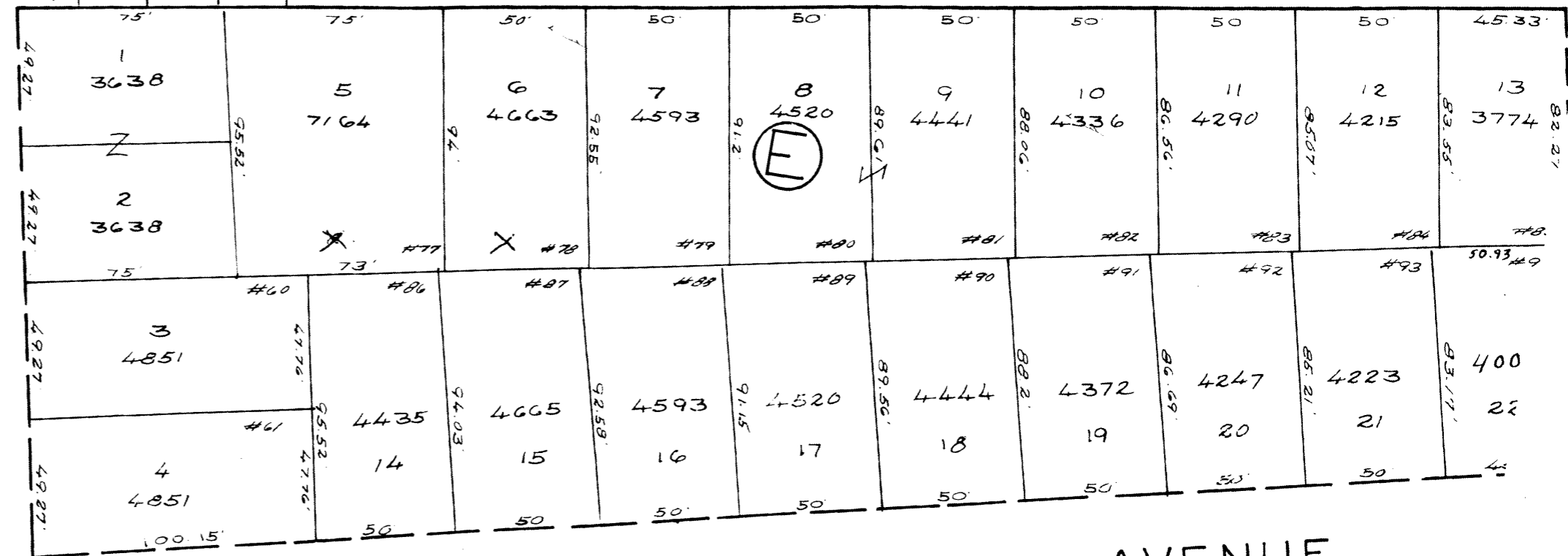
project Curtis	dwg.no. 16 of 19
co. PRL Construction	view Reconstruction
sig.	scale 1/4"=1',0"
	date Feb. 21 06



GERTRUDE

AVENUE

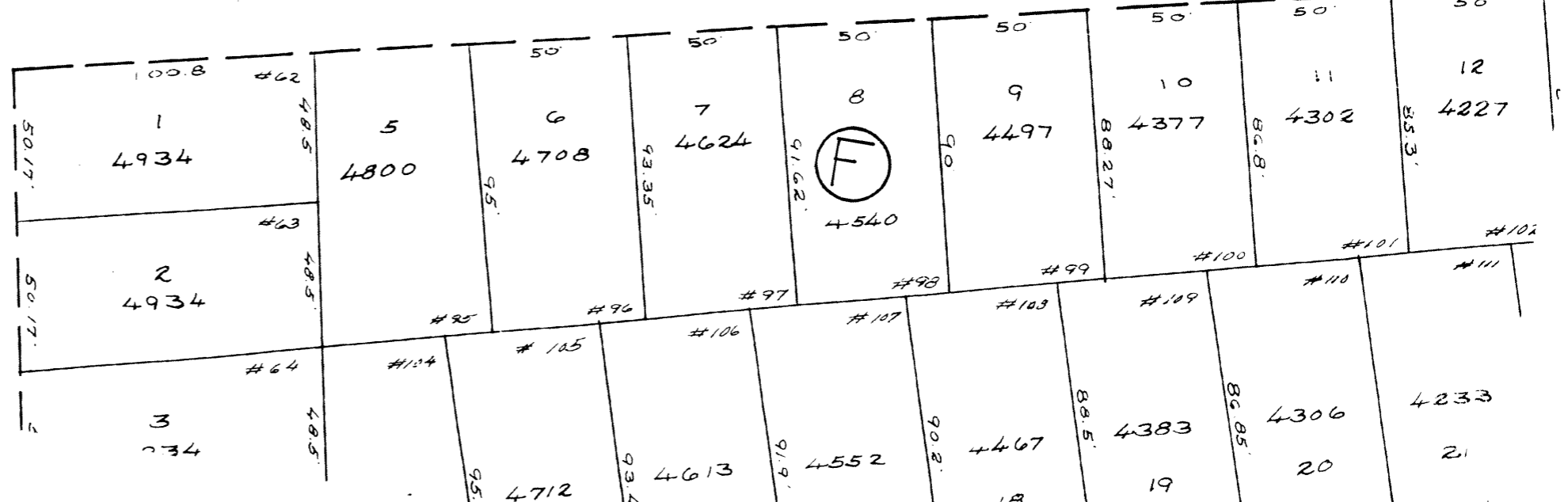
THURLLOW



AVENUE

LYON

AVENUE



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

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

<b>Permit No:</b> 06-0252	<b>Date Applied For:</b> 02/13/2006	<b>CBL:</b> 402 E005001
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<b>Location of Construction:</b> 59 GERTRUDE AVE	<b>Owner Name:</b> CURTIS PHILIP N TD VN VET	<b>Owner Address:</b> 59 GERTRUDE AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Leo Reny	<b>Contractor Address:</b> 32 Penn Ave Portland	<b>Phone</b> (207) 797-3589
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home/ add a 24" x 26" 2 story addition	<b>Proposed Project Description:</b> add a 24" x 26" 2 story addition
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<b>Dept:</b> Zoning	<b>Status:</b> Pending	<b>Reviewer:</b>	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				
<b>Dept:</b> Building	<b>Status:</b> Pending	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b>	<b>Ok to Issue:</b> <input type="checkbox"/>
<b>Note:</b>				

**Comments:**

2/27/2006-ldobson: Same Day scheduled w/ Jeannie, not able to issue due to front setback issue

3/6/2006-jmb: Spoke to both Joanne C. And Mr. Reny to clarify front setback requirement of 25' with no exceptions. They have the room, but don't want to move the structure back due to how it lines up with the existing house layout. They will discuss other options and may withdraw the application.

3/8/2006-GG: Contractor withdrew permit and requested refund. /gg



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

Feb. 22 2006

Received from Philip C. [unclear]  
 Location of Work 59 [unclear]

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

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

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

Other \_\_\_\_\_

CBL: H02-E 005

Check #: CC Total Collected \$ 291.00

**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

*[Handwritten signature]*