

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 100655

PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that COCHRAN CYNTHIA L / Alan Monroe
has permission to Construct second floor for home over existing porch
AT 17 HAMMOND ST CR 2012 E005001 City of Portland

JUN 25 2010

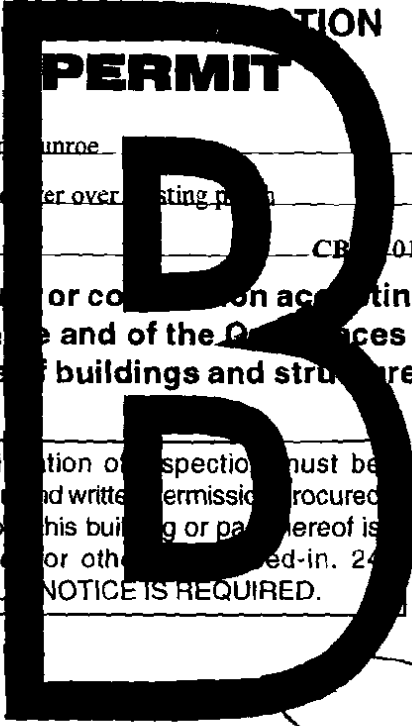
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in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



[Handwritten signature]



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-8 20 10

Received from

Alan Morse

Location of Work

7th Street St

Cost of Construction \$ _____

Building Fee: _____

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 310

Building (I1)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other _____

CBL: 12-8-5

Check #: 1747

Total Collected \$ 310

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

Taken by: S. J.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0655	Issue Date:	CBL: 012 E005001: 017
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Location of Construction: 17 HAMMOND ST	Owner Name: COCHRAN CYNTHIA L	Owner Address: 17 HAMMOND ST	Phone:
Business Name:	Contractor Name: Alan Munroe	Contractor Address: 277 Long Hill Road Sebago	Phone: 2077560436
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: Single Family Home	Proposed Use: Single Family Home - Construct second floor for home over over existing porch	Permit Fee: \$310.00	Cost of Work: \$310.00	CEO District: 1
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Proposed Project Description: Construct second floor for home over over existing porch	FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied INSPECTION: Use Group: R-3 Type: SB Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>
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Permit Taken By: Idobson	Date Applied For: 06/08/2010	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>USDA section 14-434(b)</i> <input type="checkbox"/> Flood Zone <i>USDA § 108 of allowable</i> <input type="checkbox"/> Subdivision <i>50% increase</i> <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with card check</i> Date: <i>6/14/10</i>	Zoning Appeal <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:	Historic Preservation <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 <i>ABM</i> Date:
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PERMIT ISSUED

JUN 25 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

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: 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/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.**

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0655	Date Applied For: 06/08/2010	CBL: 012 E005001
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Location of Construction: 17 HAMMOND ST	Owner Name: COCHRAN CYNTHIA L	Owner Address: 17 HAMMOND ST	Phone:
Business Name:	Contractor Name: Alan Munroe	Contractor Address: 277 Long Hill Road Sebago	Phone: (207) 756-0436
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Construct second floor over existing front porch	Proposed Project Description: Construct second floor over existing front porch
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<p>Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/11/2010</p> <p>Note: Using section 14-436(b), 80% is 778.4 sf, adding 68.97 sf which is 8.8% of allowable 80% increase. Ok to Issue: ✓</p> <p>1) Owner applied for a home occupation application on June 15, 2010 (permit #10-0698).</p> <p>2) This permit is being issued with the condition that the applicant must apply for a home occupation for her CPA office. When the home occupation permit and the certificate of occupancy are issued, this property shall remain a single family dwelling with a home occupation for a CPA. Any change of use shall require a separate permit application for review and approval.</p> <p>3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>
<p>Dept: Building Status: Approved with Conditions Reviewer: Tammy Munson Approval Date: 06/24/2010</p> <p>Note: Ok to Issue: ✓</p> <p>1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.</p> <p>2) 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.</p>

<p>Comments:</p> <p>6/10/2010-amachado: Could not get a hold of the owner. Spoke to Alan Munroe, contractor. The addition is for her office as a CPA. She needs to do a change of use for a home occupation.</p> <p>6/11/2010-amachado: Spoke to Cynthia Cochran. Told her that she needed to do a home occupation application. Emailed her the application.</p>

MAINE SUNWORKS
41 HAMMOND ST.
PORTLAND, MAINE 04101
207-828-1649

RESIDENTIAL CONSTRUCTION

LIST OF SPECIFICATIONS

CLIENT CINDY COCHRAN DATE 9-10-09
17 HAMMOND ST.
PORTLAND, MAINE 04101
207-773-0522

PROJECT 2ND FLOOR ADDITION FOR HOME OFFICE

DESCRIPTION EXPAND SMALL STORAGE ROOM ON 2ND FLOOR OUT
OVER EXSISTING MAIN ENTRY PORCH.
TO CREATE ENOUGH SPACE (134 sq.ft.) FOR A HOME
OFFICE .
ADDITION WILL REMAIN WITHIN THE FOOTPRINT OF
THE MAIN ENTRY PORCH.

CONSTRUCTION DETAILS - SEE DESIGN DRAWINGS

FOUNDATION NOTE : EXSISTING FRONT PORCH FOUNDATION IS
INSUFFICIENT TO SUPPORT LOAD OF NEW ADDITION.

2 Poured CONCRETE TUBE FOOTINGS TO FROST LINE
3- 4" STEEL LALLY COLUMNS TO SUPPORT NEW GIRTER
TO SPAN ENTIRE LENGTH OF EXSISTING ENTRY
PORCH.

*will be
steel
beam*

**EXSISTING
PORCH** NEW GIRTER TO SUPPORT ALL LOADS OF EXSISTING
PORCH AND NEW 2ND FLOOR ADDITION TO
FOUNDATION.
REINFORCE EXSISTING FLOOR JOIST TO HOUSE
REINFORCE PORCH WALL CORNERS FOR LOAD POINTS

**NEW 2ND FLOOR
ASSEMBLY** ESTABLISH FLOOR LEVEL CORRESPONDING TO
EXSISTING 2ND LEVEL FINISH FLOOR.
BUILD NEW FLOOR ASSEMBLY (2"X10" JOIST 16" o.c.)

PAGE 2 WITH TRIPLE RIM JOIST TO CANTILEVER OUT OVER
 MAIN ENTRY TO SUPPORT WALL LOADS(SEE DRAWING)
 INSULATE FLOOR /PORCH CEILING
 PORCH CEILING – STRAP,SHEETROCK,PAINT READY

WALL ASSEMBLY ALL NEW EXTERIOR WALLS OF 2X6 CONSTRUCTION
 16" o.c.
 SHEATHING – 1/2" ADVANTEC W/ AIR BARRIER
 INSULATION – CELLULOSE IN WALL CAVITY

WALL HEADER TO SUPPORT OPENING OF EXSISTING EXTERIOR WALL
 ALLOWING FOR ADDITION.
 A LVL HEADER TO BE INSTALLED TO SUPPORT
 EXSISTING MAIN HOUSE ROOF LOADS.
 VERTICAL POSTS INSTALLED AS INDICATED

HIP ROOF ASSEMBLY A 8 PITCH HIP ROOF CONSTRUCTED TO FOLLOW AND
 MATCH EXSISTING MAIN ROOF EAVE DETAIL SHOWING
 A 1X10 SOFFIT
 ROOF VENTING INTO EXSISTING MAIN ATTIC SPACE
 INSULATION- ADDITION CEILING INSULATED FROM
 ATTIC SPACE ABOVE WITH 14" LOOSE FILL CELLULOSE

EXTERIOR DETAILS

WINDOWS VINYL DOUBLE HUNG UNITS OF APPROPRIATE QUALITY
 TO MATCH APPROXIMATE EXSISTING WINDOWS ON
 MAIN HOUSE
 TO EGREE CODE ON HAMMOND ST. SIDE
 NEW VINYL SIDING & TRIM TO MATCH EXSISTING MAIN
 HOUSE
 ROOFING – ASPHALT SHINGLES TO MATCH MAIN
 HOUSE
 ICE&WATER SHIELD AT ALL VALLEY/EAVES

INTERIOR DETAILS

WALLS/CEILING INSULATION- DENSE PACK CELLULOSE(5 1/2" CAVITY)
 1/2" SHEETROCK PAINT READY
 BASEBOARD/TRIM TO MATCH EXSISTING

FLOORING MATCH EXSISTING MAPLE FLOOR SANDED & FINISHED

UTILITIES WORK ISSUED TO LICENSED CONTRACTORS ONLY

ELECTRICAL ALL OUTLETS ON WALLS AS INDICATED
CEILING LIGHT TO REMAIN AS LOCATED
SMOKE DETECTOR REQUIRED

HEATING MOVE EXSISTING RADIATOR
EXTEND RADIATOR FEED UNDER FLOOR TO
NEW LOCATION AS INDICATED



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>17 HAMMOND ST</u>		
Total Square Footage of Proposed Structure/Area <u>134 sq FT</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>12</u> Block# <u>E</u> Lot# <u>5</u>	Applicant *must be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone: <u>773-0522</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>CYNTHIA COCHRAN</u> Address <u>17 HAMMOND ST</u> City, State & Zip <u>PORTLAND, ME.</u>	Cost Of Work: \$ <u>29,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>310</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? _____ Proposed Specific use: <u>IN HOME OFFICE SPACE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT A SECOND FLOOR OFFICE SPACE ABOVE EXISTING PORCH</u>		
Contractor's name: <u>ALAN J. MUNROE</u> Address: <u>277 LONG HILL ROAD</u> City, State & Zip <u>SEBAGO, ME. 04029</u> Telephone: <u>756-0436</u> Who should we contact when the permit is ready: <u>ALAN MUNROE</u> Telephone: " " " Mailing address: <u>SAME AS ABOVE</u>		

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

RECEIVED

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: Alan J. Munroe **Dept. of Building Inspections**
City of Portland, Maine

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

SITE PLAN

17 HAMMOND ST.

2882 Sq. FT. - 12 E-WS

3437-12E-17

R-6

lot size 6269 ϕ

front 10' coverage - 3' given

side - 10' - 3' given - 6' to porch

land area per du - 1000 ϕ

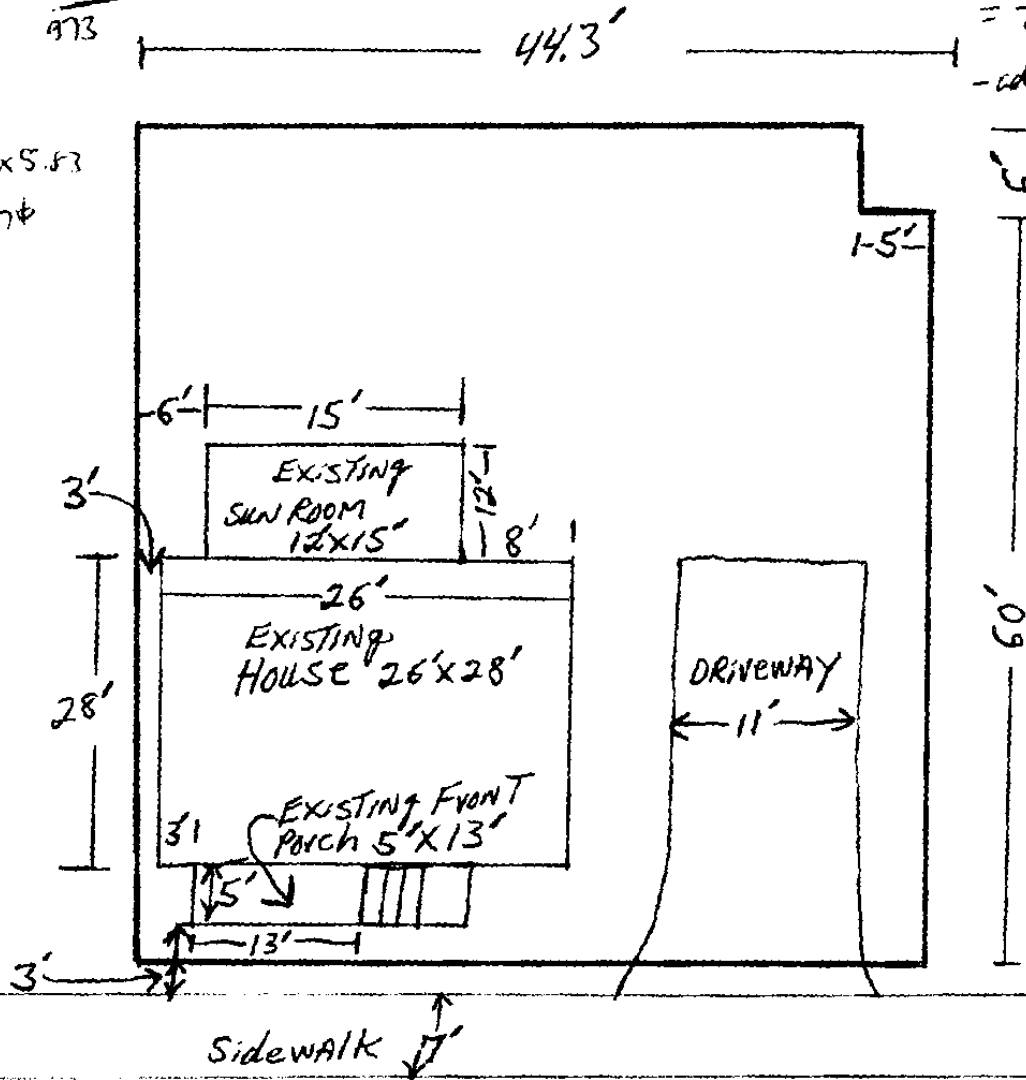
*Using section 14-436(b)
 - meets land area per du
 - not meet setback
 80% of footprint
 = 778.4 ϕ

- adding 68.97 ϕ

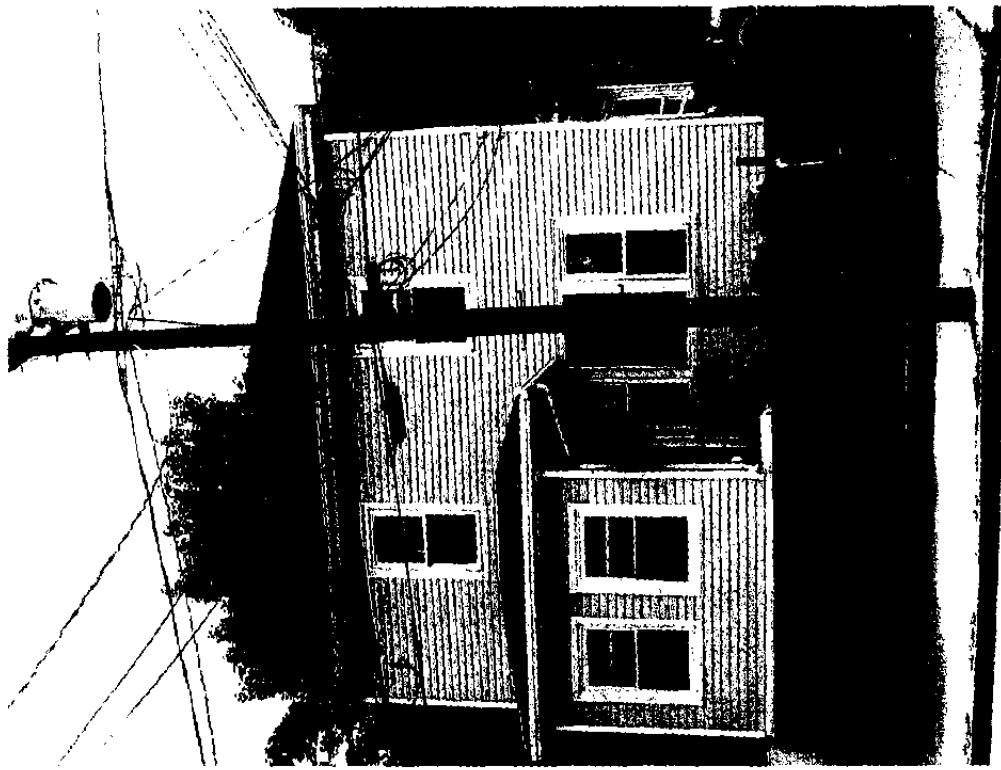
= 847.37 ϕ

Footprint = 26' x 28' = 728
 12 x 15 = 180
 5 x 13 = 65
 973

new story - 11.83 x 5.53
 = 68.97 ϕ

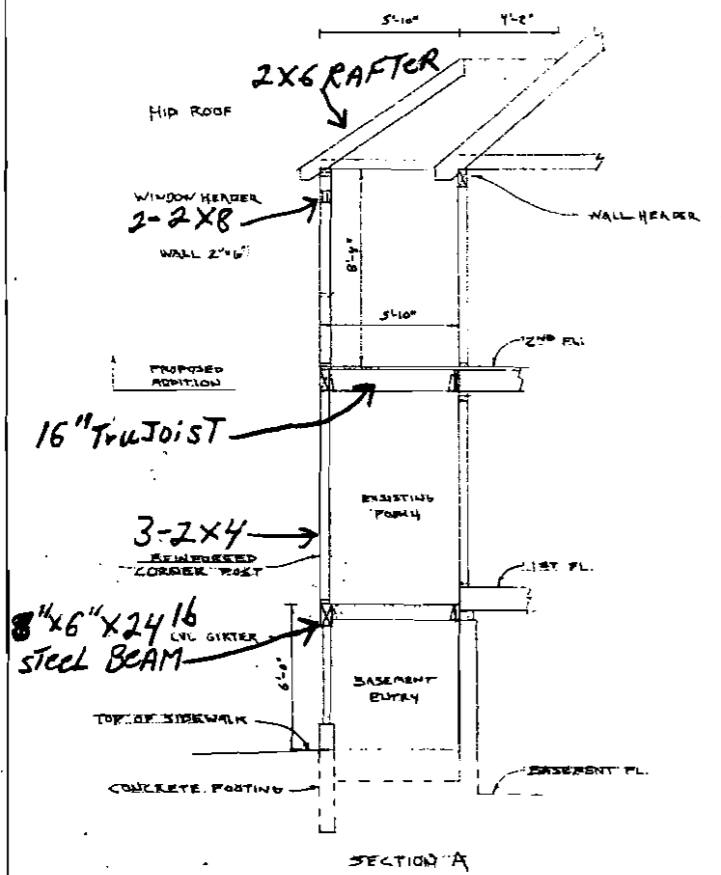


HAMMOND ST.

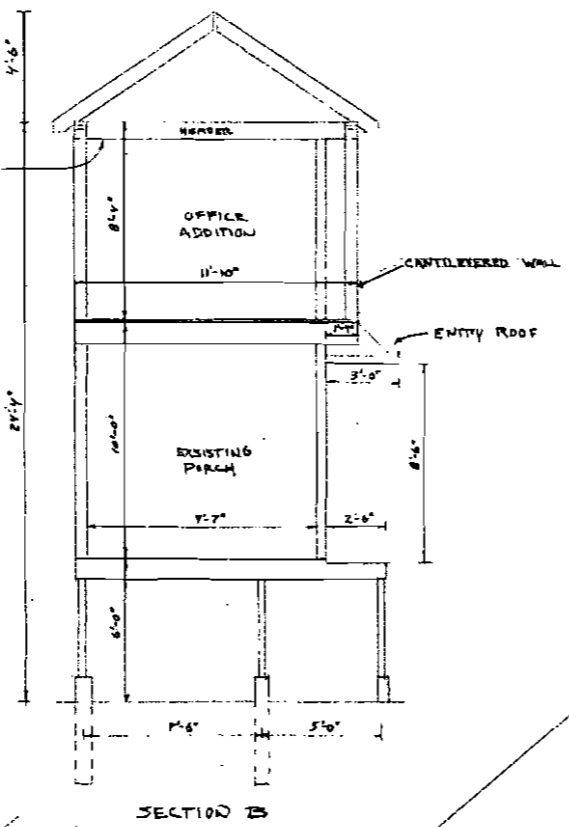


EXISTING
17 HAMMOND ST
PORTLAND

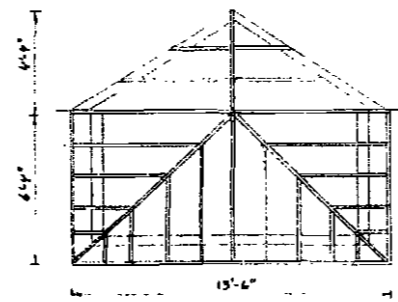




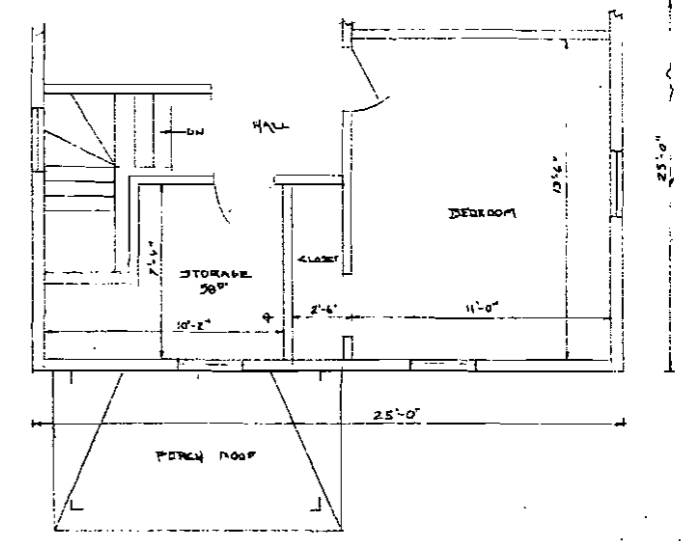
SECTION A



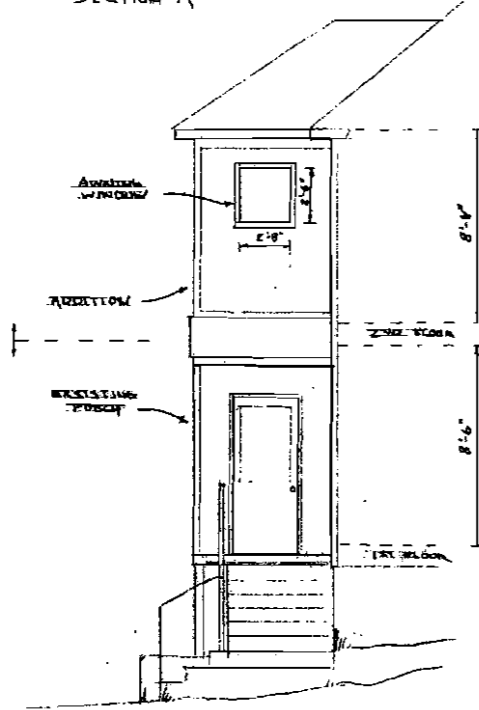
SECTION B



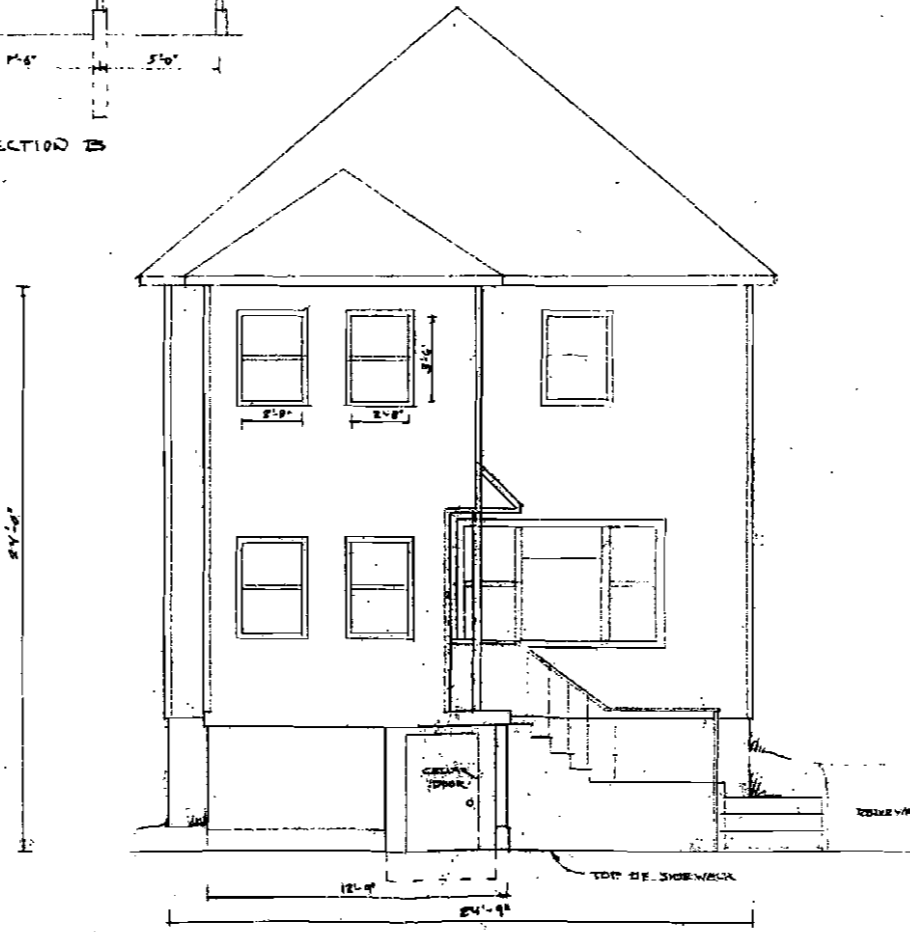
HIP ROOF ASSEMBLY



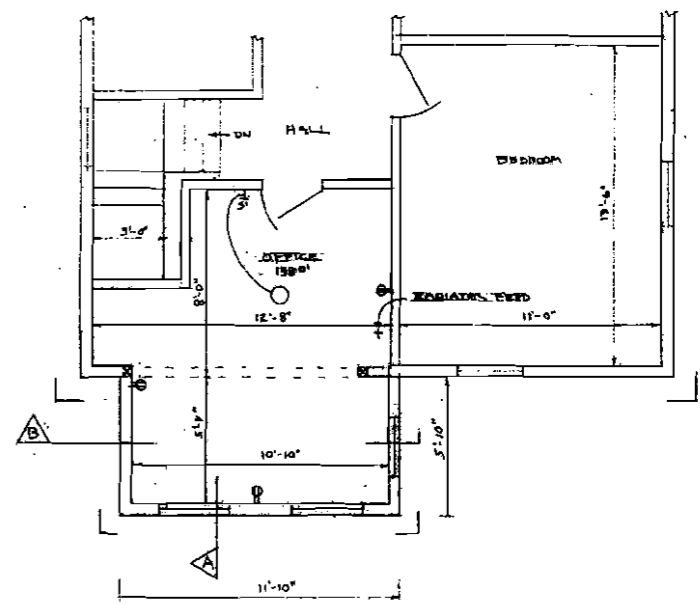
EXISTING 2ND FLOOR PLAN



SIDE ELEVATION



17 HAMMOND ST. ELEVATION



2ND FLOOR PLAN w/ ADDITION

CINDY COCHRAN 17 HAMMOND ST. PORTLAND, MAINE 04101	ADDITION PLANS	MAINE SUNWORKS 41 HAMMOND ST. PORTLAND, MAINE 04101 C. FLANAGAN 207-828-1649	SCALE 1/8" = 1'-0"	SHEET
			DATE	1 OF 2
			7.28.09	9.10.09