

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU **PERMIT** IATION

Permit Number: 081565

This is to certify that CANNING KEITH M & MARCEL GARCIA TRADING JTS/CO

has permission to replacing/ adding sunroom and 1st floor addition above sunroom

AT 126 HERSEY ST

CP 128 J033001

CITY OF PORTLAND

provided that the person or persons, firm or corporation accounting 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 HOURS 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

12/22/08 *Chet J. NA*  
 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

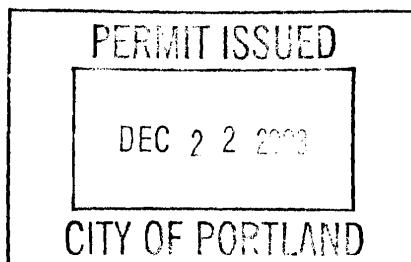
Permit No: 08-1565	Issue Date: 12/22/08	CBL: 128 J033001
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Location of Construction: 126 HERSEY ST	Owner Name: CANNING KEITH M & MARIA I	Owner Address: 126 HERSEY ST	Phone:
Business Name:	Contractor Name: Gilbert Miller	Contractor Address: 326 MacGrath Road Wilton	Phone: 2076453162
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - replacing/ adding sunroom and 2nd floor addition above sunroom <i>Connected to permit 08-1453</i>	Permit Fee: \$220.00	Cost of Work: \$20,000.00	CEO District: 4
Proposed Project Description: replacing/ adding sunroom and 2nd floor addition above sunroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature: <i>CLM 12/22/08</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 12/18/2008	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <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: _____	<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: _____	<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 <i>ABM</i> Date: _____
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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

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

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

Permit No: 08-1565	Date Applied For: 12/18/2008	CBL: 128 J033001
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<b>Location of Construction:</b> 126 HERSEY ST	<b>Owner Name:</b> CANNING KEITH M & MARIA I	<b>Owner Address:</b> 126 HERSEY ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Gilbert Miller	<b>Contractor Address:</b> 326 MacGrath Road Wilton	<b>Phone:</b> (207) 645-3162
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Additions - Dwellings	

<b>Proposed Use:</b> Single Family Home - replacing/ adding sunroom and 2nd floor addition above sunroom (connected to permit #08-1453)	<b>Proposed Project Description:</b> replacing/ adding sunroom and 2nd floor addition above sunroom
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 12/18/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Chris Hanson	<b>Approval Date:</b> 12/22/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Fastener schedule per the IRC 2003			
2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level			
3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. 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)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

Maria B.  
Signature of Applicant/Designee

12/22/08  
Date

Gayle Weston  
Signature of Inspections Official

12/22/08  
Date



# 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>126 Hersey St. Portland 04103</u>		
Total Square Footage of Proposed Structure/Area <u>231 x 2 = 462 sq. ft.</u>	Square Footage of Lot <u>9044</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>128</u> Block# <u>J</u> Lot# <u>33</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Maria and Keith Canning</u> Address <u>126 Hersey St</u> City, State & Zip <u>Portland Me 04103</u>	Telephone: <u>(207) 761-7298</u> <u>(207) 329-1883 (cell)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>same</u> Address City, State & Zip	Cost Of Work: \$ <u>51,900</u> <u>20,000</u> C of O Fee: \$ Total Fee: \$ <u>25,100</u>
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>replacing/adding sunroom and 2nd floor addition above sunroom</u>		
Contractor's name: <u>Gilbert Miller</u> Address: <u>326 McGrath Road</u> City, State & Zip <u>Wilton, Me 04294</u> Telephone: <u>(207) 645 3162</u> Who should we contact when the permit is ready: <u>Maria Canning</u> Telephone: <u>(207) 761-7298</u> Mailing address: <u>126 Hersey St. Portland Me 04103</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](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 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: Maria G. Date: 12/17/08

This is not a permit, you may not commence ANY work until the permit is issue

DEC 18 2008

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# Residential Additions / Alterations Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at [www.portlandmaine.gov](http://www.portlandmaine.gov), in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

## One (1) complete set of construction drawings must include:

- Cross sections w/framing details
- Floor plans and elevations existing & proposed
- Detail removal of all partitions & any new structural beams
- Detail any new walls or permanent partitions
- Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- Window and door schedules *(need appropriate size for bedroom access)*
- Foundation plans w/required drainage and damp proofing (if applicable) *ex. st. y.*
- Detail egress requirements and fire separation/sound transmission ratings (if applicable) *walls - R-19*
- Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEBC 2003 *ceiling - R-38*
- Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- Reduced plans or electronic files in pdf format are also required if original plans are larger than 11" x 17"
- Proof of ownership is required if it is inconsistent with the assessors records

Separate permits are required for internal & external plumbing, HVAC, and electrical installations.

If there are any additions to the footprint or volume of the structure, any new or rebuilt structures or, accessory detached structures a plot plan is required. A plot must include:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines. Structures include decks, porches; bow windows, cantilever sections and roof overhangs, sheds, pools, garages and any other accessory structures must be shown with dimensions if not to scale.
- Location and dimensions of parking areas and driveways
- A change of use may require a site plan exemption application to be filed.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

Applicant: Keith & Maria Canning

Date: 12/18/08

Address: 126 Hersey St.

C-B-L: 12P-J-033

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1941

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - rebuild sun porch & add second floor. (21x11)

Sevage Disposal - City

Lot Street Frontage -

Front Yard - 25' min - 30' sided OK

Rear Yard - 25' min - 34' sided OK

Side Yard - 2 story - 14' min - 25' sided OK

Projections -

Width of Lot -

Height - 35' max -

Lot Area - 6500<sup>±</sup> - 9044<sup>±</sup>

Lot Coverage/ Impervious Surface -

Area per Family - 6500<sup>±</sup> OK

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

12-18-08

**Specifications for Canning sunroom project:**

1. Due to rot and termite damage, entire existing structure needed to be demolished and removed.
2. Newly framed walls are 2"x6" KD spruce framed 16" o.c.
3. 1/2" advantech exterior sheathing.
4. R-19 fiberglass insulation in all exterior walls with interior plastic vapor barrier and tyvek housewrap on exterior.
5. Exterior siding to be 3/4" pine trim and MDO paneling (painted white).
6. 2"x10" KD spruce second floor joists framed 16" o.c. with 3/4" advantech plywood subfloor.
7. 2"x8" KD spruce roof rafters and ceiling joists framed 16" o.c.
8. 5/8" advantech roof sheathing, ice+water shield and 30 year arch. Asphalt shingles on roof.
9. R-38 fiberglass insulation in ceiling
10. 11 new windows and 1 door on 1<sup>st</sup> floor. 12 new windows on 2<sup>nd</sup> floor.



# Maine Custom Kitchens

326 McGrath Road  
Wilton, Maine 04294

Phone 207-645-3162 Fax 207-645-3163

## ESTIMATE

12-9-08

Maria Canning

Sun room renovation

Windows and door	\$14,000.00
Materials	\$16,000.00
Labor	\$12,300.00
Flooring	\$2,200.00
Electrical	\$1,400.00
Heating (radiant)	\$4,200.00
Painting: Interior	\$2,400.00
Exterior	\$3,000.00
Fireplace insert	\$2,400.00
Plumbing(tub/labor)	\$2,000.00

Total cost \$59,900.00

- 4200.00 } heating 6,600  
- 2400.00 }  

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53,300

1,400

\$ 51,900

electrical

20,300 difference

MAINE CUSTOM KITCHENS  
326 Magrath Rd.  
Wilton, Maine 04294  
207-645-3162

Maria Canning  
Sunroom renovation  
1st floor plan  
Existing and proposed

[12-18-08]

Room 1

Not To Scale

#2  
262

211

#1  
132

#3  
132

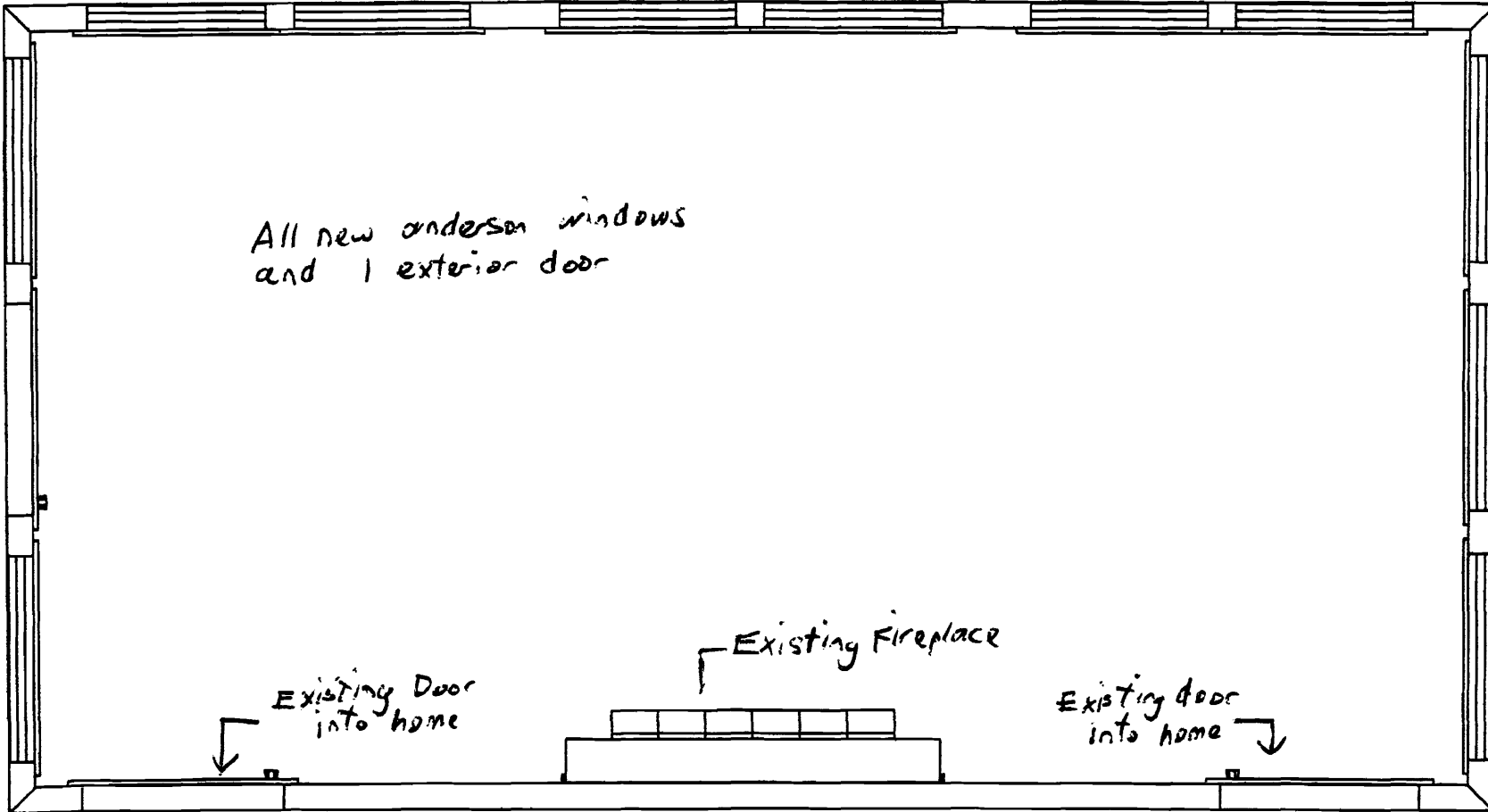
All new anderson windows  
and 1 exterior door

Existing Fireplace

Existing Door  
into home

Existing door  
into home

#4  
262



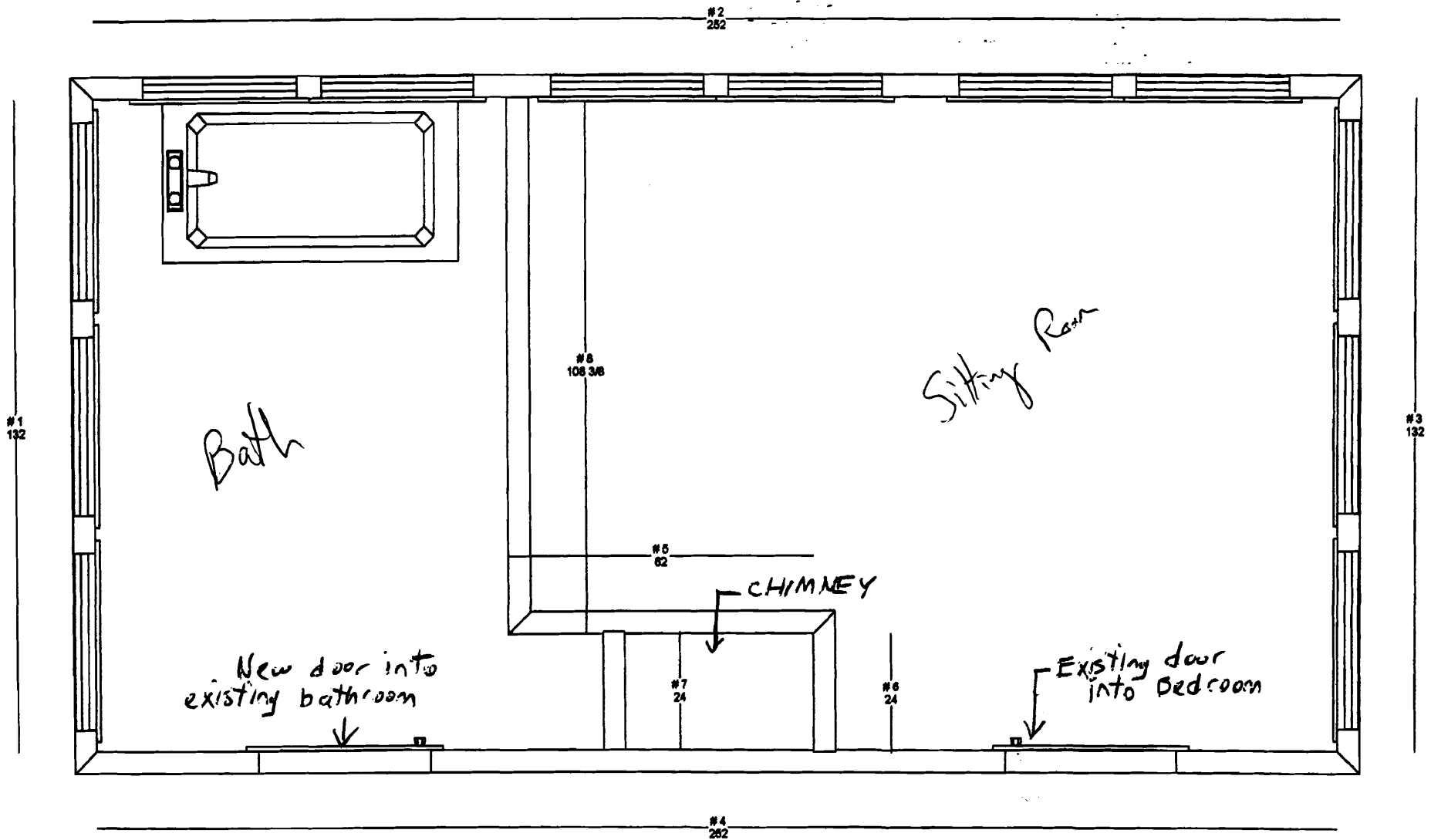
MAINE CUSTOM KITCHENS  
326 Magrath Rd.  
Wilton, Maine 04294  
207-645-3162

Maria Canning  
Sunroom renovation  
2nd floor plan  
Proposed

[12-18-08]

Room 1

Not To Scale

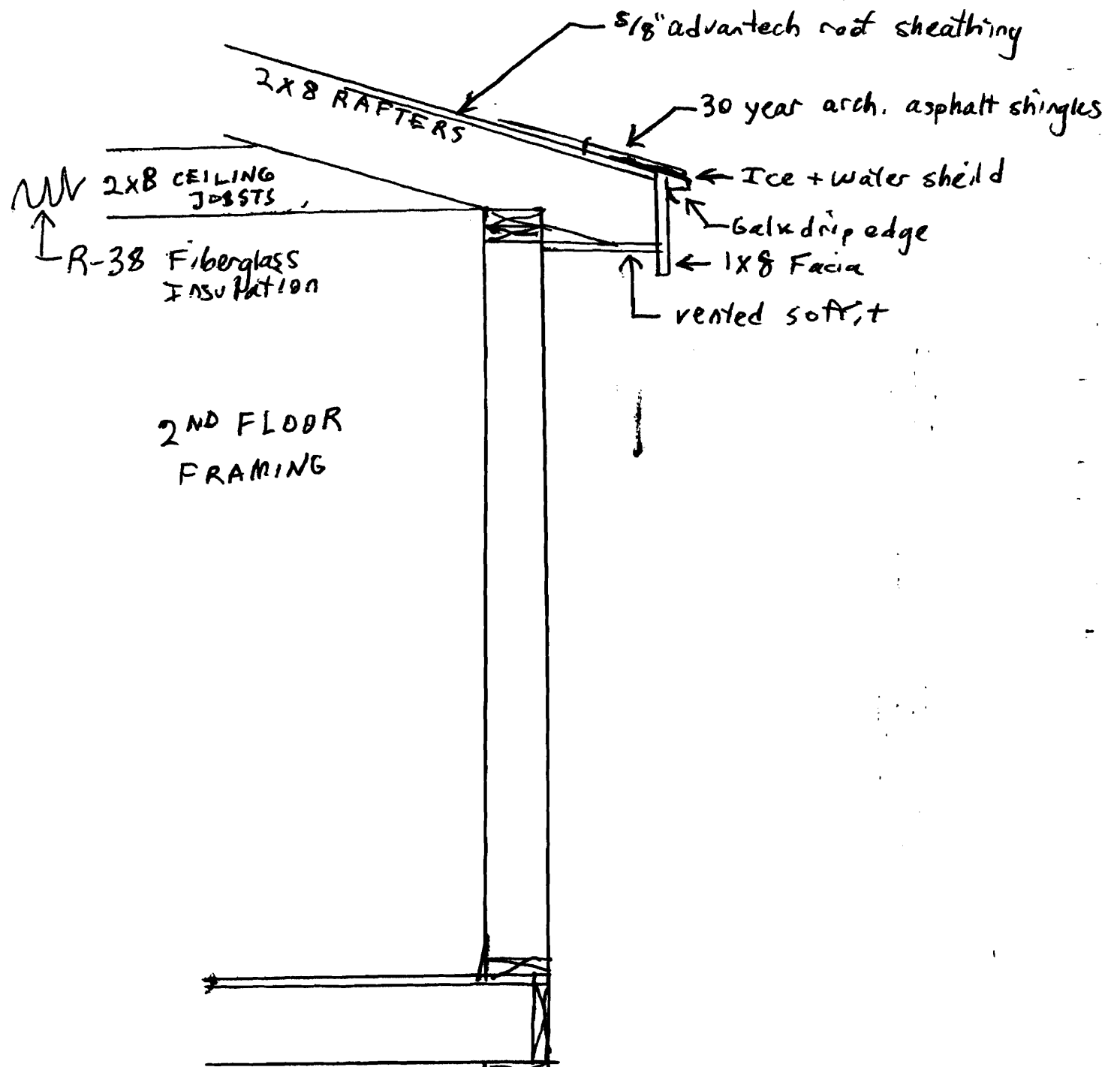


# Maine Custom Kitchens

326 McGrath Road  
Wilton, Maine 04294

Phone 207-645-8162 Fax 207-645-8168

Canning Sunroom Page 2

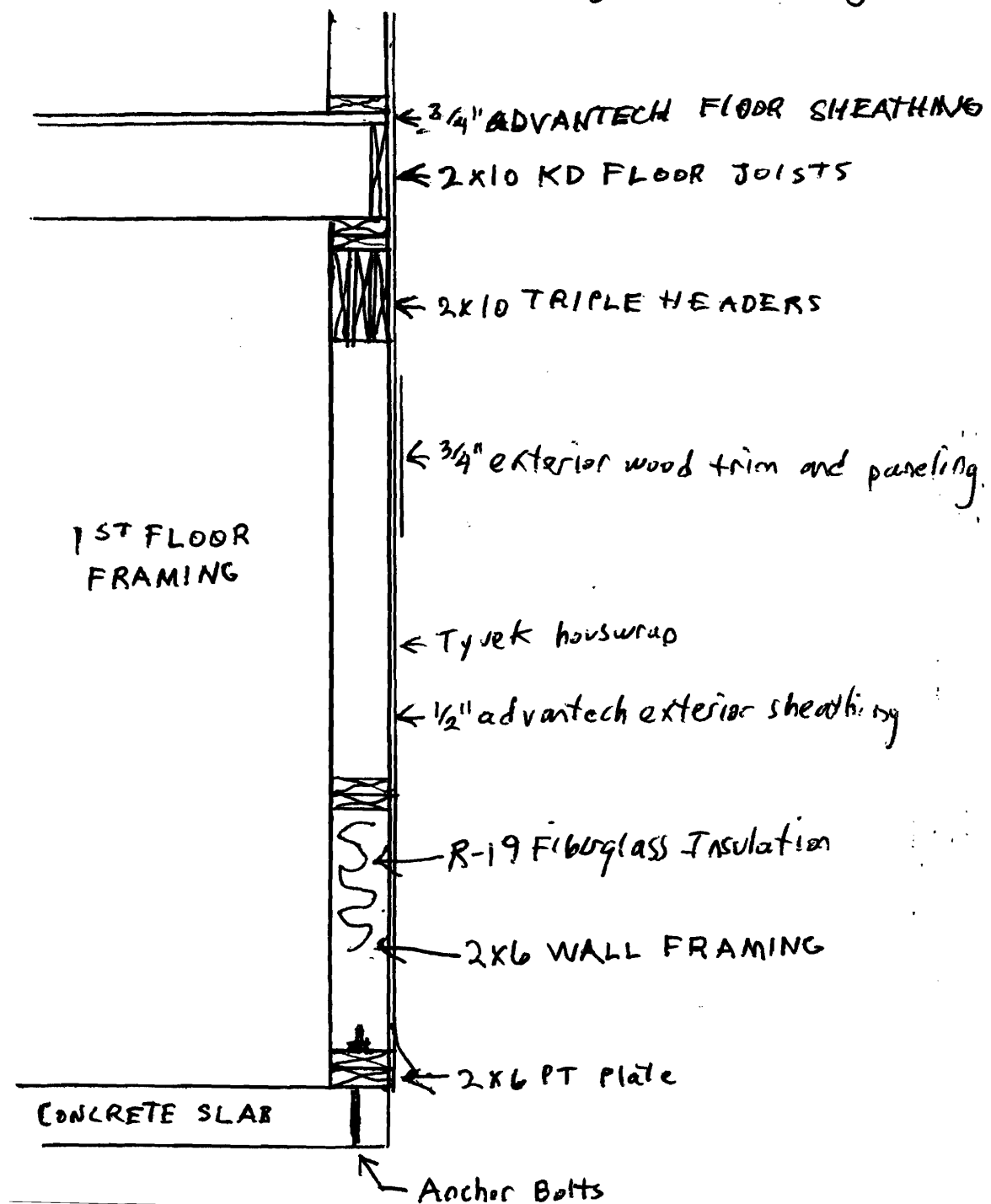


# Maine Custom Kitchens

326 McGrath Road  
Wilton, Maine 04294

Phone 207-645-3162 Fax 207-645-3168

Canning Sunroom Page 1



MAINE CUSTOM KITCHENS  
326 Magrath Rd.  
Wilton, Maine 04294  
207-645-3162

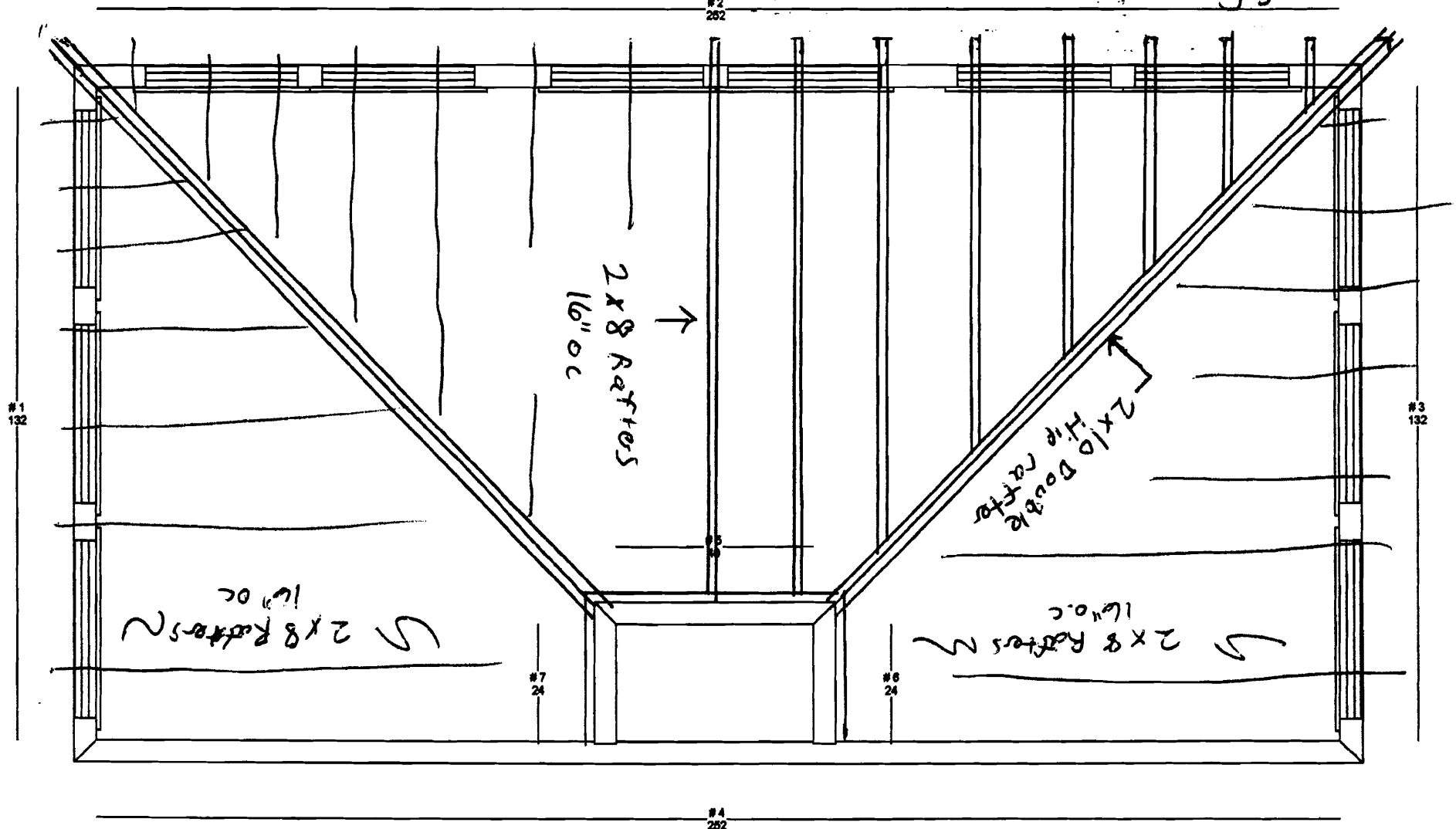
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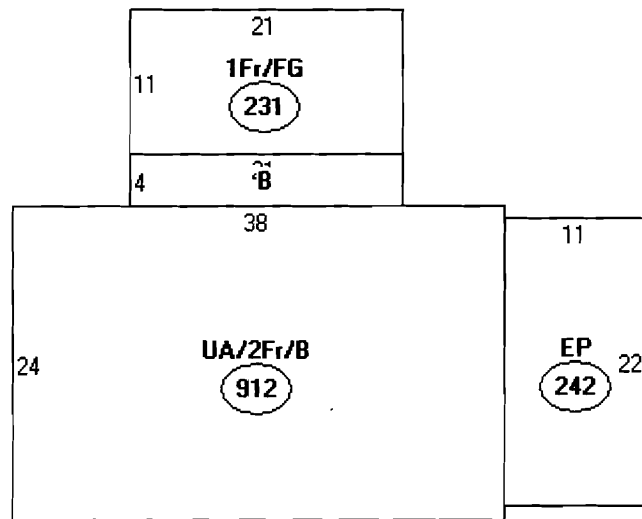
[12-18-08]

Room 1

Not To Scale

RAFTER DETAIL (All new framing)  
with 2x8 collar tie/ceiling joists 16" o.c.





Descriptor/Area

A: UA/2Fr/B  
912 sqft

B: 1Fr/B  
84 sqft

C: 1Fr/FG  
231 sqft

D: EP  
242 sqft







Insert Line

