

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

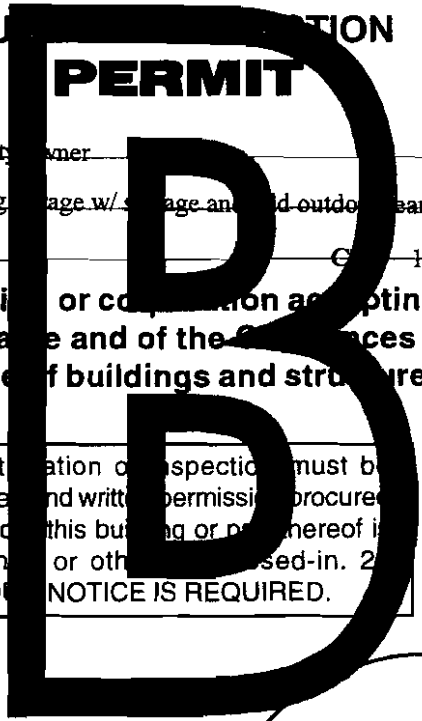
Permit Number: 100826
PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that MCGUIRE TERRIE /property owner
has permission to add second story over existing garage w/ storage and old outdoor lean-to on garage for tools

AT 12 CRANSTON ST City of Portland Permit No. 169-B011001 AUG 19 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 altered or otherwise used-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 _____

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: 10-0826 Issue Date: CBL: 169 B011001, 12, 13, 14, 15

Location of Construction: 12 CRANSTON ST	Owner Name: MCGUIRE TERRI E	Owner Address: 12 CRANSTON ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-5

Past Use: Single Family Home	Proposed Use: Single Family Home - add second story over existing garage w/ storage and add outdoor lean-to on garage for tools	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 4
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Proposed Project Description:
add second story over existing garage w/ storage and add outdoor lean-to on garage for tools (12m-16 8'x23') *bonus room*

FIRE DEPT: Approved Denied
 INSPECTION: Use Group: R-3 Type: JTB
 Signature: *[Signature]* Signature: *[Signature]*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: Date:

Permit Taken By: Idobson	Date Applied For: 07/12/2010	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 <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 7/14/10 <i>Agm</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 Date: <i>ARM</i>
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PERMIT ISSUED
 AUG 19 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.

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

Final inspection required at completion of work.

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.

PERMIT ISSUED

AUG 19 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0826	Date Applied For: 07/12/2010	CBL: 169 B011001
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Location of Construction: 12 CRANSTON ST	Owner Name: MCGUIRE TERRI E	Owner Address: 12 CRANSTON ST	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - add second story over existing garage w/ storage and add outdoor lean-to on garage for tools	Proposed Project Description: add second story over existing garage w/ storage and add outdoor lean-to on garage for tools
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 07/14/2010

Note: **Ok to Issue:** ✓

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 08/19/2010

Note: **Ok to Issue:** ✓

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Comments:

7/14/2010-amachado: Spoke to Terri McGuire. The second floor over the garage will be used as a bonus room.

PERMIT ISSUED

AUG 19 2010

City of Portland



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>12 Cranston St. Portland, ME 04103</u>			
Total Square Footage of Proposed Structure/Area <u>432 sq ft</u>		Square Footage of Lot <u>6626</u> <u>0.38 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>169</u> <u>B011001, 0012, 013, 009, 1010</u>		Applicant * must be owner, Lessee or Buyer * Name <u>Terri McGuire</u> Address <u>12 Cranston St</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 615 4763</u>
Lessee/DBA (If Applicable) <u>N/A</u>		Owner (if different from Applicant) Name Address City, State & Zip <u>N/A</u>	Cost Of Work: \$ <u>6,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>80</u>
Current legal use (i.e. single family) <u>single family</u> If vacant, what was the previous use? <u>n/a</u> Proposed Specific use: <u>Storage / bonus room</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>put second story on garage w/ storage and add outdoor lean-to on garage for tools. (lean to 8'x23')</u>			
Contractor's name: <u>Terri + Kevin McGuire</u> Address: <u>12 Cranston St</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>615 4763</u> Who should we contact when the permit is ready: <u>self</u> Telephone: _____ Mailing address: <u>same</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.

RECEIVED

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 Dept. of Building Inspections City of Portland Maine
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: Terri E McGuire Date: 6.6.10

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

R-5

lot size - 16,626 sq ft
front 20' min - 37' (60)
rear 20' min - 37' (60)
side - 12' min - 65' (65)

lot coverage - 45% - 48%
6,650 sq ft

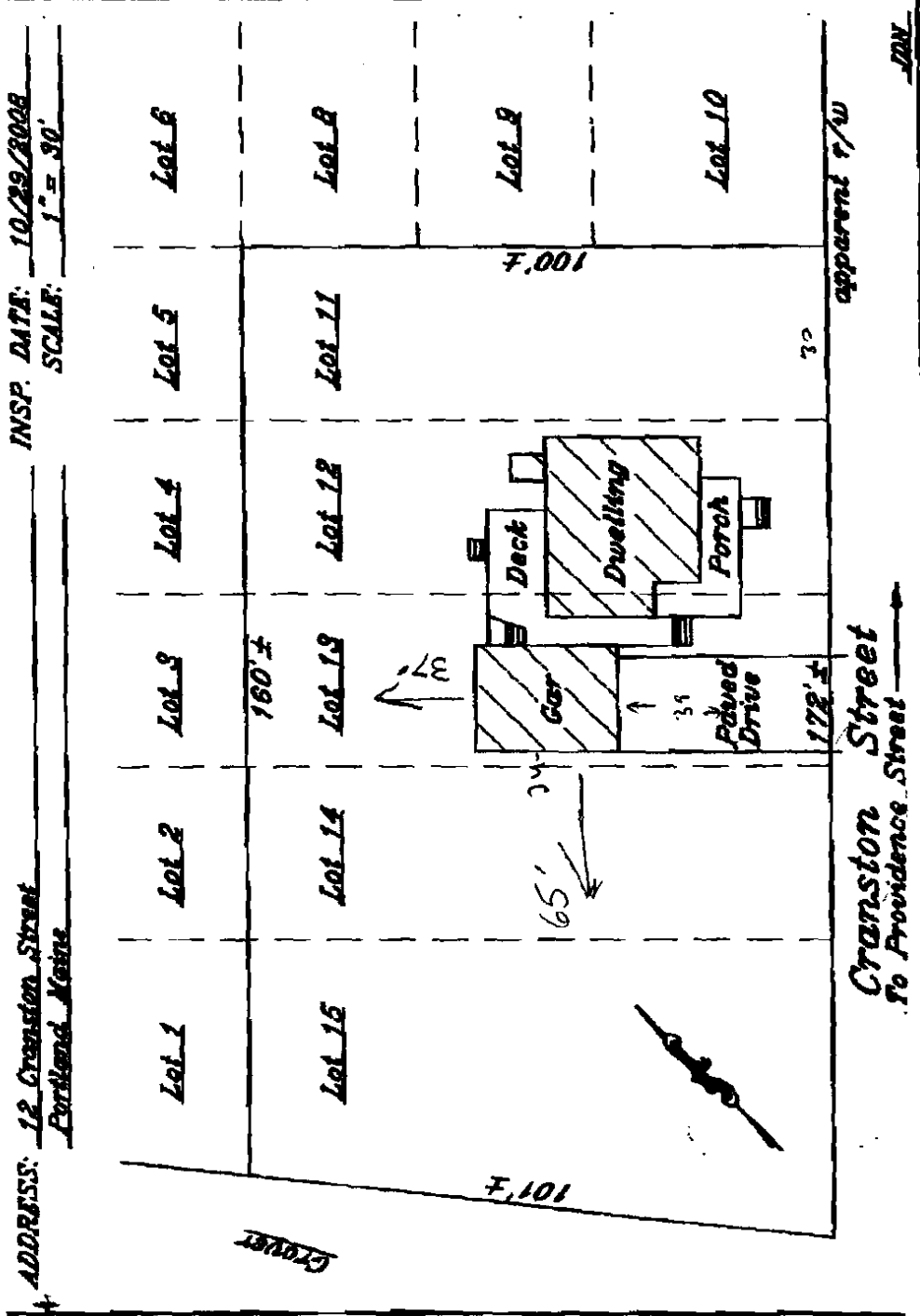
height - 9' 4"
garage (existing) 14' 3"

proposed 8' x 23' = 184 sq ft
155' (60)

height - 35' max
2' 1" ridge (60)

Plot Place 12 Cranston St

8074K 18x24



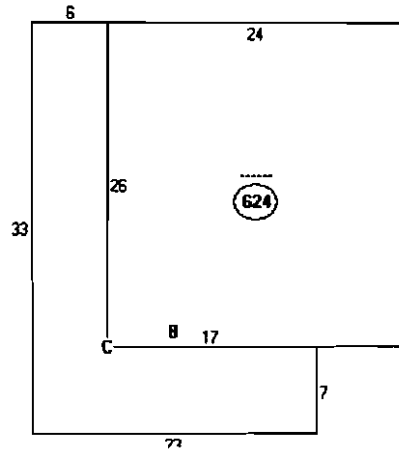
INSPECTION DATE: 10/29/2008
SCALE: 1" = 30'

ADDRESS: 12 Cranston Street
Portland, Maine

apparent r/w

Cranston Street
To Providence Street

DNV



Descriptor/Area

- A: -----
624 sqft
- B: EP
317 sqft
- C: RG1
432 sqft

Door and Window Schedule

12 Cranston St

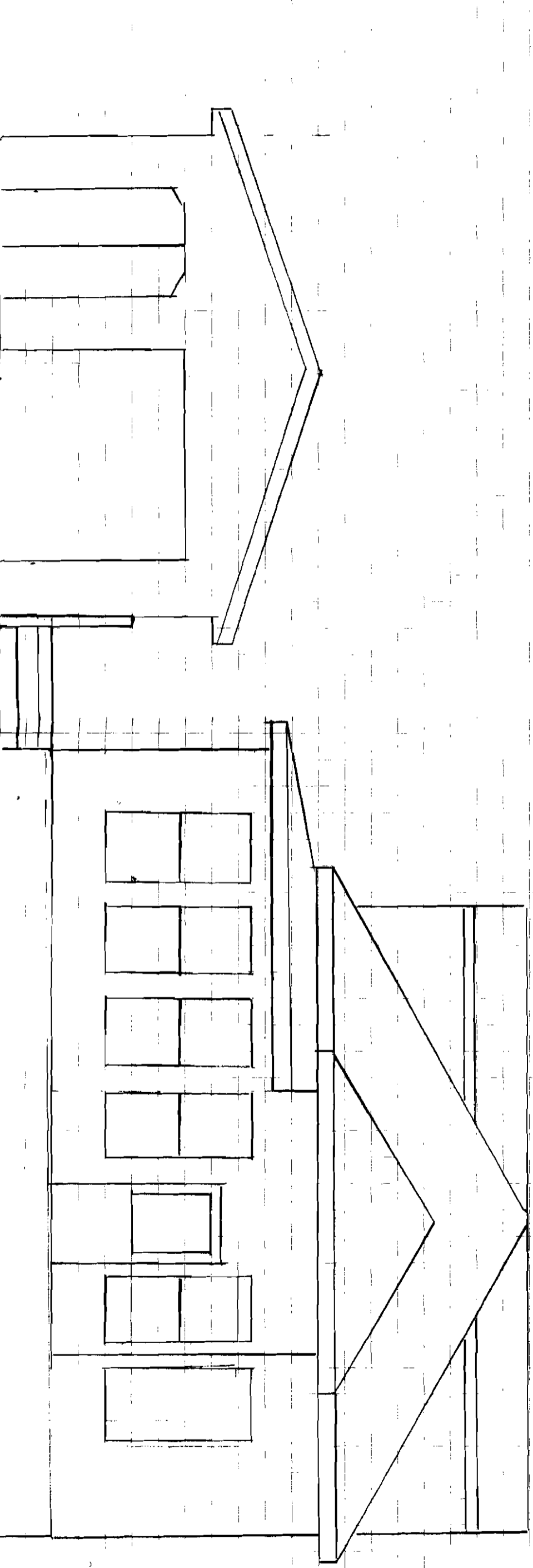
2nd floor garage

3 - 40" x 60" paradigm low e egress windows

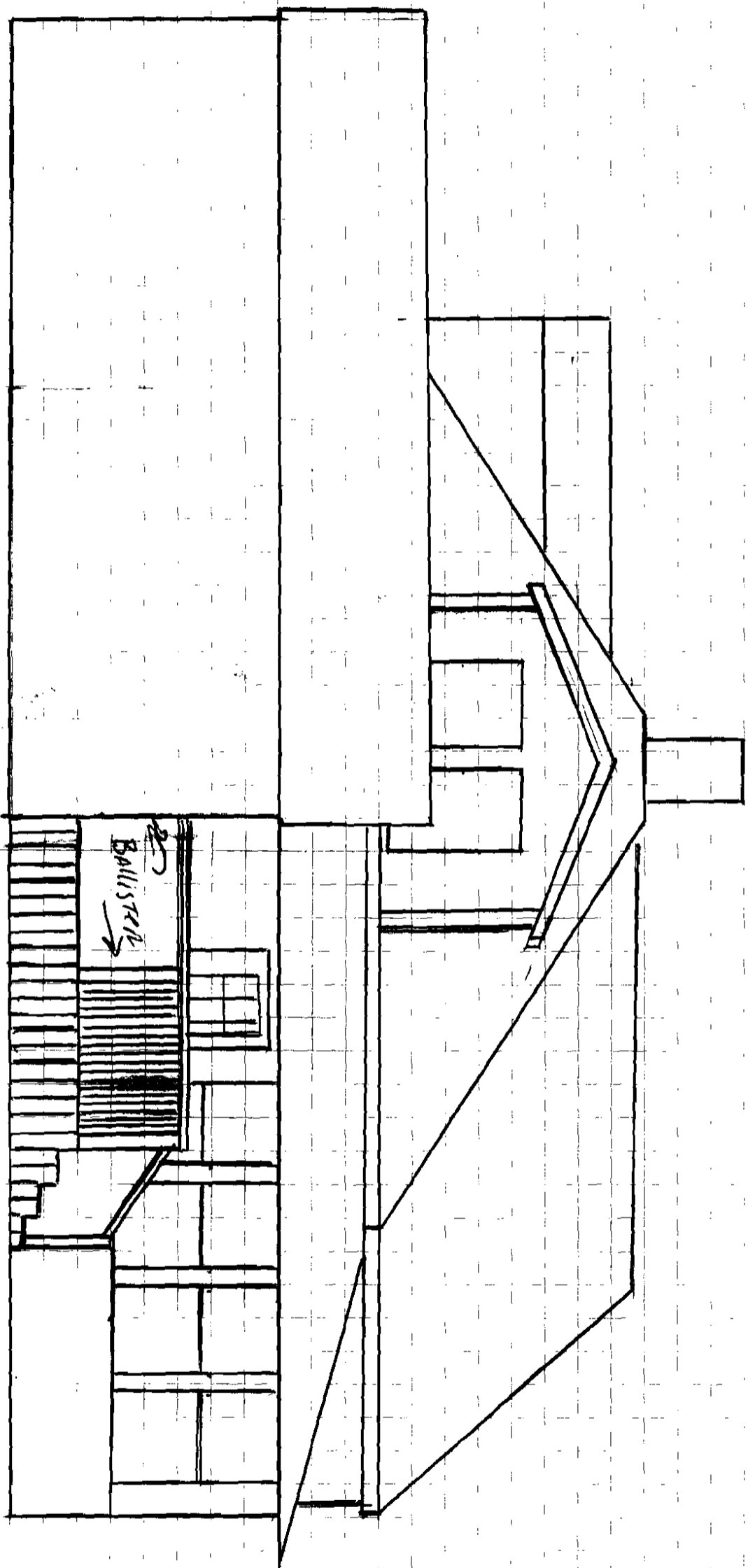
1 - 3-0/ 6-6 exterior steel 9 light entrance door

1 - 3-0/ 6-6 60min fire rated door for separation between floors

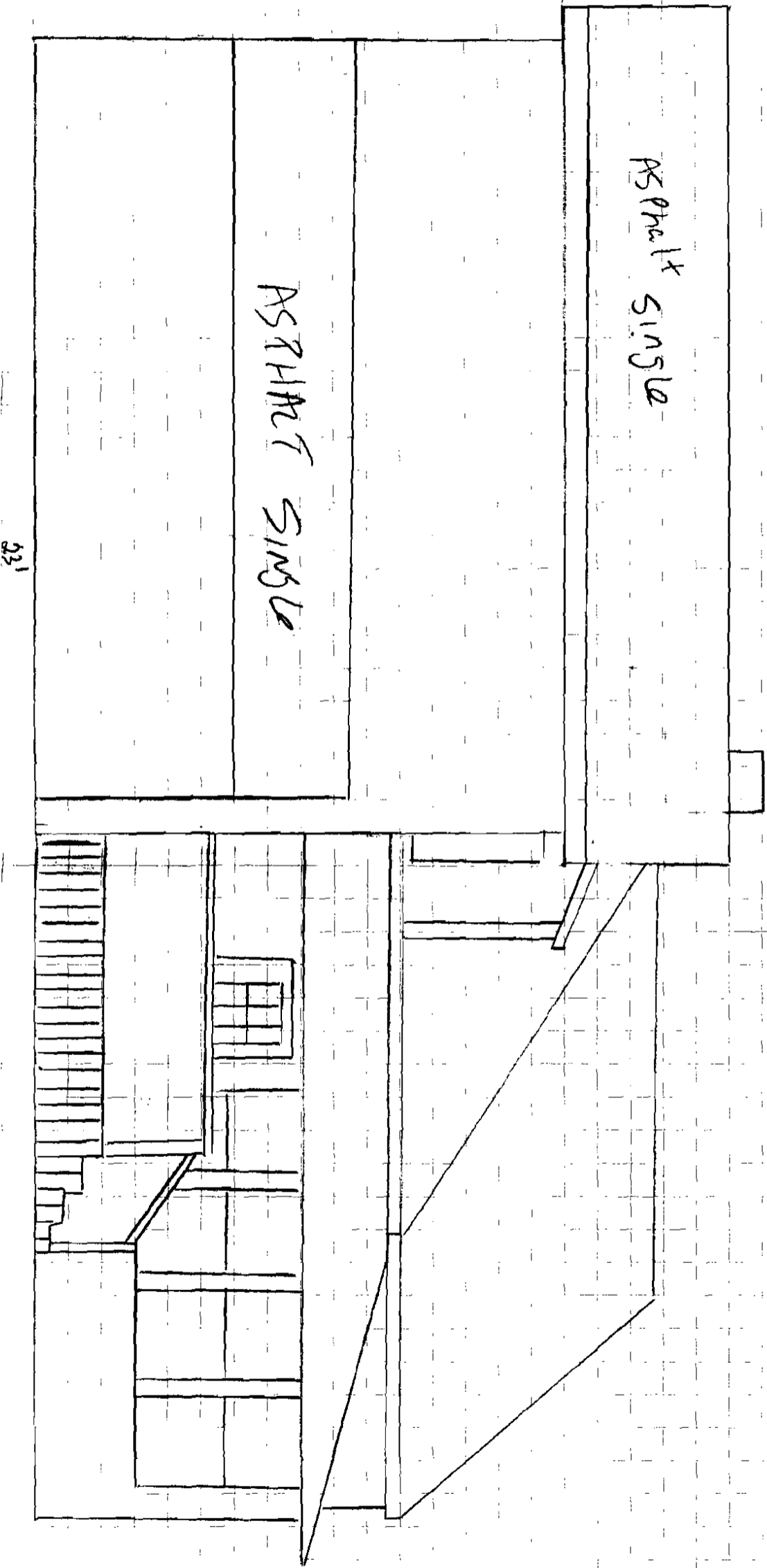
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

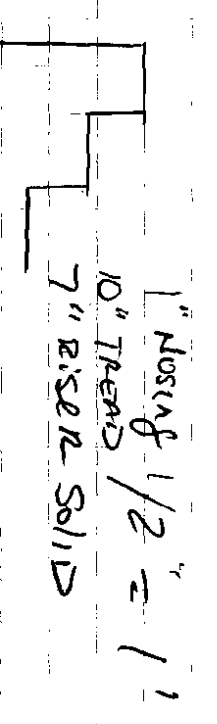
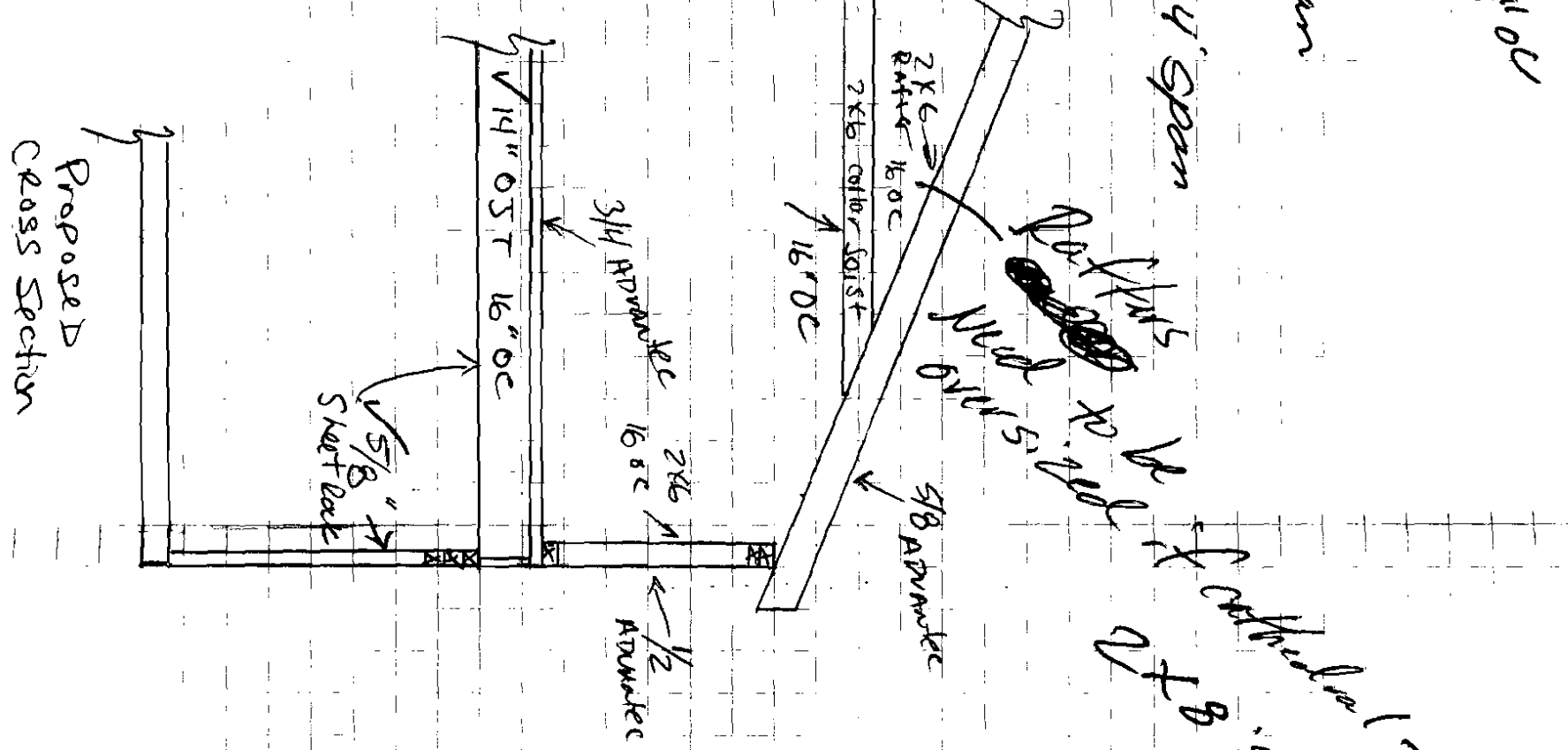
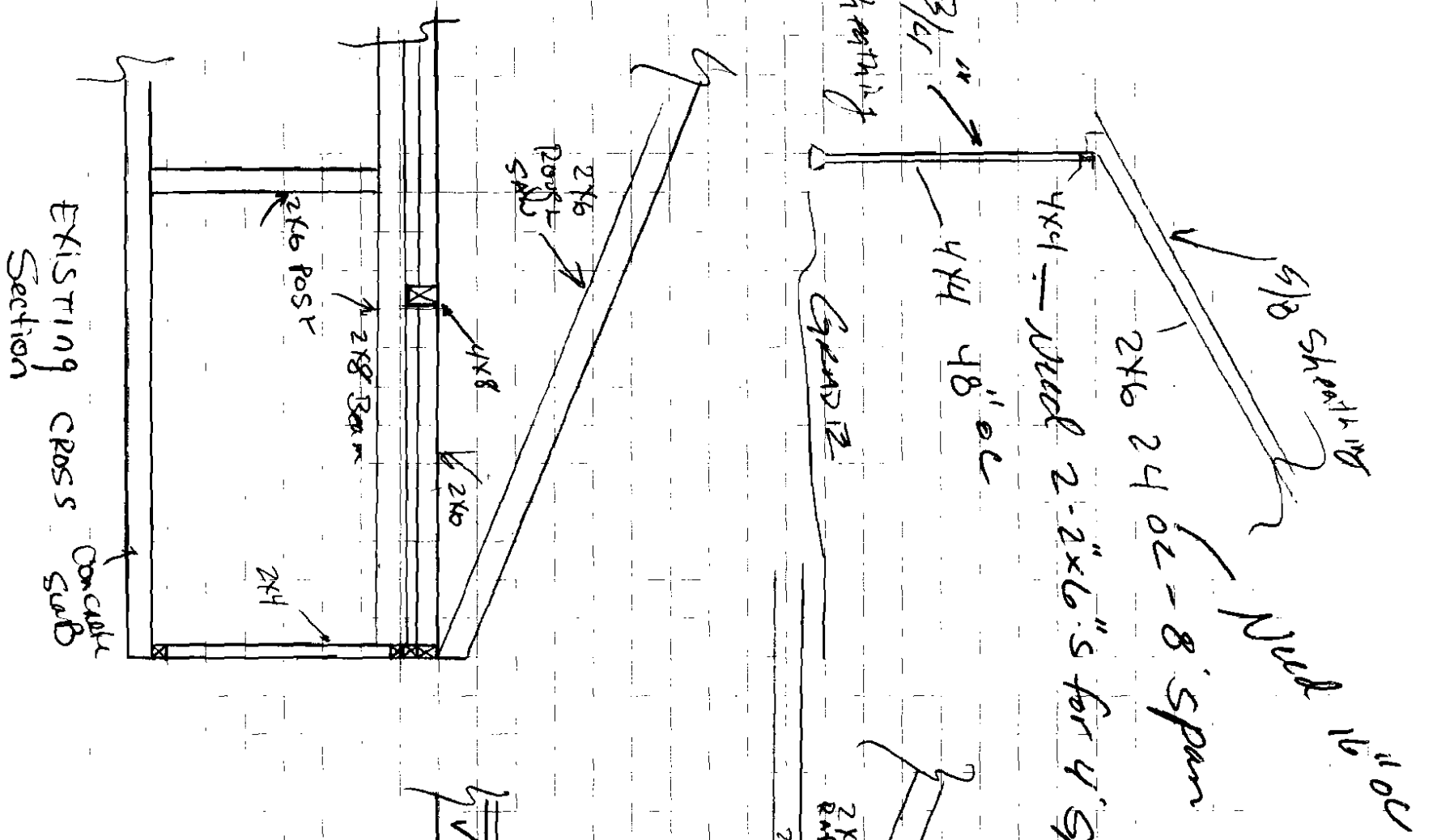


Proposed
Side Elevation



EXISTING CROSS SECTION

PROPOSED CROSS SECTION



1" NOSING 1/2" = 1"
 10" TREAD
 7" RISER SOLID

3-2 x 12

12" 110C
 1" x 1" x 1" posts
 1/2" ADVANCE

ADVANCE 16 OC
 5/8 ADVANCE

2x6 Rafter 16 OC
 2x6 ceiling joist

16" OC
 5/8 ADVANCE

3/4" ADVANCE
 4x4 18" OC
 4x4 - need 2-2x6's for 4' span
 2x6 24 OC - 8' span
 5/8 SHEATHING
 Need 10" 110C

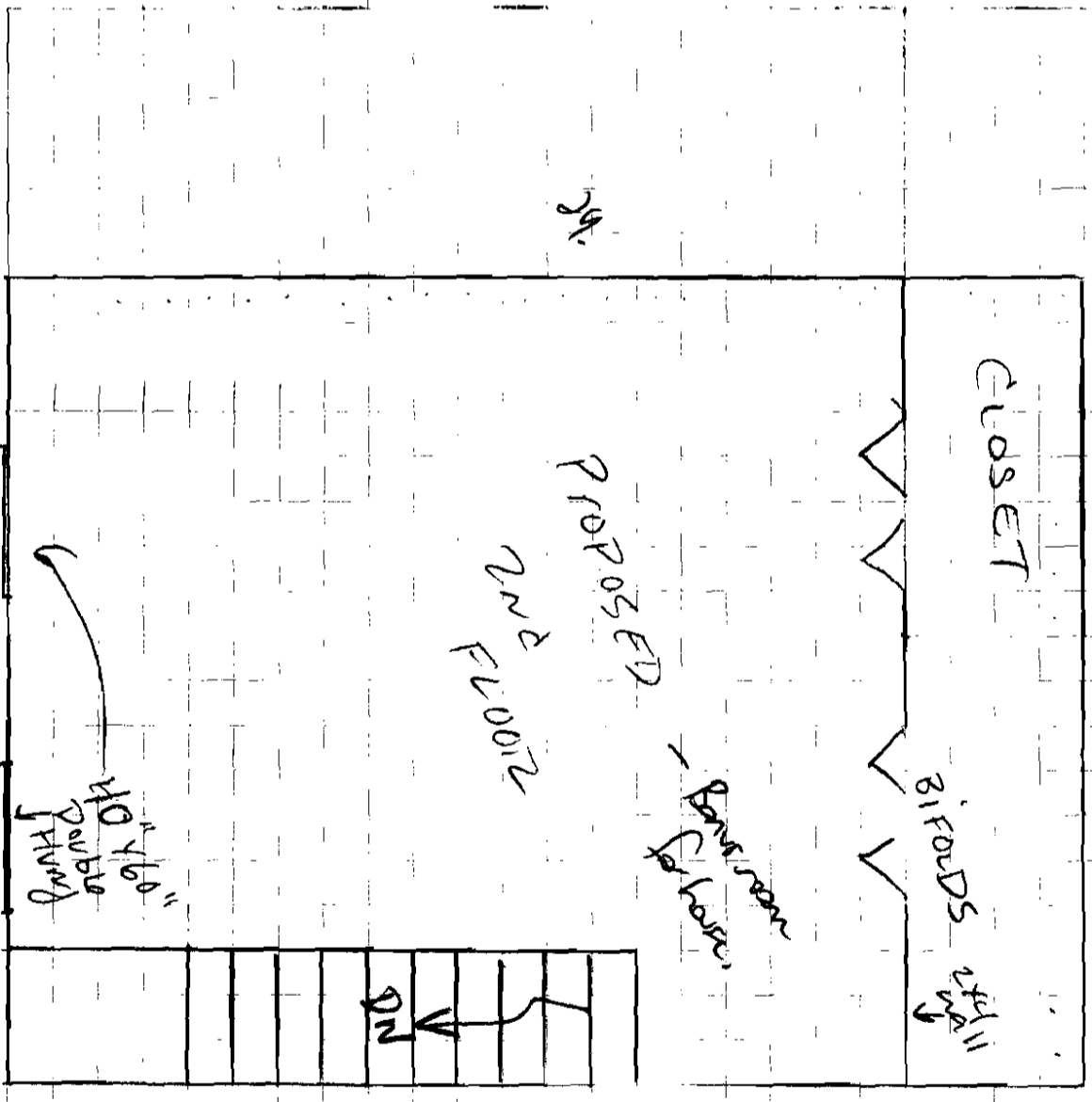
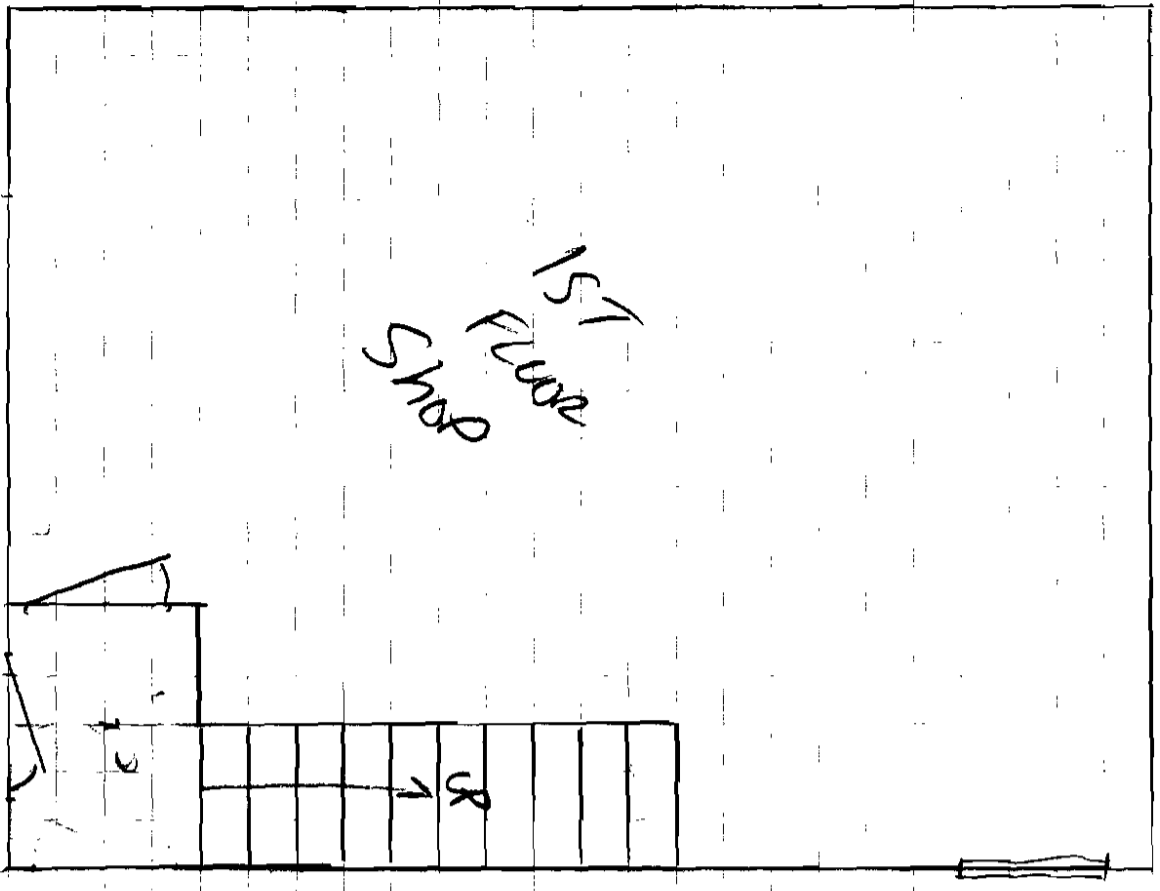
GEAR 12

2x6 ROOF SHEATHING
 4x8
 2x6

2x6 POST
 2x8 BEAM
 2x4
 CONCRETE SUB

EXISTING CROSS SECTION

PROPOSED CROSS SECTION



FLOOR PLANS

1 square = 1 foot

PROPOSED FRONT ELEVATION

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