

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

B I L D I N G D E P A R T M E N T

PERMIT

Permit Number: 071512

PERMIT ISSUED

DEC 19 2007

This is to certify that MANZI DIANE K /Hap Clea

has permission to Construct back dormer for second bath and bedroom renovation

AT 39 EDWARDS ST

187 D006001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is started or enclosed-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

12/19/07 *Cheryl J. PA*
 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

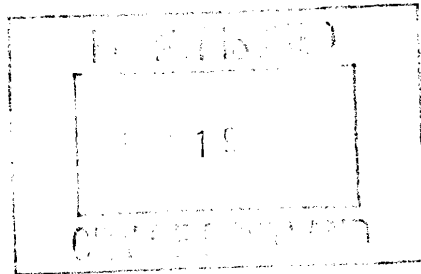
Permit No: 07-1512	Issue Date: 12/19/07	CBL: 187 D006001
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Location of Construction: 39 EDWARDS ST	Owner Name: MANZI DIANE K	Owner Address: 39 EDWARDS ST	Phone: 797-0219
Business Name:	Contractor Name: Hap Cleary	Contractor Address: 40 Aldworth St. Portland	Phone: 2077970219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Residential Single Family	Proposed Use: Residential Single Family with back dormer for second bath, closet and alterations.	Permit Fee: \$440.00	Cost of Work: \$42,000.00	CEO District: 3
Proposed Project Description: Construct back dormer for second bath and bedroom renovations		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B IRC-2003	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</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: lmd	Date Applied For: 12/18/2007	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>16.5 Sec 434 14-436(b)</i> <input type="checkbox"/> Flood Zone <i>17% of allowable 50%</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/19/07</i> <i>[Signature]</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>ASU</i>
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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: 07-1512	Date Applied For: 12/18/2007	CBL: 187 D006001
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Location of Construction: 39 EDWARDS ST	Owner Name: MANZI DIANE K	Owner Address: 39 EDWARDS ST	Phone: () 797-0219
Business Name:	Contractor Name: Hap Cleary	Contractor Address: 40 Aldworth St. Portland	Phone: (207) 797-0219
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Residential Single Family with back dormer for second bath, closet and alterations.	Proposed Project Description: Construct back dormer for second bath and bedroom renovations
-------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/19/2007
Note: Using section 14-436(b) since meets land area per dwelling unit but does not meet front yard setback. First floor footprint is 1073sf. 80% is 858.4 sf. Dormer is adding 147 sf which is 17% of allowable 80% increase. **Ok to Issue:**
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/19/2007
Note: **Ok to Issue:**
1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
3) The attic scuttle opening must be 22" x 30".
4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.



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>39 EDWARDS STREET</u>		
Total Square Footage of Proposed Structure/Area <u>1648 SQ. FEET SEE ZONING Calculations</u>		Square Footage of Lot <u>6898 + sq FT</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>187 D 6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>HAP CLEARY</u> Address <u>40 ALDWORTH ST</u> City, State & Zip <u>PORTLAND 04103</u>	Telephone: <u>332-2793 cel</u> <u>797-0219 H</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>DIANE MANZI</u> Address <u>39 EDWARDS ST</u> City, State & Zip <u>PORTLAND MAINE</u>	Cost Of Work: \$ <u>42,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>2ND BATH + CLOSET + BED ROOM</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD DORMER TO BACK of House</u> <u>for second BATH, CLOSET, ENLARGE Bed Room</u> DEC 18 2007		
Contractor's name: <u>HAP CLEARY</u> Address: <u>40 ALDWORTH ST</u> City, State & Zip <u>PORTLAND MAINE</u> Telephone: <u>332-2793</u> Who should we contact when the permit is ready: <u>HAP CLEARY</u> Telephone: <u>797-0219</u> Mailing address: _____		

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.

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: [Handwritten Signature] Date: Dec. 18, 2007

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

COPY

PLANS FOR
DIANEMANZI
39 EDWARDS STREET
PORTLAND, MAINE

CONTENTS

- 1 PLOT PLAN
- 2 WINDOW AND DOOR SCHEDULE
- 3 TAX PHOTO
- 4 SIDE ELEVATIONS
- 5 REAR ELEVATIONS
- 6 EXISTING- SECOND FLOOR
- 7 NEW WORK- SECOND FLOOR
- 8 SECTION
- 9 ROOF FRAMING
- 10 DETAILS
- 11-14 ZONING CALCULATIONS

SUBMITTED BY
HAP CLEARY
40 ALDWORTH STREET
PORTLAND, MAINE
DECEMBER 18, 2007

SITE PLAN
39 Edwards Street
Portland, Maine
for
Map Cleary

BRUCE R. BOWMAN, Inc.
 Professional Land Surveyor
 184 John Small Rd., Chebeague Island 846-1663 (F) 846-1664

Date: 10-11-07 Job: 391-90

Drawn By: Scale: 1"=20'

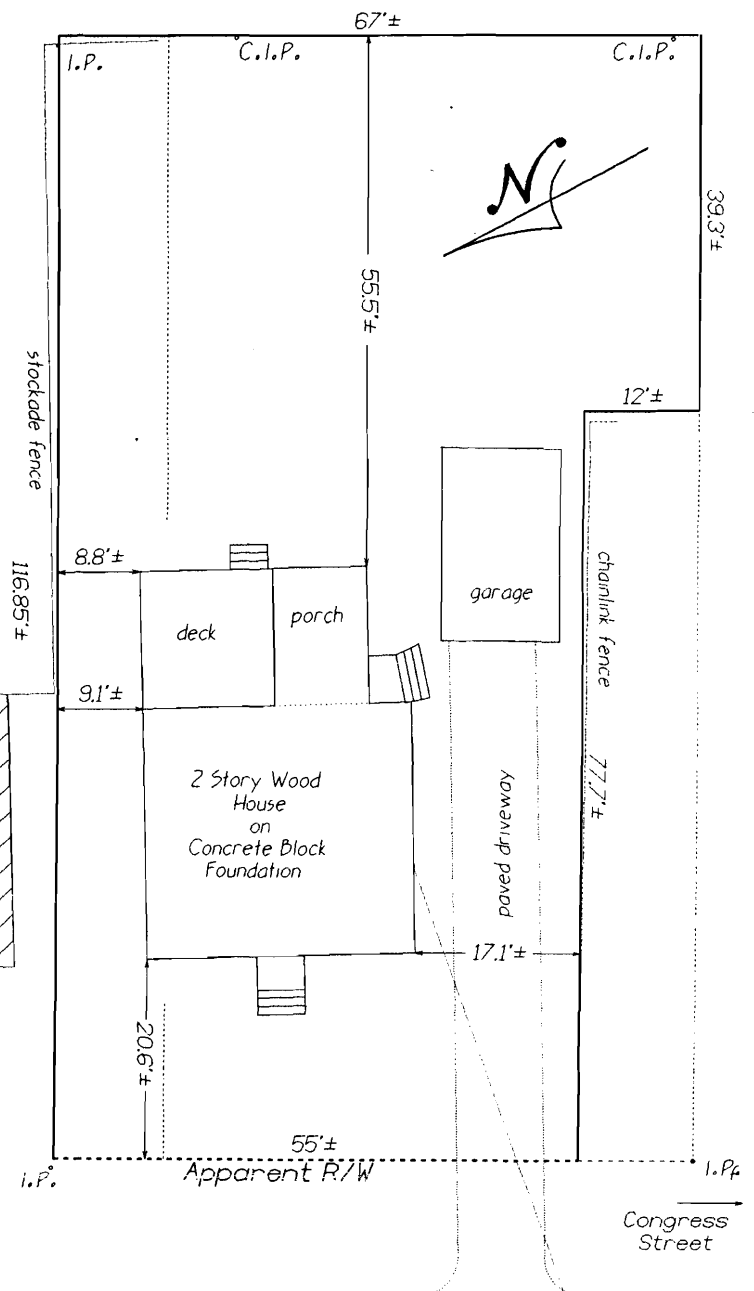
R3
 lot size 6744
 land coverage 6,590
 front - 25' min. - 20.6'
 rear - 25' min. - 55.5'
 side - 1/2 - 8' - 9.1' on left
 2 - 14' - 17' on right

lot coverage = 35% = 2360.4

13.3 (UE)

50% 1st floor footprint,

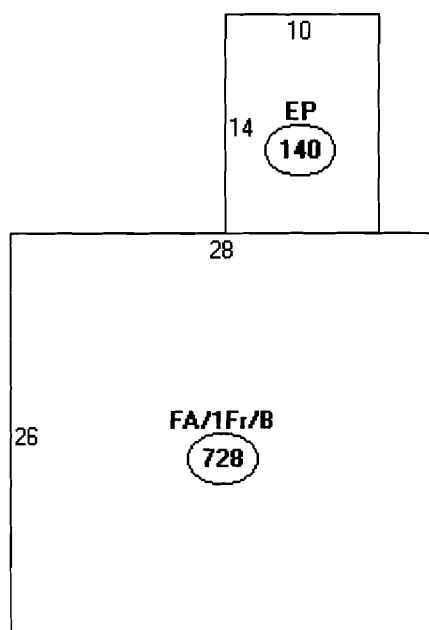
1073 = 858.44



I hereby Certify to the location
 of the structures based on
 CCRD Planbook 10 Page 113 and
 CCRD Book 18754 Page 168.

Bruce R. Bowman
 Bruce R. Bowman, PLS #1313

Edwards Street
 (bituminous)

Descriptor/Area

A: FA/1Fr/B
728 sqft

B: EP - enclosed porch
140 sqft

14 x 10 deck = 140

¹²
~~22~~ x 20 garage = 240

5 x 6 front step = 30

4 x 2.5 back step = 10

5 x 5 side = 25

1313

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	187 D006001
Location	39 EDWARDS ST
Land Use	SINGLE FAMILY
Owner Address	MANZI DIANE K 39 EDWARDS ST PORTLAND ME 04102
Book/Page	18754/168
Legal	187-D-6-7 EDWARDS ST 37-39 6744 SF

Current Assessed Valuation

Land	Building	Total
\$88,100	\$91,500	\$179,600

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1952	Cape	1	1019	0.155	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1		5	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1952	12X20	C	A

Sales Information

Date	Type	Price	Book/Page
01/01/2003	LAND + BLDING	\$158,000	18754-168

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-mailed](#).

New Search!



WINDOW AND DOOR SCHEDULE

A 2-6 X 6-6 TWO PANEL DOOR
MATCHING EXISTING STYLE

B 3-0 X 6-6 TWO PANEL POCKET DOOR
MATCHING EXISTING STYLE

C PARADIGM EGRESS CASEMENT WITH GRILLS
REPLACEMENT STYLE, TIP TO TIP 30 1/4" X 48 1/2"
LEFT HAND

D PARADIGM EGRESS CASEMENT WITH GRILLS
REPLACEMENT STYLE, TIP TO TIP 30 1/4" X 48 1/2"
RIGHT HAND

E PARADIGM NEW CONSTRUCTION DOUBLE
HUNG WINDOW WITH GRILLS 29 1/2" X 35 1/2"

ZONING SQUARE FOOTAGE CALCULATIONS

MEASUREMENTS TO OUTSIDE OF STUDS ON NEW WORK
AND OUTSIDE OF SHEATHING ON OLD WORK
AREA CALCULATED IN INCHES
EXISTING AREAS ROUNDED DOWN
NEW AREAS ROUNDED UP

A=28'-3"	339	DECK
B=26'-2"	314	14'-2" X 15'
C=13'-5"	161	212.5 SQ.FT.
D=5'-10"	70	
E=19'-1"	229	GARAGE
F=10'-8"	128	12'-6" X 20'-3"
G=14'-2"	170	253.125 SQ.FT.

FIRST FLOOR AREA=(AXB)+(FXG)
(339X314)+(128X170)=128206 SQ. IN.=890.3SQ. FT.

FIRST FLOOR AREA UNDER SECOND FLOOR=(AXB)
(339X314)=106446 SQ. IN.=793.2 SQ. FT.

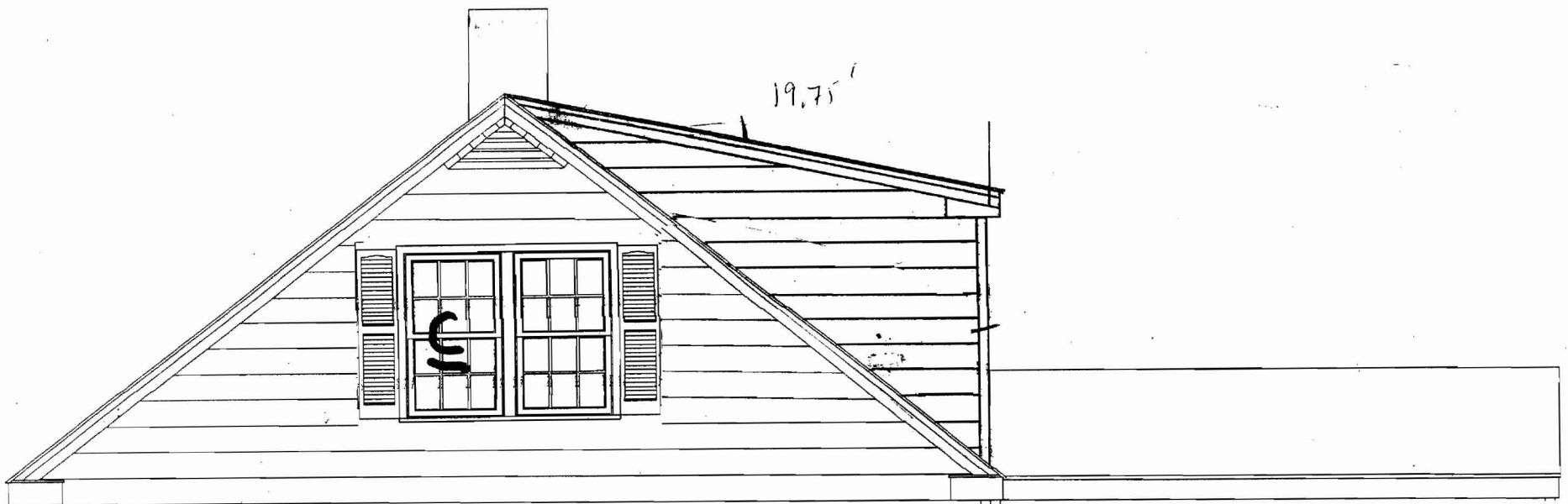
EXISTING SECOND FLOOR AREA=(AXC)
(339X161)=54579 SQ. IN.=397 SQ. FT.

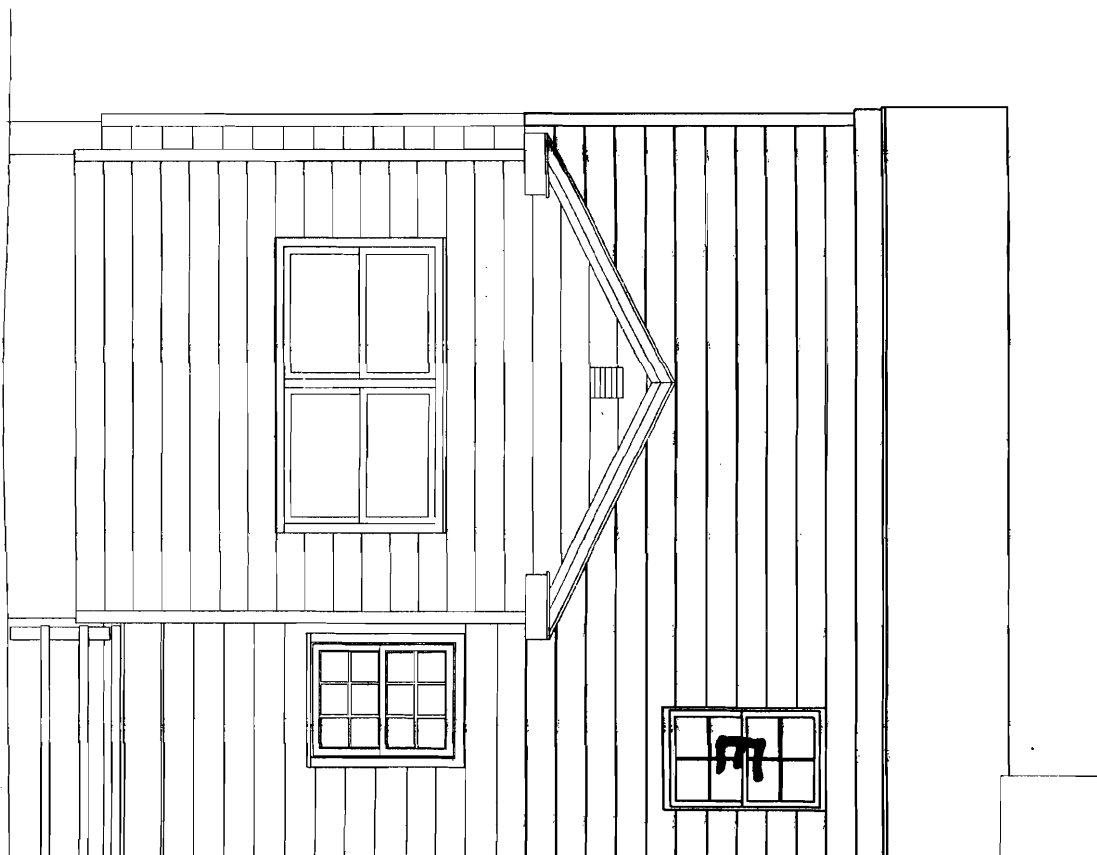
PROPOSED ADDITIONAL SECOND FLOOR AREA=(AXD)
(339X70)=23730 SQ. IN.=164.8 SQ. FT.

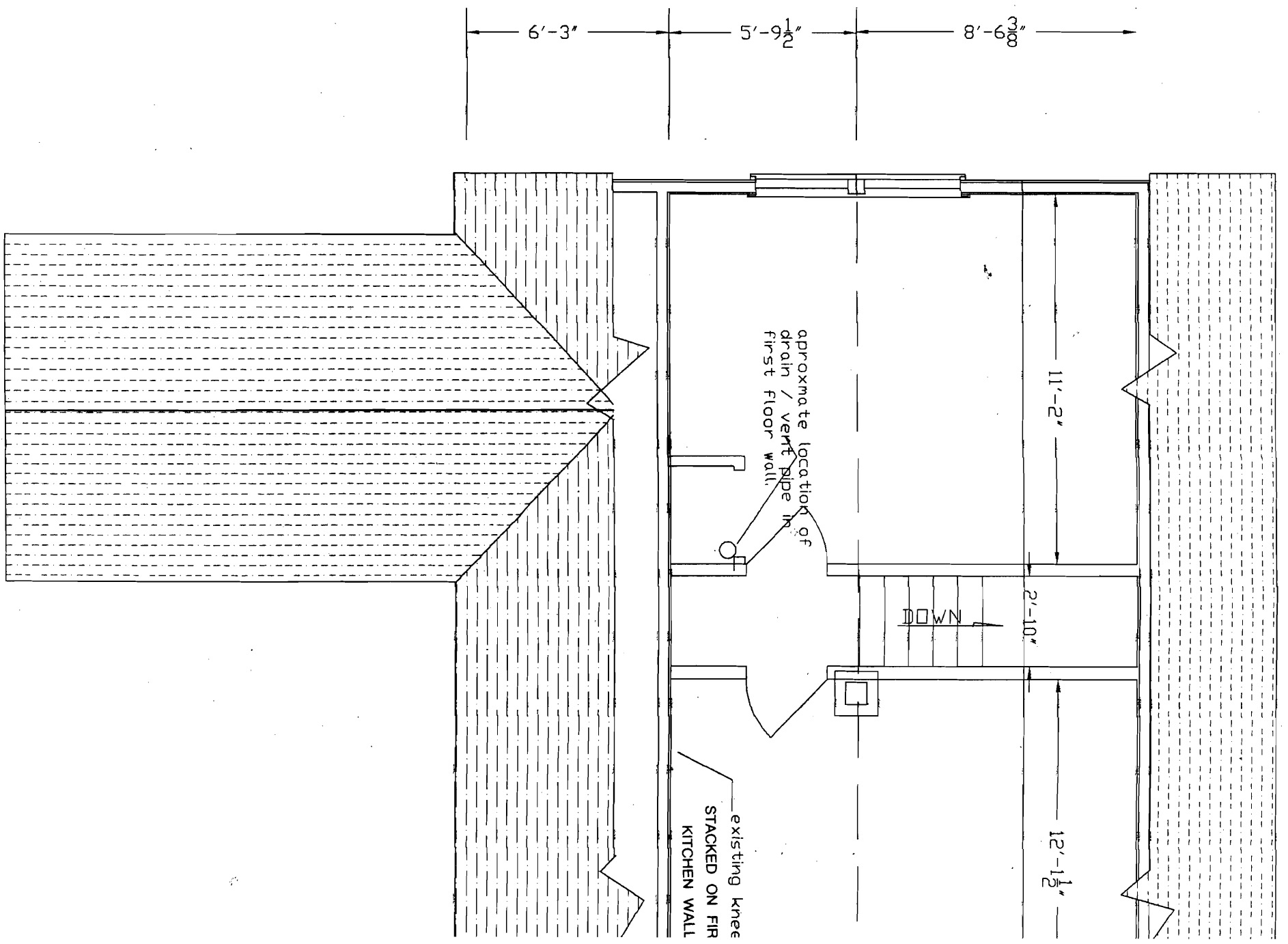
TOTAL LOT COVERAGE

FIRST FLOOR AREA, DECK, GARAGE
890.3+212.5+253.125= 1355.9 SQ. FT.

DEC 18 2007





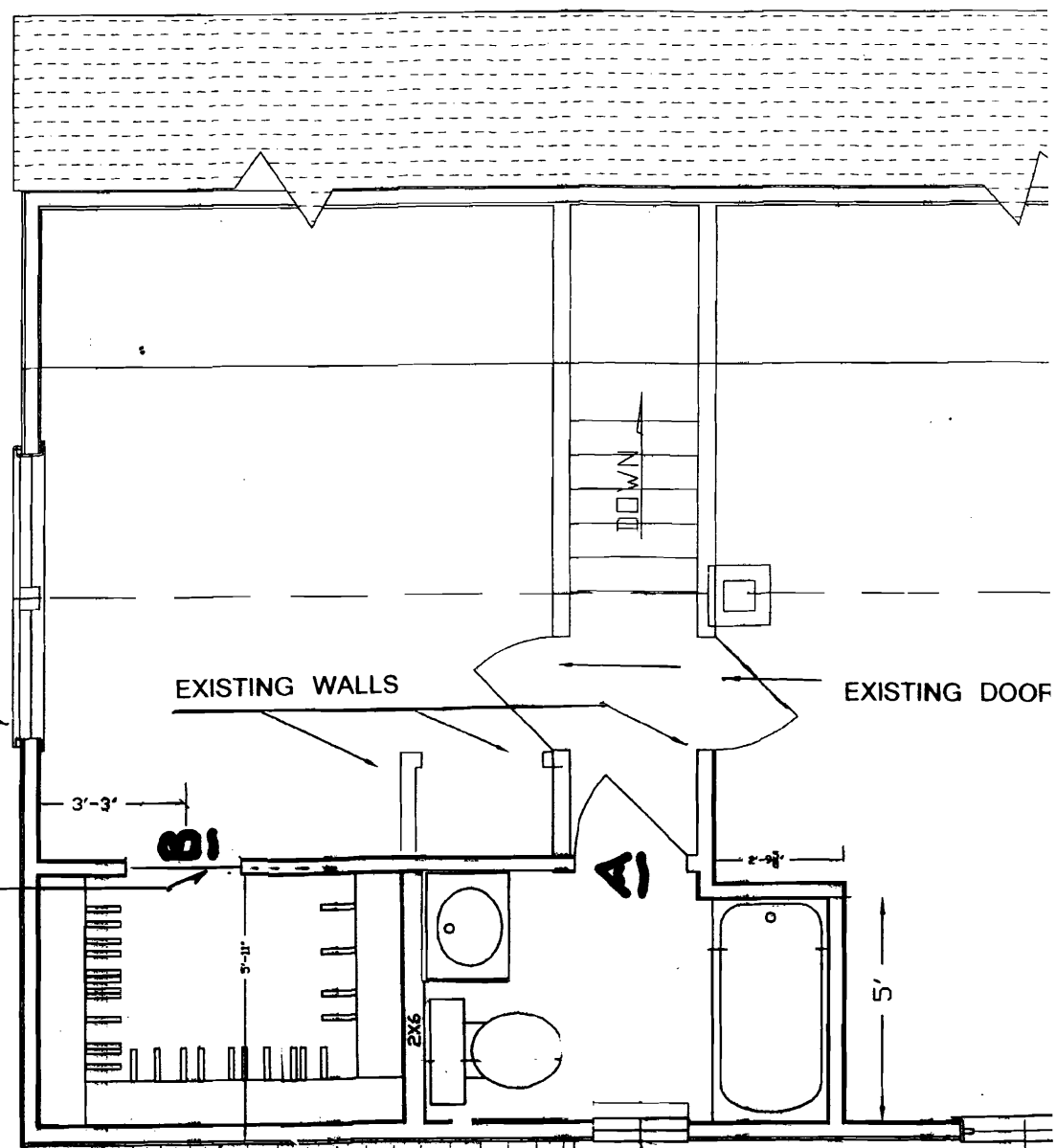


REPLACE WITH EGRESS CASEMENT WINDOW

36" POCKET DOOR

EXISTING WALLS

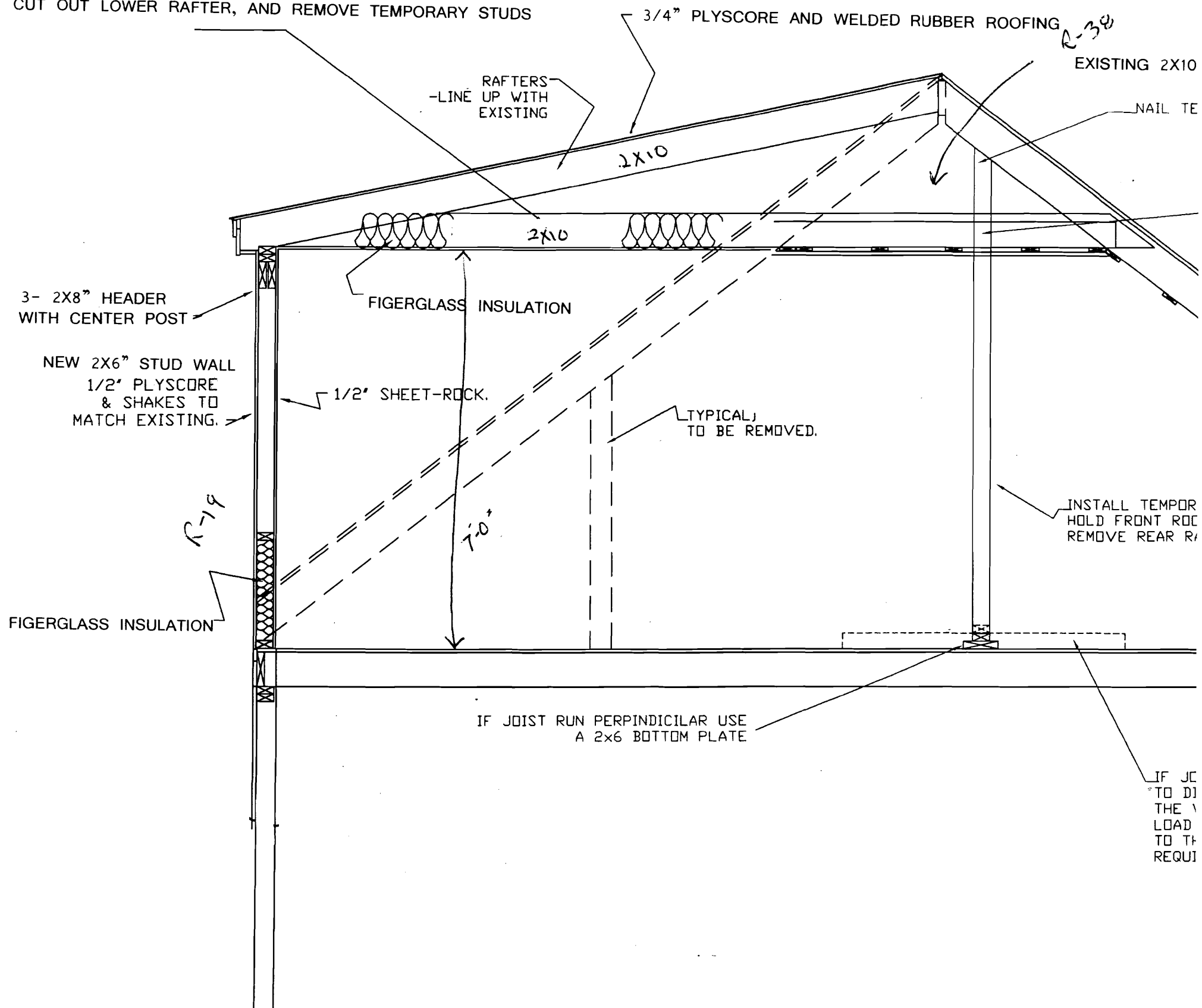
EXISTING DOOR



3- 2X8" HEADER

3- 2X8" I
WITH CEN
REUSE GA

NEW 2X10 TO BE ON THE OPPOSITE SIDE OF RAFTERS FROM EXISTING COLLAR TIES. AFTER IN PLACE STRUCTUALLY FASTEN OLD COLLAR TIE AND RAFTER TO NEW 2X10, CUT OUT LOWER RAFTER, AND REMOVE TEMPORARY STUDS



RIDGEBOARD

NEW RAFTER FASTENED
TO OLD RAFTER
SEE DETAIL C

NEW RAFTER

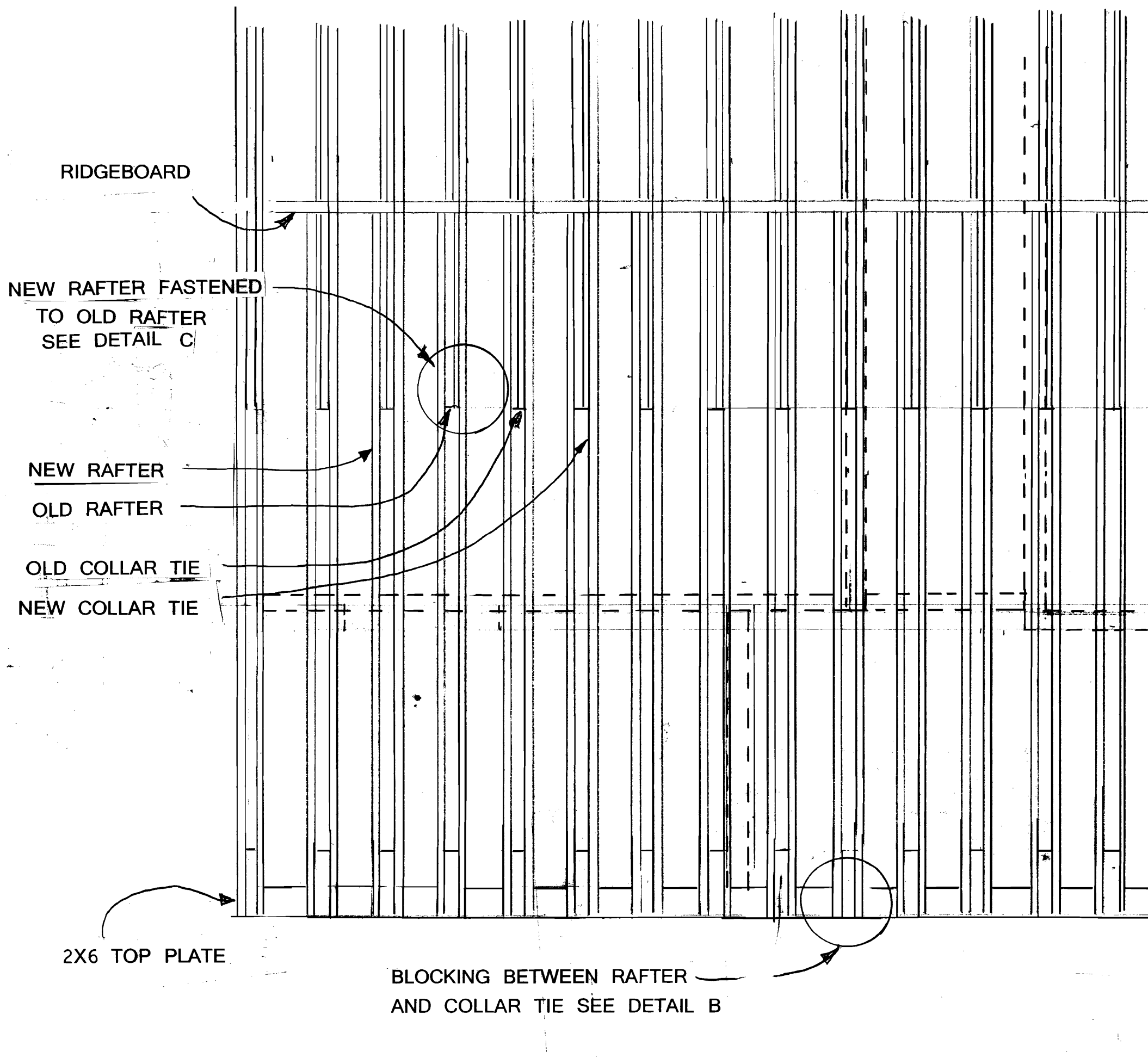
OLD RAFTER

OLD COLLAR TIE

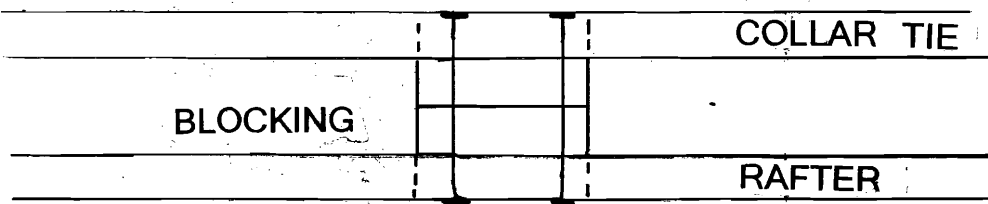
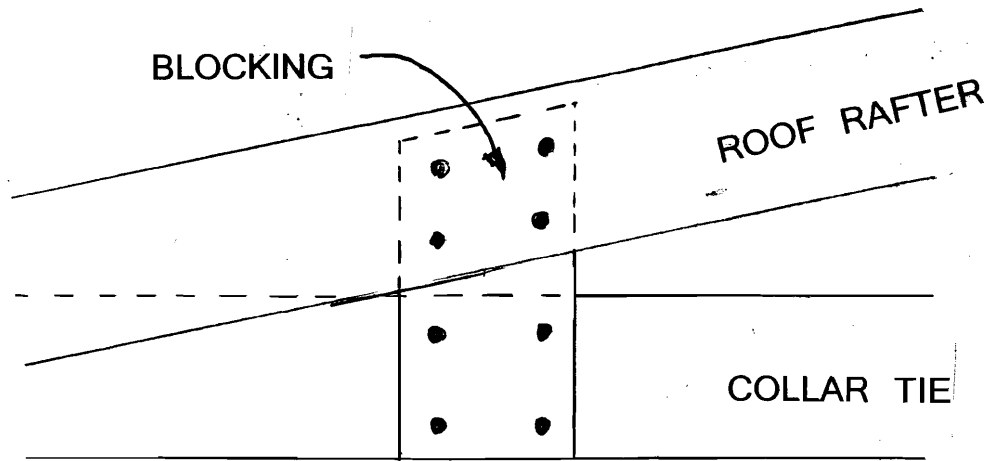
NEW COLLAR TIE

2X6 TOP PLATE

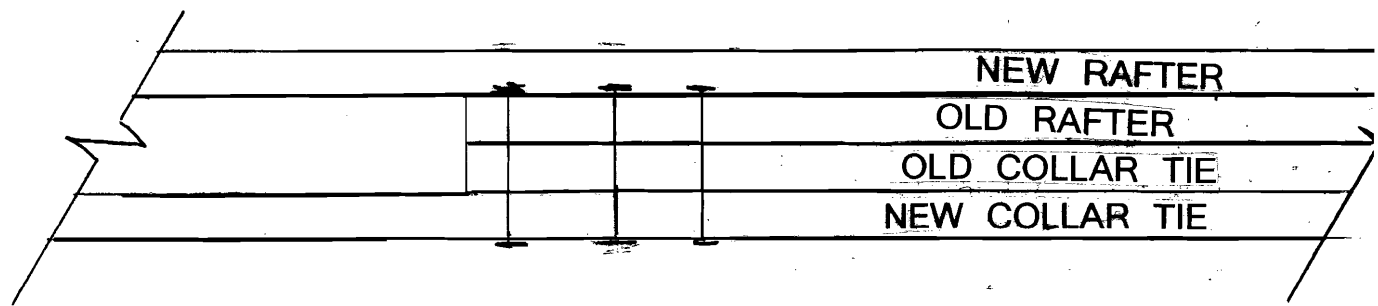
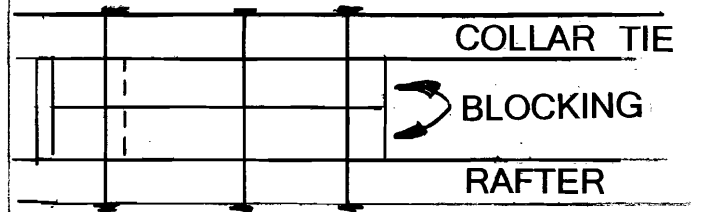
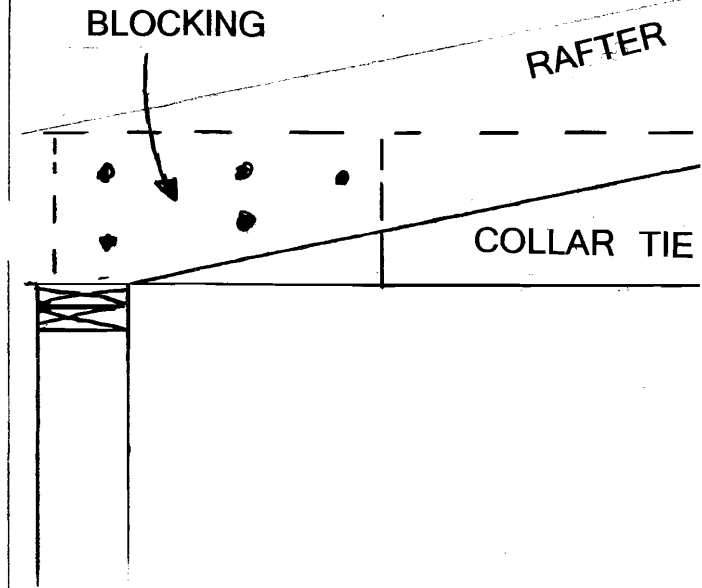
BLOCKING BETWEEN RAFTER
AND COLLAR TIE SEE DETAIL B



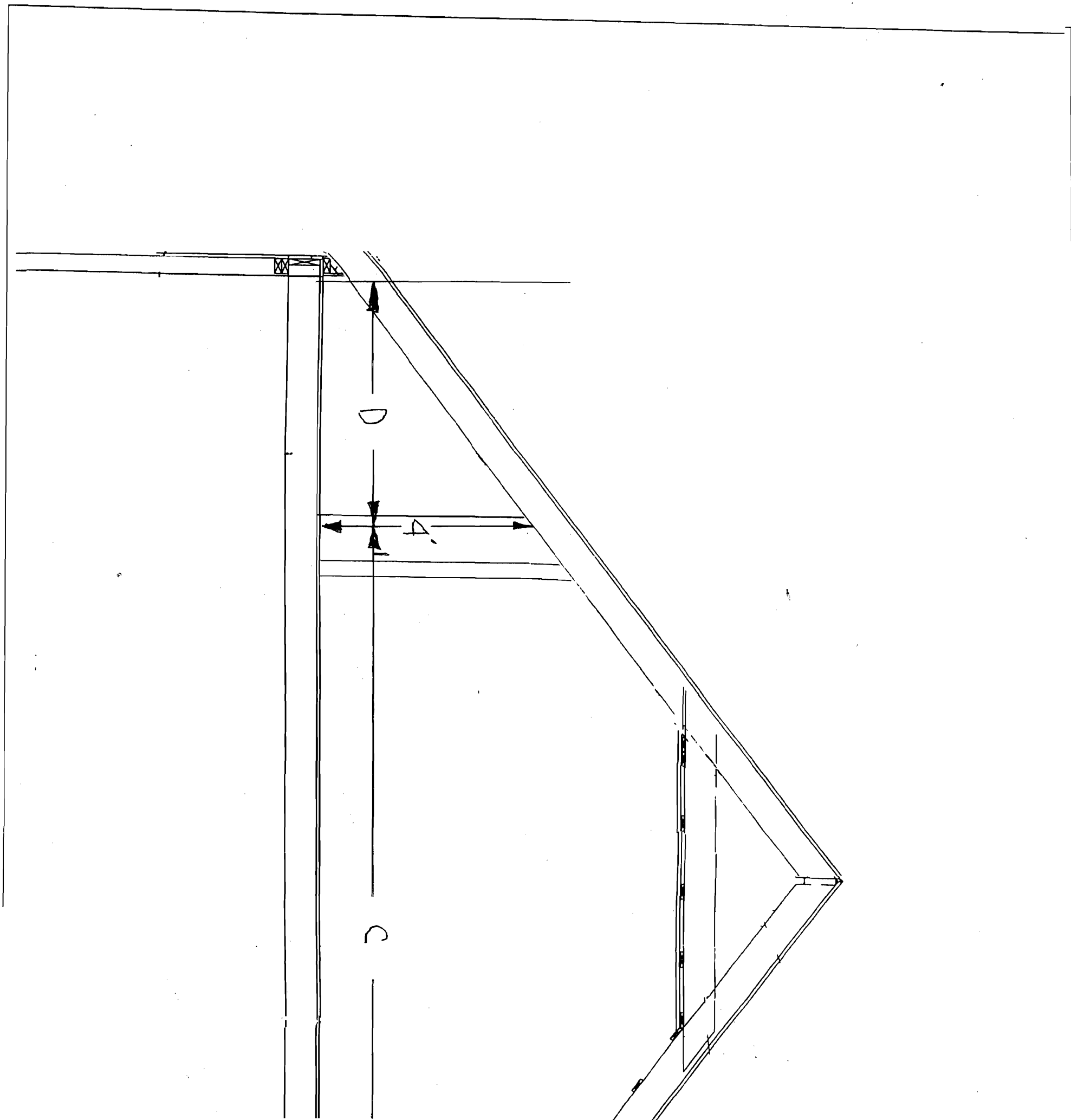
DETAIL A



DETAIL B



RAFTERS
DETAILS
NOT TO SCALE



EDWARDS STREET

