

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CREAN KRISTEN L /Ledy Houser

Located at

10 BRAEBURN RD

PERMIT ID: 2013-00314

ISSUE DATE: 04/16/2013

CBL: 376 C003001

has permission to **Demo and rebuild porch to new mud room and renovate kitchen.**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise cloed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00314

Located at: 10 BRAEBURN RD

CBL: 376 C003001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (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 Inspections 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.**

REQUIRED INSPECTIONS:

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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: 2013-00314	Date Applied For: 02/15/2013	CBL: 376 C003001
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Location of Construction: 10 BRAEBURN RD	Owner Name: CREAN KRISTEN L	Owner Address: 10 BRAEBURN RD	Phone:
Business Name:	Contractor Name: Leddy Houser	Contractor Address: 10 Buttonwood St South Portland	Phone (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family	Proposed Project Description: Demo and rebuild porch to new mud room and renovate kitchen.
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/25/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.</p> <p>2) Please note that the zoning was reviewed based upon the information supplied by the contractor. The applicant (contractor) is the owner's agent responsible for providing the correct information. Please note that the contractor provided a sketch from the Assessor's that is not promoted for a plot plan or site plan. The responsibility is on the contractor to provide correct information from the owner. If the actual on-site setbacks are different than what is provided for review, it is the owner's responsibility to correct the error.</p> <p>3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			

Dept: Building	Status: Approved w/Conditions	Reviewer: Tammy Munson	Approval Date: 04/16/2013
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<p>1) 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.</p> <p>2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.</p> <p>3) Permit approved based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.</p>			

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00314	Issue Date:	CBL: 376 C003001
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Location of Construction: 10 BRAEBURN RD	Owner Name: CREAN KRISTEN L	Owner Address: 10 BRAEBURN RD PORTLAND, ME 04103	Phone:
Business Name:	Contractor Name: Leddy Houser	Contractor Address: 10 Buttonwood St South Portland ME 04106	Phone (207) 767-0903
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Past Use: Single Family	Proposed Use: Single Family	Permit Fee: \$370.00	Cost of Work: \$35,000.00
Proposed Project Description: Demo and rebuild porch to new mud room and renovate kitchen.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB <i>IRC 09</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: bjs	Date Applied For: 02/15/2013	Zoning Approval		
<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>		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 type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/2/25/13</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>9</i>

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: 10 Braeburn Road		
Total Square Footage of Proposed Structure/Area 50SF of new structure	Square Footage of Lot 8,075 SF	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 376 C 003	Applicant: (must be owner, lessee or buyer) Name Kristen Crean Address 10 Braeburn Road City, State & Zip Portland ME 04103	Telephone: (207) 232-6688
Lessee/DBA	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: \$ 35,000 C of O Fee: \$ 0 Historic Review: \$ 0 Planning Amin.: \$ 0 Total Fee: \$ 370
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>Same - Single Family</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: Demolish existing side porch and construct new mud room and entry porch. Renovate existing kitchen.		
Contractor's name: <u>Leddy Houser Associates</u>		Email: <u>ledhouse@maine.rr.com</u>
Address: <u>10 Buttonwood Street</u>		
City, State & Zip <u>South Portland ME 04106</u>		Telephone: <u>(207) 767-0903</u>
Who should we contact when the permit is ready: <u>Kristen Crean</u>		Telephone: <u>(207) 232-6688</u>
Mailing address: <u>10 Braeburn Road, 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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

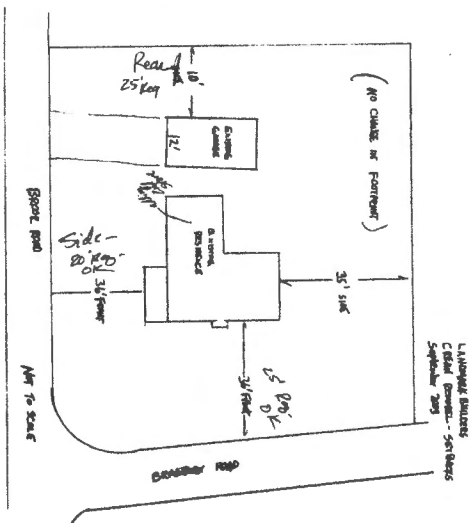
Signature:  Date: **February 12, 2013**

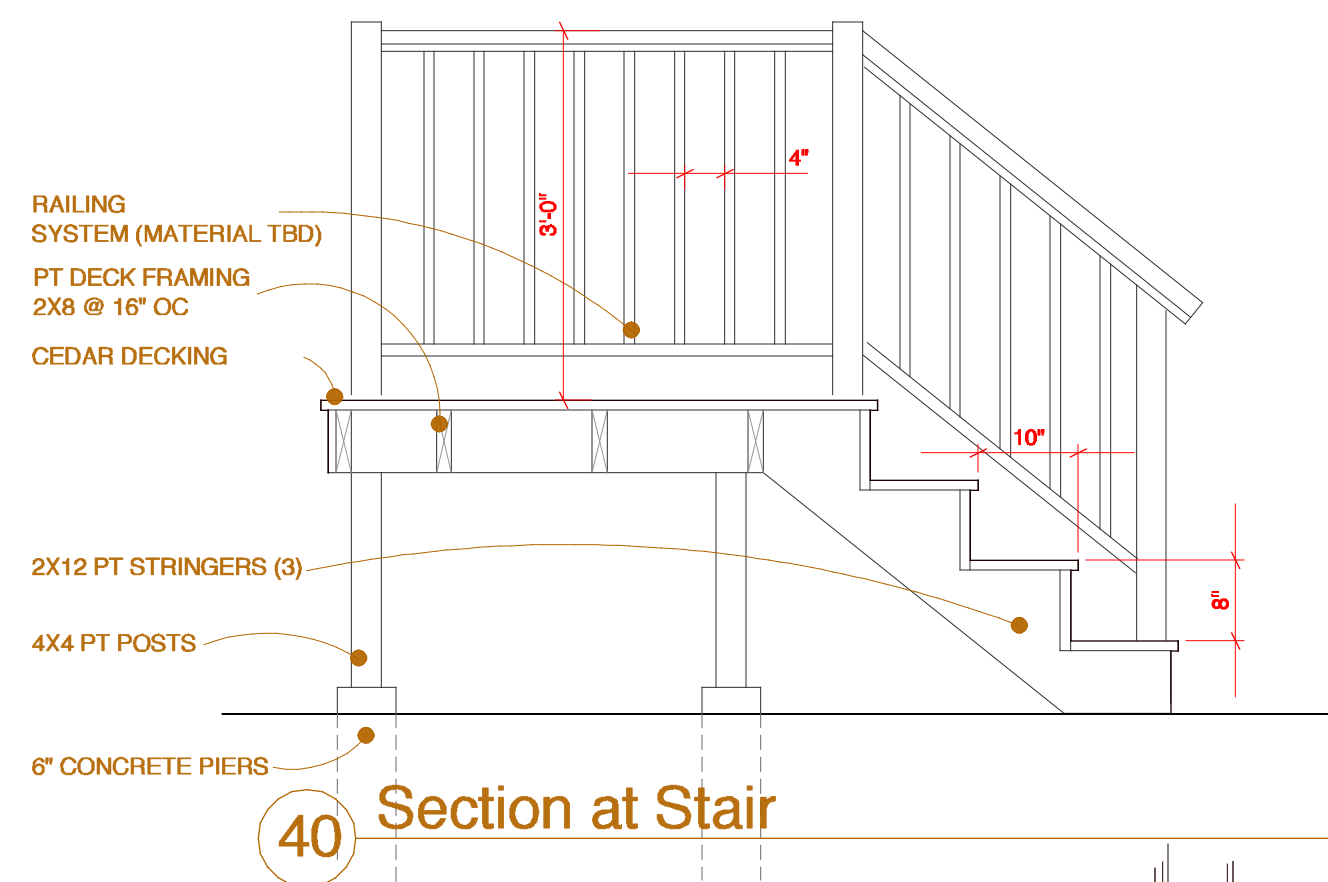
This is not a permit; you may not commence ANY work until the permit is issued



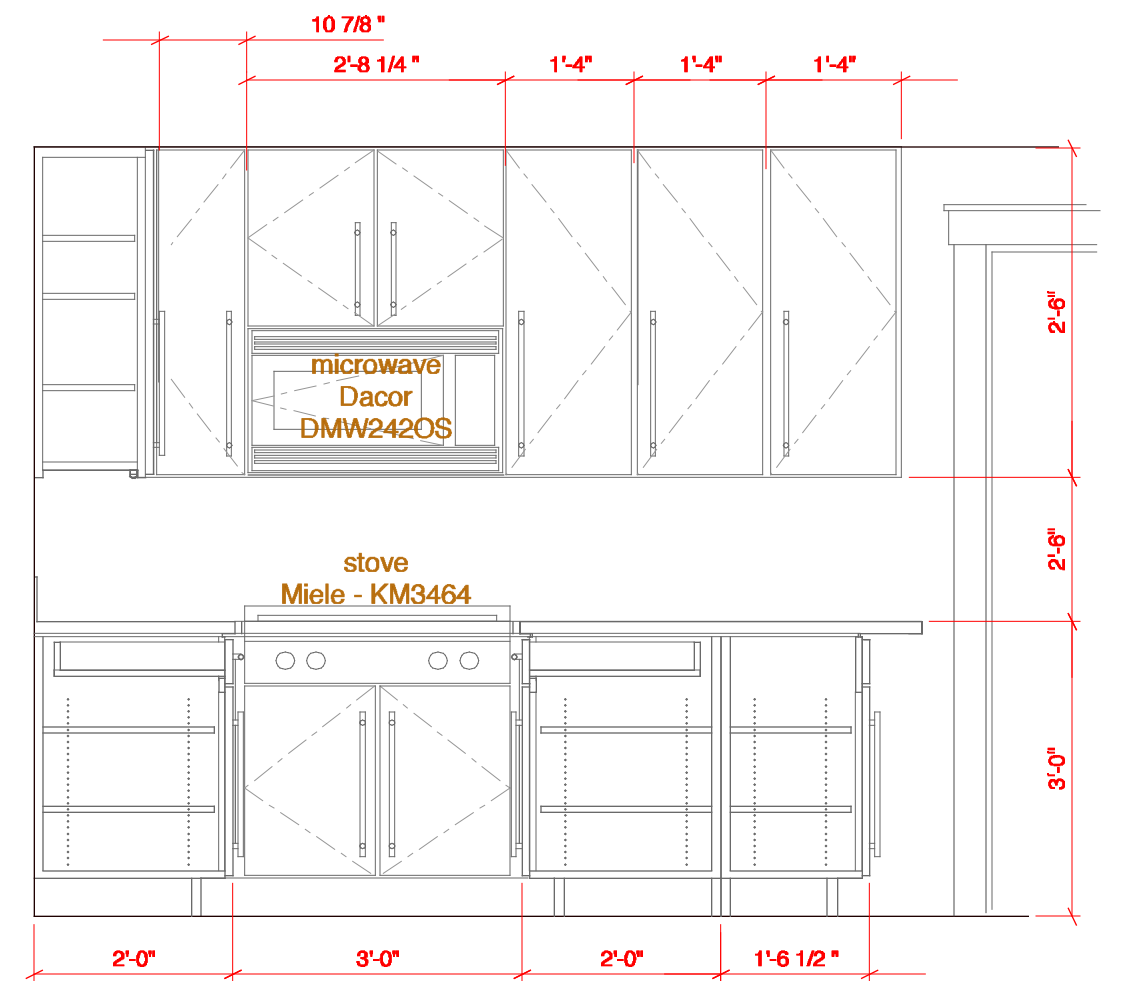
APPROVED
BASED
ON US-1
WAS
GIVEN
APPROV

from previous application

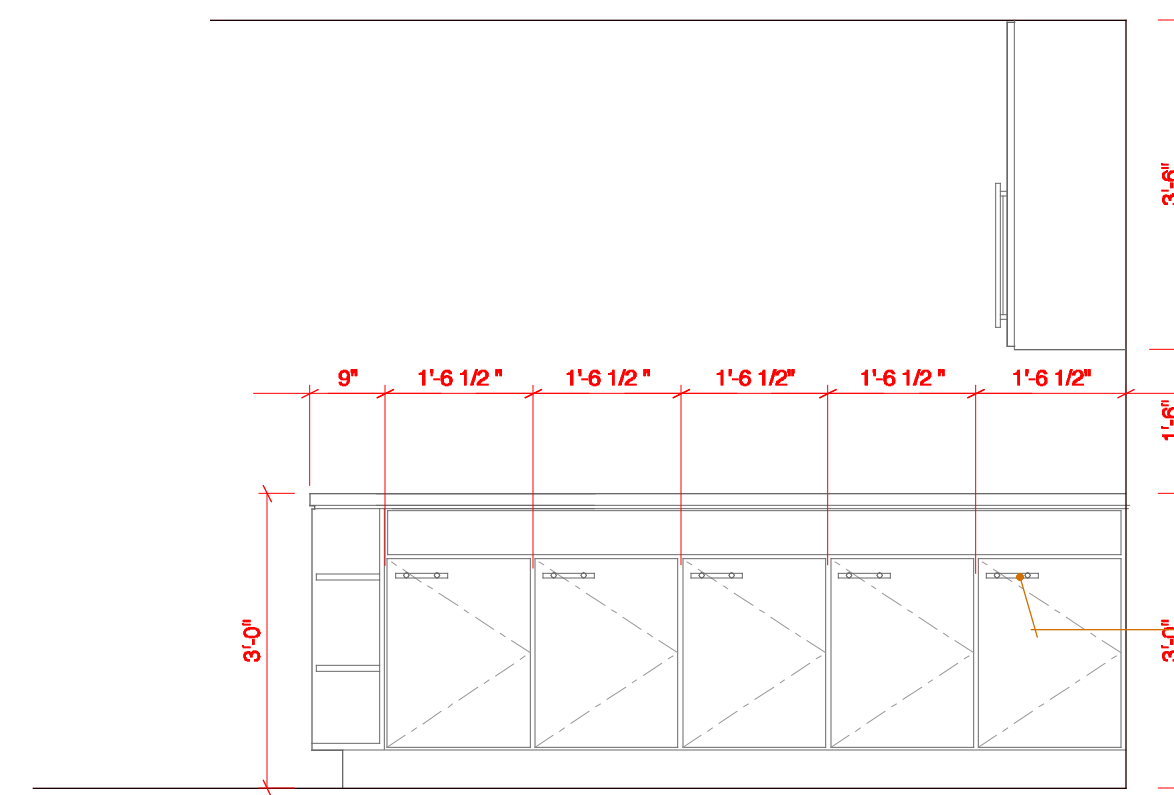




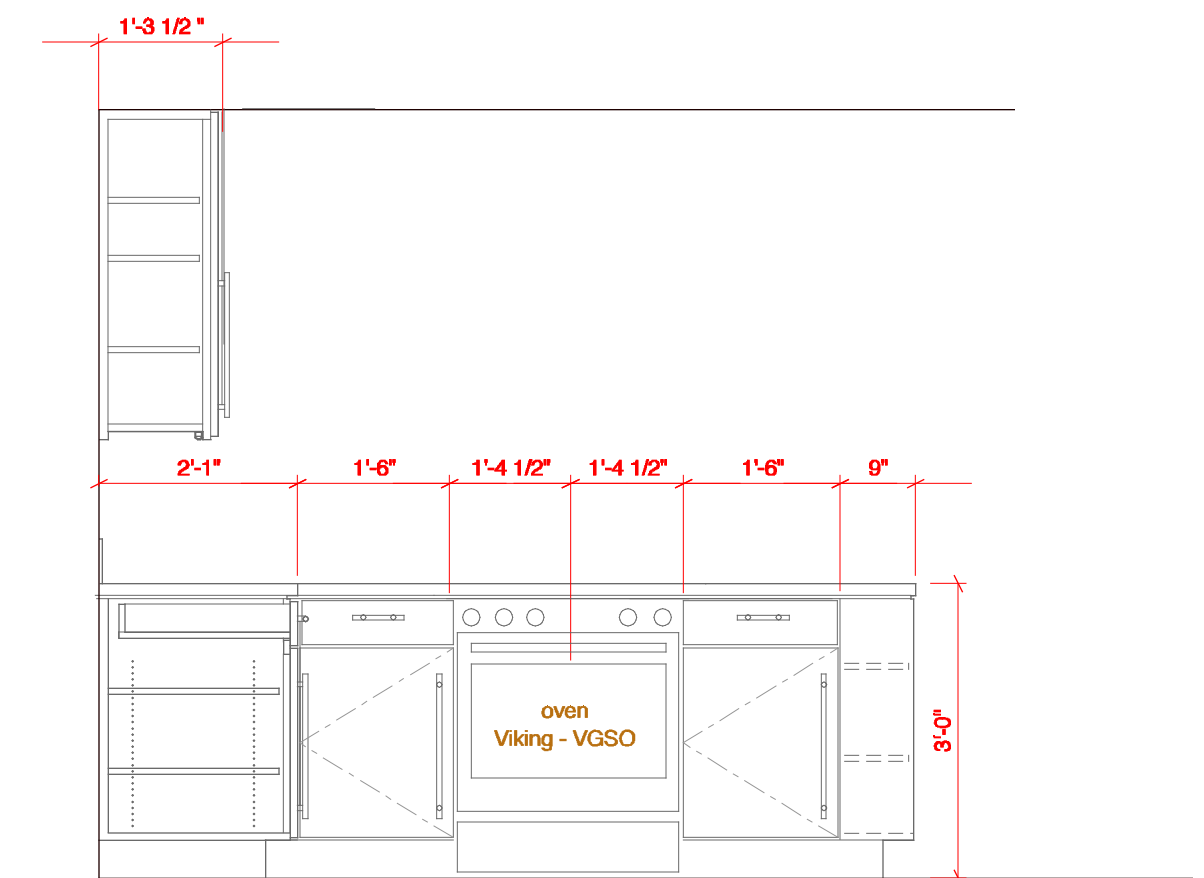
40 Section at Stair



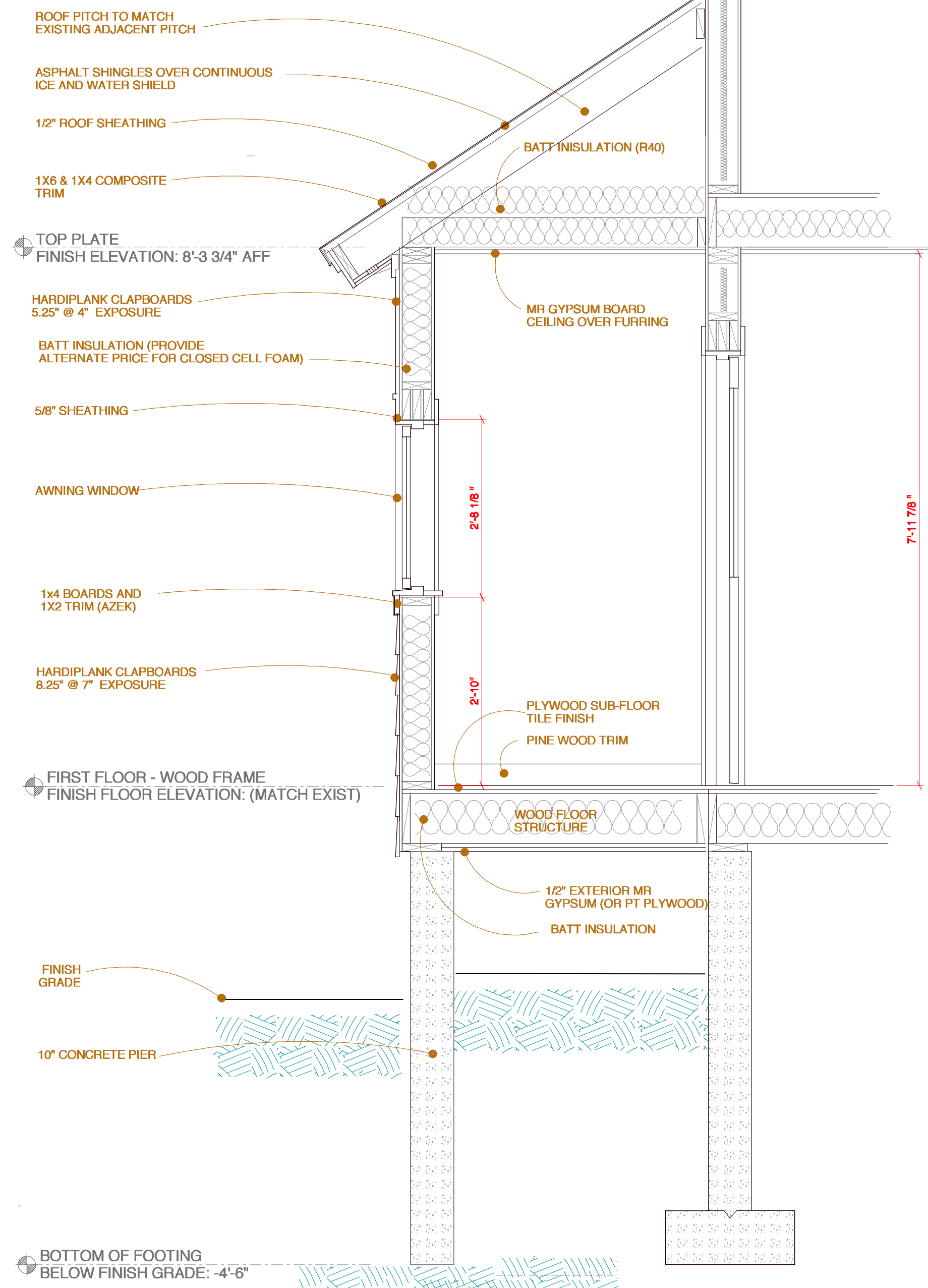
24 Kitchen Elevation



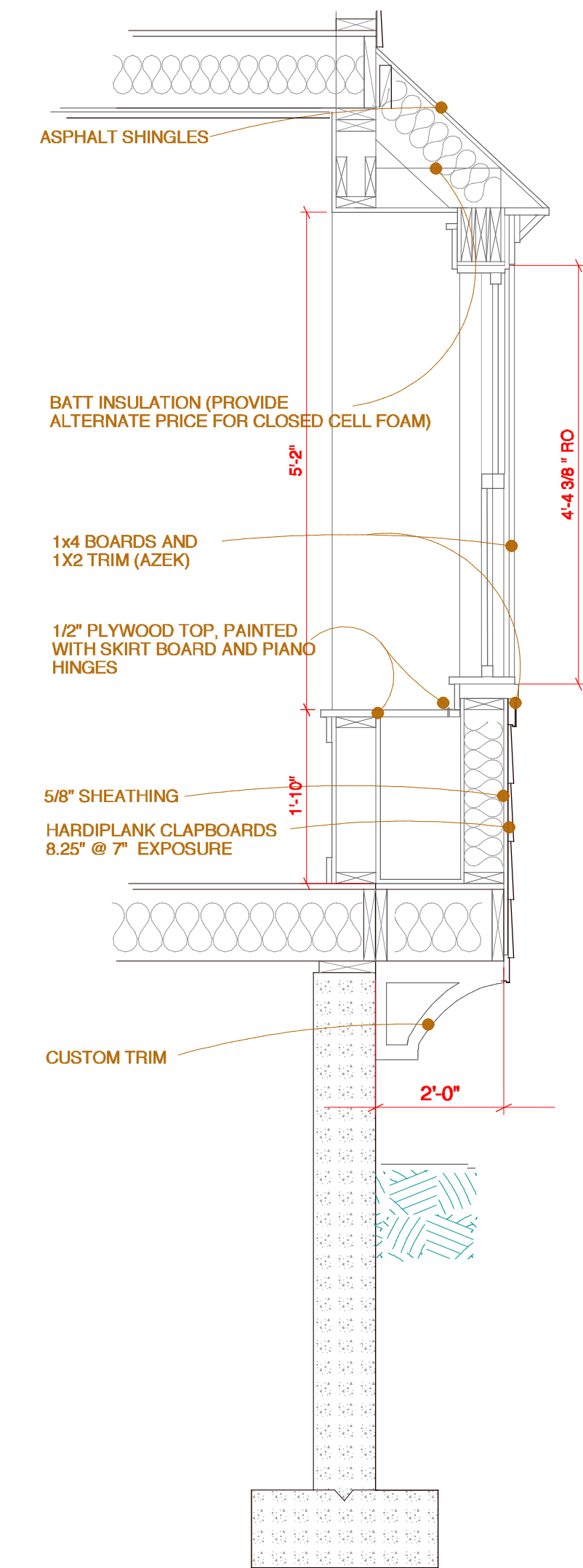
23 Kitchen Elevation



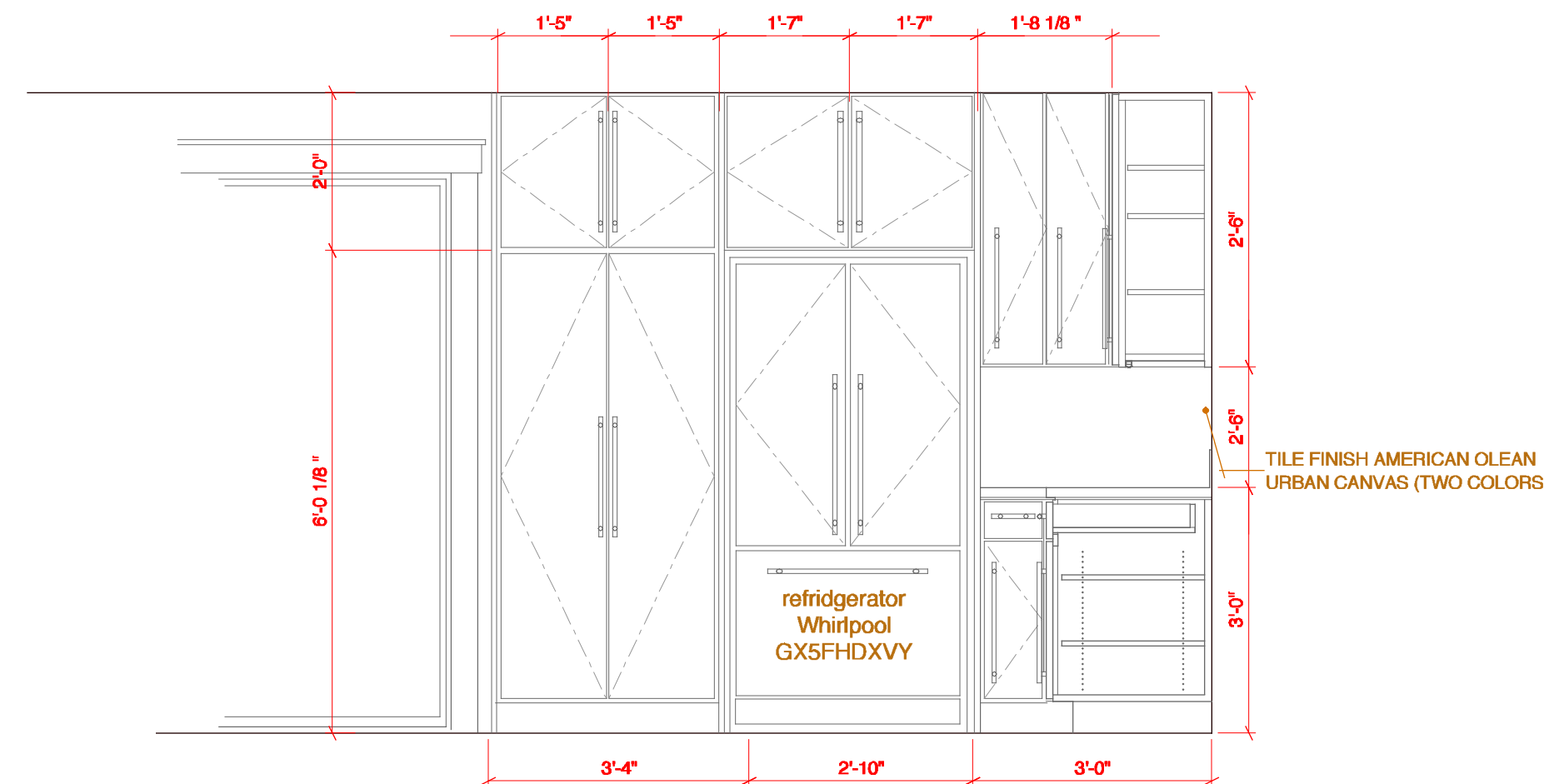
22 Kitchen Elevation



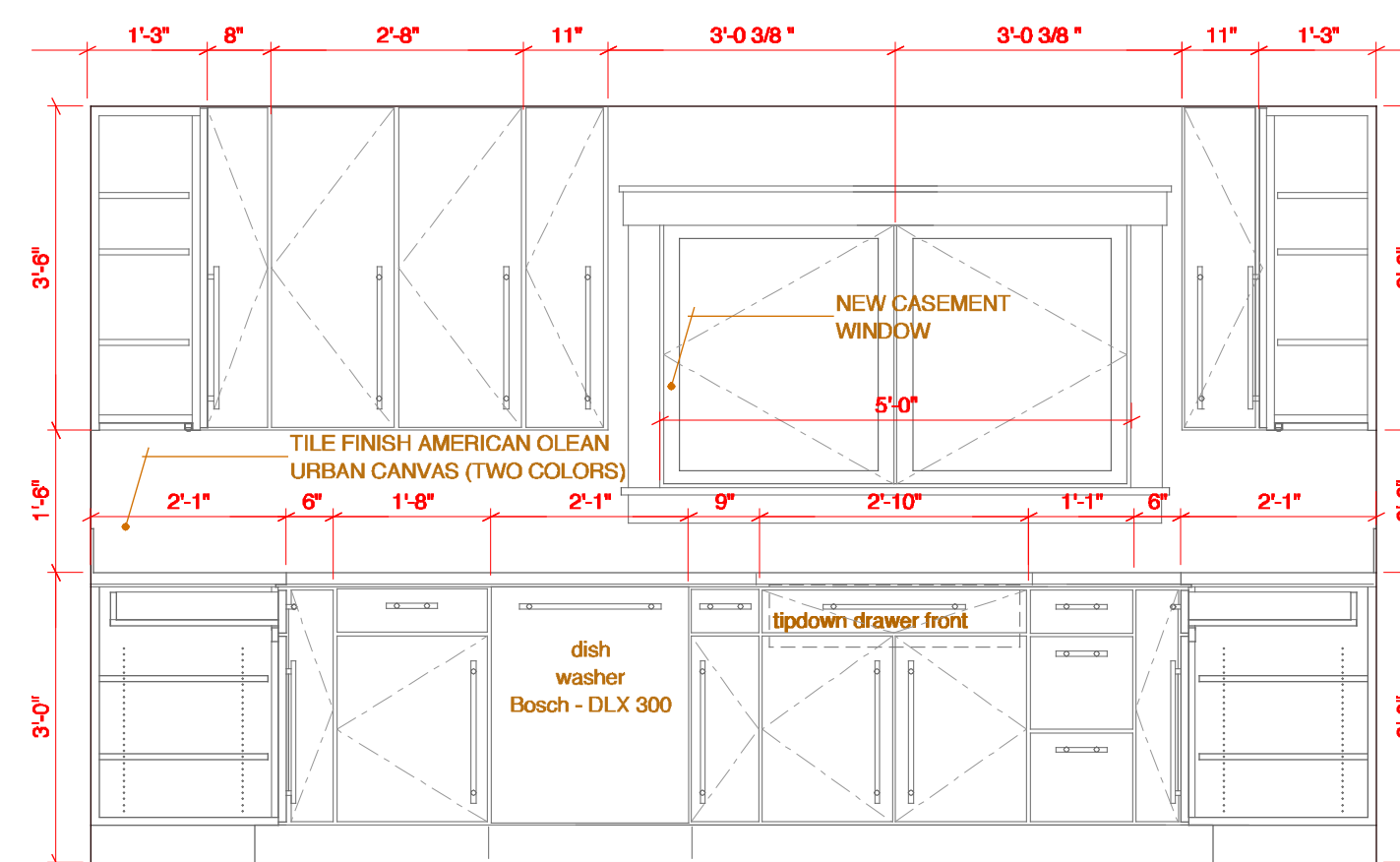
40 Section at Addition



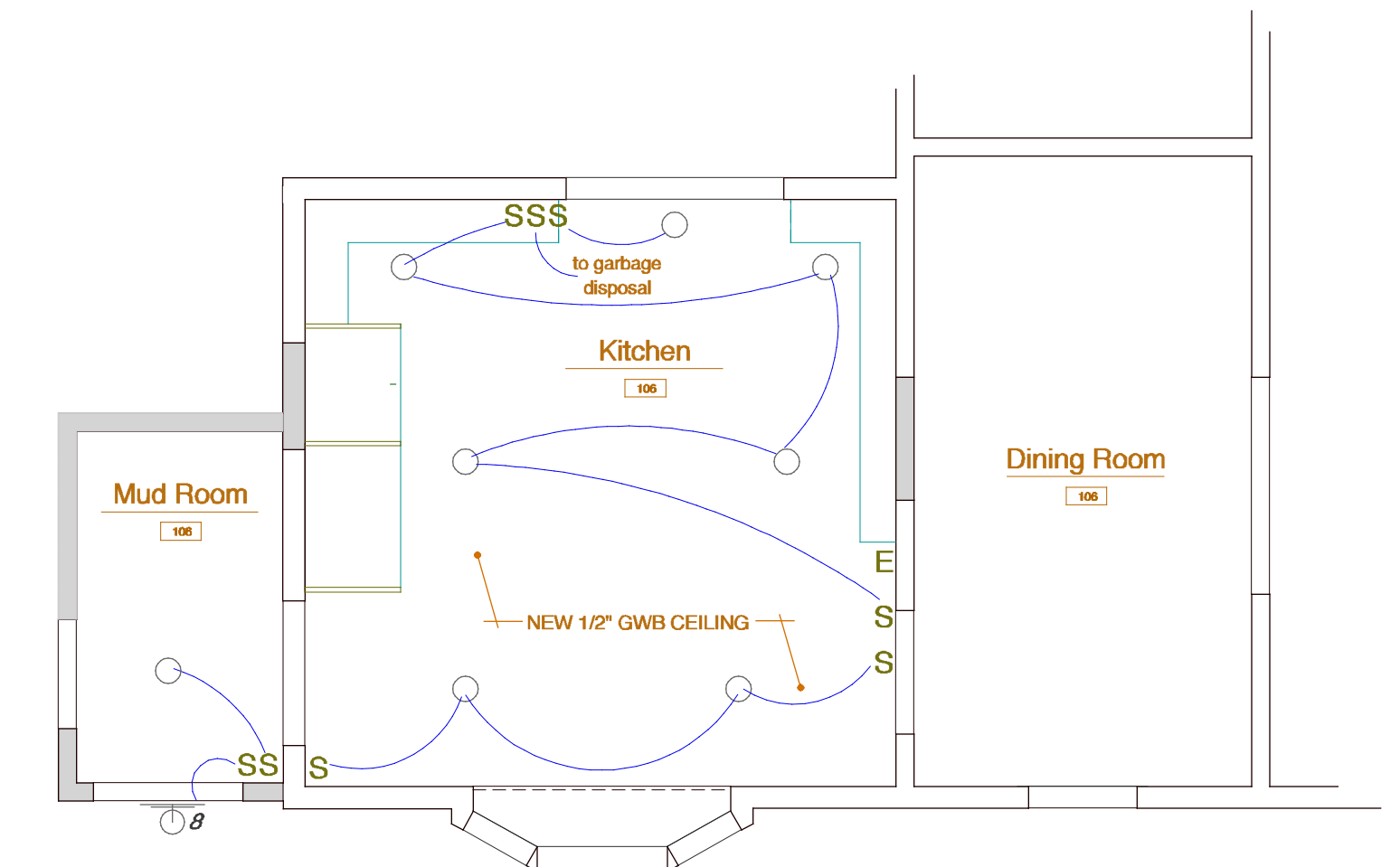
30 Section at Bay Window



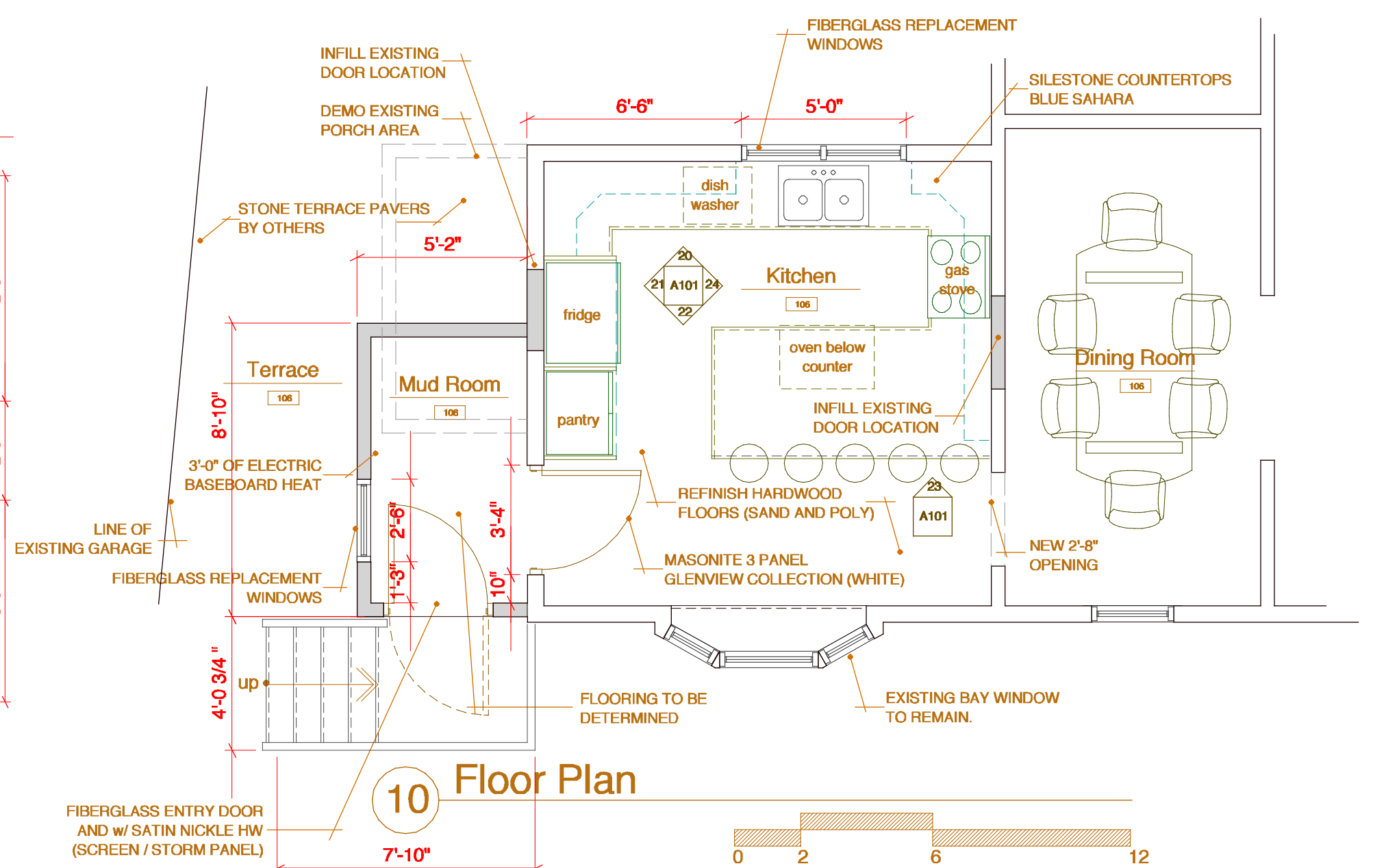
21 Kitchen Elevation



20 Kitchen Elevation



11 Reflected Ceiling Plan



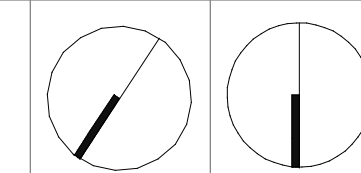
10 Floor Plan



41 edgewood ave
portland, maine 04103
telephone 207 450 0750
e-mail matthewwinch@earthlink.net

HOUSEHOLD FIXTURE SCHEDULE

refridge	WHIRLPOOL 25 CU FT GX5FHDXY	ex. hood	INTREGAL w/ MICROWAVE
microwave	WHIRLPOOL WMH2175XVS	sink w/ disp.	Kohler K-3820-3 & 3/4 HP heavy duty In Sink Erator & Kohler - K-13963 faucet
oven	VIKING VGSO		
range	MIELE KM3464 OR WOLFE EQUIVALENT		
dish washer	BOSCH 24\"/>		



project name **Crean Residence**
project location **Corner of Braeburn and Brook Ave
Portland ME, 04103**

date **February 15, 2013**
scale **as noted**
project # **2012-005**
drawing title **Plans, Interior Elev's and Sections**
drawing number **A101**