

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0497AY	Issue Date: 1 7 2001	CBL: 219 A004001
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Location of Construction: 1717 Congress St	Owner Name: Stroudwater Religious Society	Owner Address: 1737 Congress St Portland	Phone: 207-773-1630
Business Name: n/a	Contractor Name: E.G. Johnson &	Contractor Address: 3 Cliff Street Portland	Phone: 2077731630
Lessee/Buyer's Name n/a	Phone: n/aaaa	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial /Nissen Thrift store	Proposed Use: Same / Repair front corner wall	Permit Fee: \$60.00	Cost of Work: \$6,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: m/pj Type: 513 NOCA/10C/1999	

Proposed Project Description: Repair Front Wall	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: gg	Date Applied For: 05/08/2001	<b>Zoning Approval</b>
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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 Date: <i>5/10</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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>to D.A. 5/10/01</i> <i>DA 5/10/01</i>
	replace in kind		

**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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

## All Purpose 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: 177 CONGRESS ST.

Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number Chart# <u>219</u> Block# <u>A</u> Lot# <u>002</u>	Owner: <u>STRAWN WATER RELIGIOUS SOCIETY</u> <u>1729 CONGRESS ST.</u>	Telephone#: <u>77-31630</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: <u>\$6000.-</u> Fee: <u>\$60.00</u>
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Current use: NISSEN THRIFT STORE

If the location is currently vacant, what was prior use:  
Approximately how long has it been vacant:

Proposed use: SAME AS ABOVE.

Project description:  
REPAIR FRONT CORNER WALL

mail  
Contractor's Name, Address & Telephone: E. G. JOHNSON CO.  
3 CLIFF ST.  
PORTLAND, ME 04102

Applicants Name, Address & Telephone: GERRY JOHNSON  
3 CLIFF ST. PORT. ME

Who should we contact when the permit is ready: \_\_\_\_\_  
Telephone: \_\_\_\_\_

If you would like the permit mailed, what mailing address should we use: \_\_\_\_\_

3/8/01  
Gouf

Rec'd By: \_\_\_\_\_

MAY - 8 2001  
RECEIVED

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches; a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:**

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
  - Floor Plans & Elevations
  - Window and door schedules
  - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS**

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

Minor/Minor Site Review Fee for New Single Family homes: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**

**Certification**

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Signature of applicant:

*C. Harry Johnson*

Date: *5/8/01*

9-10

DAMAGED WALL REPAIR

SHEET TITLE

PROJECT: JUNISSAN THRUWAY STORE

80 Leighton Rd.  
Falmouth, ME 04105

ASSOCIATED DESIGN PARTNERS INC.

Tel: 878-1751  
Fax: 878-1788

SHEET

3 OF 3

DATE: 5-2-01

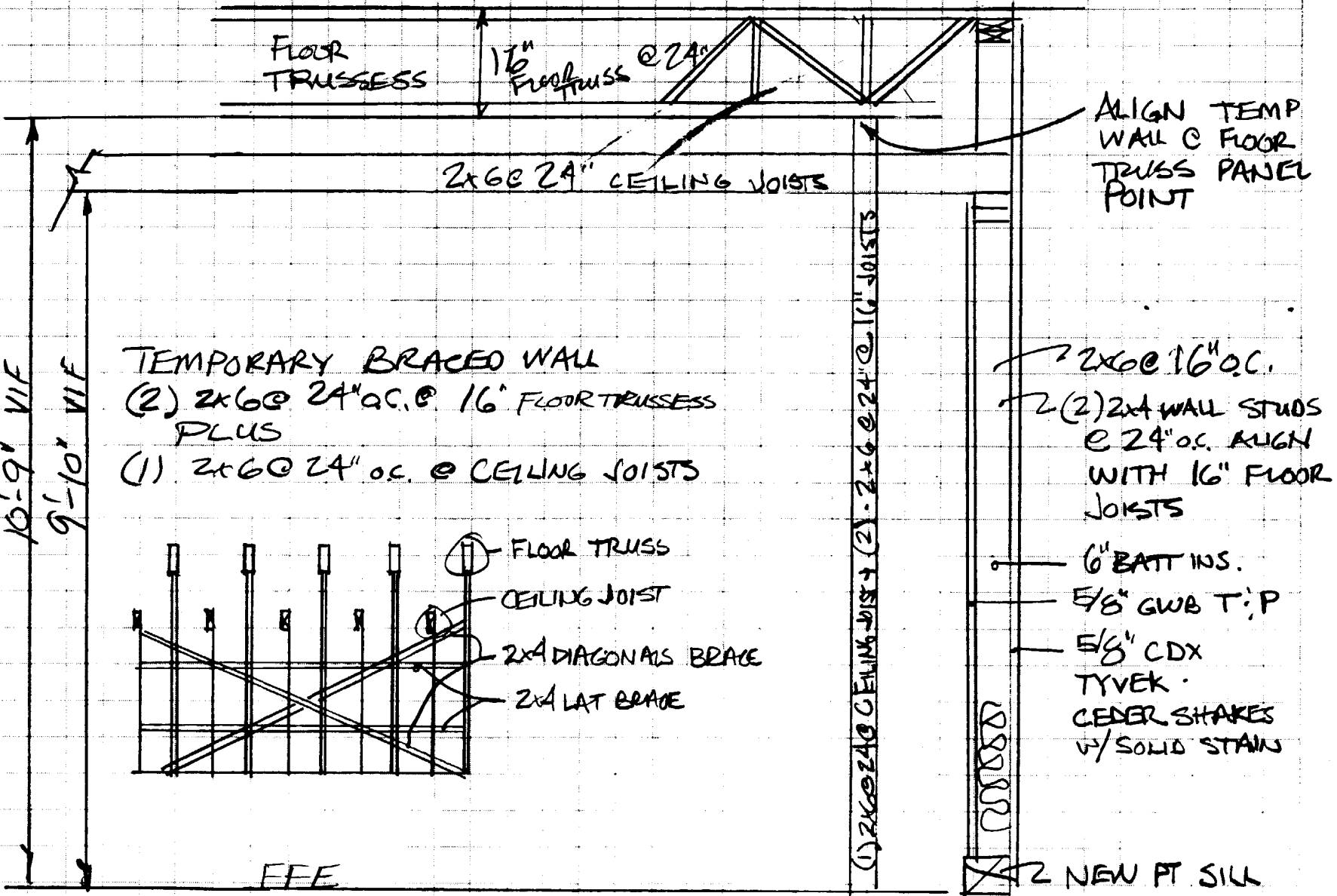
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DRAWN BY:

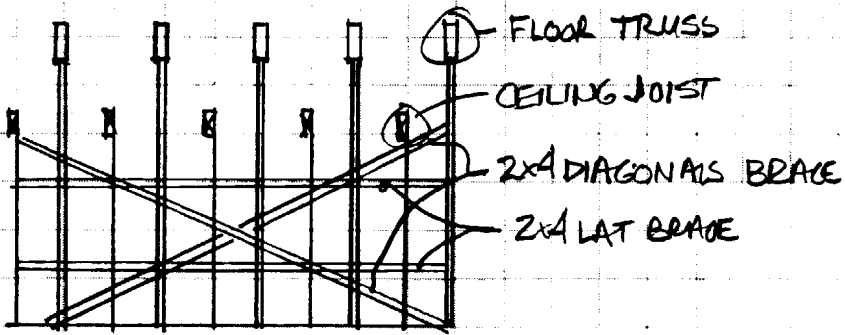
FILE NO.

PROJECT NUMBER

01096



TEMPORARY BRACED WALL  
 (2) 2x6 @ 24" o.c. @ 16" FLOOR TRUSSES  
 PLUS  
 (1) 2x6 @ 24" o.c. @ CEILING JOISTS



2x6 @ 16" o.c.  
 2 (2) 2x4 WALL STUDS @ 24" o.c. ALIGN WITH 16" FLOOR JOISTS  
 6" BATT INS.  
 5/8" GWB T:P  
 5/8" CDX TYVEK  
 CEDAR SHAKES w/ SOLID STAIN  
 2 NEW PT SILL

ALIGN TEMP WALL @ FLOOR TRUSS PANEL POINT

2x6 @ 24" CEILING JOISTS

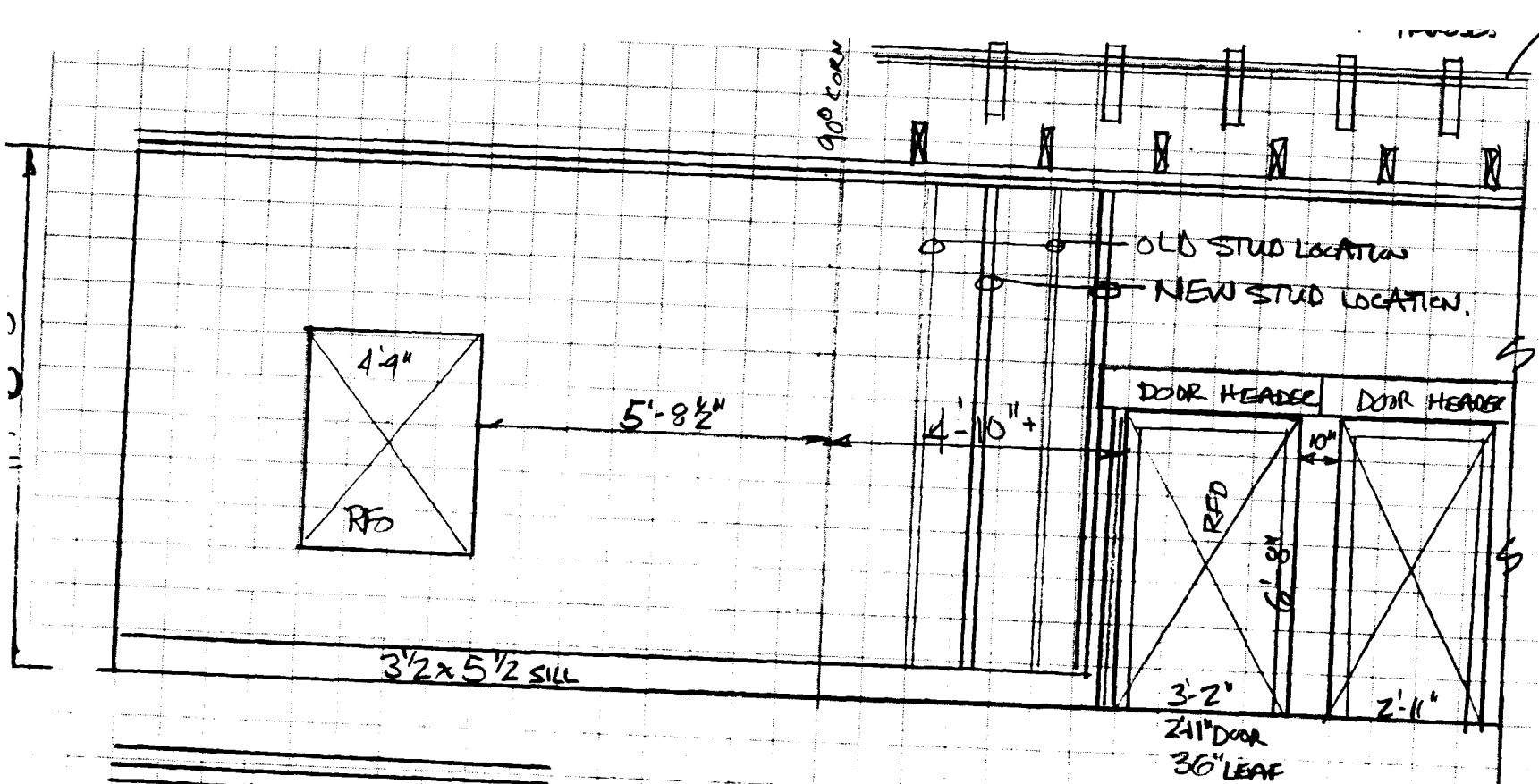
FLOOR TRUSSES

16" Floor Truss @ 24"

16'-0" W/H  
 9'-10" W/L

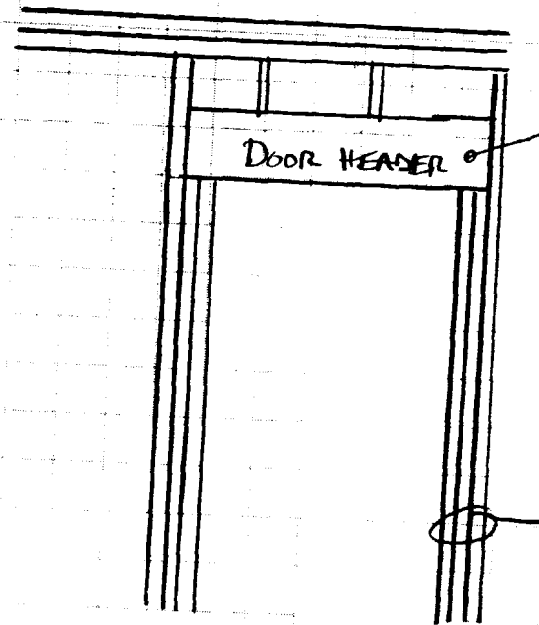
FFE

(1) 2x6 @ 24" CEILING JOIST (2) 2x6 @ 24" @ 16" JOISTS



DATE: 5-8-01  
 SCALE:  
 DRAWN BY:  
 FILE NO.  
 PROJECT NAME:  
 SHEET: 23

**ASSOCIATED DESIGN PARTNERS INC.**  
 Tel: 878-1751  
 Fax: 878-1788  
 80 Lighthouse Rd.  
 Fairmount, ME 04105



(3) 2x10 + 2 PLYWOOD LAMS  
 (3) 2x10's

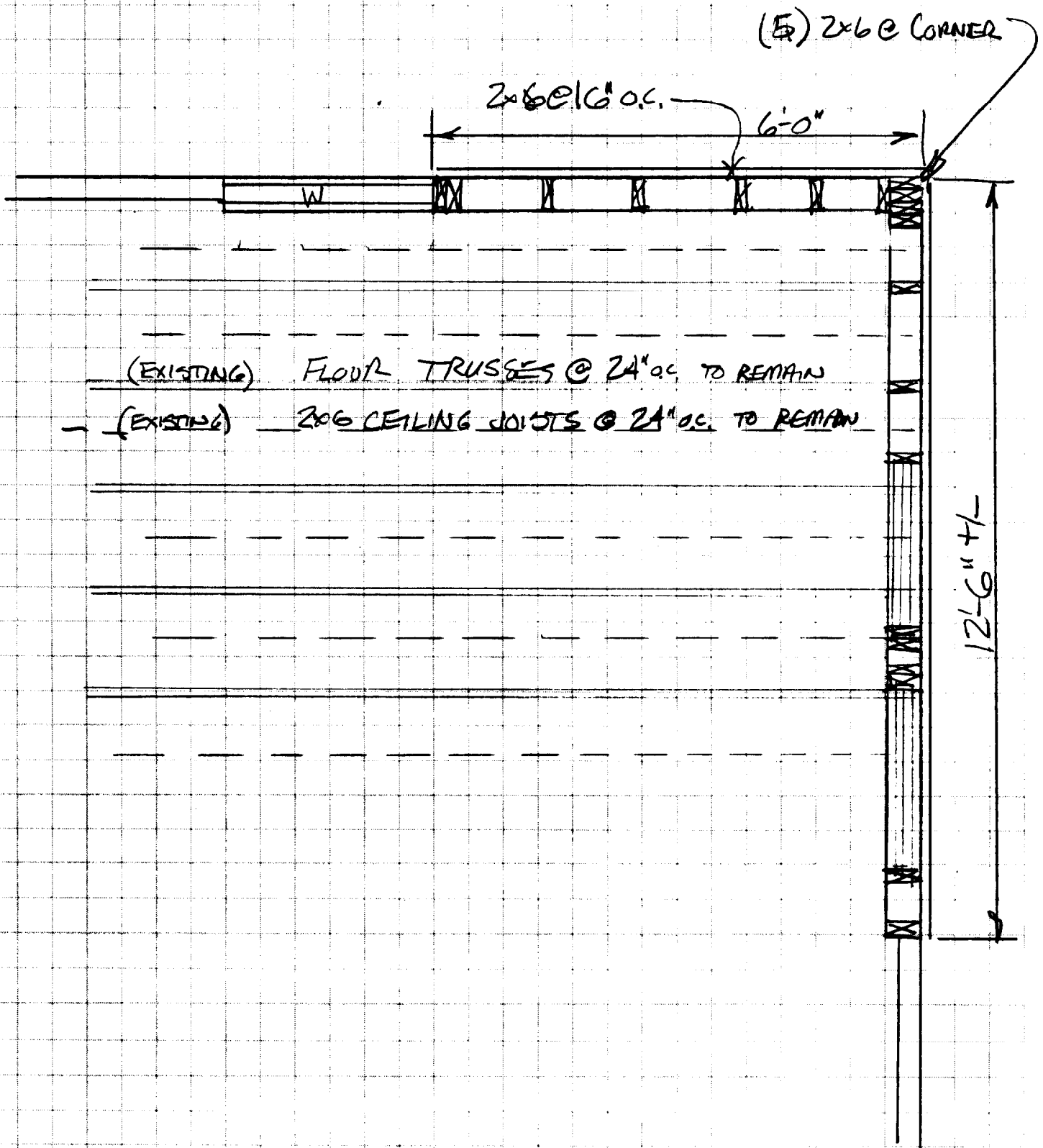
REPLACE WALL WALL FRAMING + 2 DOORS

(2) 1/2\"/>

(2) 2x6 JACK STUDS  
 (1) 2x6 KING STUD

TYPICAL DOOR FRAME

PROJECT: JJ NISSAN THRAFT STORE  
 SHEET TITLE: GARY JOHNSON/OWNER  
 DAMAGED WALL REPAIR



PROJECT: **W NISSAN, THRIFT STORE**  
**GARY JOHNSON, OWNER**  
 SHEET TITLE:  
**DAMAGED WALL REPAIR**

**ASSOCIATED DESIGN PARTNERS INC.**  
 80 Leighton Rd. Tel: 878-1751  
 Falmouth, ME 04105 Fax: 878-1788

DATE: **5-8-01**  
 SCALE:  
 DRAWN BY:  
 FILE NO.  
 PROJECT NUMBER:  
**01096**  
 SHEET: **1** OF **3**

Applicant: PVA Limited / Jim Fisher Date: 5/15/01

Address: Avalon & Ardmore St <sup>Front</sup> C-B-L: 294-D-15

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot - Ardmore St

Proposed Use/Work - construct new single family Dwelling 24x30  
5x20 front porch

Sewage Disposal - City

Lot Street Frontage - 50' - 99.81' shown

No garage

Front Yard - 25' req - 25' shown, with 40' of porch allowed into the front yard setback

Rear Yard - 25' req - 15' shown - ok per 14-428 (corner lot provision - see attached worksheet)

Side Yard - 14' req - 39' i, 30' shown

side yard on A side of 20' req - 20' + shown

Projections - 2x20 section of front porch (40') allowed into the front setback - ok (50' max) sec 14-425

Width of Lot - 75' req - 99.81' shown

Height - 35' MAX. - 24' scaled

Lot Area - 6,500 sq ft min req - 6505 sq ft given

Lot Coverage/Impervious Surface - 25% MAX = 1626.25 sq ft

Area per Family - 6500 sq ft

Off-street Parking - 2 req - 38' from the front

Loading Bays - N/A

Site Plan - minor/minor # 2001-00711

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 Zone X

24x30 = 720

~~40x30~~ =

5x20 = 100

OL = 820 sq ft

Needs to expand

**CITY OF PORTLAND, MAINE**  
**PLANNING DEPARTMENT PROCESSING FORM**  
**ADDENDUM**

**2001-0071**

Application I. D. Number

**04/30/2001**

Application Date

**Avalon Rd, New Single Family**

Project Name/Description

**New Portland Prop Grou**

Applicant

**100 Forest Park, Portland, ME 04101**

Applicant's Mailing Address

**Fisher, Jim**

Consultant/Agent

**Applicant Ph: (207) 878-8818      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**54 - 54 Avalon Rd, Portland, Maine**

Address of Proposed Site

**294 D015001**

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Insp**

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits shall be required for future decks, sheds, pools, and/or garage.
- 3 The driveway shall be lengthened to show a minimum of 38 feet from the front property line in order to accommodate the required 2 car off-street parking.

**Approval Conditions of DRC**

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now #54 Avalon Road, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION**

**DRC Copy**

Application I. D. Number

04/30/2001

Application Date

Avalon Rd, New Single Family

Project Name/Description

New Portland Prop Grou

Applicant

100 Forest Park, Portland, ME 04101

Applicant's Mailing Address

Fisher, Jim

Consultant/Agent

Applicant Ph: (207) 878-8818 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

~~54-54~~ Avalon Rd, Portland, Maine

Address of Proposed Site

294 D015001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot

Other (specify) \_\_\_\_\_

970

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

**Check Review Required:**

Site Plan  
(major/minor)

Subdivision  
# of lots \_\_\_\_\_

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional  
Use (ZBA/PB)

Zoning Variance

Other \_\_\_\_\_

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 05/01/2001

**DRC Approval Status:**

Reviewer Jay Reynolds

Approved

**Approved w/Conditions**  
See Attached

Denied

Approval Date 05/16/2001

Approval Expiration 05/16/2002

Extension to \_\_\_\_\_

Additional Sheets  
Attached

Condition Compliance

Jay Reynolds  
signature

05/16/2001  
date

*\* Revised Plan Attached*

Performance Guarantee

Required\*

Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

\_\_\_\_\_ date

\_\_\_\_\_ amount

\_\_\_\_\_ expiration date

Inspection Fee Paid

\_\_\_\_\_ date

\_\_\_\_\_ amount

Building Permit Issue

\_\_\_\_\_ date

Performance Guarantee Reduced

\_\_\_\_\_ date

\_\_\_\_\_ remaining balance

\_\_\_\_\_ signature

Temporary Certificate of Occupancy

\_\_\_\_\_ date

Conditions (See Attached)

\_\_\_\_\_ expiration date

Final Inspection

\_\_\_\_\_ date

\_\_\_\_\_ signature

Certificate Of Occupancy

\_\_\_\_\_ date

Performance Guarantee Released

\_\_\_\_\_ date

\_\_\_\_\_ signature

Defect Guarantee Submitted

\_\_\_\_\_ submitted date

\_\_\_\_\_ amount

\_\_\_\_\_ expiration date

Defect Guarantee Released

\_\_\_\_\_ date

\_\_\_\_\_ signature

**CITY OF PORTLAND, MAINE**  
**PLANNING DEPARTMENT PROCESSING FORM**  
**Insp Copy**

2001-0071  
 Application I. D. Number  
 04/30/2001  
 Application Date  
 Avalon Rd, New Single Family  
 Project Name/Description

**New Portland Prop Grou**  
 Applicant  
 100 Forest Park, Portland, ME 04101  
 Applicant's Mailing Address  
 Fisher, Jim  
 Consultant/Agent  
 Applicant Ph: (207) 878-8818 Agent Fax:  
 Applicant or Agent Daytime Telephone, Fax

54 - 54 Avalon Rd, Portland, Maine  
 Address of Proposed Site  
 294 D015001  
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 New Building     Building Addition     Change Of Use     Residential     Office     Retail  
 Manufacturing     Warehouse/Distribution     Parking Lot     Other (specify) \_\_\_\_\_

970  
 Proposed Building square Feet or # of Units                      Acreage of Site                      Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date: 05/01/2001

**Insp Approval Status:**

Approved                       Approved w/Conditions  
See Attached                       Denied

Approval Date 05/15/2001                      Approval Expiration 05/15/2002                      Extension to \_\_\_\_\_                       Additional Sheets Attached

Condition Compliance                      Marge Schmuckal  
signature *[Signature]*                      05/15/2001  
date

Performance Guarantee                       Required\*                       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION**

**ADDENDUM**

2001 0071

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