

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

PERMIT ISSUED
JUL 6 2005
Permit Number: 050798
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

PERMIT
BUILDING DEPARTMENT

This is to certify that Ung Bun K & /Owner
has permission to add second story for extra living space
AT 47 Rowe Ave Call 260 A007001

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 when permission is procured before this building or part thereof is started or closed-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

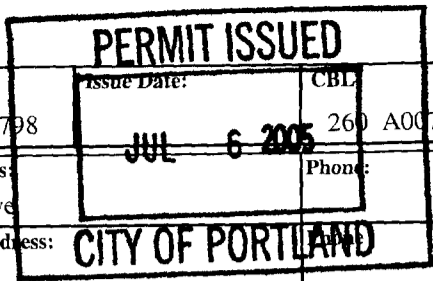
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Janie Bourke 7/6/05
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: 05-0798	Issue Date: JUL 6 2005	CBL 260 A007001
Owner Address: 47 Rowe Ave	Phone:	
Contractor Address: Portland	CITY OF PORTLAND	
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings
Past Use:		CEO District: 3
Proposed Use: story for extra living space		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
add second story for extra living space		INSPECTION: Use Group: R3 Type: JB IRC-2003 Signature: JMB 7/6/05
Permit Taken By: Idobson		Date Applied For: 06/17/2005
Special Zone or Reviews		Zoning Appeal
<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: JMB 7/5/05		<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:
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..		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmat <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: JMB



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: 05-0798	Date Applied For: 06/17/2005	CBL: 260 A007001
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Location of Construction: 47 Rowe Ave	Owner Name: Ung Bun K & Owner	Owner Address: 47 Rowe Ave Portland	Phone:
Tenant/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Single Family Home / add second story for extra living space	add second story for extra living space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 07/05/2005
Note: **Ok to Issue:**

- 1) Approved using Sec. 14-436 for an 80% expansion, which is 300 sf out of a possible 780 sf.
- 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:** Jeanine Bourke **-Approval Date:** 07/06/2005

Note: 7/05/05 Tried to leave a msg. At the listed #, no answer, no vmail, need details on framng, floor plan, egress etc. **Ok to Issue:**
 Tried again and they said to call back in the AM.
 7/6 Bun U. Came in to confirm details as noted on plans, ok to issue.

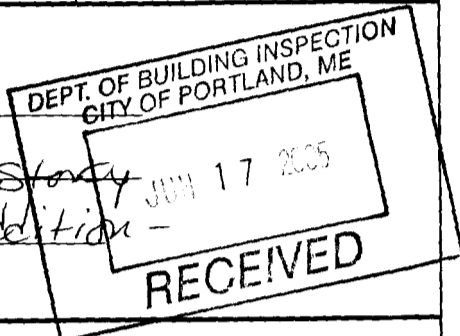
- 1) Separate permits are required for any electrical, plumbing, or heatng.
- 2) Permit approved based on the plans submrtted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Submit a copy of the chimney disclosure to this office

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.

ROWE		02
Total Square Footage of Proposed Structure		Square Footage of Lot
A Lot# 121,122 153,154		2:00 PM
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: BUN UNG 47 ROWE AVE PORTLAND ME 04102	cost Of Work: \$10,000 Fee: \$ 111
Approximately how long has it been vacant: _____ Proposed use: <u>2nd Story</u> Project description: <u>Single Family Home Addition</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>773-2475 (BUN)</u> Mailing address: <u>47 ROWE AVE PORTLAND ME 041</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>[Signature]</u>	Date: <u>6/17/05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

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	260 A007002
Location	47 ROWE AVE
Land Use	SINGLE FAMILY
Owner Address	UNG BUN K 8 SON NEANG JTS 47 ROWE AVE PORTLAND NE 04102
Book/Page	17806/021
Legal	260-A-7-8-45-46 ROWE AVE 47-49 TERRACE AVE 8400 SF

R3

Current Valuation Information

Land	Building	Total
\$32,550	\$60,270	\$92,820

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$59,300	\$87,500	\$146,800	\$119,810

Property Information

Year Built	Style	Story Height	sq. Ft.	Total Acres	
1958	Cape	1	1075	0.193	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	1		6	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1958	22X26	C	F

Sales Information

Date	Type	Price	Book/Page
07/01/2002	LAND + BLDING	\$130,000	17806-21
01/01/1999	LAND + BLDING	\$82,000	14448-003

Picture and Sketch

Picture Sketch Tax Map

[Click here to view Tax Roll Information.](#)

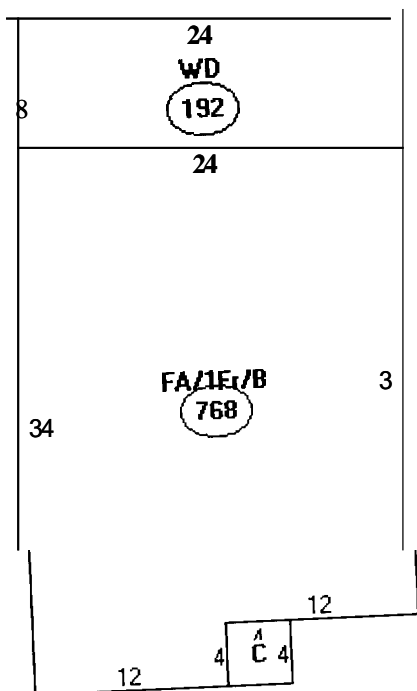
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[Click here to view](#) comparable sales or below to view **by:**



<http://www.portlandassessor.codimages/pictures/018301.jpg>

06/30/2005



Descriptor/Area

A: FA/1Fr/B
768 sqft
B: WD
192 sqft
C: QFP
16 sqft

976

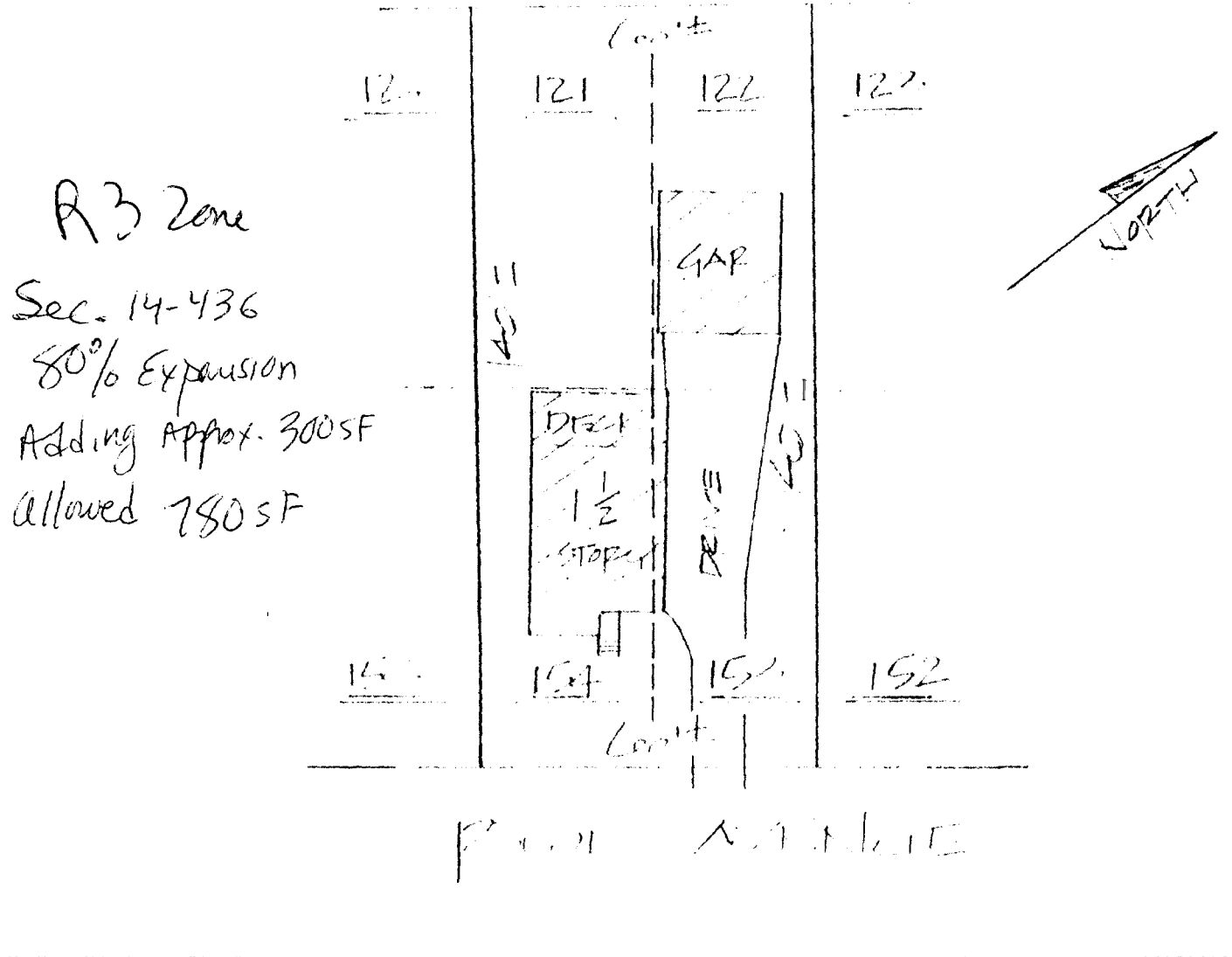
480%

780 SF

06/30/2005

...AL FRONT SETBACKS, AND B) FLOOD ZONE DETERMINATION BY HORIZONTAL SCALING ON BASIS ESTABLISHED FOR THE...
 THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE
 PROFESSIONAL LAND SURVEYORS (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER, TITLE ATTORNEY
 & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS.
 (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS,
 EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 47 Rowland St INSPECTION DATE: 5-29-2
Portland, ME SCALE: 1" = 20'



SEE PROVIDED TITLE REFERENCES FOR APPLICABLE APPURTENANCES, IF ANY.

APPLICANT: LING/NEANG REQUESTING PARTY: FIDELITY TITLE Co.
 OWNER: SMITH ATTORNEY: THOMAS POWERS
 LENDER: PORTLAND REGIONAL FILE No. 20211971
F.C.I.

TITLE REFERENCES:
 DEED BOOK: 1448 PAGE: 3
 PLAN BOOK: 11 PAGE: 12 LOT: 121, 122
 COUNTY: W.M.B. 121, 122

YOUR FILE #: IE 5422

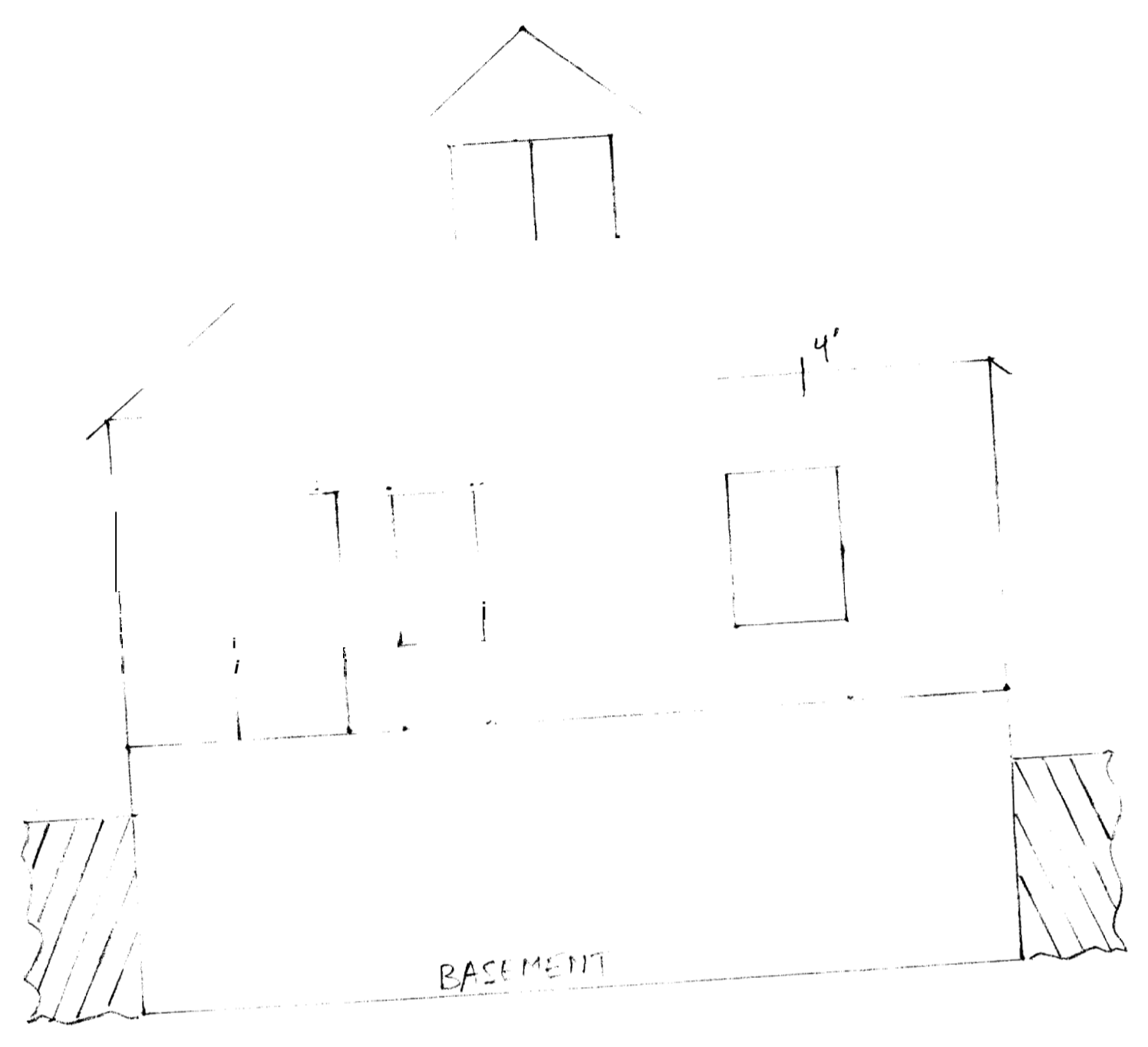
MUNICIPAL REFERENCE:
 MAP: 260 BLOCK: A LOT: 79, 80, 81

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP No. 130051

NADEAU & LODGE, INC.
 PROFESSIONAL LAND SURVEYORS
 918 BRIGHTON AVENUE PORTLAND, ME 04102 (207) 878-7870
 232 CLARKS WOODS ROAD LYMAN, ME 04002 (207) 498-8558

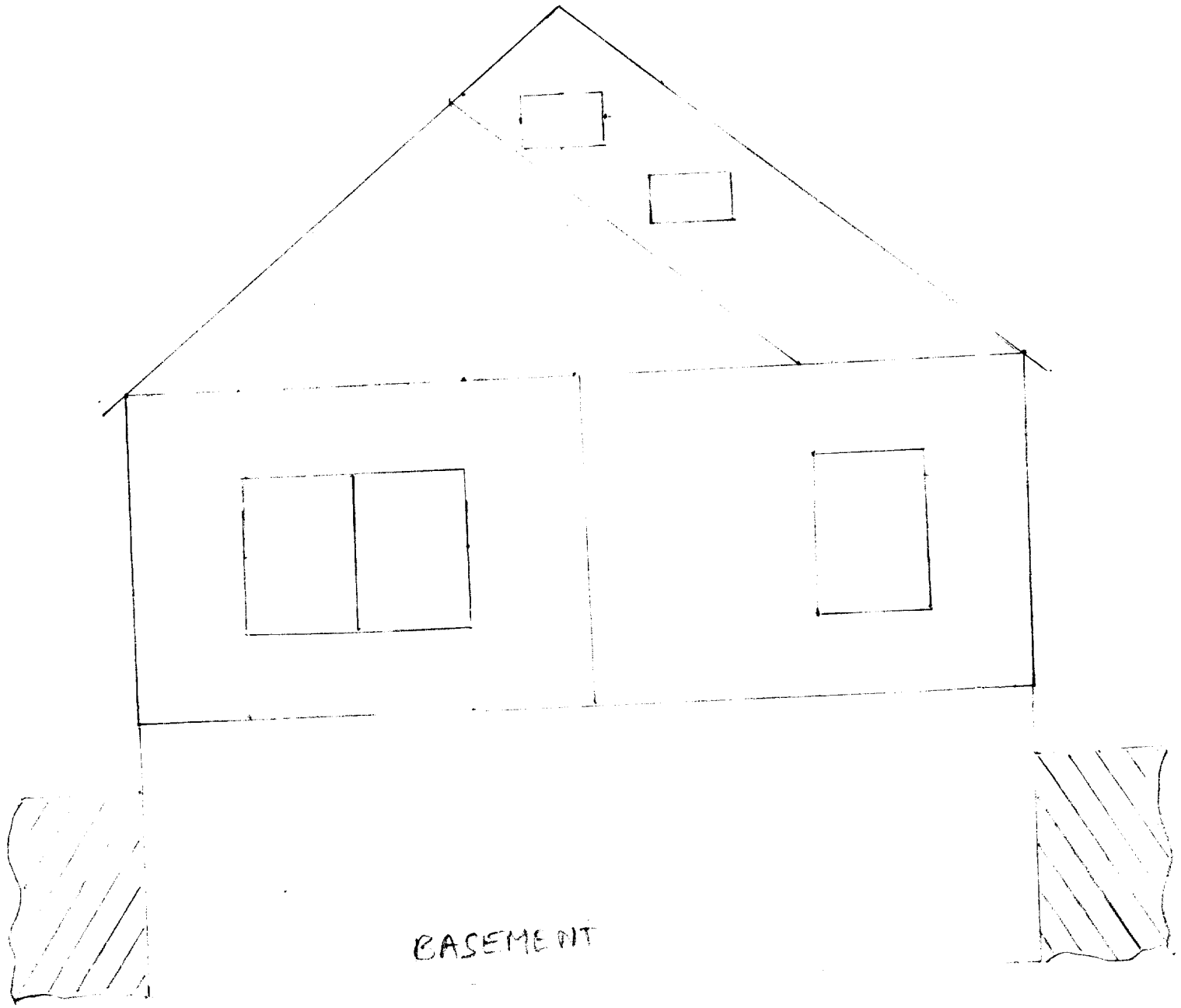
Handwritten signature/initials

BACK BEFORE



1/4" = 1'

FRONT BEFORE

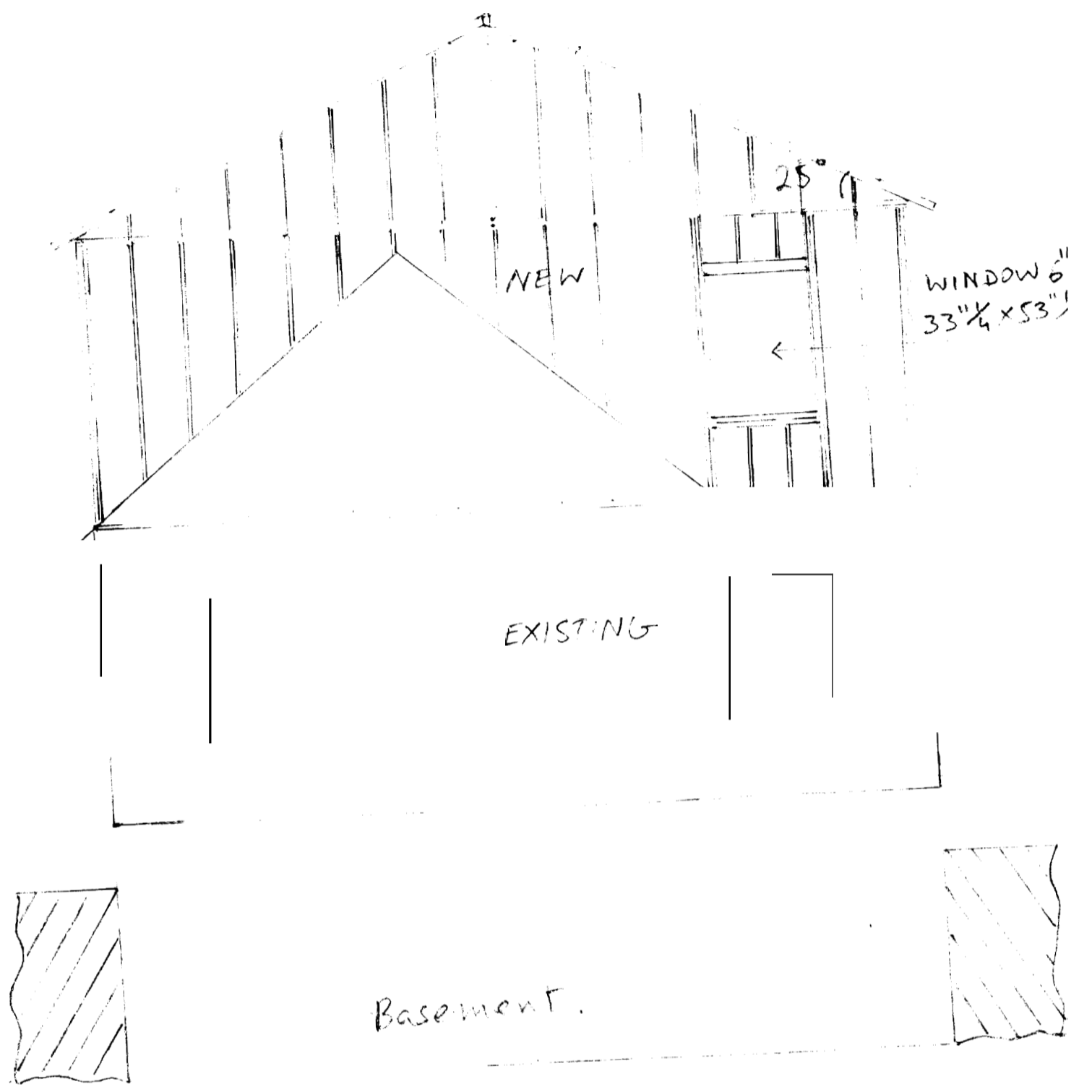


BASEMENT

33 1/4, 53 1/4

Scale = 1" = 46.5"

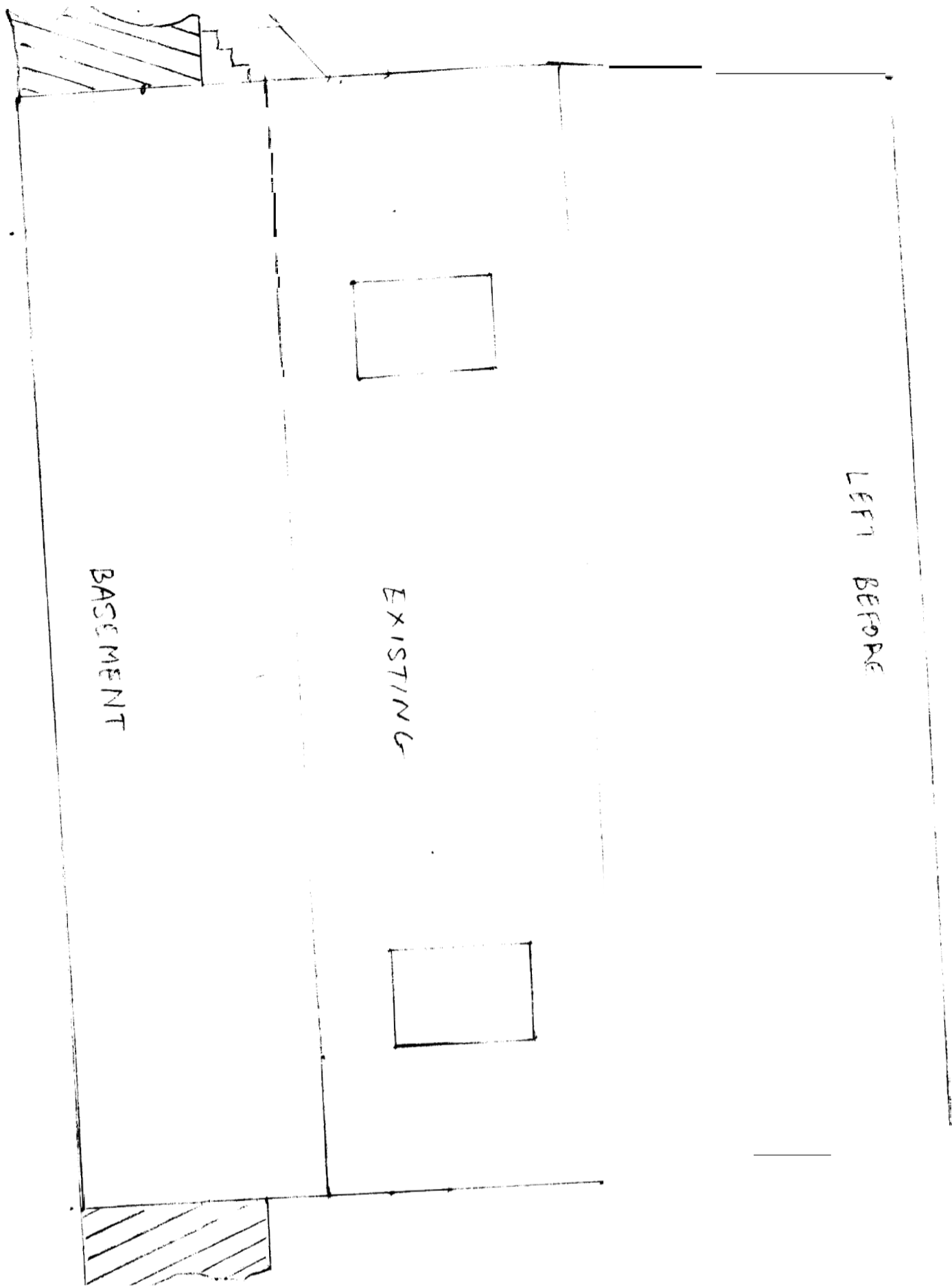
FRONT AFTER



LEFT BEFORE

EXISTING

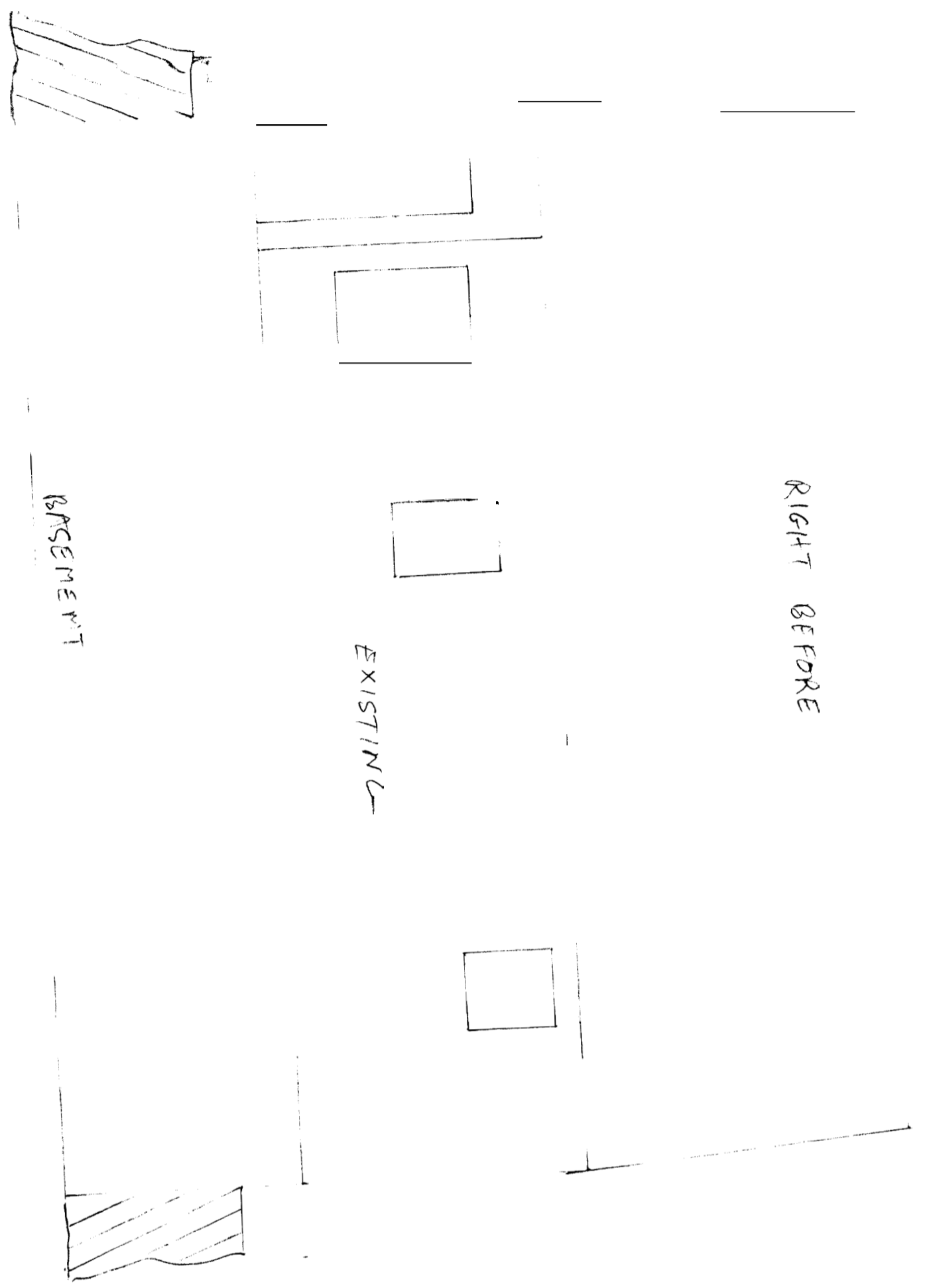
BASEMENT



RIGHT BEFORE

EXISTING

BASEMENT



RIGHT AFTER

WINDOW 33 1/4 X 53 1/4

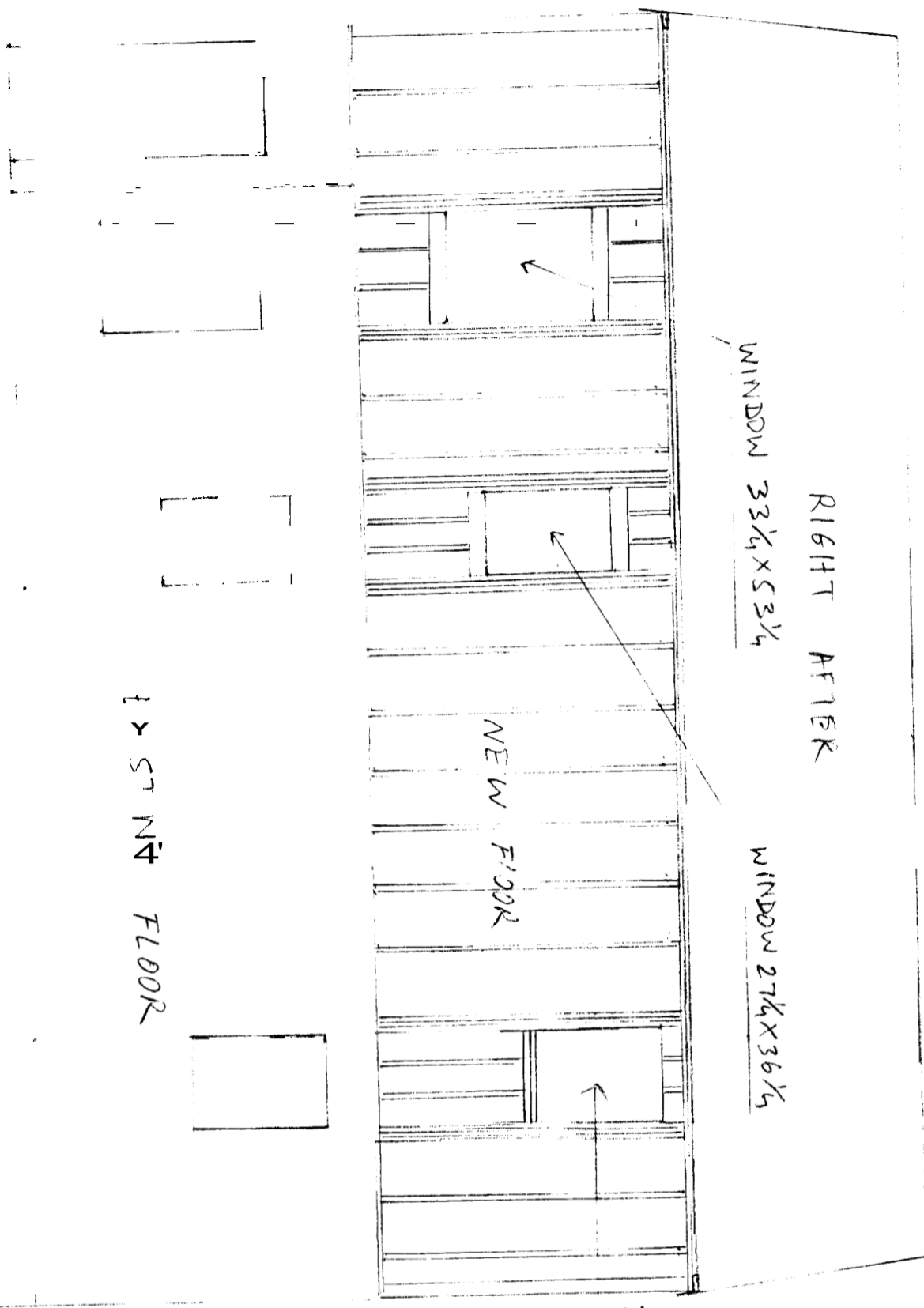
WINDOW 27 1/4 X 36 1/4

WINDOW
33 1/4 X 36 1/4

NEW FLOOR

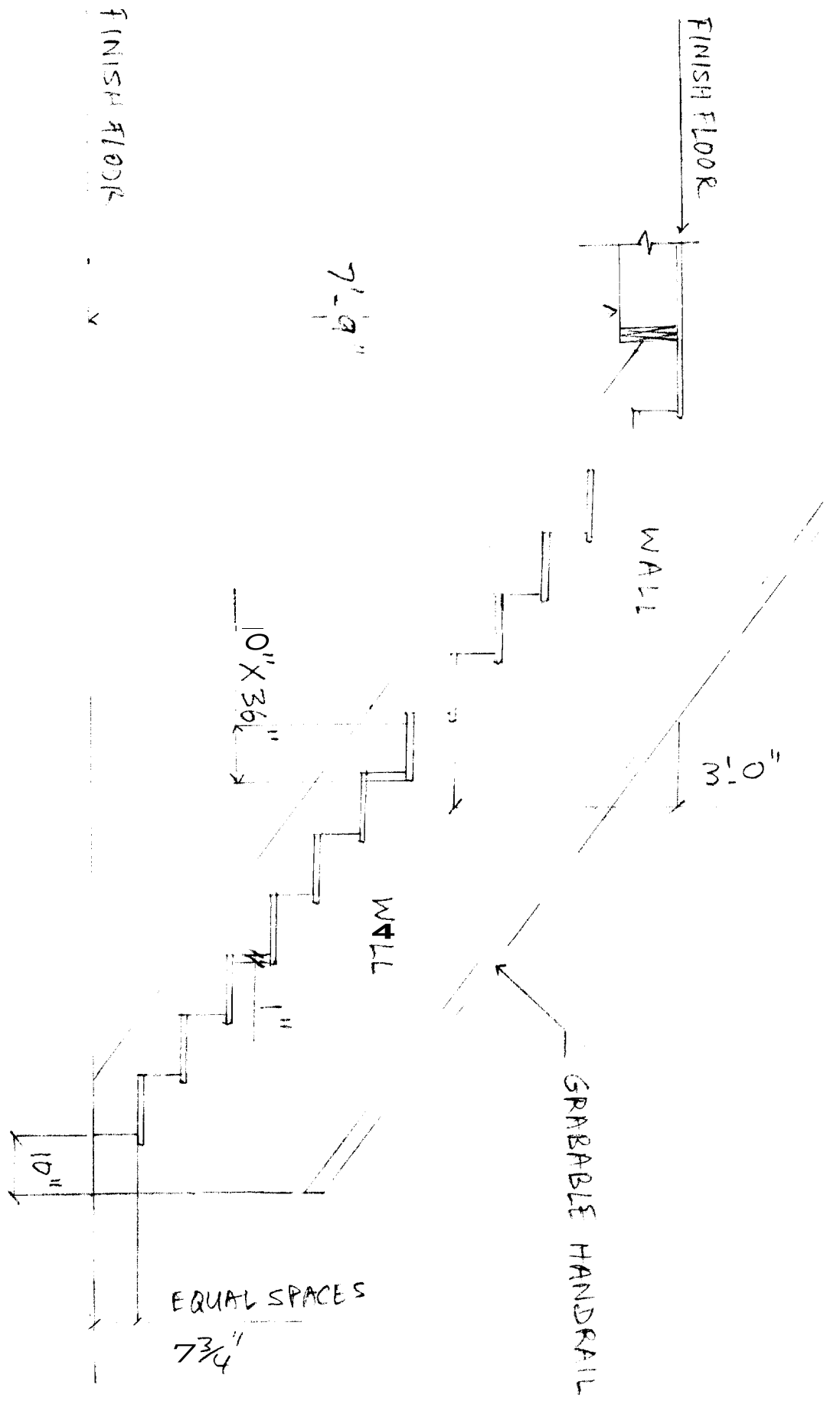
1st FLOOR

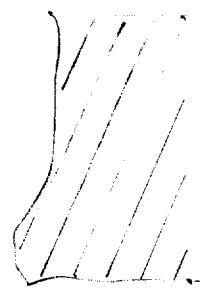
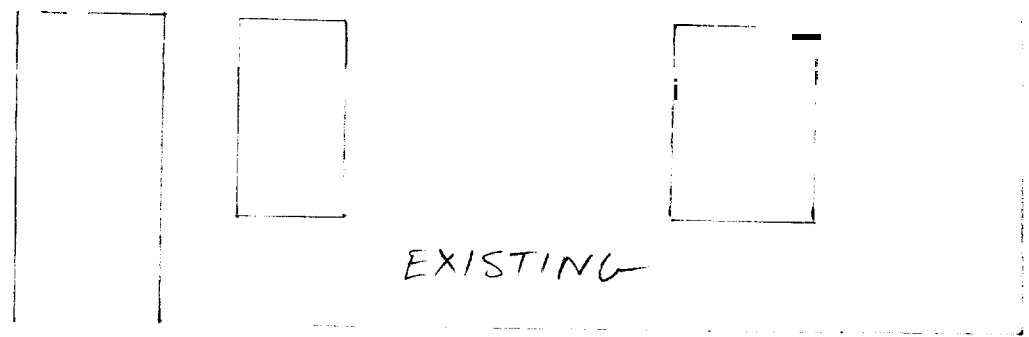
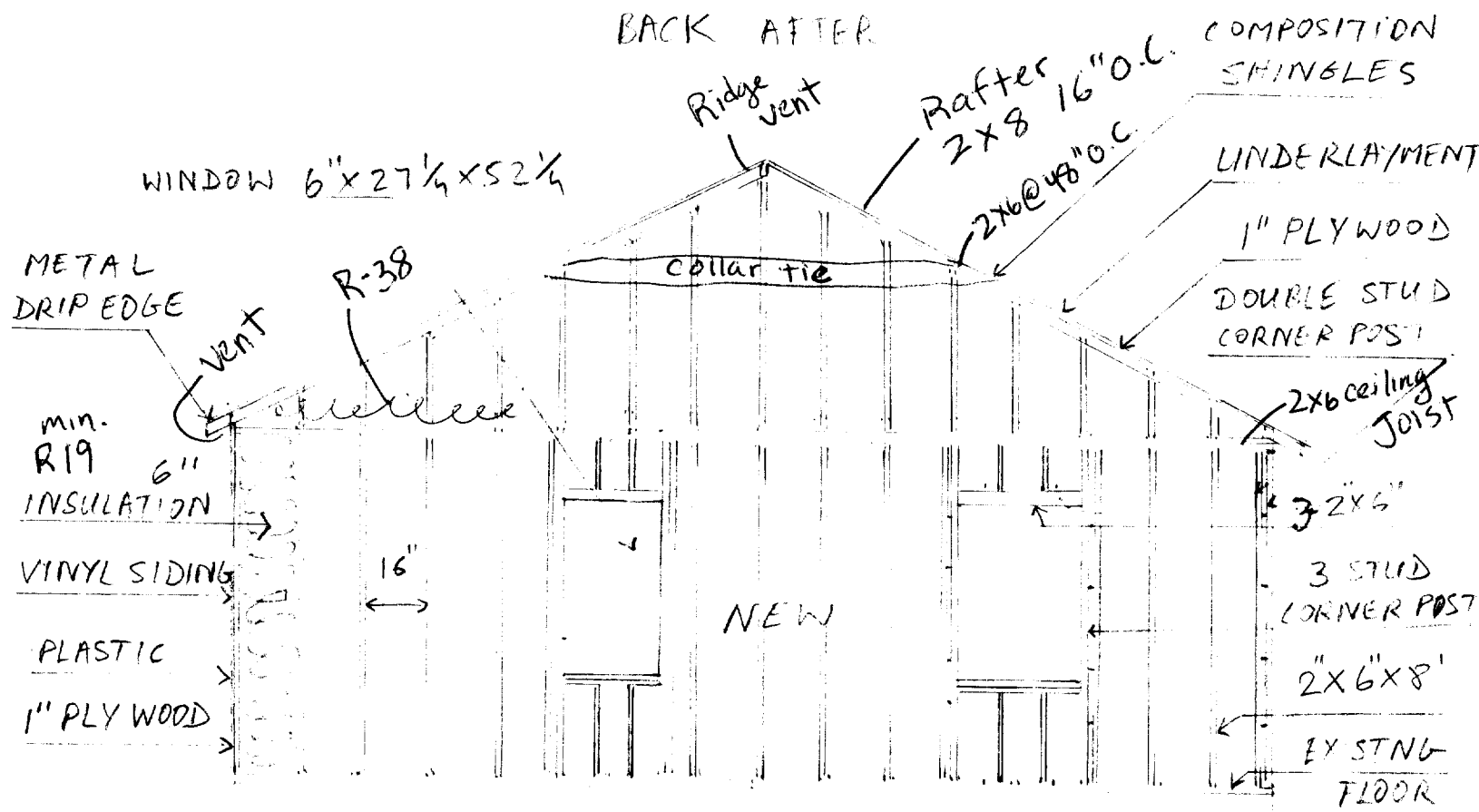
BASEMENT



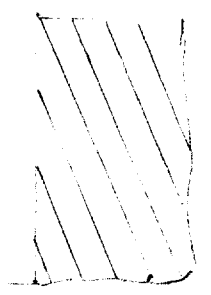
Existing STAIR TO remain

SCALE 1/2" = 1'-0"

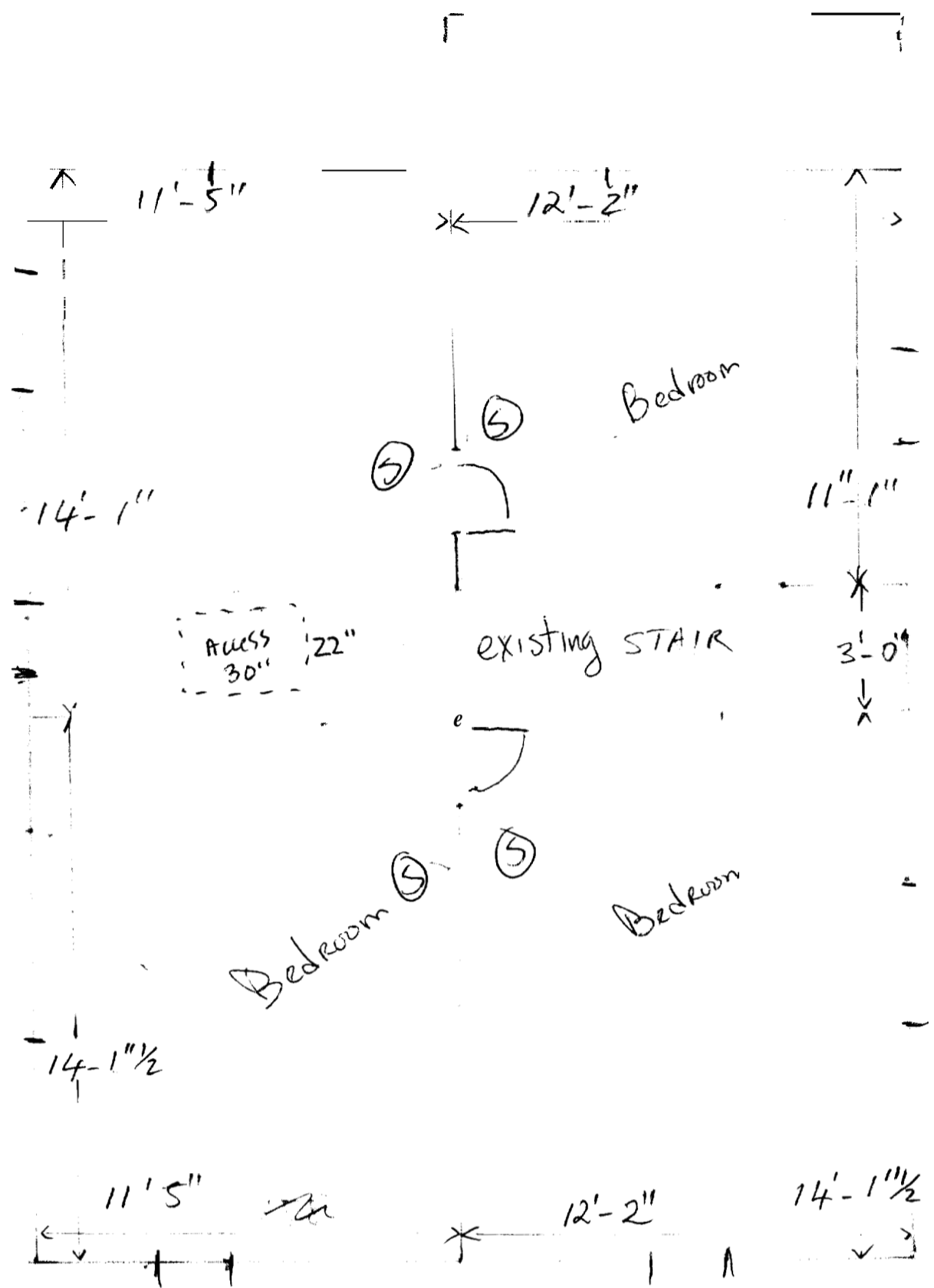




BASEMENT



2nd floor plan. Front



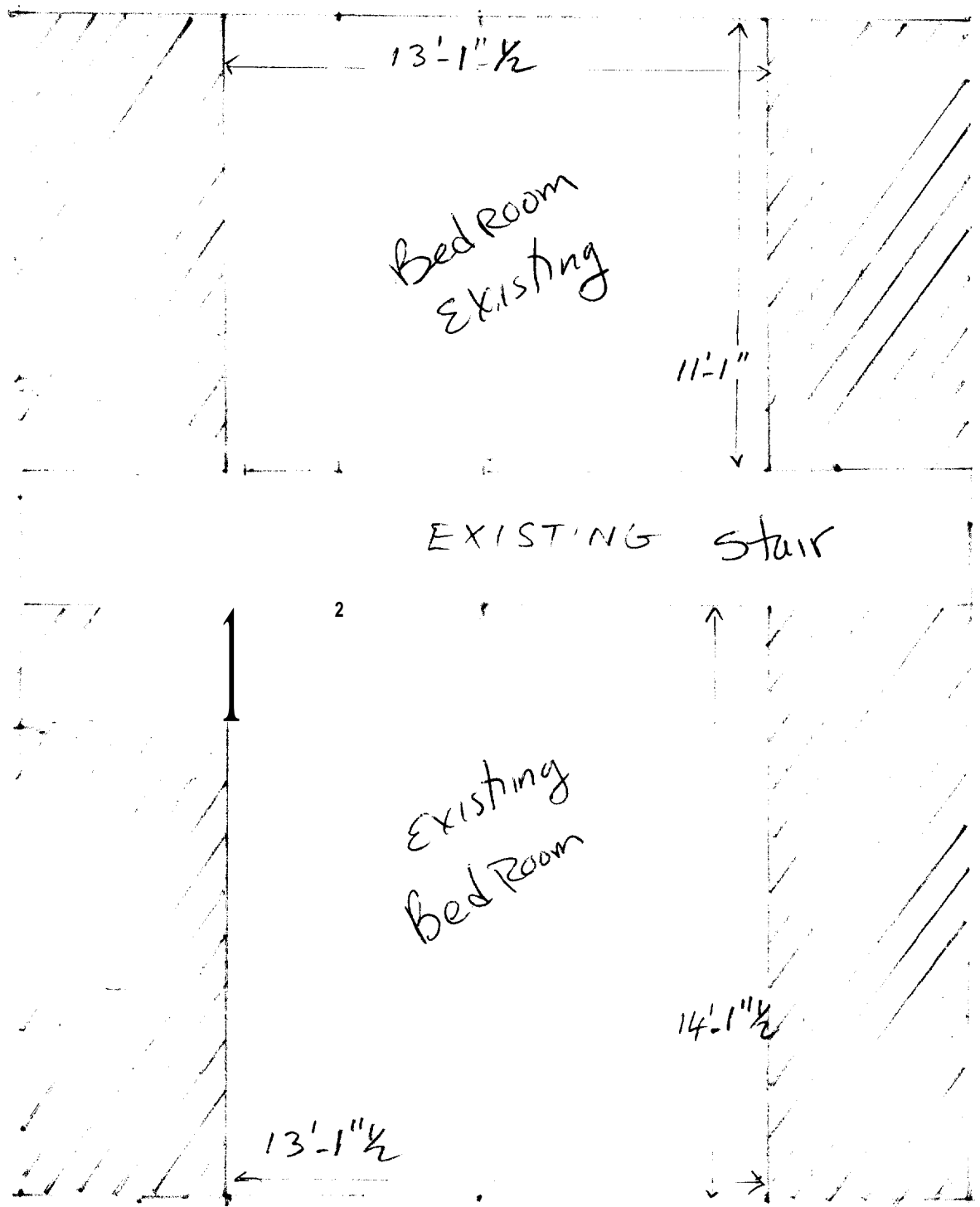
LEFT AFTER

$3\frac{3}{4} \times 5\frac{3}{4}$ | egress size window per bedroom.
= 5.7 SF

NEW

$3\frac{3}{4} \times 5\frac{3}{4}$





BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- NO Footing/Building Location Inspection: Prior to pouring concrete
- NO Re-Bar Schedule Inspection: Prior to pouring concrete
- NO Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- ~~Final/Certificate of Occupancy~~: Prior to any occupancy of the structure or use. ~~NOTE: There is a \$75.00 fee per~~ inspection at this point.

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.**

NO CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee Date 7/6/05

[Signature]
Signature of Inspections Official Date 7/6/05

CBL 260-A-7 Building Permit #: 05-0798