

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

PERMIT ISSUED

Permit Number: 061555
DEC 22 2006

CITY OF PORTLAND

This is to certify that GALVEZ BENJAMIN & SON/AH GALVEZ JTS/Robert Rodriguez and

has permission to AFTER THE FACT - Enclosure Deck

AT 906 BRIGHTON AVE

L 260 B014001

provided that the person or persons who apply for and accept this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. **FOUR NOTICES 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

Jamie Bouke 12/22/06
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

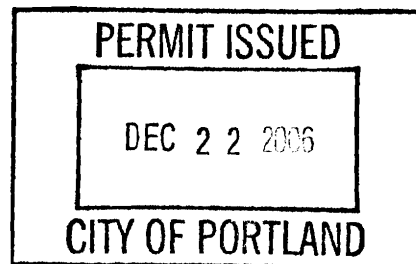
Permit No: 06-1555	Issue Date:	CBL: 260 B014001
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Location of Construction: 906 BRIGHTON AVE	Owner Name: GALVEZ BENJAMIN & SARAH	Owner Address: 906 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Robert Rowland	Contractor Address: P.O. Box 2296 South Portland	Phone: 2076997784
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: B1/R3

Past Use: 3 Unit Residential	Proposed Use: 3 Unit Residential - AFTER THE FACT - Enclose Deck <i>regul use: 3 dwelling units. (00-0384)</i>	Permit Fee: \$50.00	Cost of Work: \$2,500.00	CEO District: 3
Proposed Project Description: AFTER THE FACT - Enclose Deck		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: RZ Type: SB IBC-2003 Signature: <i>JMB 12/22/06</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: ldobson	Date Applied For: 10/24/2006	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 11/2/06 <i>ASB</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 <i>JRM</i> Date: _____
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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

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:

2-3 days notice

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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA 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.**

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Ben Galley
Signature of Applicant/Designee
Date 12/22/06

James Bank
Signature of Inspections Official
Date

CBL: Z60-B-14 Building Permit #: 06-1535

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1555	Date Applied For: 10/24/2006	CBL: 260 B014001
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Location of Construction: 906 BRIGHTON AVE	Owner Name: GALVEZ BENJAMIN & SARAH	Owner Address: 906 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Robert Rowland	Contractor Address: P.O. Box 2296 South Portland	Phone (207) 699-7784
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	

Proposed Use: 3 Unit Residential - AFTER THE FACT - Enclose Deck	Proposed Project Description: AFTER THE FACT - Enclose Deck
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/02/2006**Note:** **Ok to Issue:**

- 1) This property shall remain a three family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** Jeanine Bourke **Approval Date:** 12/22/2006**Note:** **Ok to Issue:**

- 1) This permit is issued after the fact therefore not all inspections will be documented. Code compliance is required for all components to be inspected.
- 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) 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.

Dept: Fire **Status:** Pending **Reviewer:** Cptn Greg Cass **Approval Date:****Note:** **Ok to Issue:**



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>906 Brighton</u>		
Total Square Footage of Proposed Structure <u>136 sq ft 16'-5" x 8'-4"</u>		Square Footage of Lot <u>11,300 sq ft. 6,000 Back 2 Lots</u> <u>+ Rent 4 Lots</u>
Tax Assessor's Chart, Block & Lot Chart# <u>260</u> Block# <u>B</u> Lot# <u>14</u>	Owner: <u>Ben & Sarah Galvez</u>	Telephone: <u>233-5760</u> <u>450-4926</u> 449-7784
Lessee/Buyer's Name (If Applicable) <u>Ben & Sarah Galvez</u>	Applicant name, address & telephone: <u>906 Brighton Ave.</u>	Cost Of Work: \$ <u>2,500</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Vacant apartment</u> If vacant, what was the previous use? <u>apartment</u> Proposed Specific use: <u>Rear Seasonal Porch for apartment</u>		
Project description: <u>Enclosed Deck.</u>		
Contractor's name, address & telephone: <u>Robert Rowland P.O. Box 2296 So. Portland</u>		
Who should we contact when the permit is ready: <u>Robert Rowland</u>		<u>04116</u>
Mailing address: _____ Phone: <u>699-7784</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: [Signature]

Date: 10-24-06

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

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 05-21-06. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 9367 PAGE 149 COUNTY Cumberland
 PLAN BOOK 11 PAGE 61 LOT 291-294, 304-305

ADDRESS: 906 Brighton Avenue, Portland, Maine

Job Number: 550-34

Buyers: Benjamin Galvez

Inspection Date: 2-21-06

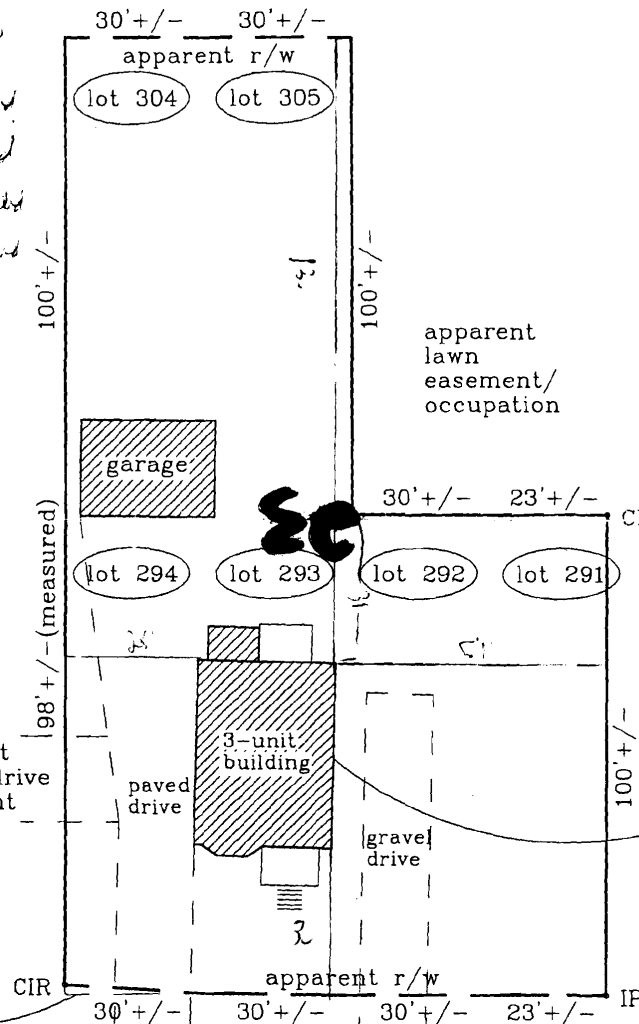
Sellers: Dale L. White

Scale: 1" = 40'

Client File #: RES113

(paper street)

RB - lot size 17330
front 25' req - 68' setback
rear 25' req - 130' setback
side 2 1/2' 16' req - setback
- 40' setback
lot coverage - 35% - OK.



41.8'

40.05
 2 story wood structure w/ concrete foundation

to Capisic St.

Brighton Avenue

I HEREBY CERTIFY TO: H & D Title & Closing Services; Residential Mortgage Services and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0006 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

copyright

Livingston-Hughes

Professional Land Surveyors

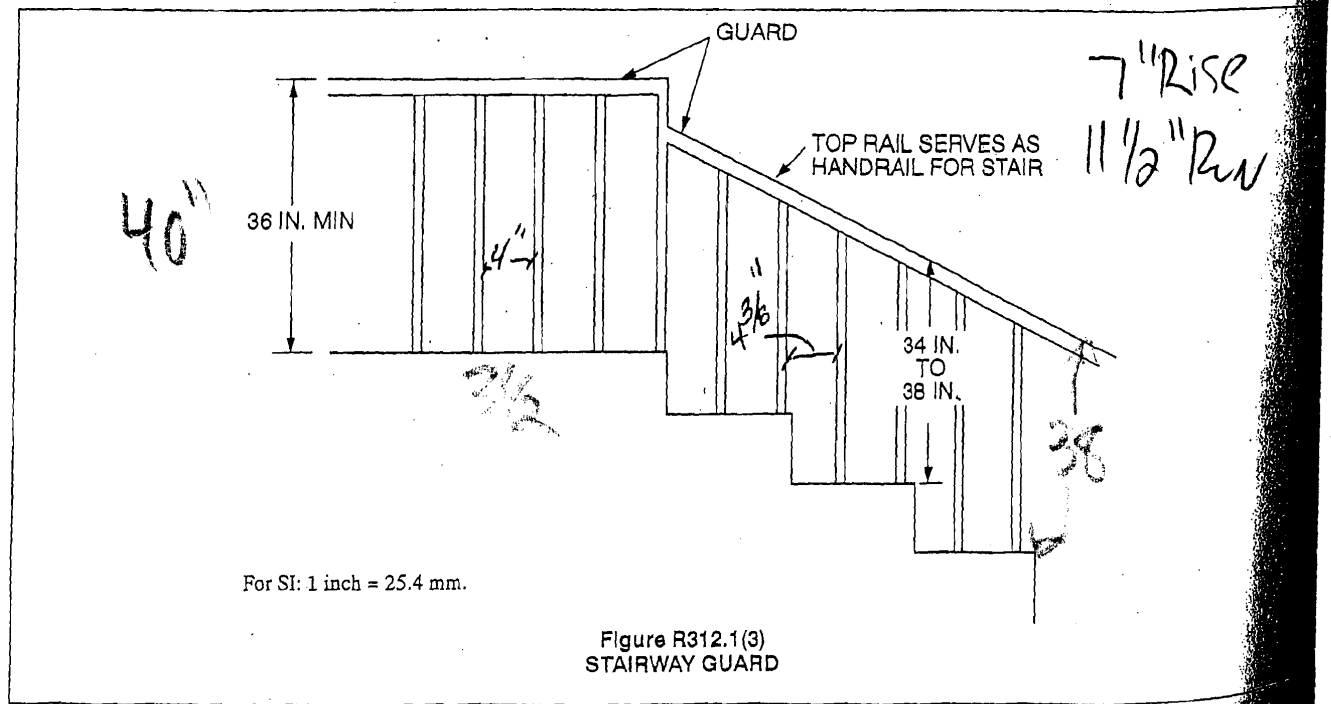
88 Guinea Road

Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingstonhughes.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



Roof

2x4 with 2x4 Strongback 12" O.C.
strapping on top to accept Metal Roofing

Walls

2x4 walls 16" O.C. to be insulated
with R-13 Faced Insulation. All walls Double top
plates

Sheathing

Exterior Sheathing is 1/2" O.S.B. Sheets

Floor Framing

2x8. Pressure treated Existing
Overlaid with 3/4" ADVANTEK Decking
4x8 Sheets

~~12~~
12/16

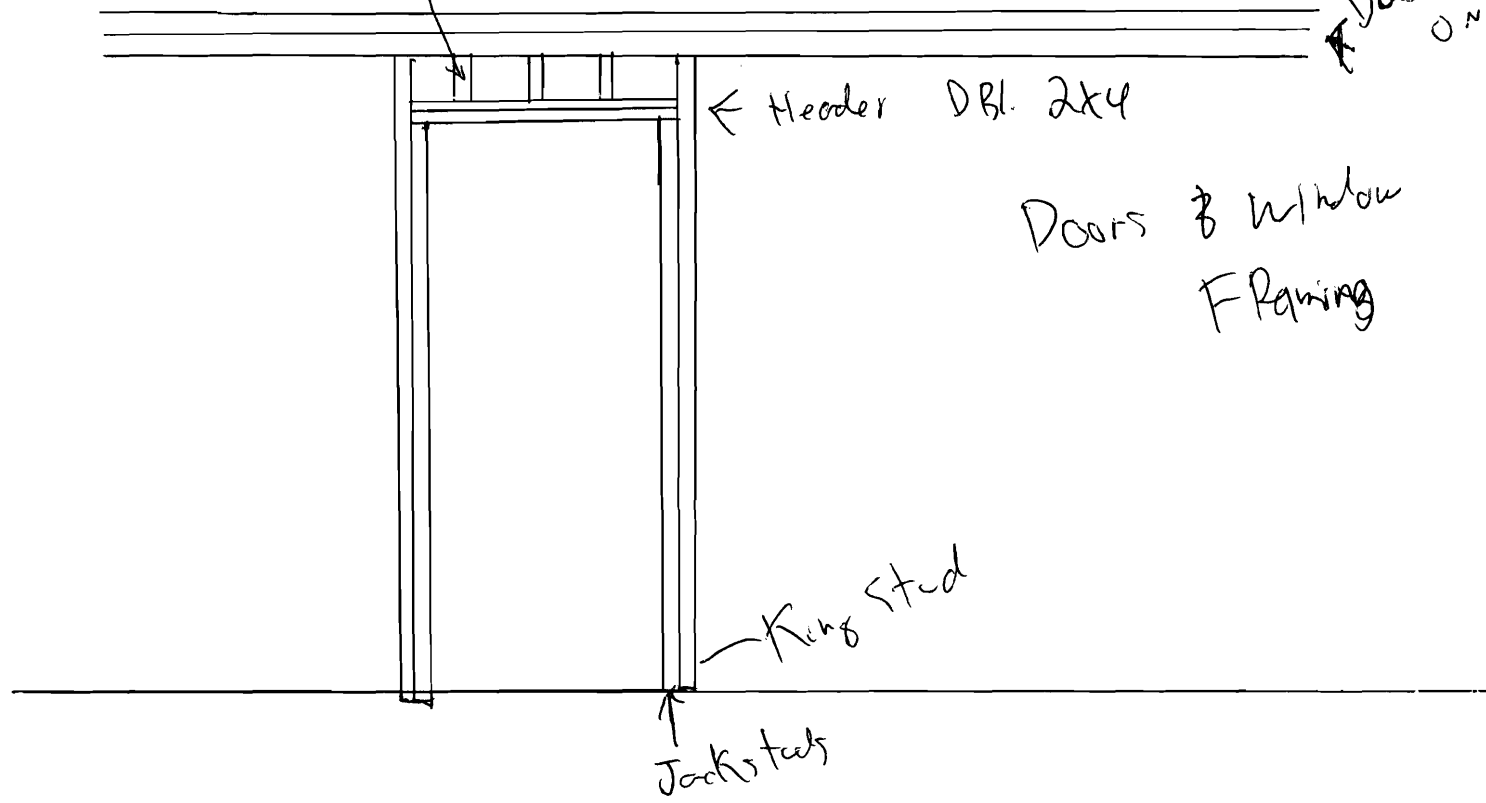
Roof on left Plan Back view is
P-Ronal 16" O.C. with 2x6 spruce
strapped as well to accept metal Roofing

Headers

are Double 2x4 Headers with Jack studs supporting
Support on upper ^{2x6} wall 2x6 with 3/4" Plywood Sandiched Between
supported by triple 2x4's @ each end of Beam

3- 8" Sonotubes 4' Deep were added ~~shown~~ on
DRAWING

906 Brighton Ave
Cripple studs
on layout
16" O.C



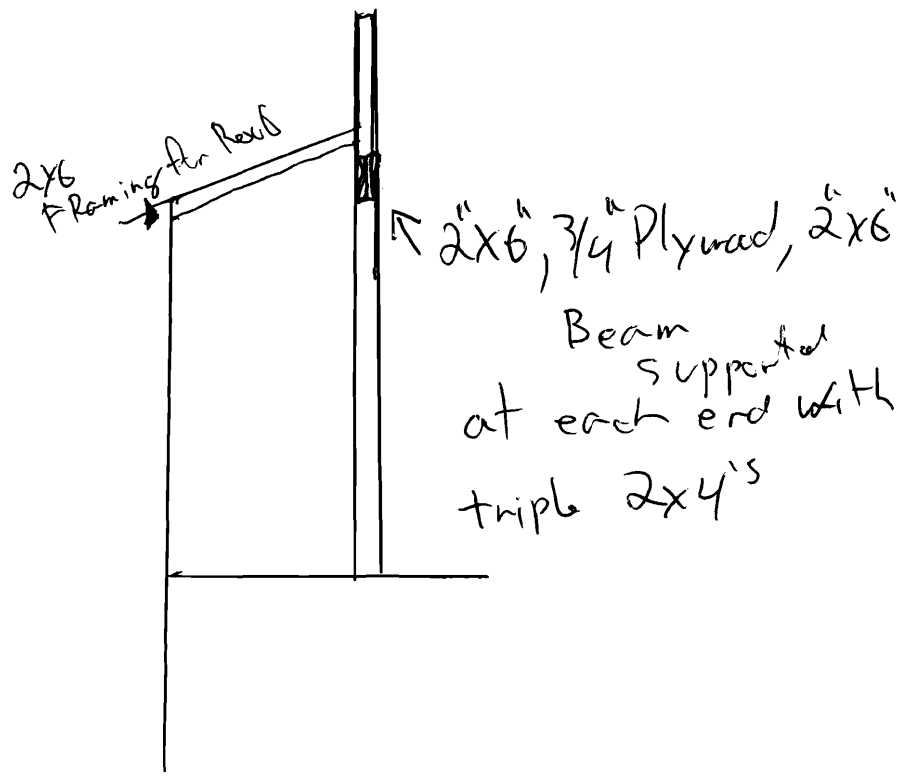
Double plates
on all
walls

Header DBL. 2x4

Doors & Window
Framing

King Stud

Jack studs



2x6
Framing for Roof

2" x 6", 3/4" Plywood, 2" x 6"

Beam
supported
at each end with
triple 2x4's