

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 040708

PERMIT

This is to certify that Son Thi & /Maine Wide

has permission to build 16'x24' garage addition to home

AT 54 Avalon Rd 22' 294 D013001

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 repair 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 work in progress must be reported before this building or part thereof is occupied or otherwise used-in. HOUR NOTIFICATION 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 Bourke 6/14/04
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: 04-0708	Issue Date:	CBL: 294 D013001
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Location of Construction: 54 Avalon Rd	Owner Name: Son Thi &	Owner Address: 54 Avalon Rd	Phone: 797-0218
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Business Name:	Contractor Name: Maine Wide	Contractor Address:	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	Zone: R3
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Past Use: Single Family	Proposed Use: Single Family w/attached garage	Permit Fee: \$183.00	Cost of Work \$17,331.00	CEO District: 5
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FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB BOCA 1999
Signature:	Signature: JMB 6/14/04

Proposed Project Description:
Build 16' x 22' garage addition to home

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: jodinea	Date Applied For: 06/02/2004	Zoning Approval
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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: JMB 6/14/04	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: JMB
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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: 04-0708	Date Applied For: 06/02/2004	CBL: 294 D013001
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Location of Construction: 54 Avalon Rd	Owner Name: Son Thi &	Owner Address: 54 Avalon Rd	Phone: () 797-0218
Business Name:	Contractor Name: Maine Wide	Contractor Address: PO Box 2106 Augusta	Phone (800) 452-1940
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Attached	

Proposed Use: Single Family w/attached garage	Proposed Project Description: Build 16' x 22' garage addition to home
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Dept: Zoning	Status: Approved	Reviewer: Jeanine Bourke	Approval Date: 06/14/2004
Note:			Ok to Issue: <input type="checkbox"/>
1) 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: 06/14/2004
Note: 6/14/04 Phone discussion w/ Tina M.& Tim C. With review questions as noted on plans.			Ok to Issue: <input checked="" type="checkbox"/>
1) Permit approved based on the plans submitted and reviewed with owner/contractor, with additional information as agreed on and as noted on plans.			

Maine- Wide Construction

1-800-452-1940

P.O. Box 2106, Augusta, ME 04338-2106

Fax: 207-622-7528

DATE: 05/28/04

TO: Mike Nugent - B.I.
City of Portland

FROM: Tinamarie McGillicuddy

RE: Thi Son
55 Avalon Road: Map 294 / Block D / Lot 13
BUILDING PERMIT APPLICATION

Attached please find the above referenced along with a check of \$183.00 for the application fee.

If this meets with your approval, please call us so we can have our customer stop into the Town Office and pick up the permit in person.

If you have any questions or need further information please feel free to call me at the above referenced number.

Thank you for your valuable time.

Tina

cc: File

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.

Total Square Footage of Proposed Structure 352 SF			Square Footage of Lot 16 AC		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 294 D 15		Owner: Thi Son		Telephone: 797-0218	
Lessee/Buyer's Name (If Applicable) N/A			Applicant name, address & telephone: Thi Son 54 Avalon Rd, #4103 797-0218		cost of Work: \$17,331 Fee: \$183⁰⁰
Current use: <u>Residential House</u>					
If the location is currently vacant, what was prior use: <u>N/A</u>					
Approximately how long has it been vacant:					
Proposed use: <u>Residential w/ Garage</u>					
Project description: <u>16x24 Attache garage as per plot plan + Cross Section</u>					
Contractor's name, address & telephone: <u>MAINE-WIDE CONSTRUCTION 1-800-452-1940 PUB 2106, AUGUSTA ME 04338-2106</u>					
Who should we contact when the permit is ready: <u>MAINE-WIDE CONSTRUCTION</u>					
Mailing address: <u>P.O. Box 2106, AUGUSTA ME 04338-2106</u>					
Phone: <u>1-800-452-1940</u>					

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>T. Son / maine-wide</u>	Date: <u>5-28-04</u>
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This is not a permit, you may not commence ANY work until the permit is issued

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	299 DOL3001
Location	54 AVALON RD
Land Use	SINGLE FAMILY
Owner Address	SON THI & NGOC HOA THI SON JTS 59 AVALON RD PORTLAND NE 09103
Book/Page	16741/023
Legal	294-D-13 AVALON RD 46-52 6848 SF

Valuation information

Land	Building	Total
\$32,030	\$88,720	\$120,750

Property information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
2001	Colonial	2	1394	0.157	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	5	None	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/17/2001	LAND + BLDING	\$161,500	16741-023
05/18/2001	LAND + BLDING		16317-206

Picture and Sketch

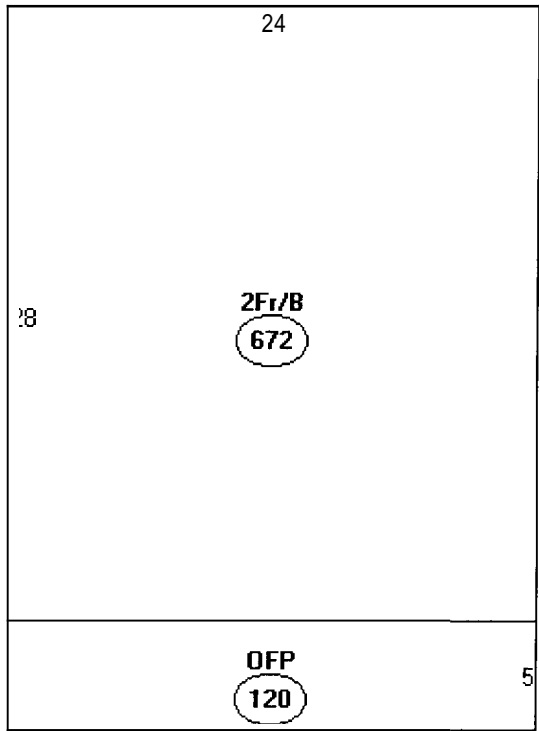
[Picture](#) [Sketch](#)

[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](#).







Descriptor/Area

A: 2Fr/B
672 sqft
B: OFP
120 sqft

> 792 SF
352 New Garage

1,144

OK

6848 SF
x 25%
1,712 SF

SPECIAL INSTRUCTIONS

Job # 2004-421

Thi Son

(207) 797 - 0218

Site Address

54 Avalon Road
Portland, ME 04103

Date: 05/27/04

16x22 Attached Garage w/ Slab

1. Send site plan to site contractor
2. Send foundation plan to foundation contractor
3. Building setting on frost wall
4. Walls posted 7'-6" plus 8" drop to slab
5. Roof pitch 3-1/2/12 (+or-) adjust to miss bottom of house window on 2nd floor
6. 2"x8" rafters
7. Order (1) 2/8x6/8 l. hand inswing fire door for 2x6 wall
8. Install customers door in rear wall of garage
9. Furnish & install (1) OHD operator
10. Reset customers steps if possible - if not build landing & steps
11. Customer wants name of electrician he can contact to wire his garage
12. Vinyl side building with G.P. Clay & Clay corners
13. Facia - soffit & door trim white
14. Cover (1) OHD casing & (2) SD casings
15. (1) 9x7-S-NI-NG OHD
16. (3) MW windows
17. (2) 2/8x6/8-G SD's
18. Shingles: CT Weatherwood

UPON COMPLFTION BEFORE LEAVING SITE:

- Collect \$17,586.00
- Have customer sign MW completion certificate

THIS IS NOT A BOUNDARY SURVEY

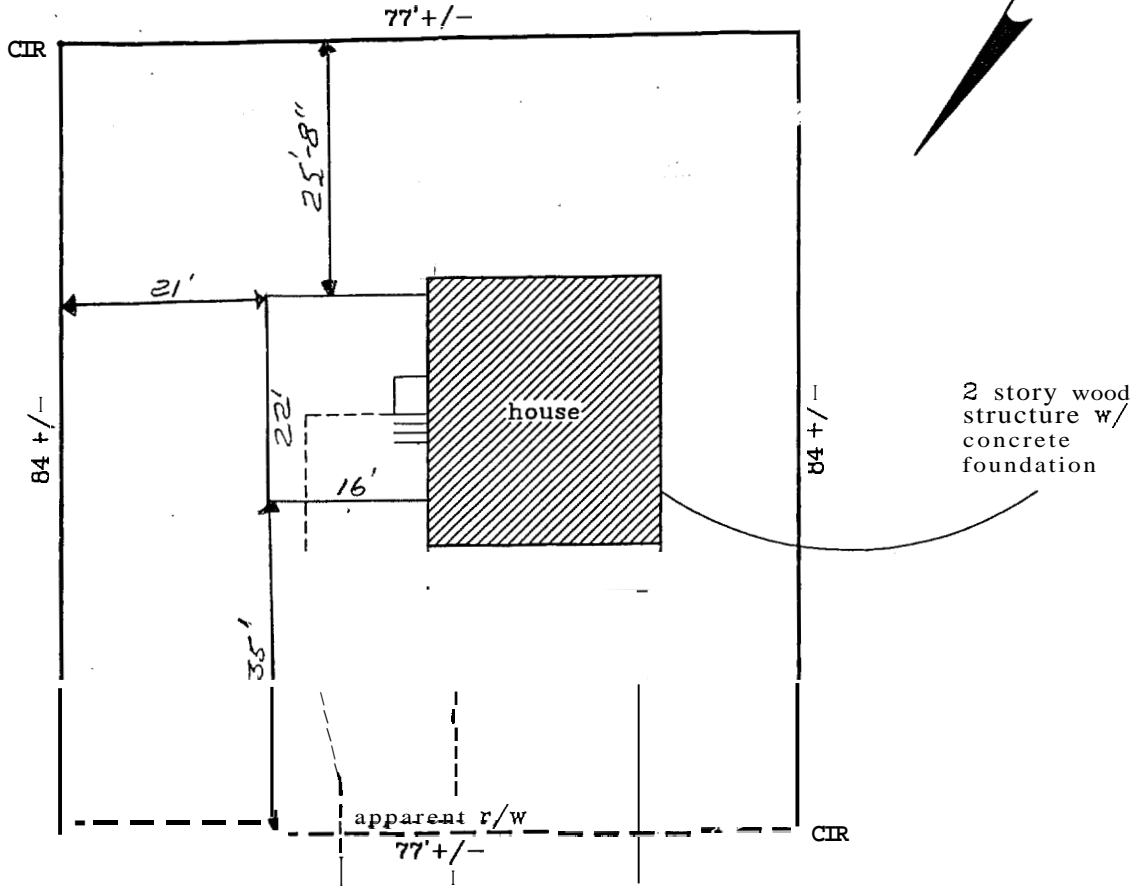
MORTGAGE INSPECTION OF: DEED BOOK 16317 P. ad 207 COUNTY Cumberland
PLAN BOOK --- PAGE --- LOT B

ADDRESS: Avalon Road, Portland, Ma

Job Number: ---
Inspection Date: 8-21-01
Scale: 1" = 20'
Client File#: 21-1608 fc

Buyers: Thi & Ngoc Son
Sellers: Stephen Richa

R3 Zone
Front 25' Req 35' shown
Rear 25' Req 25'8" shown
Side 1 story 8' Req 21' shown



to Forest Ave. **Avalon Road**

[Signature]
CERTIFY TO: Guarant Title Co.; Fleet Mortgage Corp.

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.

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and its title insurer.
Monuments found did not conflict in the deed description.
The dwelling setbacks do not state town zoning requirements.
As delineated on the Federal Emergency Management Agency Community Panel: 230051-
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.

Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046
207-967-9761 phone/fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY