

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU...TION

PERMIT

Permit Number: 090630

This is to certify that SON THI & NGOC HOA THI owner
has permission to build a new 16' x 23' garage
AT 54 AVALON RD CE 294 D013001

provided that the person or persons, firm or corporation acquiring 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 written permission procured before this building or part thereof is lath or other work is done-in. 24 HOURS 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

PERMIT ISSUED

JUL 2 2009

CITY OF PORTLAND

Thomas N. Marblay 7/1/09
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

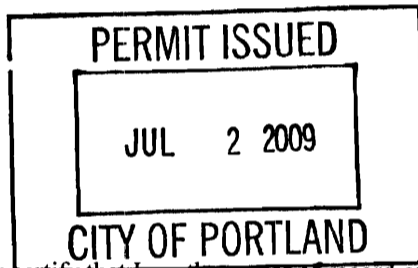
Permit No: 09-0630	Issue Date:	CBL: 294 D013001
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Location of Construction: 54 AVALON RD	Owner Name: SON THI & NGOC HOA THI SON	Owner Address: 54 AVALON RD	Phone:
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family Home	Proposed Use: Single Family Home - build a new 16' x 23' garage - attached	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 5
Proposed Project Description: build a new 16' x 23' garage - attached		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003 Signature: [Signature] 7/1/09	
		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: 06/16/2009	Zoning Approval
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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 type="checkbox"/> MM <input type="checkbox"/> OK w/conditions Date: 6/24/09 ABU	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 ABU 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



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>54 Avalon</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>294</u> Block# <u>D</u> Lot# <u>B 13</u>	Applicant * must be owner, Lessee or Buyer * Name <u>THI SON</u> Address <u>54 AVALON RD</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207-797-0218</u> <u>OR 207-749-8923</u> <u>ASK FOR JOHAN</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>8000.00</u> <u>100</u>
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: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>car garage 16 x 23</u>		
Contractor's name: <u>THI SON</u> Address: <u>54 AVALON RD</u> City, State & Zip: <u>PORTLAND ME 04103</u> Telephone: <u>797-0218</u> Who should we contact when the permit is ready: <u>THI SON</u> Telephone: <u>797-0218</u> Mailing address: <u>same</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.

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: Thi Son Date: 6/15/09

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

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

Permit No: 09-0630	Date Applied For: 06/16/2009	CBL: 294 D013001
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Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - build a new 16' x 23' garage	Proposed Project Description: build a new 16' x 23' garage
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/24/2009
Note: Permit #04-0708 was issued to build 16' x 22' garage. Garage was never built so the permit expired.			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Permit #05-1513 was issued to build a 4' x 8' shed which was located where the garage is being built. If the 4' x 8' shed is remaining, it must be located to meet the 5' rear setback & the 5' side setback. 2) 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. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 4) 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: Tom Markley	Approval Date: 07/01/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 			

THIS IS NOT A BOUNDARY SURVEY

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

ADDRESS: Avalon Road, Portland, Maine

Job Number: 337-26

Buyers: Thi & Ngoc Son

Inspection Date: 8-21-01

Sellers: Stephen Richard

Scale: 1" = 20'

* 2 story house

14' to ridge - max height 35' (OK)

R-3

lot size 6844

land area per d.u. = 6505 sq ft (OK)

front 25' min - 34' setback (OK)

rear 25' min - 25' setback (OK)

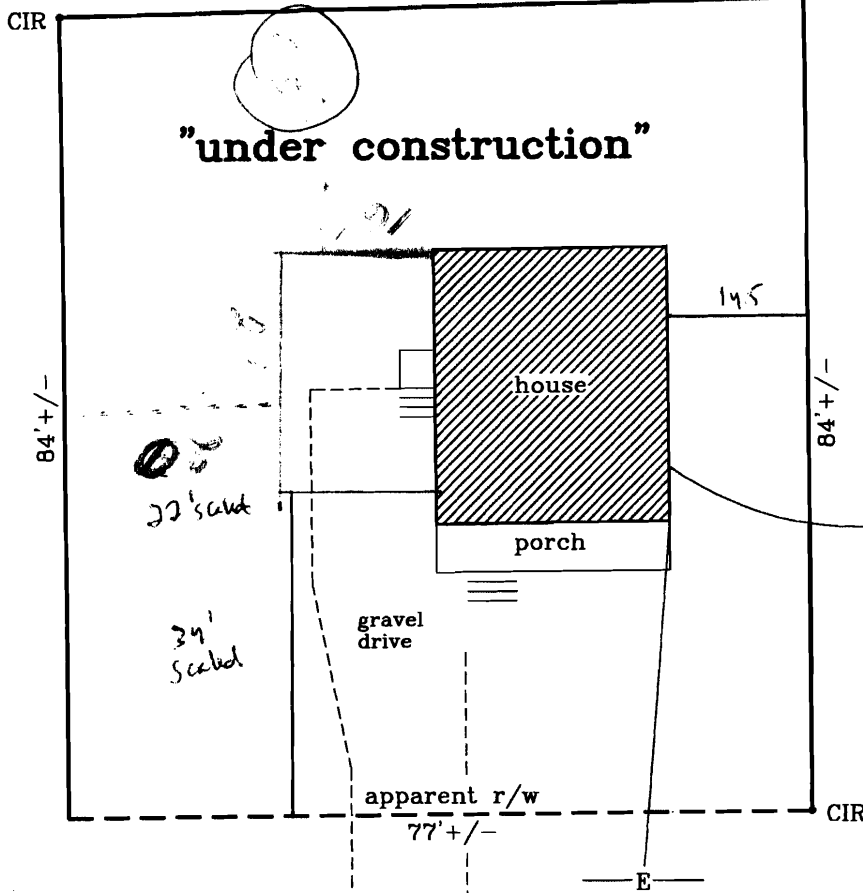
side 8' min - 1 story left side - 22' setback 20' side (OK)

14' min - 2 story

77' +/-

Client File#: 21-1608 fc

lot coverage 35% = 2396.8 sq ft



house 24x28 = 672
 5x28 = 140
 16x23 = 368
 1180 sq ft

shed? 4x8 = 32
 1192 sq ft

2 story wood structure w/ concrete foundation

to Forest Ave

Avalon Road

I HEREBY CERTIFY TO: Guaranty Title Co.; Fleet Mortgage Corp. 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-

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

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

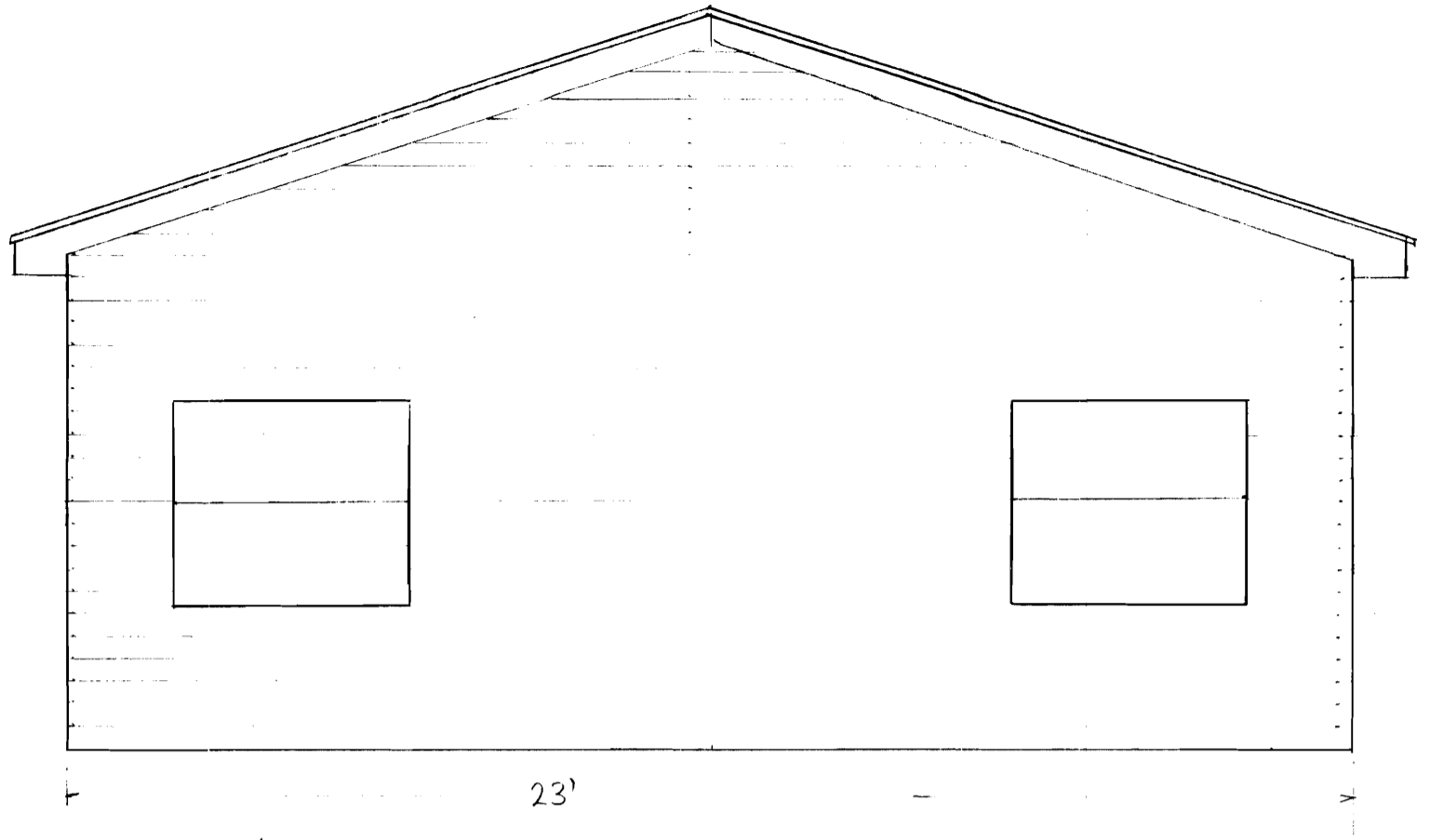
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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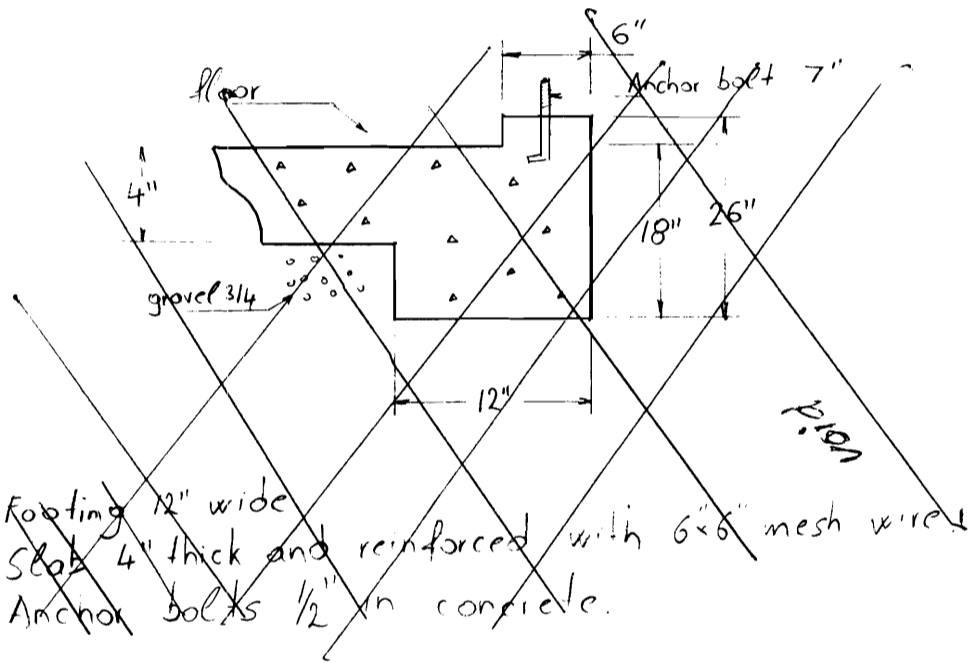
Livingston - Hughes

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

Side view

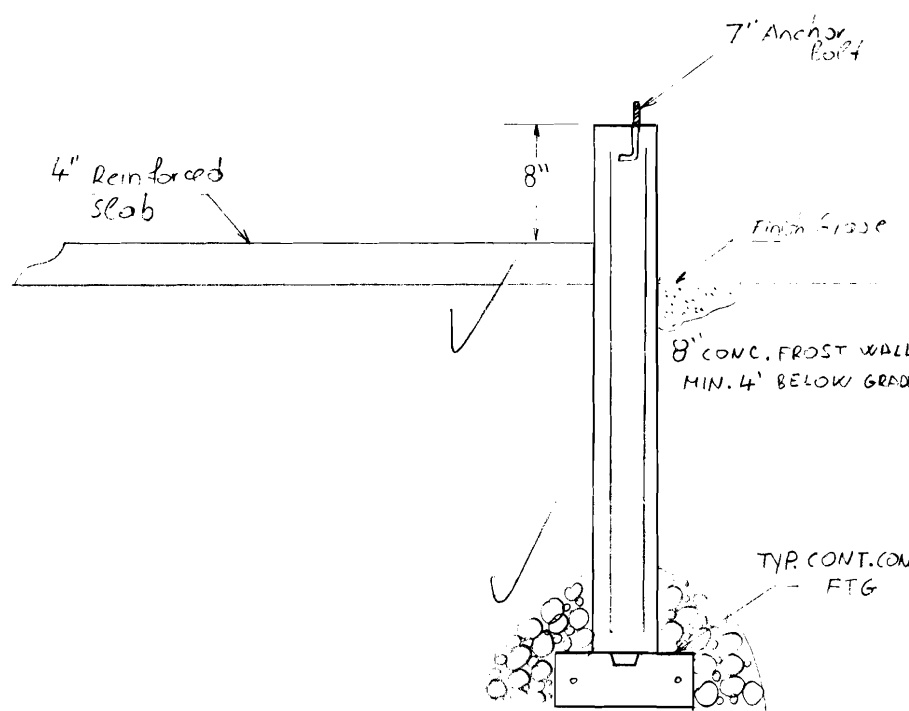


Overhang 8"
Vinyl siding



~~Footing 12" wide
Slab 4" thick and reinforced with 6x6" mesh wire
Anchor bolts 1/2" in concrete.~~

Frost Wall 4' deep



5/8" OSB SHEATING
15# FELT PAPER 30YR ARCH SHINGLES
TRUSSES 14" O.C.

36" MIN. ICE &
WATER SHIELD
AT EAVES

METAL
DRIP
EDGE 8"

1x8
FASCIA

SOFFIT-
VENT

DBL 2x6 TOP PLATE

3-2x8 HEADER
w/ 1/2" PLY.

8'

2x6 STUDS @ 16" O.C.
7/16" OSB SHEATING
TYPAR HOUSE WRAP
VINYL SIDING

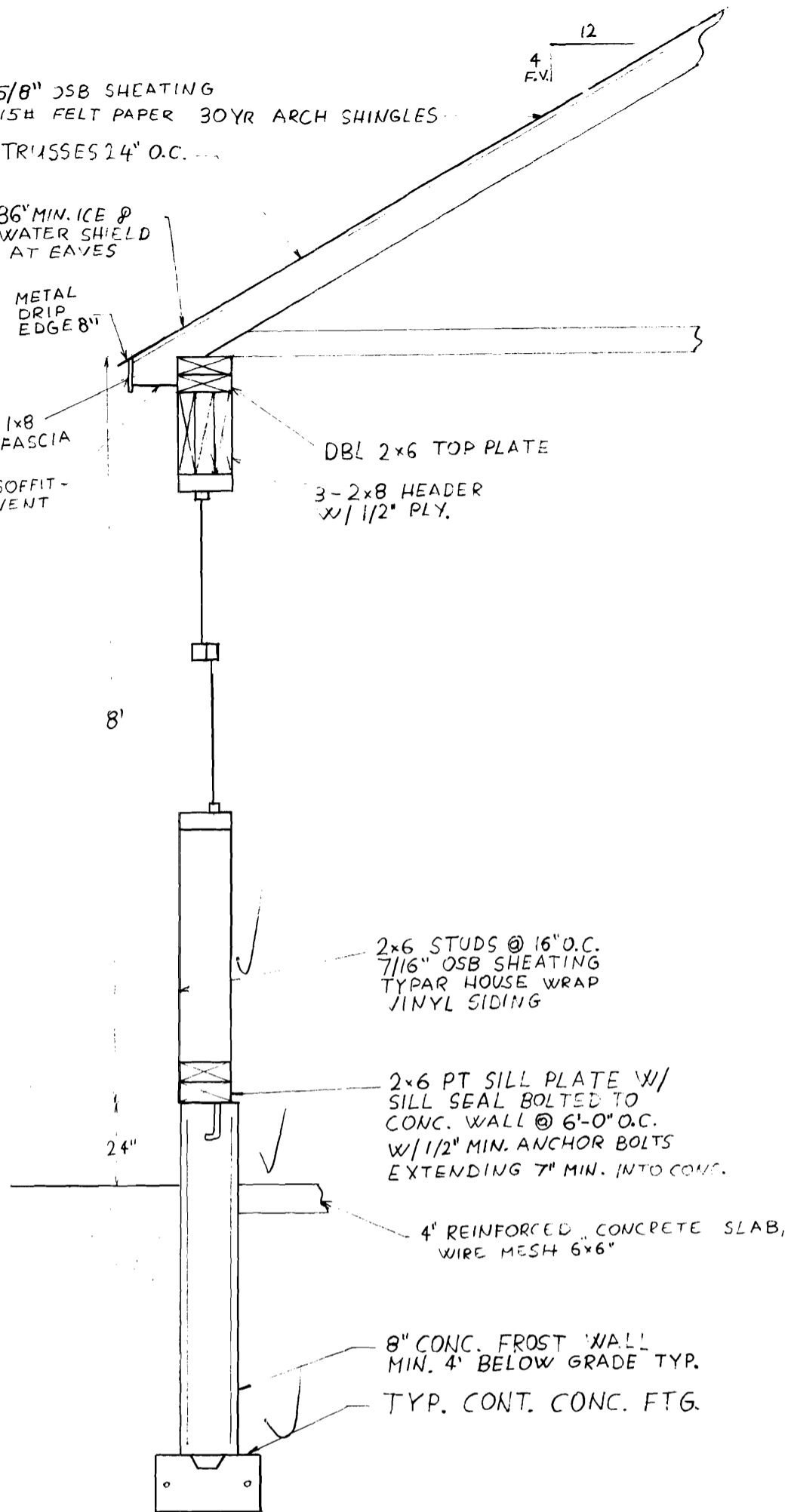
2x6 PT SILL PLATE w/
SILL SEAL BOLTED TO
CONC. WALL @ 6'-0" O.C.
w/ 1/2" MIN. ANCHOR BOLTS
EXTENDING 7" MIN. INTO CONC.

24"

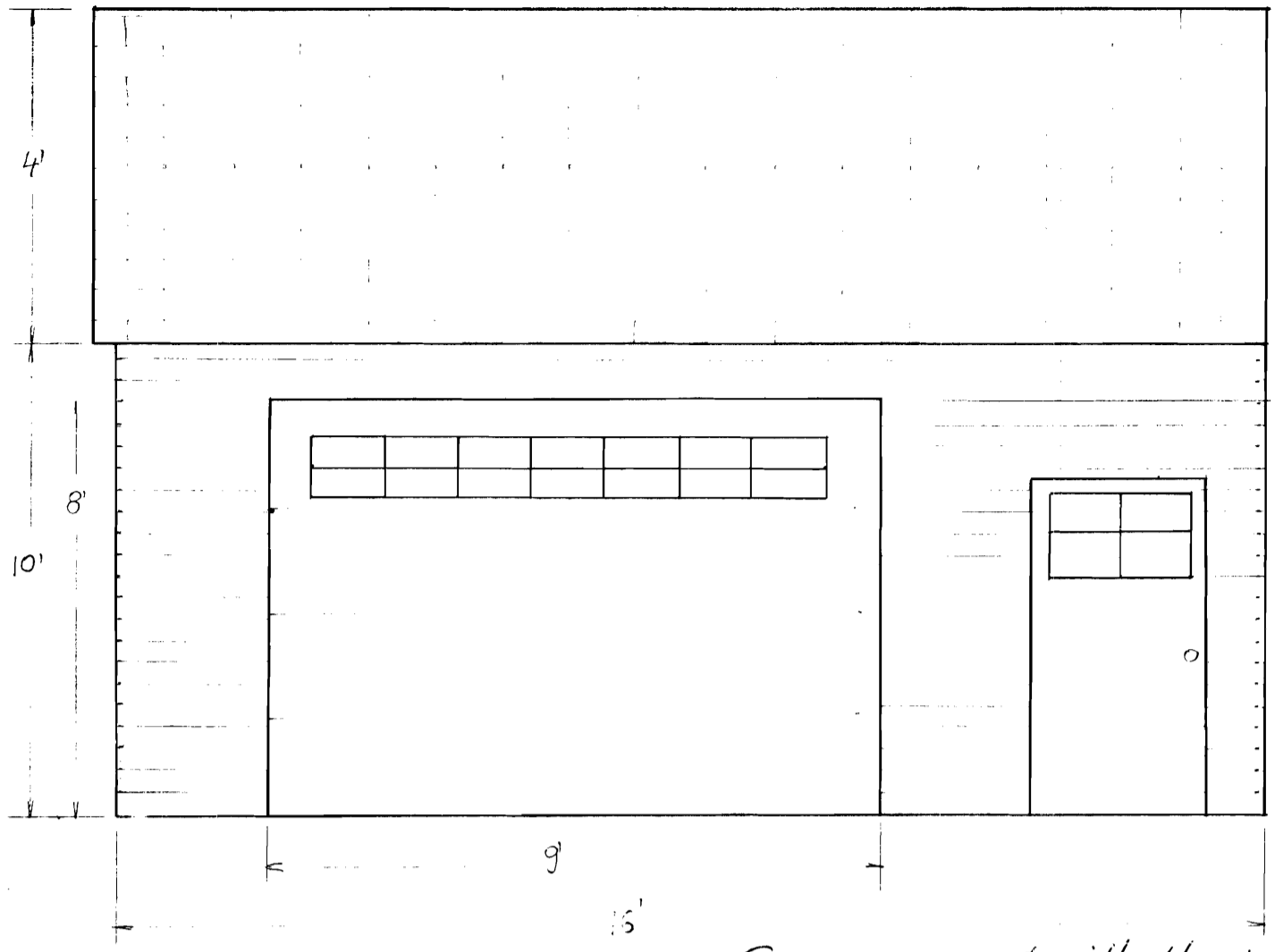
4" REINFORCED CONCRETE SLAB,
WIRE MESH 6x6"

8" CONC. FROST WALL
MIN. 4' BELOW GRADE TYP.

TYP. CONT. CONC. FTG.



Front view

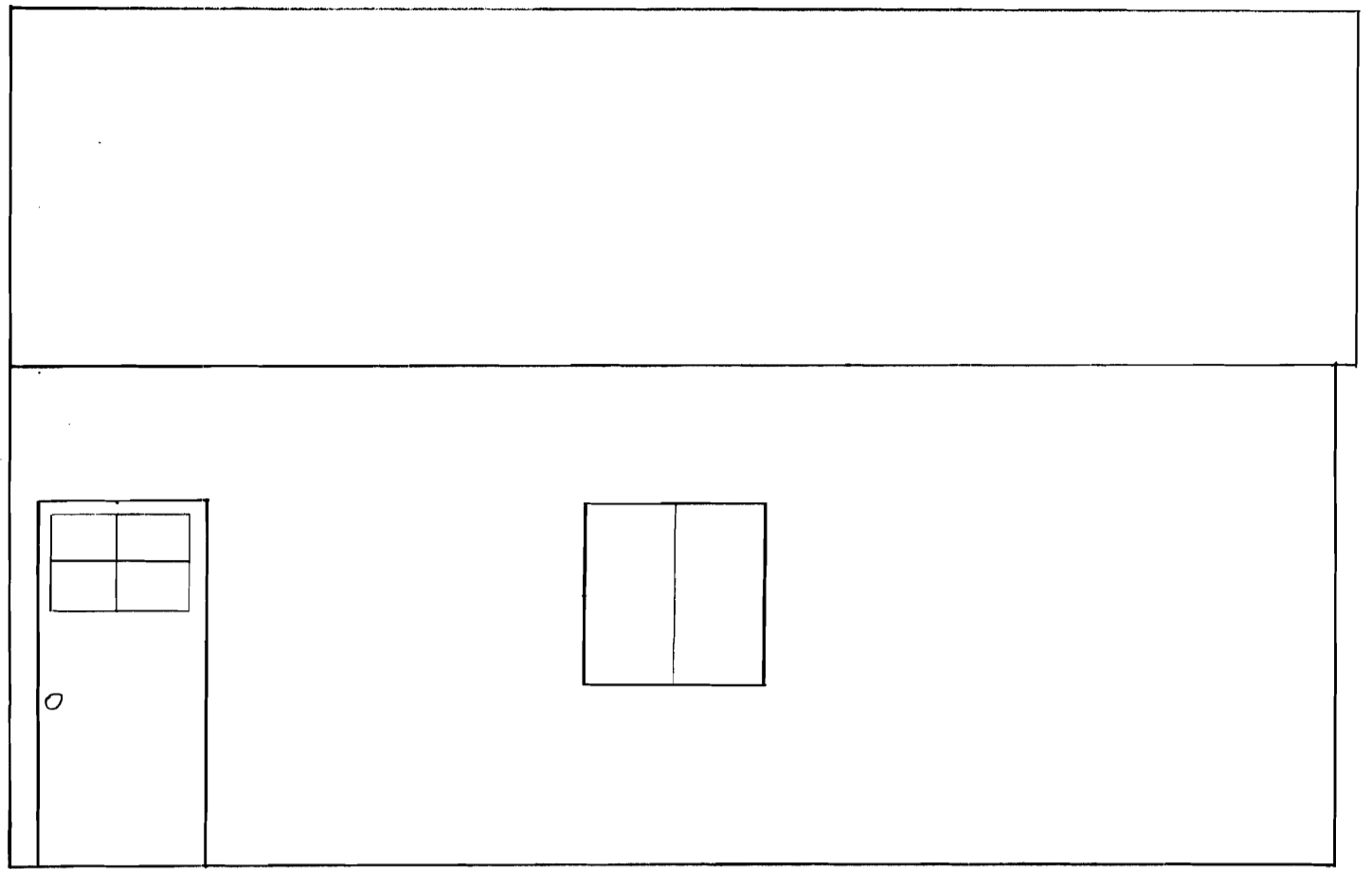


EXISTING HOUSE COLUMNS

Garage connect with the house

- Trusses on roof 24" of center ✓
- 5/8 sheeting on roof ✓
- Shingles 25 year ✓
- Framing 2x6 16" of center ✓
- Door headers 2x10 ✓
- Vinyl siding outside ✓
- Garage door 9x3 with glass on top (insulated) ✓
- Front and back door 30"x32" (with glass) ✓
- Two double hung windows on side 58"x36" ✓
- Slab floor reinforced with wire mesh (6x6) ✓

Back view



Double hung window (80"x32") on back
Steel door 80"x32"