

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 090822
AUG 31 2009
CITY OF PORTLAND

This is to certify that Son Thi & /property owner

has permission to Amendment to permit # 090630 add roof above garage

AT 54 Avalon Rd

CB # 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 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 lathed or otherwise enclosed-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

Heather Bonke 8/31/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

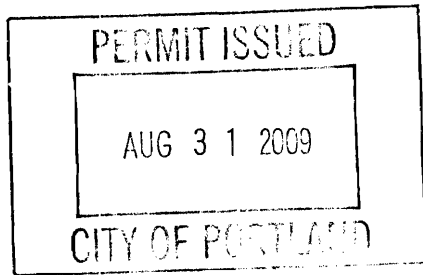
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0822	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: 207-797-0218
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Amendment to permit # 090630 to add room above garage. <i>unfinished</i>	Permit Fee: \$50.00	Cost of Work: \$3,000.00	CEO District: 5
Proposed Project Description: Amendment to permit # 090630 to add room above garage. <i>unfinished</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>SB</i> <i>IRC-2003</i> Signature: <i>JMB 8/31/09</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: 08/04/2009	Zoning Approval		
<ol style="list-style-type: none"> 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"/> Date: <i>8/18/09</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 Date: _____



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: 09-0822	Date Applied For: 08/04/2009	CBL: 294 D013001
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Location of Construction: 54 Avalon Rd	Owner Name: Son Thi &	Owner Address: 54 Avalon Rd	Phone: 207-797-0218
Business Name:	Contractor Name: property owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family / Amendment to permit # 090630 to add unfinished room above garage.	Proposed Project Description: Amendment to permit # 090630 to add unfinished room above garage.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/08/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) You may not add electrical or plumbing during rough-in to allow for future kitchen facilities. 2) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. There is a separate process to allow for accessory dwelling units (in-law apts) that MUST be approved PRIOR to such a use. 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: Jeanine Bourke	Approval Date: 08/31/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) All previous conditions apply from permit # 09-0630			

Comments:
8/26/2009-jmb: Left msg. With wife for more details. She will have Thi come into city hall at 3pm today. Gave him a list of information needed and he will have his friend draw details. Fire code sheetrock in garage, floor plan of 2nd floor with windows and doors, egress window specs, beam size increase as 3-2x10 is not adequate for a 23' roof load on the original permit. Also reviewed the cost of work which is very low. He will submit.
8/31/2009-Ldobson: Under estimated cost of work added another 7,000
8/31/2009-jmb: Thi S. Came in with required details, 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>54 Avalon Rd</u>		
Total Square Footage of Proposed Structure/Area	Sqare Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	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>797-0218</u>
<u>294</u> <u>D</u> <u>013</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>3,000.00</u> C of O Fee: \$ <u>50.00</u> Total Fee: \$ <u>3000.00</u>
	<u>AUG - 4 2009</u>	
Current legal use (i.e. single family) <u>S/F</u>	Number of Residential Units <u>1</u>	
If vacant, what was the previous use?		
Proposed Specific use: <u>same</u>		
Is property part of a subdivision?	If yes, please name	
Project description: <u>amendment to permit # 2940013 090630</u> <u>connect unfinished 2nd floor with electrical</u>		
Contractor's name: <u>THI SON</u>		
Address: <u>54 AVALON RD</u>		<u>801-4400</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>same</u>
Mailing address: <u>same</u>		

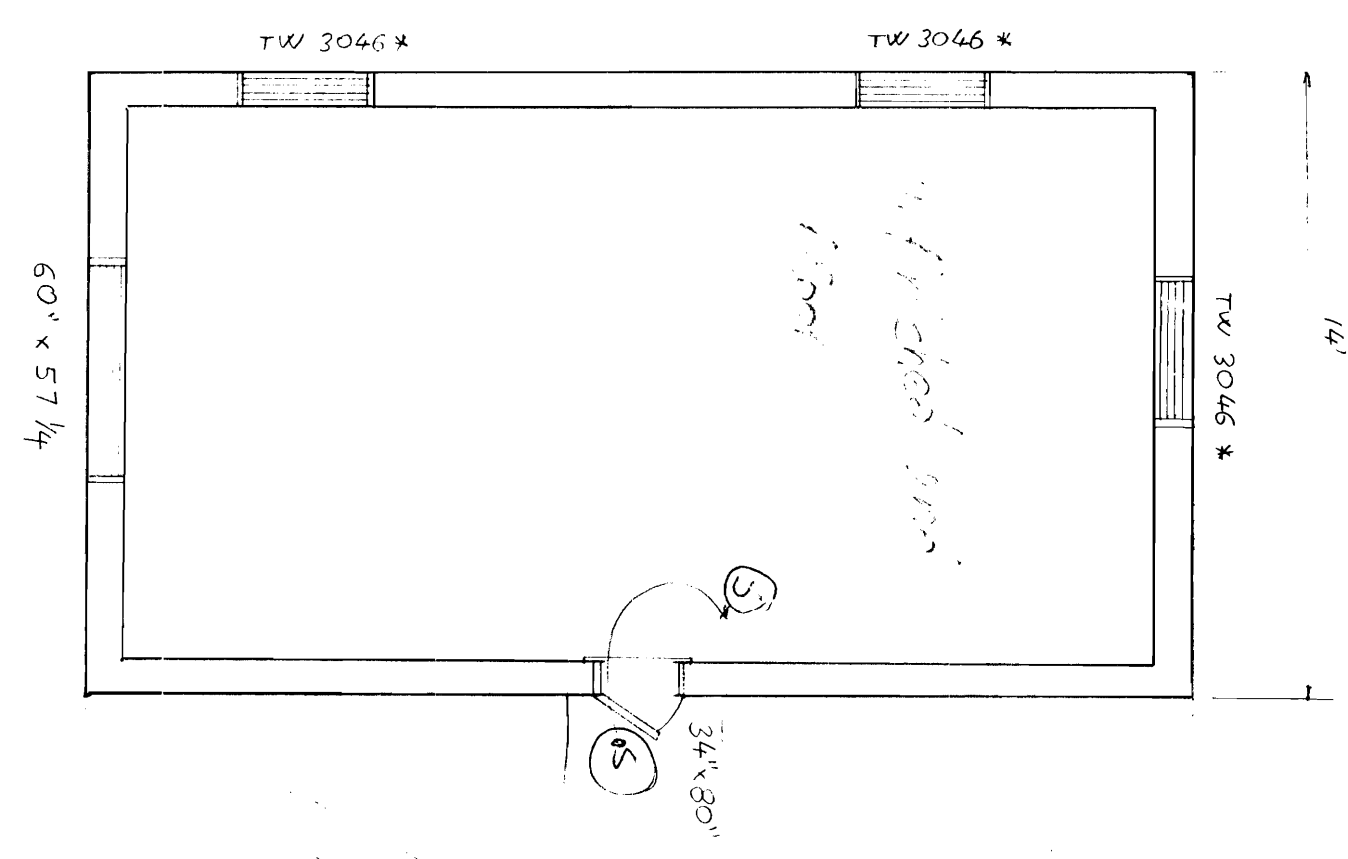
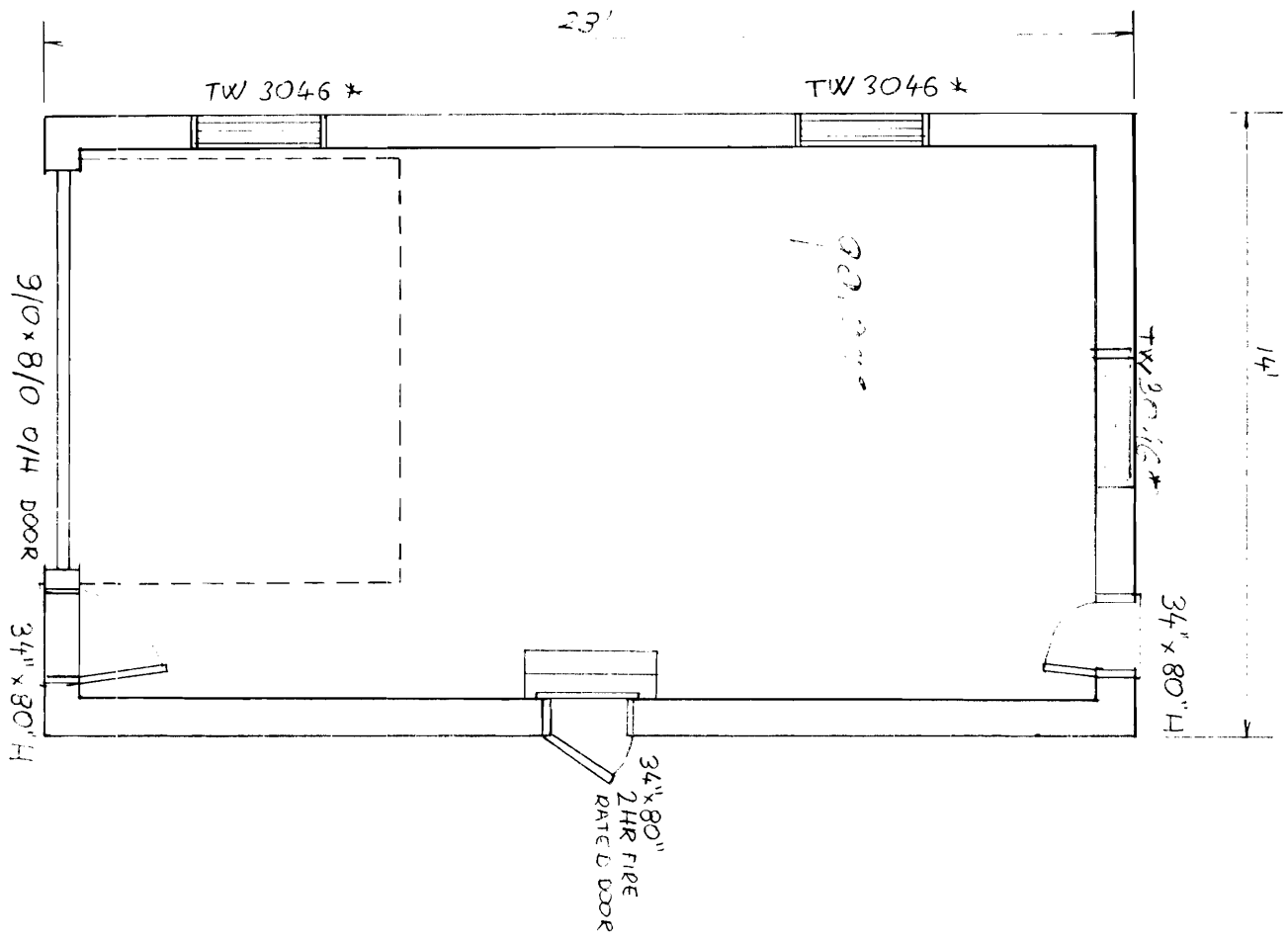
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: 8/4/09

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

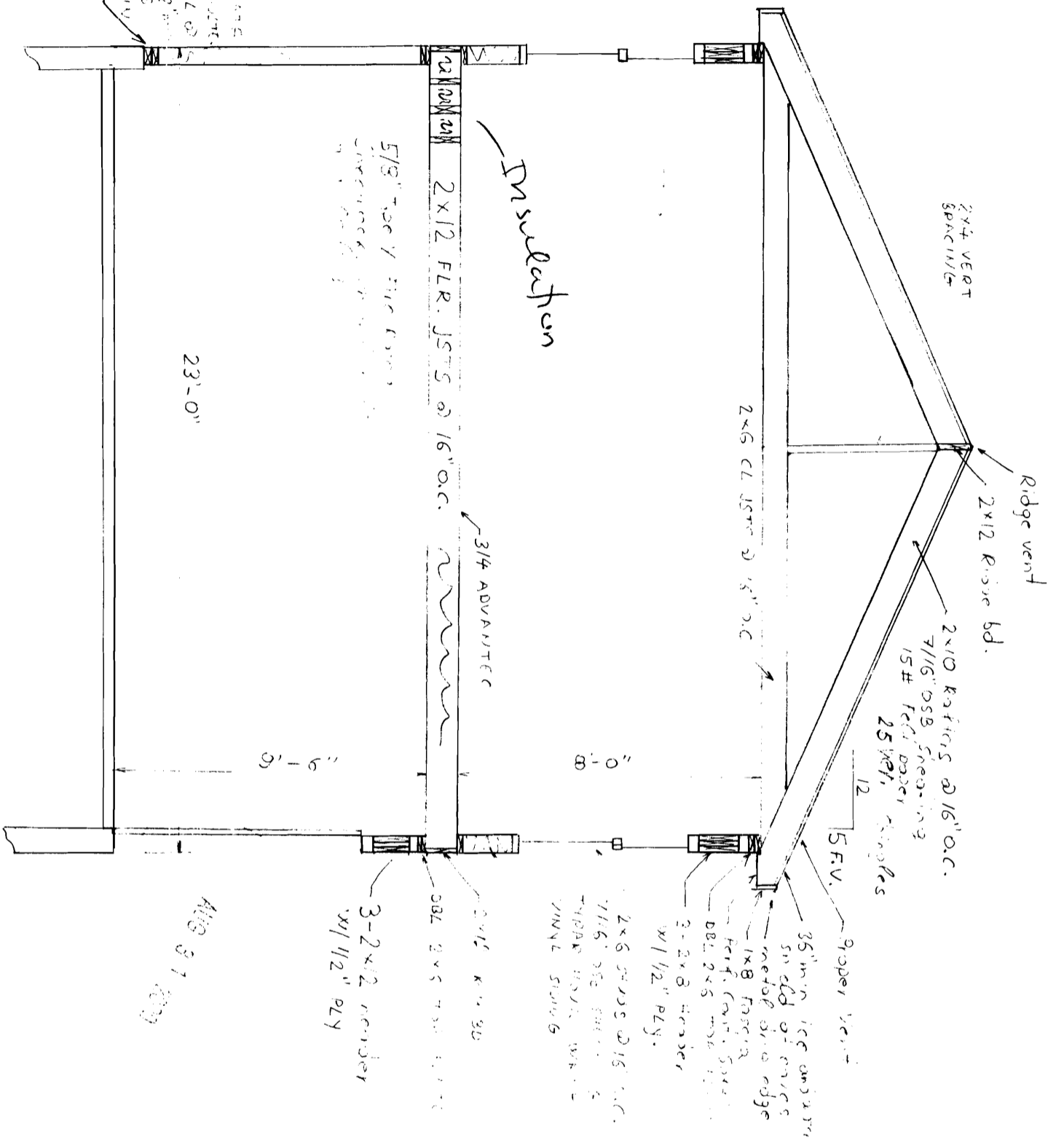


↳ Egress Window

AUG 31 2009

Estimate cost of work
for period 18000 dollars.

W-11 2000 report



2x6 PT STEEL PLATE
1/2" STEEL PLATE
1/2" STEEL PLATE
5-0" OSB SHEATHING
1/2" STEEL PLATE
1/2" STEEL PLATE

5/8" steel tie beam
insulation

23'-0"

3/4" ADVANTER

2x12 FLR. JOISTS @ 16" O.C.

1/2"

3-2x12 header
w/ 1/2" PLY.

Align 3 7 2009

2x6 CROSS @ 16" O.C.
1/2" OSB SHEATHING
15# FELT PAPER
25# ASPHALT SHINGLES

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

35" ice and snow
shield at ridge
metal drip edge
1x8 fascia

paper vent

5FV.

25# ASPHALT SHINGLES

15# FELT PAPER

7/16" OSB SHEATHING

2x10 RAFTERS @ 16" O.C.

2x12 ridge bd.

ridge vent

2x4 VERT SPACING

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

Client File#: 21-1608 fc

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

R-3
 lot size 6848
 land area per du = 6600 sq ft (ok)
 front 25' min - 34' scabed (ok)
 rear 25' min - 25' scabed (ok)
 side 8' min - 15' scabed (ok) left side - 22' scabed 20' given (ok)
 14' min - 25' scabed left side 20' 22' -
 77 +/-

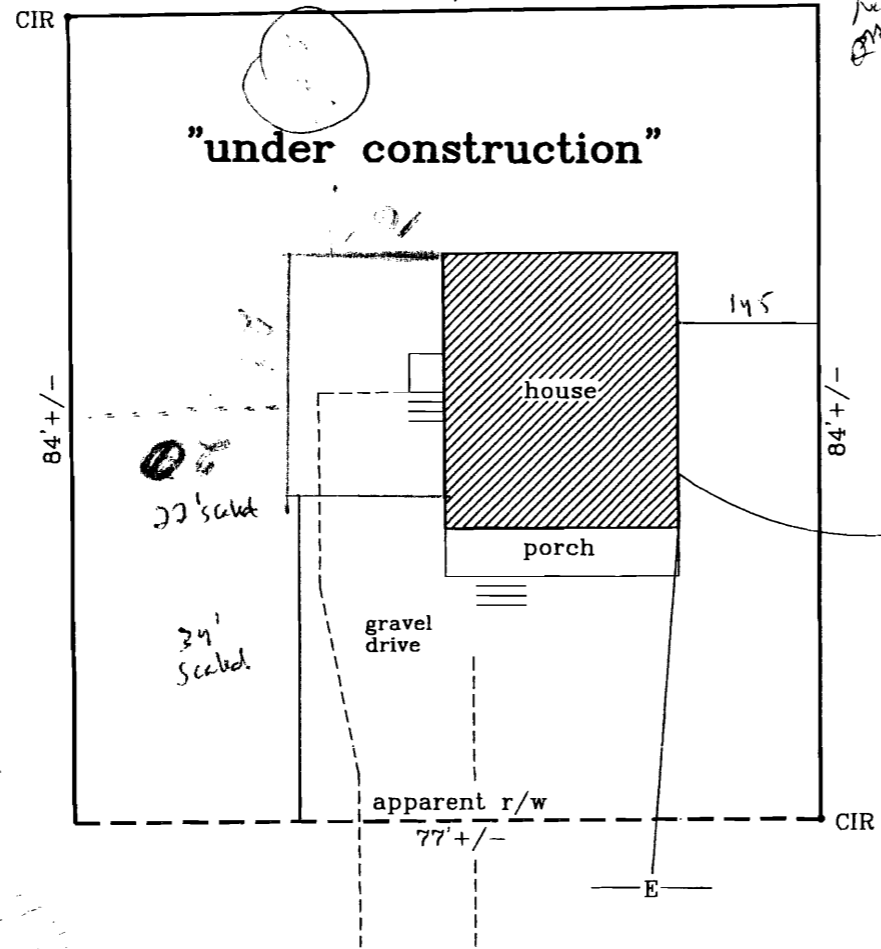
lot coverage 35% = 2396 sq ft

net area
 2 story

house 24x28 = 672
 8x28 = 224
 16x23 = 368
 1160 sq ft

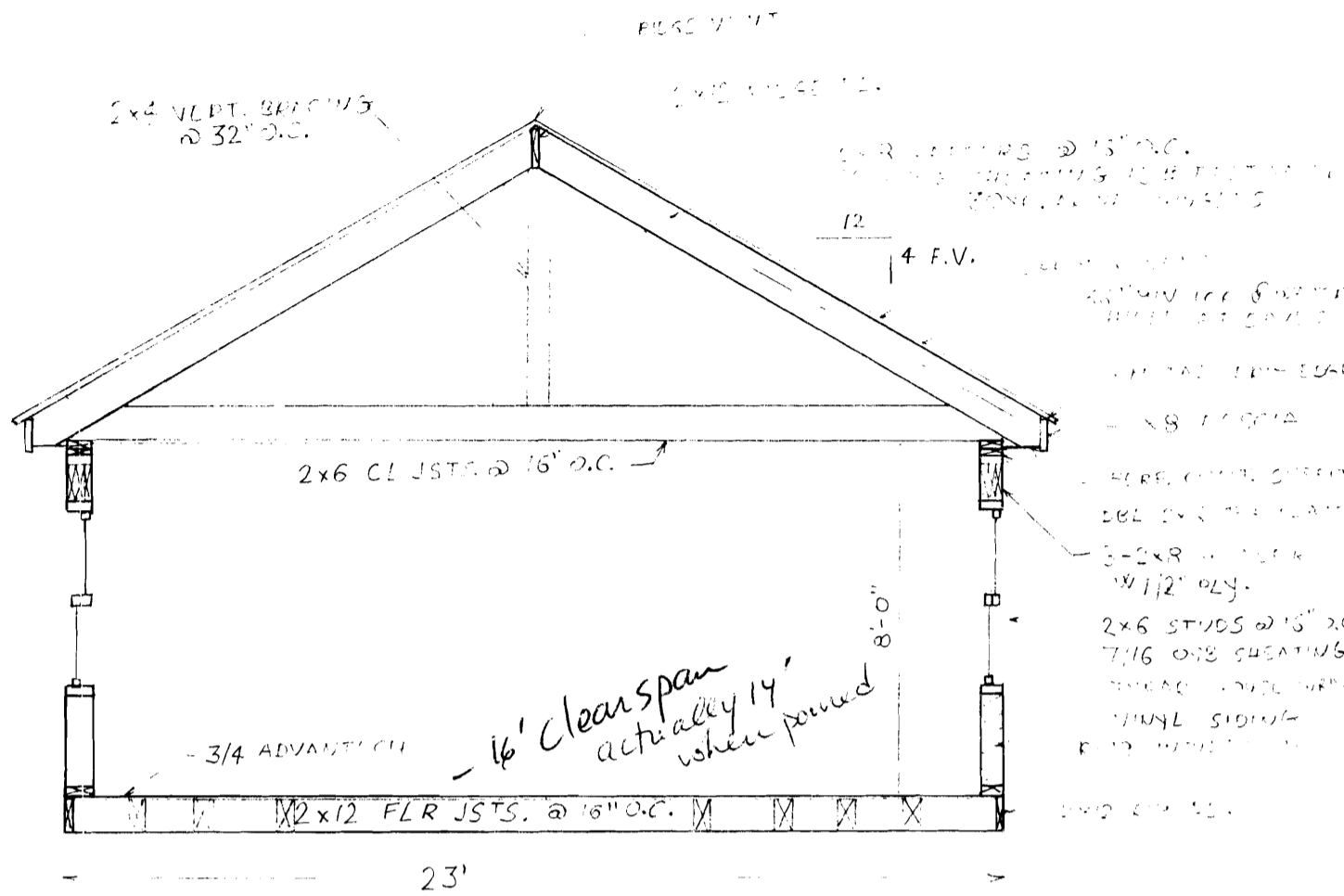
shed? 4x8 = 32
 1192 sq ft ok

2 story wood structure w/ concrete foundation



Schedule Inspection		Add	Find	Print Permit	Print C of O	Print Insp	Invoicing	Taxes
Prmt	Text93	32826		Constr Type	New	Num1	9	
Permit Nbr	09-0630	Location of Construction	54	AVALON RD	Appl. Date			
Status	Open	Permit Type	Additions - Dwellings		Issue Date			
CBL	294 D013001	District Nbr	5	Estimated Cost	\$8,000.00	Date Closed		
Other Permits Referenced				Census Tract 5, 6 or 10	No	C Tract:	2	
Plan Appl Id	- 0	Lot #			Owner	SON THI & NGOC HOA THI SON J		
Contractor	property owner			Address	54 AVALON RD			
Address				City, State & Zip	PORTLAND , ME 04103			
City, State, Zip		ME			Phone			
Phone		Pager			Past Use	Single Family Home		
Fax				Proposed Use	Single Family Home - build a new 11			
e-mail				Project Desc	build a new 16' x 23' garage			
License Nbrs:				Structure/Area sq ft	0	Number Stories		
Electrical		Plumbing			Number Res. Units	0	Number Bed Rms	
Gas		Oil Burner						
Reg. Nbr		Professional						
Business Name								
Lessee/Buyer								
Phone								
CreatedBy	Ldobson	CreateDate	06/17/2009	ModBy	Ldobson	ModDate	06/17	
		Time	3:37 PM			Time	3:3	

Roofing (only)



CAN NOT Add elec or plumbing
for a 2 unit -

No Kitchen Facilities to be
Added