

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND



BUILDING PERMIT

This is to certify that THI & SON

Located At 54 AVALON

Job ID: 2011-05-1106-ALTR

CBL: 294 - - D - 013 - 001 - - - -

has permission to 14' x 23' bedroom above the garage provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months. If the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.

1. *close-in + final note on other copy.*

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUOPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-05-1106-ALTR

Located At: 54 AVALON

CBL: 294 - - D - 013 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. 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.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.
5. There shall be no pre-plumbing or pre-wiring for future kitchen facilities. The area above the garage is not being approved for a separate living space or dwelling unit.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. An egress window must be installed.
4. The insulation value of the ceiling must be R-49 and the walls R-19.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-05-1106-ALTR	Date Applied: 5/16/2011	CBL: 294 - - D - 013 - 001 - - - - -	
Location of Construction: 54 AVALON ROAD	Owner Name: THI SON	Owner Address: 54 AVALON RD PORTLAND, ME - MAINE 04103	Phone: 797-0218
Business Name:	Contractor Name: Owner	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Single Family Dwelling	Proposed Use: Same: Single Family Dwelling - to finish space above garage into a bedroom space	Cost of Work: \$2000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Other	Inspection: 12-3 Use Group: Type: SB
Proposed Project Description: 54 Avalon Road - alterations		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>obv with conditions 5/19/11</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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: <i>[Signature]</i>

CERTIFICATION *5/19/11*

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	PHON



General Building Permit Application *S/F*

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: <i>54. AVALON RD</i>		
Total Square Footage of Proposed Structure/Area <i>322</i>	Square Footage of Lot	Number of Stories <i>2</i>
Tax Assessor's Chart, Block & Lot Chart# <i>294</i> Block# <i>D</i> Lot# <i>B</i>	Applicant * must be owner, Lessee or Buyer* Name <i>THI SON</i> Address <i>54. AVALON RD</i> City, State & Zip <i>PORTLAND ME 04103</i>	Telephone: <i>797-0218</i>
Lessee/DBA (If Applicable) <i>to finish room - over garage</i>	Owner (if different from Applicant) Name RECEIVED Address City, State & Zip <i>MAY 16 2011</i>	Cost Of Work: \$ <i>1,735</i> C of O Fee: \$ _____ Total Fee: \$ <i>40.00</i>
Dept. of Building Inspections City of Portland Maine		
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <i>14' x 23' to bedroom above garage</i>	Number of Residential Units <i>1</i>	
Contractor's name: <i>THI SON</i>	Address: <i>54 AVALON RD</i>	
City, State & Zip <i>PORTLAND ME 04103</i>	Telephone: <i>797-0218</i>	
Who should we contact when the permit is ready: _____	Telephone: <i>Same</i>	
Mailing address: <i>Same</i>		

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: *5/16/11*

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

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

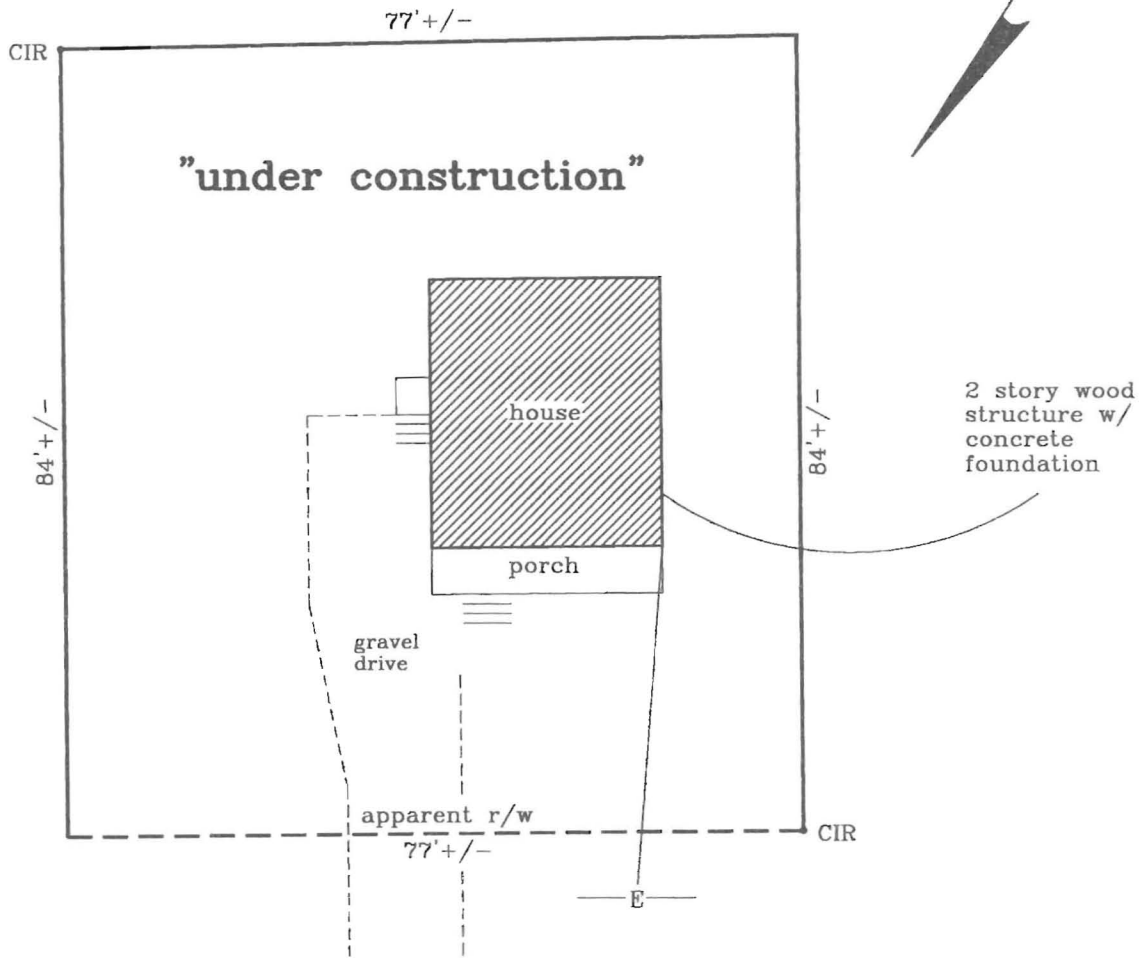
Buyers: Thi & Ngoc Son

Inspection Date: 8-21-01

Scale: 1" = 20'

Sellers: Stephen Richard

Client File#: 21-1608 fc



to Forest Ave. **Avalon Road**

I HEREBY CERTIFY TO: Guaranty Title Co.; Fleet Mortgage Corp.
and its title insurer.

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.

- 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.

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Livingston - Hughes
Professional Land Surveyors
88 Guinea Road
Kennebunkport - Maine 04046

5/16/11

I am Chi Sonen 34 AVALON RD portland
would like to finish room over a garage

Material & structure use

- ① insulation E/fo R-30c 15- for ceiling date
- ② insulation E/fo R-19 Knaftis- for all 2 x 6 walls
- ③ 2. Fixtures light & - 1 fan w/ light on ceiling
- ④ Heat - 2 - 8 FT Hydronic Baseboard - 1 on the front and 1 on the back sides, both connected to 2nd floor main line.
- ⑤ Closet Door - 4 - Bisfold
- ⑥ Frame - 2 x 4 for closet. (30 x 80 1-3/8 Hc GIPZ MLI Pistol)
- ⑦ walls with 1/2" drywall
- ⑧ Floor with carpet.
- ⑨ Ceiling with 1/2" dry

Map of 294 D013001 Portland, Maine

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:

Services

- [Applications](#)
- [Doing Business](#)
- [Maps](#)
- [Tax Relief](#)
- [Tax Roll](#)
- [Q & A](#)

CBL	294 D013001
Land Use Type	SINGLE FAMILY
Property Location	54 AVALON RD
Owner Information	SON THI & NGOC HOA THI SON JTS 54 AVALON RD PORTLAND ME 04103
Book and Page	16741/023
Legal Description	294-D-13 AVALON RD 46-52 6848 SF
Acres	0.157

Current Assessed Valuation:

[browse city services a-z](#)

[browse facts and links a-z](#)

TAX ACCT NO.	32826	OWNER OF RECORD AS OF APRIL 2010
		SON THI & NGOC HOA THI SON JTS 54 AVALON RD PORTLAND ME 04103
LAND VALUE	\$61,200.00	
BUILDING VALUE	\$143,600.00	
NET TAXABLE - REAL ESTATE	\$204,800.00	
TAX AMOUNT	\$3,670.02	

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



Building Information:

Card 1 of 1

Year Built	2001
Style/Structure Type	COLONIAL
# Stories	2
Bedrooms	3
Full Baths	1
Half Baths	1
Total Rooms	5
Attic	NONE
Basement	FULL
Square Feet	1666



[View Sketch](#) [View Map](#) [View Picture](#)

Outbuildings/Yard Improvements:

Card 1

Year Built	2005
Structure	SHED-FRAME
Size	4X8
Units	1
Grade	C
Condition	A

Sales Information:

Sale Date	Type	Price	Book/Page
9/17/2001	LAND + BUILDING	\$161,500.00	16741/23
5/18/2001	LAND + BUILDING	\$0.00	16317/206

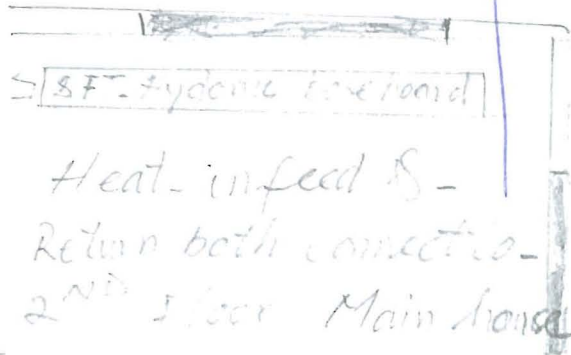
[New Search!](#)

54. AVILON

Can NOT be a
separate Living/Dwelling unit
shall NOT have
any kitchen facilities
can NOT be plumbed
for a kitchen



Main house



Heat-infeed & -
Return both connectio-
2ND floor Main house



over garage

23'

closet 10'4" x 4'2" floor

Room with
carpet.

SFT. Hydronic baseboard

14'