

PERMIT ISSUED

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

Permit No: 0510859	Issue Date: JUN 29 2005	CSL: B09 A014001
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Location of Construction: 1749 Forest Ave	Owner Name: Amergian Raymond R	Owner Address: 1749 Forest Ave	Phone: 737-4157
Business Name:	Contractor Name: Bruce Ludka	Contractor Address: 13 Sokolus Point Rd Windham	Phone: 12077761007
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3
Past Use: Single Family	Proposed Use: Single Family wldemo of existing garage, add breezeway, garage & 28' x 50' addition	Permit Fee: \$1,101.00	Cost of Work: \$120,000.00
Proposed Project Description: Demo garage, add 6' x 8' breezeway, 24' x 28' garage & 28' x 50' addition		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type IRC-2003 Signature: <i>AMB 6/29/05</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: jmb	Date Applied For: 0612912005	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>AMB 6/29/05</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: <i>JMB</i>
	<i>Shall remain a single family home No kitchen approval</i>		

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: 05-0859	Date Applied For: 06/29/2005	CBL: 309 A014001
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Location of Construction: 1749 Forest Ave	Owner Name: Amergian Raymond R	Owner Address: 1749 Forest Ave	Phone: () 797-4197
Business Name:	Contractor Name: Bruce Ludka	Contractor Address: 13 Sokokis Point Rd Windham	Phone (207) 776-1007
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family w/demo of existing garage, add breezeway, garage & 28' x 50' addition	Proposed Project Description: Demo garage, add 6' x 8' breezeway, 24' x 28' garage & 28' x 50' addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/29/2005**Note:** **Ok to Issue:**

- 1) 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.
- 2) It is understood that this permit does not allow a 2nd unit or in-law apartment. A separate approval process is required for this. The construction details will separate these spaces per code, for a potential future change of use.
- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 4) 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:** 06/29/2005**Note:** **Ok to Issue:**

- 1) There must be a 2" clearance maintained between the chimney and any combustible material, and fire blocking per code at each level
- 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) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Separate permits are required for any electrical, plumbing, or heating.
- 5) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.


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.

Location/Address of Construction: 1749 FOREST AVENUE, PORTLAND ME		
Total Square Footage of Proposed Structure 2072 (1600 SF GARAGE)	Square Footage of Lot 36,715 SF	
Tax Assessor's Chart, Block & Lot Chart# 309 Block# 332 Lot# A14 I, 1-5	Owner: RAYMOND R. AMERSIAN	Telephone: 797-4197
Lessee/Buyer's Name (if Applicable) —	Applicant name, address & telephone: RAYMOND R. AMERSIAN 1749 FOREST AVENUE PORTLAND, ME 04103 797-4197	Cost Of Work: \$ 120,000 Fee: \$ 110,00
Current use: <u>Single Family Home</u>		
If the location is currently vacant, what was prior use: <u>—</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>SINGLE FAMILY WITH ADDITIONAL LIVING AREA.</u>		
Project description: <u>REMOVE EXISTING DETACHED 2 CAR GARAGE; AND, ADD CONNECTED 6X8 BREEZEWAY, 24X28 GARAGE AND 28X50 ADDITION.</u>		
Contractor's name, address & telephone: BRUCE P. LUDKA (H) 892-0227 13 SOKOKIS POINT ROAD (C) 892-0227 WINDHAM, ME 04062 776-1007		
Who should we contact when the permit is ready: <u>BRUCE A LUOKA</u>		
Mailing address: BRUCE P. LUOKA 13 SOKOKIS POINT ROAD WINDHAM, ME 04062		
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 892-0227		

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: 	Date: 6-23-05
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall**

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	309 A014001
Location	1749 FOREST AVE
Land Use	SINGLE FAMILY
Owner Address	AMERIGIAN RAYMOND R 1749 FOREST AVE PORTLAND ME 04103
Book/Page	
Legal	309-A-14 FOREST AVE 1747-1753 21195 SF

*R3 zone
10 AM 6/29
Bruce*

859

Current Valuation Information

Land	Building	Total
\$37,910	\$71,610	\$109,520

New Estimated Valuation Information

Land	Building	Total	Phase-In Value
\$74,500	\$112,300	\$186,800	\$148,160

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres		
1980	Cape	1.5	1456	0.487		
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement	
3	2	1	5	None	Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1986	20X22	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

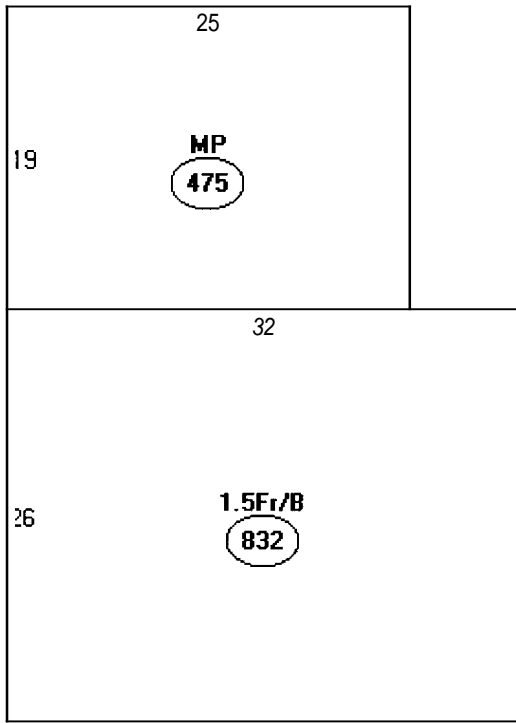
Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

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

[Click here to view comparable sales or below to view by:](#)





Descriptor/Area

A: 1.5Fr/B
832 sqft
B: ~~MP~~ 475 sqft

> 1307
2,072 Addition + Garage
3,379

JK

21,195 - Survey says:
36,715
+ 35%
7,418

City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 1749 FOREST AVE.
PORTLAND

Owner: Raymond AMERGAN

Structure Type: Single Family Home

Contractor: BRUCE LUDKA

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
- Central Maine Power	1-800-750-4000	<u>TAMI 6/29/05</u>
Verizon <i>per Dig</i>	1-800-941-9900	_____
Northern Utilities <i>per Dig SAFE</i>	797-8002 ext 6241	_____
Portland Water District	761-8310	<u>JAN 6/29/05</u>
Time Warner Cable Co.	253-2222	<u>JOAN 6/29/05</u>
- Dig Safe ***	1-888-344-7233	<u>BETTY 6/29/05</u>

*****(After Call, There is a wait of 72 Business Hours before digging can begin)**
- Time Warner - Verizon 2004-440-3904 Remark (white)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
- DPW/ Traffic Division	874-8891	<u>(L. Cote) Lucy *8891 6/29/05</u>
DPW/ Forestry Division	874-8389	<u>(J. Tarling) N/A</u>
DPW/ Sealed Drain Permit	874-8822	<u>(C. Merritt) N/A</u>
Building Inspections (Insp. Req'd.)	874-8703	<u>OF JMB</u>
Historic Preservation	874-8726	<u>N/A</u>
Fire Dispatcher	874-8576	<u>N/A</u>
DEP - Environmental (Augusta)	287-2651	<u>(Ed Antz) N/A</u>

U.S. EPA Region 1 - No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk
 US EPA Region I (SEA)
 JFK Federal Building
 Boston, MA 02203

ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the **Applicant** to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a copy of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted **all** of the necessary companies / departments as indicated above and attached **all** required documentation.

Signed: Bruce Ludka

Date: 6/29/05

BUILDING PERMIT INSPECTION PROCEDURES

Please call ~~874-8703~~ or ~~874-8893~~ 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:

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.

- ~~Pre~~ Demolition
- Footing/Building Location Inspection;
- ~~NA~~ Re-Bar Schedule Inspection: Prior to pouring concrete
- 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**

James Bonte
Signature of Applicant/Designee

6/29/05
Date

James Bonte
of Inspections Official

6/29/05
Date

CBL: 309-A-14

Building Permit #: 05-0859

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND PERMIT ISSUED

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
JUN 29 2005
Permit Number: 02059
CITY OF PORTLAND

This is to certify that Amergian Raymond R/Bruce aka
has permission to Demo garage, add 6' x 8' breezeway, 24' x 8' garage & 28' x 5' addition
AT 1749 Forest Ave City of Portland 309 A014001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is occupied or closed-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 _____
PERMIT ISSUED
JUN 29 2005
CITY OF PORTLAND

Jeanie Bourke 6/29/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

WALLS AND INTERIOR PARTITIONS, WOOD-FRAMED

GA FILE NO. WP 3240

PROPRIETARY

WOOD-FRAME

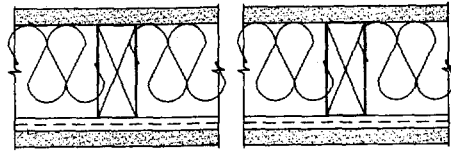
SOUND

**GYPSON WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS**

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 480n opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. **(LOAD-BEARING)**



Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: UL R1319-93, 94, 129;
8-10-66;
UL Design U311;
ULC Design U311
Field Sound Test: BBN 760903, 9-17-76

PROPRIETARY GYPSUM BOARD

United States Gypsum Company 5/8" SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core

GA FILE NO. WP 3241

PROPRIETARY

WOOD-FRAME

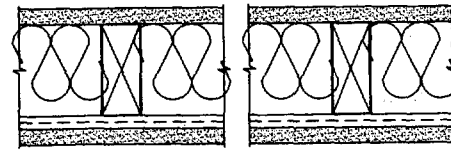
SOUND

**GYPSON WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS**

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48 on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. **(LOAD-BEARING)**

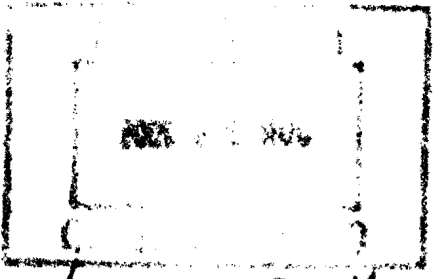


Thickness: 5 3/8"
Approx. Weight: 7 psf
Fire Test: Based on UL R3660-7,
11-12-87; UL R2717-61,
8-18-87; UL R7094,
10-24-90;
UL Design U 311
Sound Test: Estimated

PROPRIETARY GYPSUM BOARD

American Gypsum Company 5/8" FIREBLOC TYPE C
Celotex Corporation 5/8" FI-ROK PLUS™
Continental Gypsum 5/8" MoreRock® FireBar® Type C (CGTC-C)
G-P Gypsum 5/8" GyProc® Fireguard® C
James Hardie Gypsum 5/8" Hardirock® Brand Max "C"™ Gypsum Panels
Lafarge Gypsum 5/8" Firecheck® Type C
Pabco Gypsum 5/8" FLAME CURB® Super 'C'
Republic Gypsum 5/8" FIRE-ROC RG-C
Temple-Inland Forest Products Corporation 5/8" TG-C

This Space Left Blank



8/17/05 - Setbacks/footings for House only - OK
(garage will req separate setbacks)

8/25/05 - Backfill house only OK
(garage will require setbacks for setbacks)

9/2/05 - Foot/set Garage only OK

9 SETBACKS - BACKFILL OR, METS PLANS AND SPDS
(Pwm)

10/12 - Elec OK

10/17/05 - Close in - framing OK
Elec will be separate

10/20/05 - Elec same OK

12/29/05 - Final on addition - OK - Need
Board of appeals Approval for 2nd unit -
No kitchen installed yet. TM
Will call in Feb after Bd of App. meeting.