

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 051505

This is to certify that AMERGIAN RAYMOND R License License
has permission to Two Family Home/ adding a kitchen to 2nd floor
AT 1749 FOREST AVE City of Portland, Oregon 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 of Oregon 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 _____
Department Name

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: 05-1505	Issue Date:	CBL: 309 A014001
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Location of Construction: 1749 FOREST AVE	Owner Name: AMERGIAN RAYMOND R	Owner Address: 1749 FOREST AVE	Phone:
Business Name:	Contractor Name: Bruce Ludka	Contractor Address: 13 Sokokis Point Windham	Phone 2078920227
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Two Family Home/ adding a Kitchen to create 2nd unit	Permit Fee: \$123.00	Cost of Work: \$3,000.00	CEO District: 5
Proposed Project Description: Two Family Home/ adding a Kitchen to create 2nd unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:				

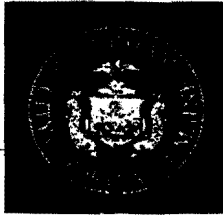
Permit Taken By: ldobson	Date Applied For: 10/14/2005	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void 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..</p>	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:	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>ABM</i>	
	New			

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

October 31, 2005

Raymond R. Amergian
1749 Forest Avenue
Portland, ME 04103

RE: 1749 Forest Avenue – R-3 Zone - #309-A-014 – application #05-1505

Dear Mr. Amergian,

I am in receipt of your permit to change the use of a single family home by adding an additional dwelling unit for a total of two (2) dwelling units. This permit can not be issued by this office. This use is only allowable by the Zoning Board of Appeals under a conditional use application. I have enclosed a copy of the zoning ordinance which refers to this use. All the conditions listed must be met and addressed to the Zoning Board of Appeals along with the general standards for all conditional use appeals.

I have also enclosed all the information that you will need in order to apply and submit a conditional use appeal. If you have any questions, please do not hesitate to contact this office.

Your application will be on hold until such time that the Zoning Board of Appeals may grant this appeal.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: File

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	AMERGIAN RAYMOND R 1749 FOREST AVE PORTLAND ME 04103
Book/Page	309-A-14
Legal	FOREST AVE 1747-1753 21195 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$56,210	\$91,960	\$148,170

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$74,500	\$112,300	\$186,800

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property Information

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

Outbuildings

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

Date	Type	Price	Book/Page
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Picture and Sketch

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

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

* AMENDMENT TO
PERMIT # 050859

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 AVE., PORTLAND ME		
Total Square Footage of Proposed Structure * (AMENDING PERMIT # 050859) 0 SF	Square Footage of Lot 36,715 SF	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 309 — A 14 332 — I, 1-5	Owner: RAYMOND R. AMERGIAN	Telephone: 797-4197
Lessee/Buyer's Name (if Applicable) N/A	Applicant name, address & telephone: # 797-4197 RAYMOND R. AMERGIAN 1749 FOREST AVE PORTLAND, ME 04106	Cost Of Work: \$ 3000 \$ 30
Current use: SINGLE FAMILY		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: ADDING A KITCHEN TO CHANGE USE TO 2 UNITS.		
Project description: (ALL OTHER CODE REQUIREMENTS HAVE BEEN MET IN INITIAL CONSTRUCTION — SEE PLANS)		
Contractor's name, address & telephone: BRUCE P. LUDKA # 776-1007 (892-0227) 13. SUKOKIS PT. RD, WINDHAM, ME		
Who should we contact when the permit is ready: — SAME — 04062		
Mailing address: (SAME AS ABOVE)		
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: 776-1007		

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 OCT 14 2005
 RECEIVED

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: <i>Raymond R. Amergian</i>	Date: 10/13/05
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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



CITY OF PORTLAND, MAINE

Department of Building Inspections

10-14 2005

Received from Bruce Lyall

Location of Work 1749 Forest

Cost of Construction \$ _____ 75000

Permit Fee \$ 123.00 48 Building

Building (U) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 309 A14

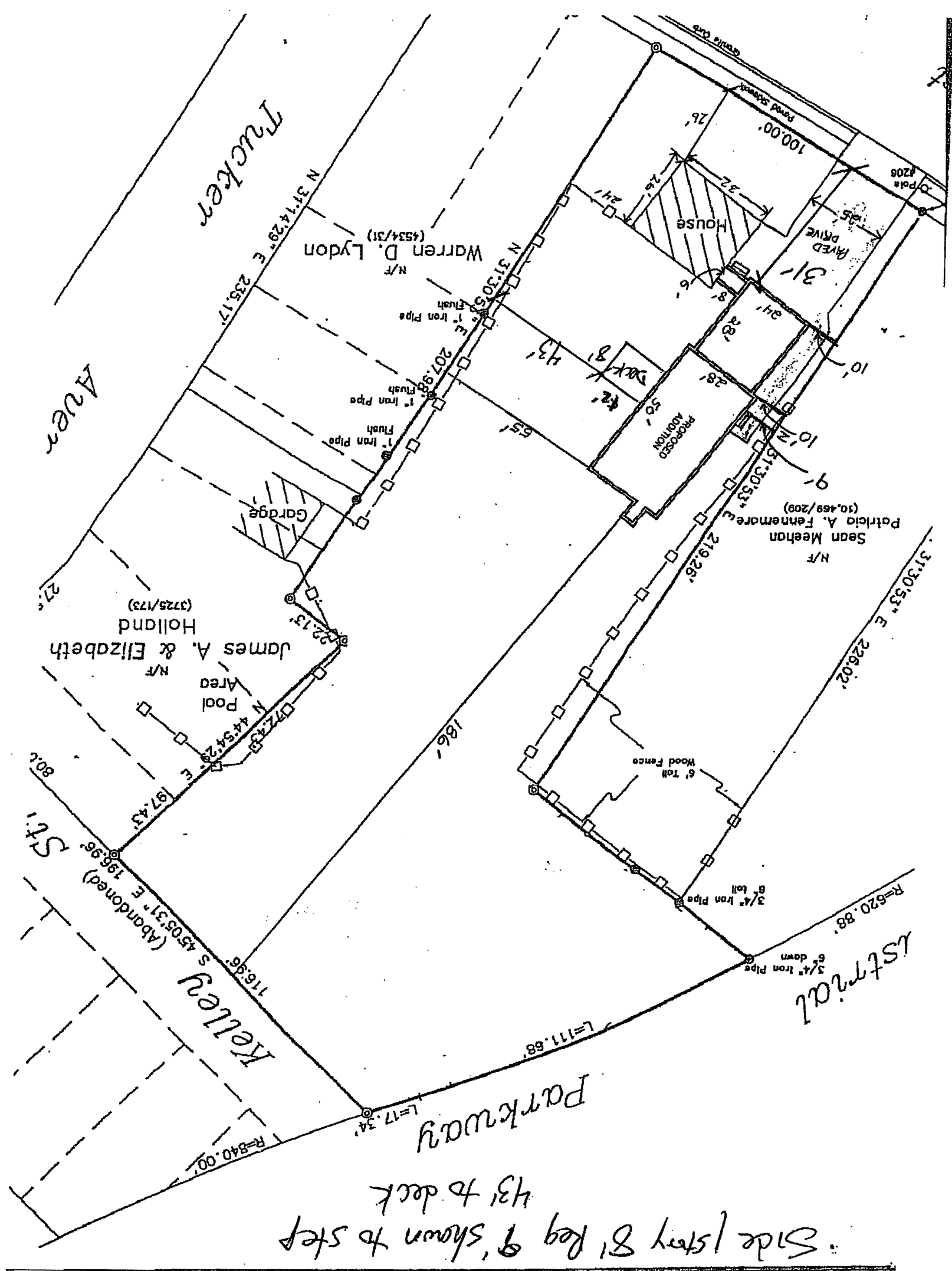
Check #: CC Total Collected \$ 123

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Not to scale



SITE PLAN
SCALE: 1/8" = 1'

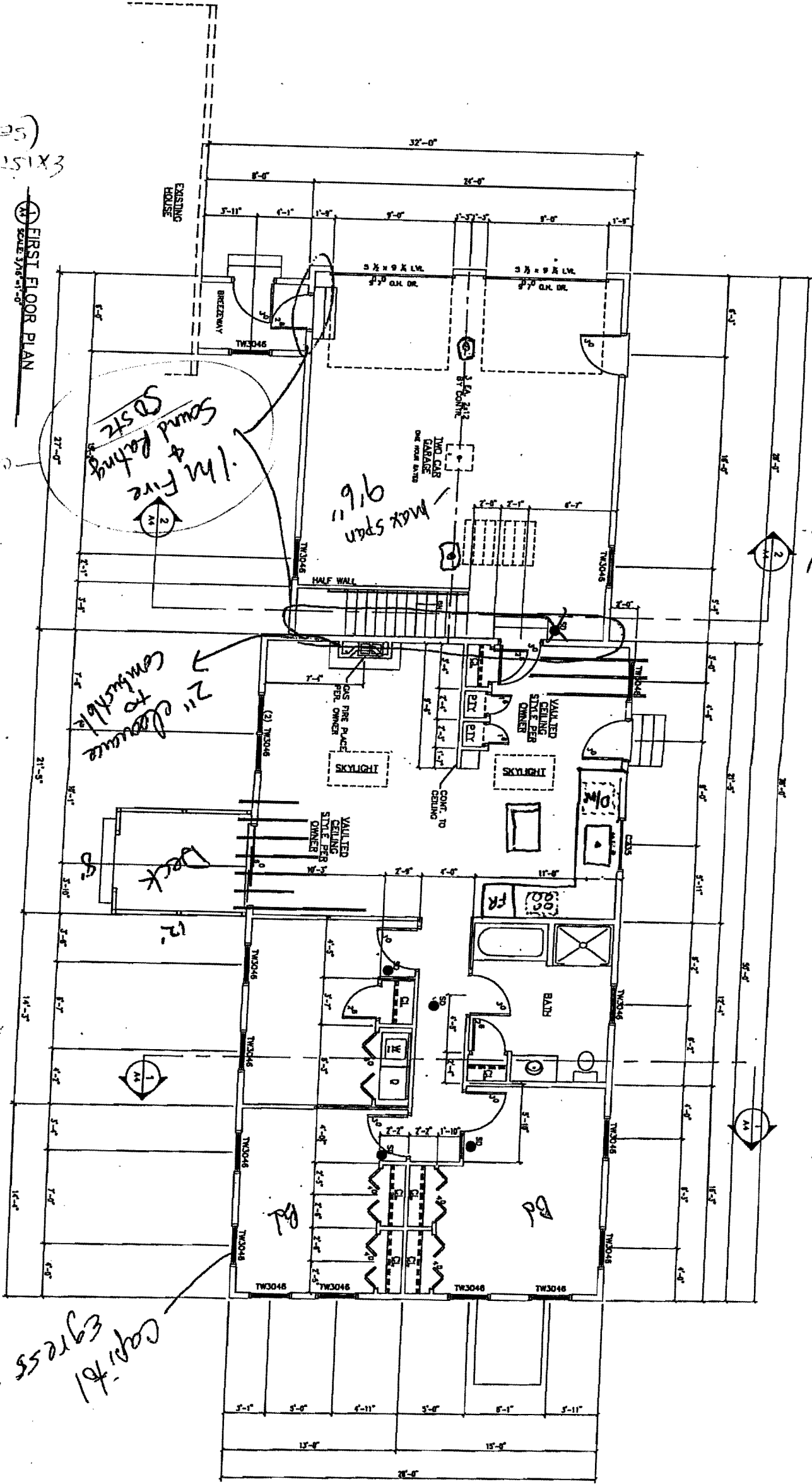
NOTE:
This drawing is prepared from information furnished by the owner. It is the responsibility of the owner to verify the accuracy of the information furnished. The engineer is not responsible for the accuracy of the information furnished. The engineer is not responsible for the accuracy of the information furnished. The engineer is not responsible for the accuracy of the information furnished.

R3 Zone
Front 25' Reg 31' shown
Rear 25' Reg 186' shown
Side 1st story 8' Reg 9' shown to step
43' to deck

Street Front

EXISTING HOUSE
(SEE PLOT PLAN)

FIRST FLOOR PLAN
SCALE 3/16" = 1'-0"



* HOLDING A CHANGE OF KITCHEN FOR USE FROM SINGLE FAMILY TO 2 UNITS.

capitl egress size 5'7 S.F.

rear

NOTE:
DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND THE ACCURACY OF THE INFORMATION PROVIDED.

SD
SMOKE DETECTOR
HARD WIRE

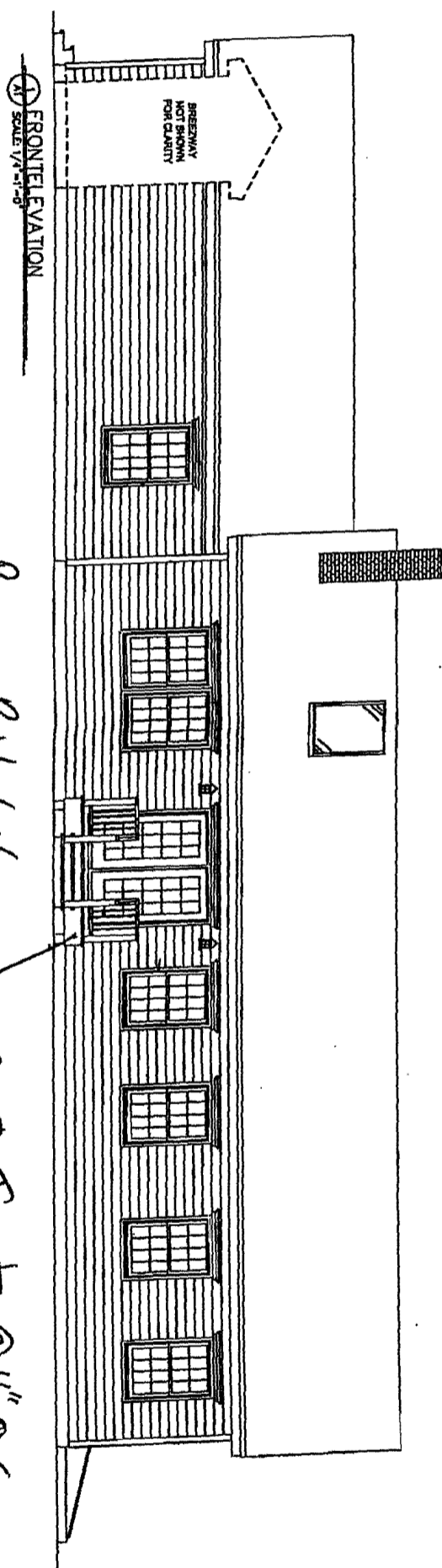
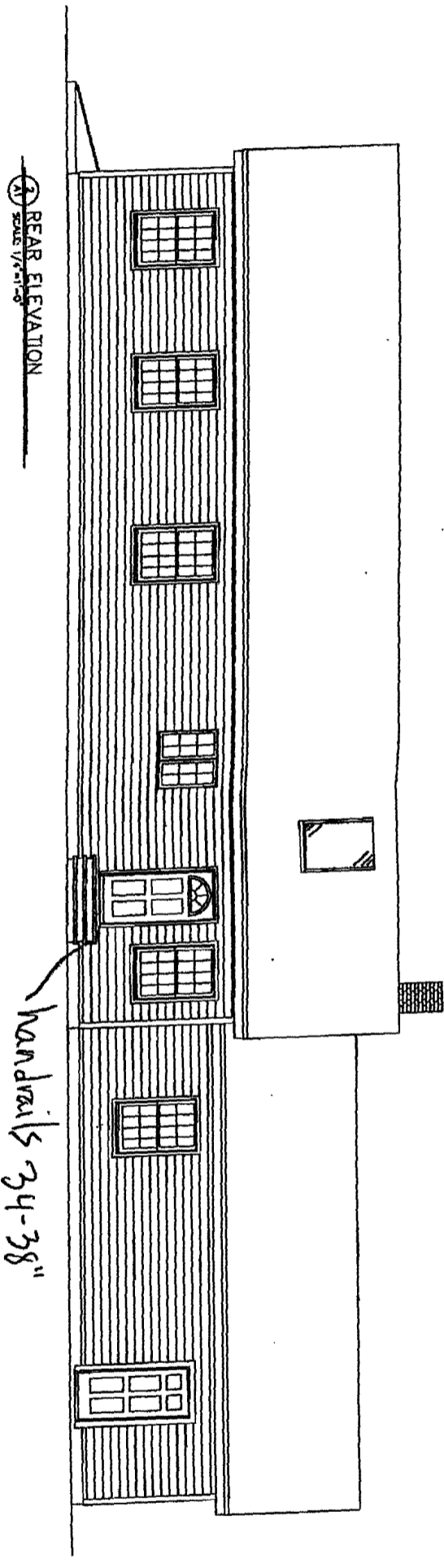
AMERGIAN ADDITION

1749 FOREST AVE
PORTLAND, MAINE

FMC CADD Engineering Resource Center
75 Midway St.
Portland, Maine 04103
207-878-8511 Fax 207-878-8515
8-8648 epp@fmcadd.com

PROPERTY OF

REVISIONS:	CODE: 1989
TOWN: PORTLAND	DATE: 18 JUNE 05
SCALE: AS NOTED	DRAWN: PES
TITLE: FIRST FLOOR	FILE: 05-0072
SHEET: A4	



Rim Bolted to house
 L 30" off grade
 2x8 Joists @ 16" O.C.
 2-2x8 Beam 3 sma tubes
 joist hangers/connectors/fasteners
 are kft Dipped Galv.

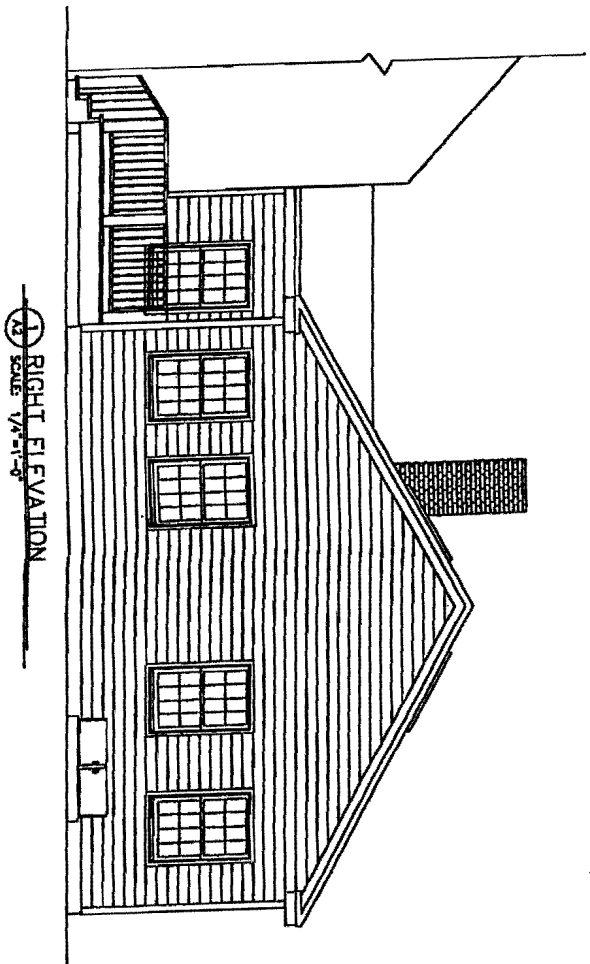
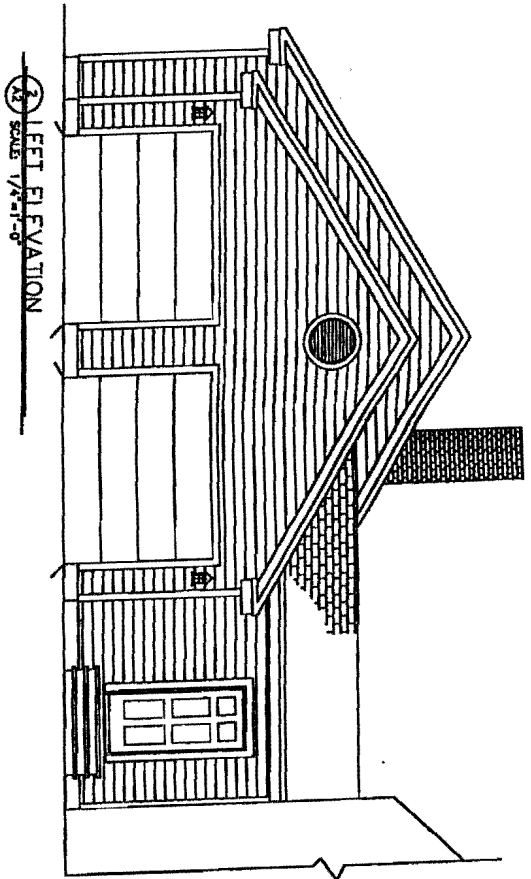
NOTE:
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AMERGIAN ADDITION
 1749 FOREST AVE
 PORTLAND, MAINE

FMC CADD Engineering Resource Center
 77 Bishop St.
 Portland, Maine 04103
 207-478-4311 Fax 207-478-4315
 E-mail: info@fmcadd.com

PROPERTY OF

REVISIONS:	
CODE: 1999	
TOWN: PORTLAND	
DATE: 16 JUNE 06	
SCALE: AS NOTED	
DRAWN: PES	
TITLE:	
FRONT AND REAR ELEVATIONS	
FILE: 06-0072	
SHEET:	A1



AMERGIAN ADDITION
 1749 FOREST AVE
 PORTLAND, MAINE



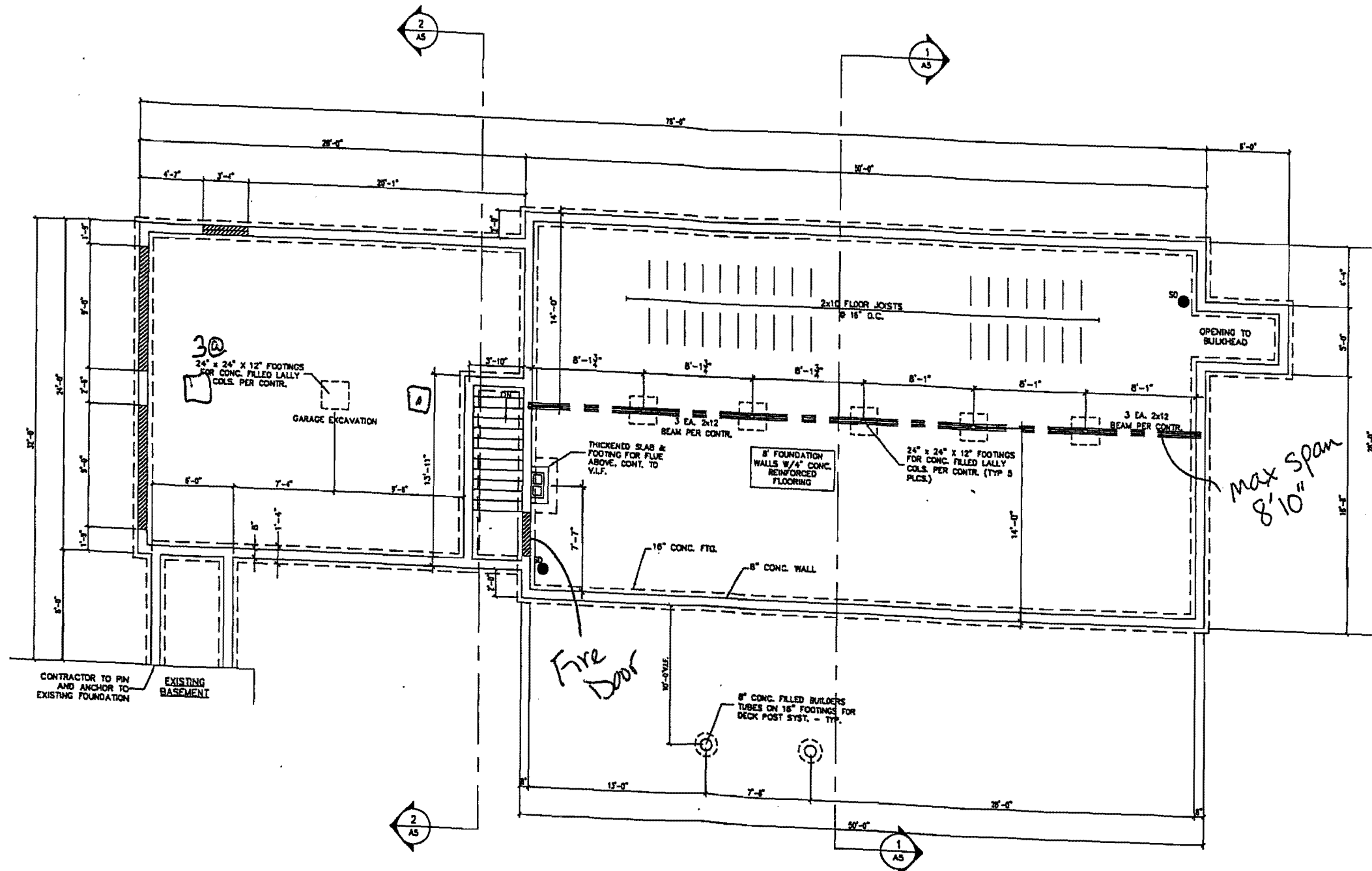
Engineering Resource Center
 75 Bishop St.
 Portland, Maine 04103
 207-878-8311 Fax 207-878-8313
 E-Mail: erc@fmcadd.com

PROPERTY OF

NOTE:

This drawing is prepared for informational purposes only. It is not intended to be used for construction. All construction shall be in accordance with applicable codes and regulations. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall also be responsible for ensuring that all work is completed in accordance with the approved plans. The contractor shall also be responsible for ensuring that all work is completed in accordance with the approved plans. The contractor shall also be responsible for ensuring that all work is completed in accordance with the approved plans.

REVS:	
CODE: 1998	
TOWN: PORTLAND	
DATE: 16 JUNE 06	
SCALE: AS NOTED	
DRAWN: PES	
TITLE:	LEFT AND RIGHT ELEVATIONS
FILE: 06-0072	
SHEET:	A2



① FOUNDATION PLAN
SCALE: 1/4"=1'-0"

NOTE:
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SD ●
SMOKE DETECTOR
HARD WIRED

PROPERTY OF

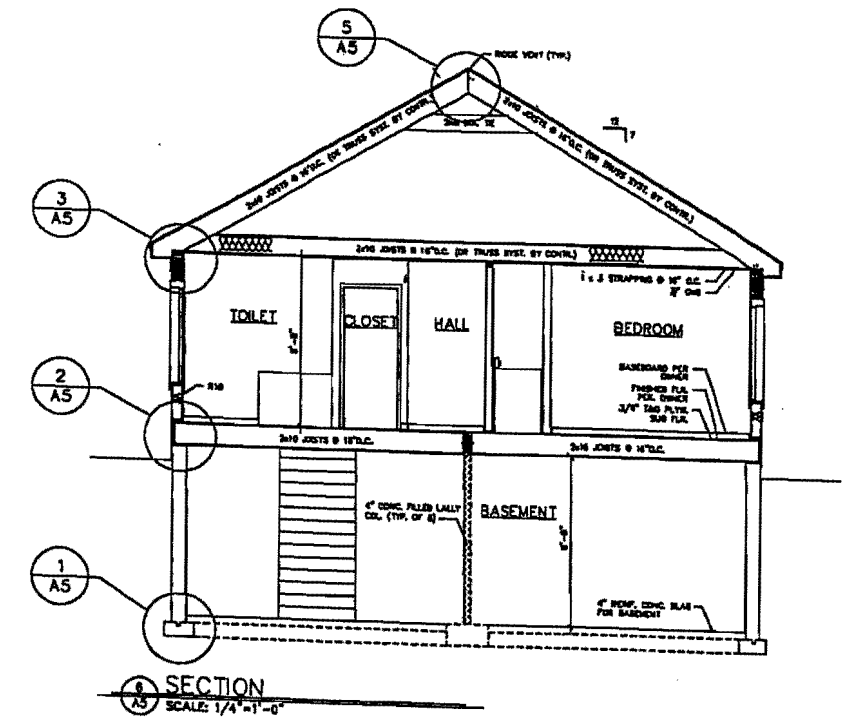
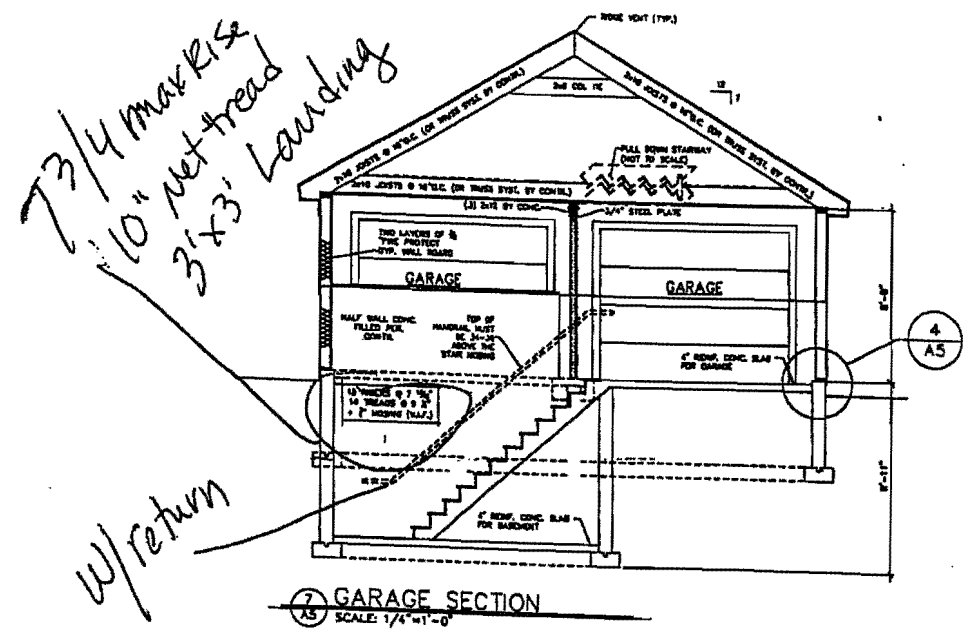
FMCADD
Engineering & Insurance Center
73 S. Main St.
Portland, ME 04101
Tel: 603.761.1111 Fax: 603.761.1112
www.fmcadd.com

AMERGIAN ADDITION
1749 FOREST AVE
PORTLAND, MAINE

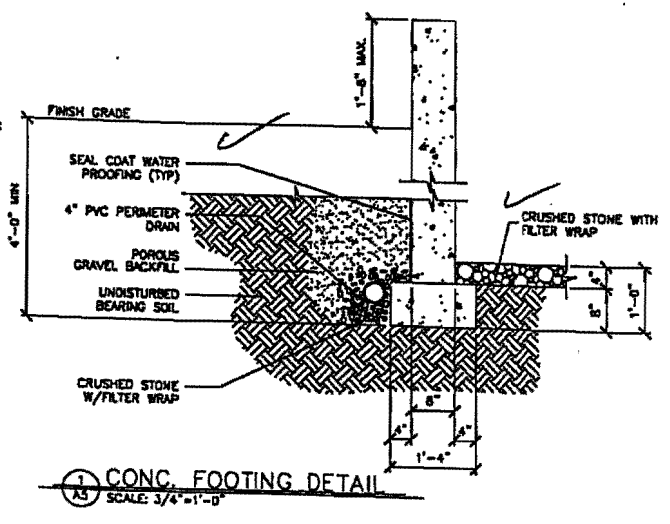
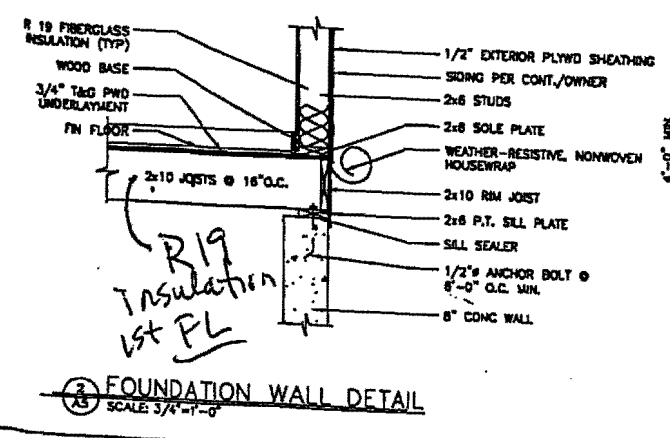
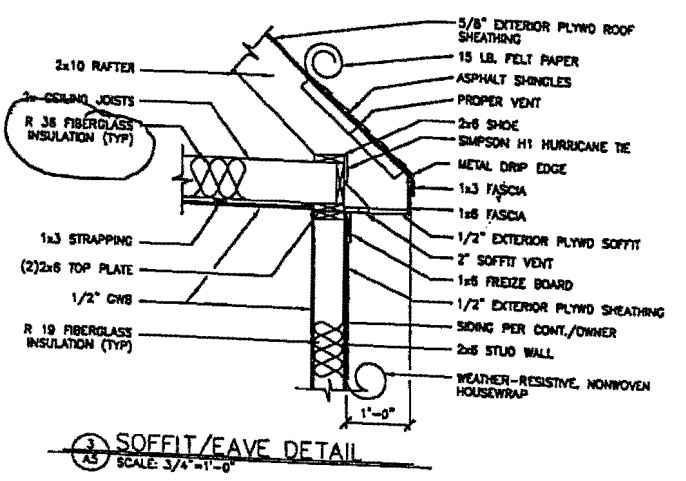
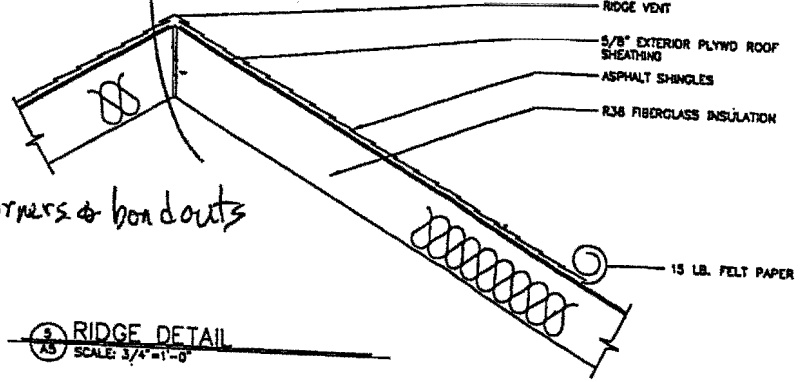
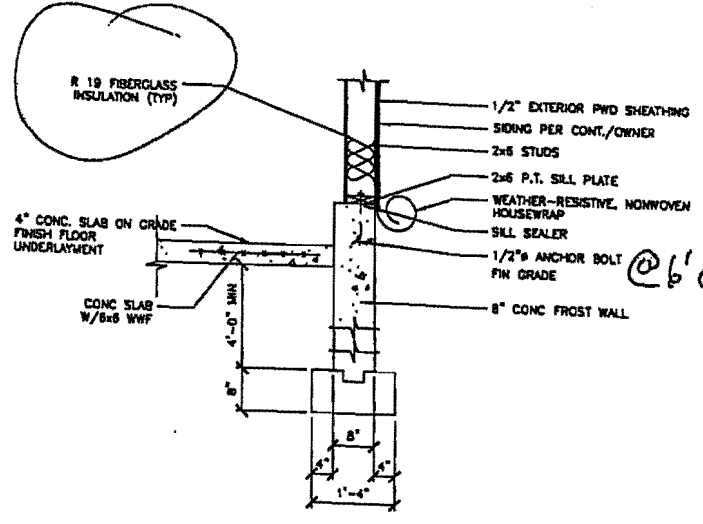
REVS:
CODE: 1999
TOWN: PORTLAND
DATE: 16 JUNE 05
SCALE: AS NOTED
DRAWN: PES
TITLE: FOUNDATION PLAN
FILE: 05-0072
SHEET: A3

AMERIGIAN ADDITION
 1749 FOREST AVE
 PORTLAND, MAINE

REVS:
 CODE: 1989
 TOWN: PORTLAND
 DATE: 16 JUNE 05
 SCALE: AS NOTED
 DRAWN: PES
 TITLE: SECTION & DETAILS
 FILE: 05-0072
 SHEET: A5



Vaulted ceiling will be engineered truss w/return



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@ 6" O.C. 12" corners & bond outs

R19 Insulation 1st FL