

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

**BUILDING INSPECTION
PERMIT**

Permit Number: 061789

Please Read
Application And
Notes, If Any,
Attached

PERMIT ISSUED
JAN - 5 2007
CITY OF PORTLAND

This is to certify that RIVERA JUAN & ROSA RIVERA JTS/Home owner

has permission to 2 Car garage & master bedroom

AT 125 TUCKER AVE

332 D018001

provided that the person or persons who accept 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.

Classification of inspection must be given and when permission procedure before this building or part thereof is started or service closed-in. YOUR NOTICE 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

[Handwritten Signature]
1/5/07
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: 06-1789	Issue Date:	CBL: 332 D018001
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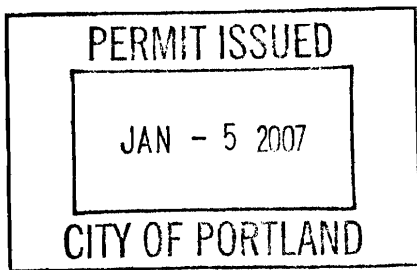
Location of Construction: 125 TUCKER AVE	Owner Name: RIVERA JUAN & ROSA RIVERA	Owner Address: 125 TUCKER AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R2

Past Use: Single Family Home	Proposed Use: Single Family Home- 2 Car garage & master bedroom	Permit Fee: \$380.00	Cost of Work: \$36,000.00	CEO District: 5
Proposed Project Description: 2 Car garage & master bedroom		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>R-3</i> Type: <i>SB</i> <i>IRC 2003</i>	
		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: Idobson	Date Applied For: 12/15/2006	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/19/06</i> <i>ABM</i>	Date:	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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- N/A Footing/Building Location Inspection: Prior to pouring concrete
- N/A 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

XFCB If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

N/A CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

<u>[Signature]</u>	<u>1-5-07</u>
Signature of Applicant/Designee	Date
<u>Donna Martin Admin</u>	<u>1-5-07</u>
Signature of Inspections Official	Date

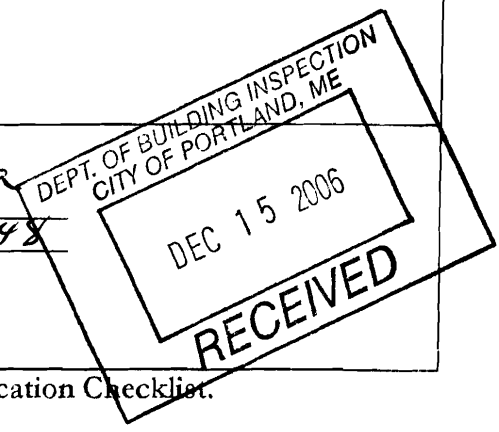
CBL: 332 D 018 Building Permit #: 06-1789



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>125 Tucker Av</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Char # Block# Lot# <u>X 332 D 18</u>	Owner: <u>Juan + Rosa Rivera</u>	Telephone: <u>207 8787648</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Juan Rivera</u> <u>125 TUCKER AV</u> <u>Portland Me 04103</u>	Cost Of Work: \$ <u>36,000</u> Fec: \$ _____ C of O Fee: \$ _____
Current Specific use: _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Project description: <u>two car garage + master bedroom</u> <u>24 x 24 sq Feet</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Juan Rivera</u> Mailing address: <u>125 Tucker Av</u> <u>Portland Me 04103</u> Phone: <u>207 878 7648</u>		



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>Juan R</u>	Date: <u>11-20-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1789	Date Applied For: 12/15/2006	CBL: 332 D018001
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Location of Construction: 125 TUCKER AVE	Owner Name: RIVERA JUAN & ROSA RIVERA	Owner Address: 125 TUCKER AVE	Phone:
Business Name:	Contractor Name: Home owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home- 2 Car garage & master bedroom	Proposed Project Description: 2 Car garage & master bedroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/19/2006

Note: The deck and steps on the right side of the house will be removed to add the garage. **Ok to Issue:**

- 1) 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.
- 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 permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

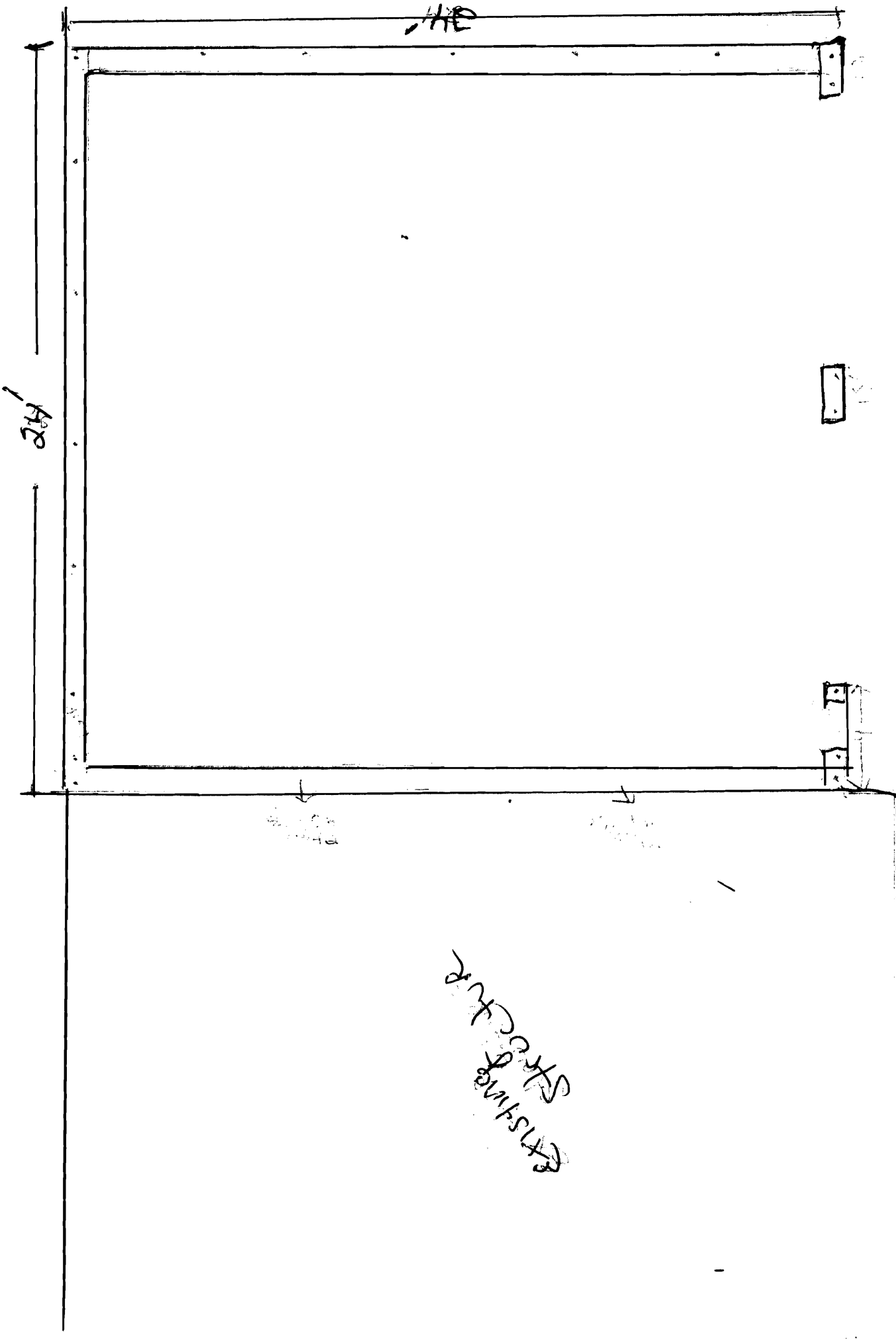
Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/05/2007

Note: **Ok to Issue:**

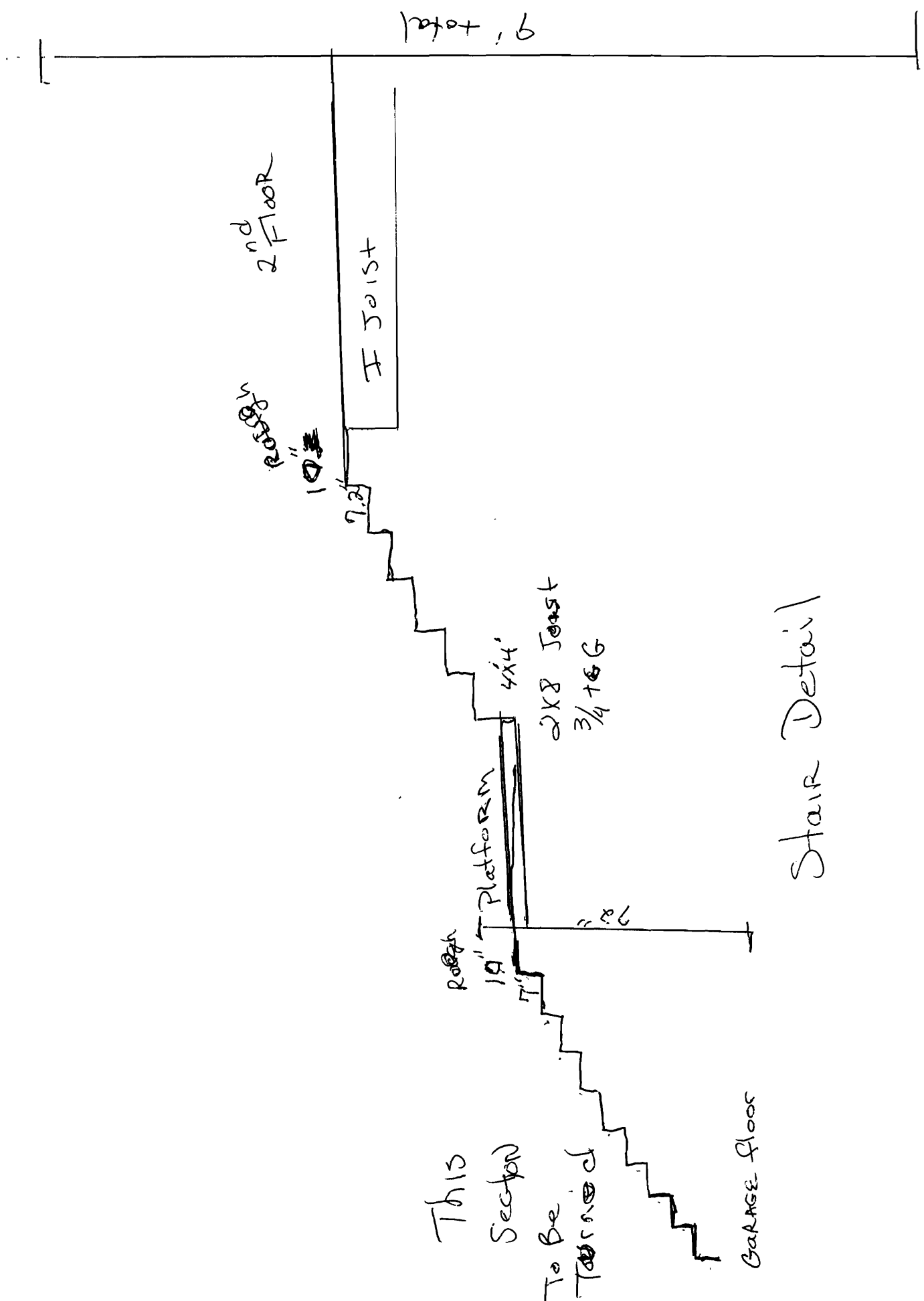
- 1) An egress window is required in all bedrooms.
- 2) A graspable handrail is required on the stairs.
- 3) Any windows located in the surround area of the tub must be tempered glass.
- 4) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

12/18/2006-amachado: Left message for Juan Rivera. Need to know if deck on right is being removed for the garage. Need scalable elevation plan for addition.



Fishing Stock

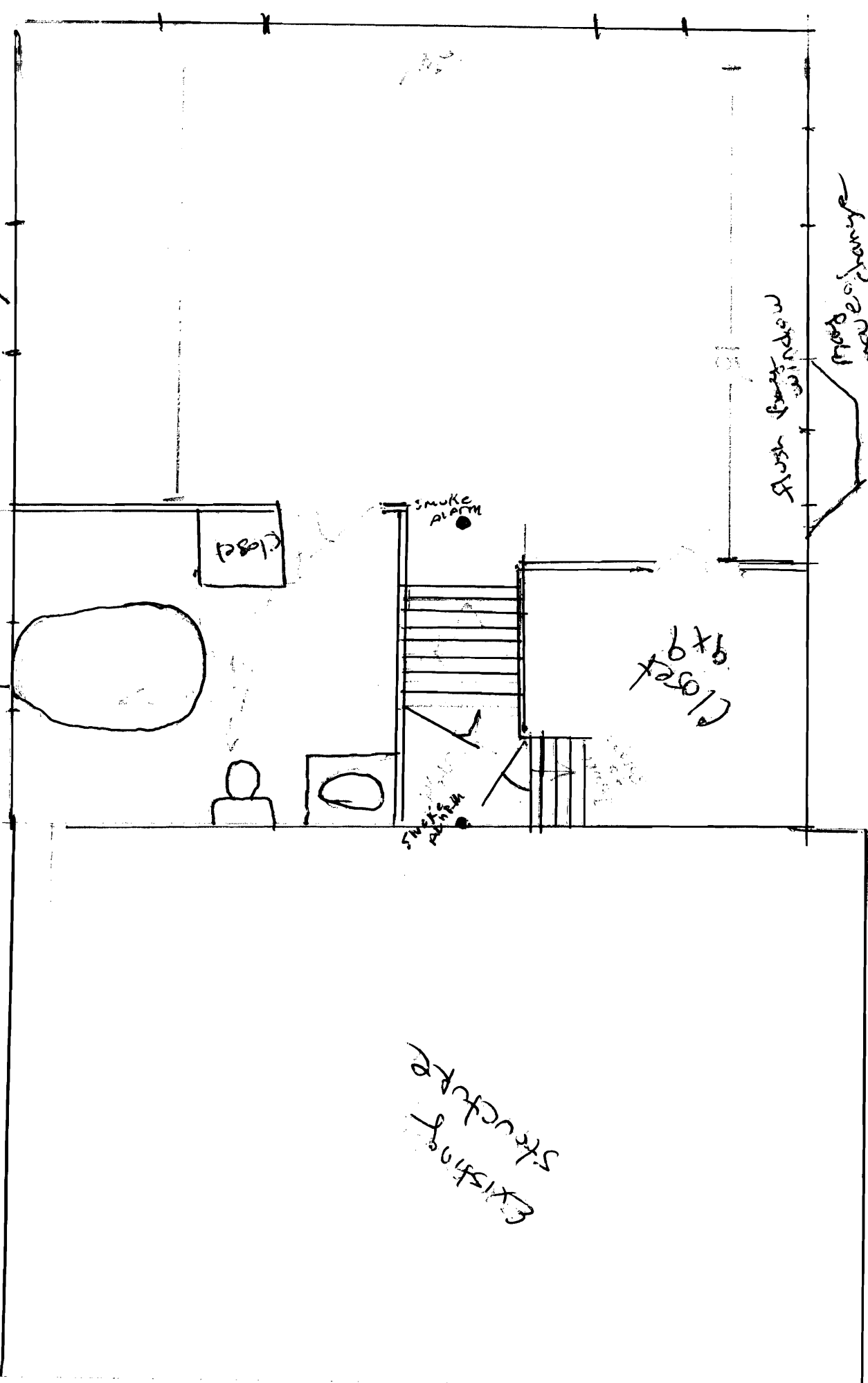


This
Section
To Be
Turned

Stair Detail

Egress SS

Temp. GHS



and Floor

THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 20718 PAGE 159 COUNTY Cumberland
 PLAN BOOK 199 PAGE 130 LOT 11

ADDRESS: 125 Tucker Avenue, Portland, Maine

Job Number: 259-59-R

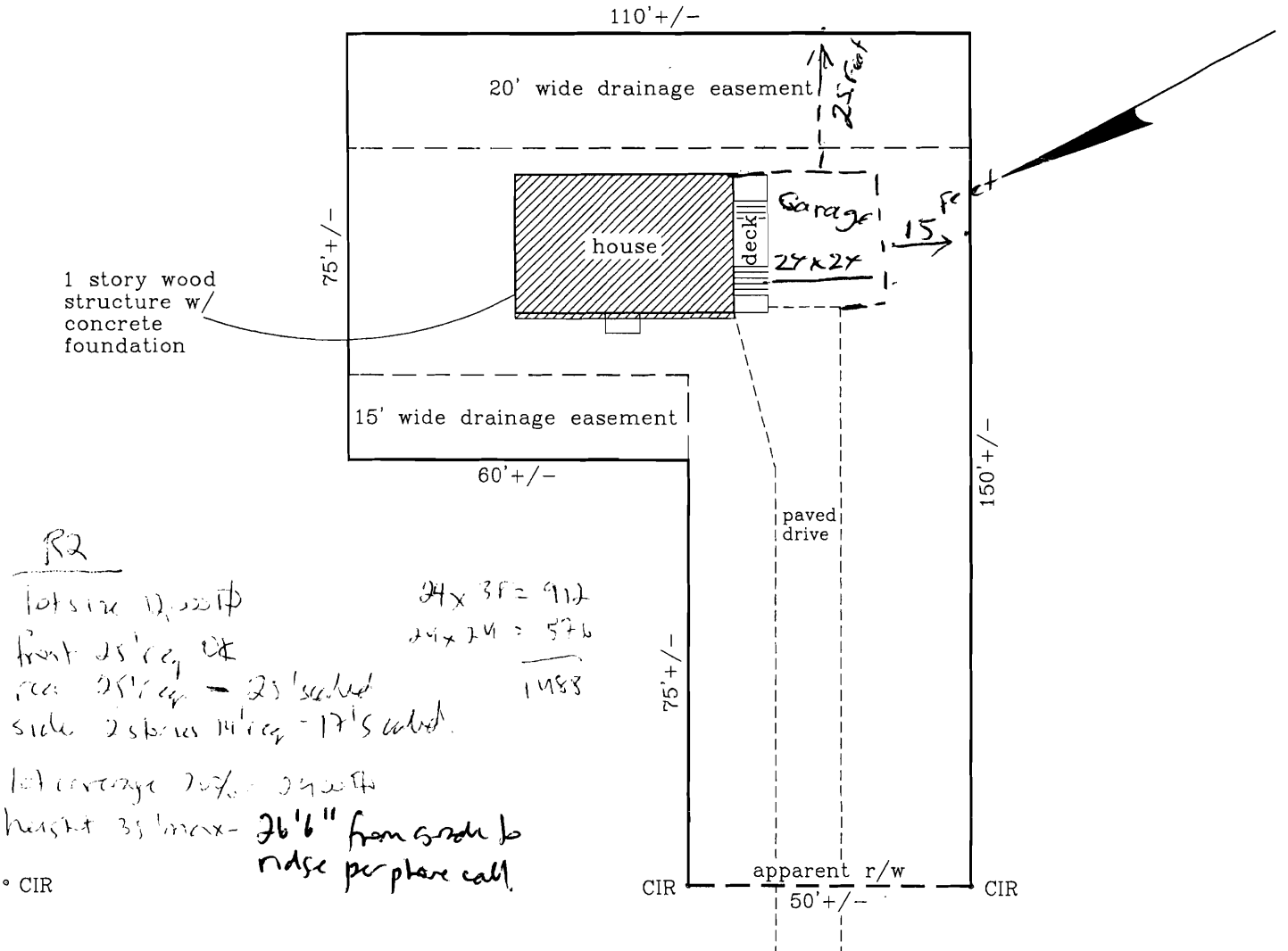
Inspection Date: 1-04-05

Buyers: Juan Riverva

Scale: 1" = 30'

Sellers: David Horr & Beverly Bennett

Client File#: 04-1147



[Handwritten signature] Tucker Avenue to Forest Ave. →

I HEREBY CERTIFY TO: C.H. McLaughlin Title Co., LLC; NE Moves
Mortgage Group 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: 230051-0001 B
- The structure does not fall within the special flood hazard zone.
- The land does not fall within the special flood hazard zone.

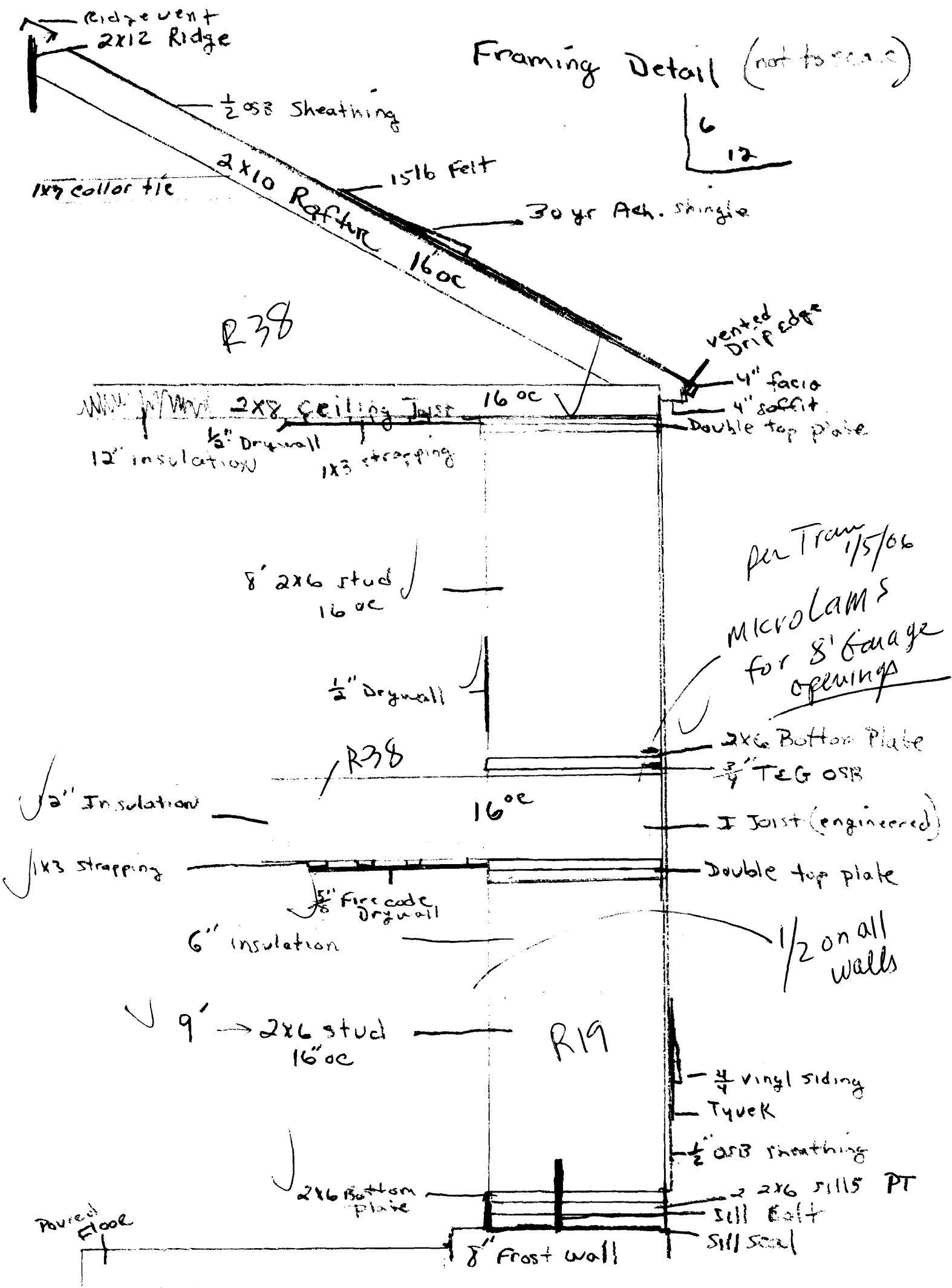
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

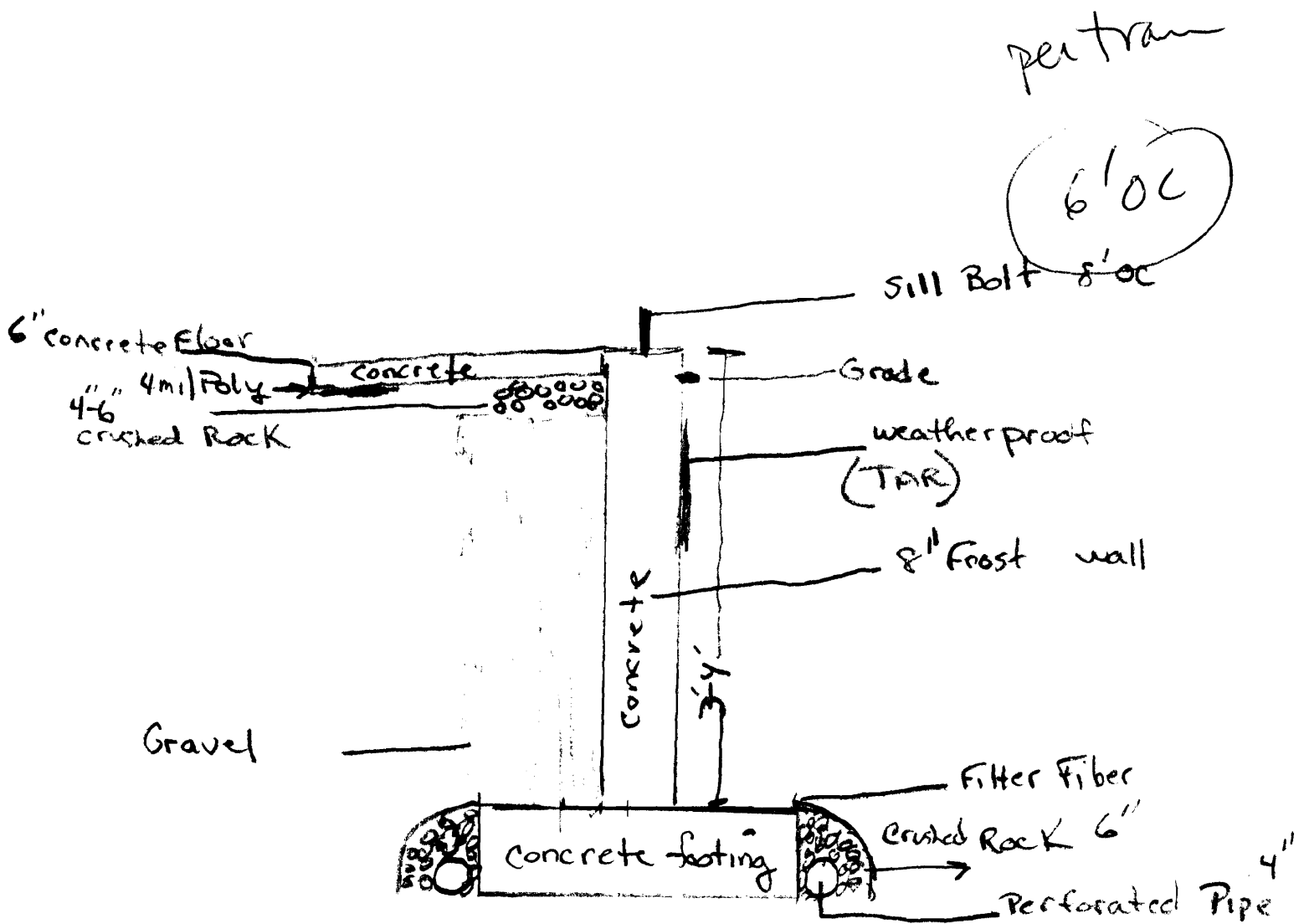
copyright © 1994

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

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Framing Detail (not to scale)





Foundation (not to scale)

Window Framing (not to scale)

Paradigm

Double Top Plate

2x10 Header or Joist

Jack

Jack

Egress per Tran

stud

stud

stud

stud

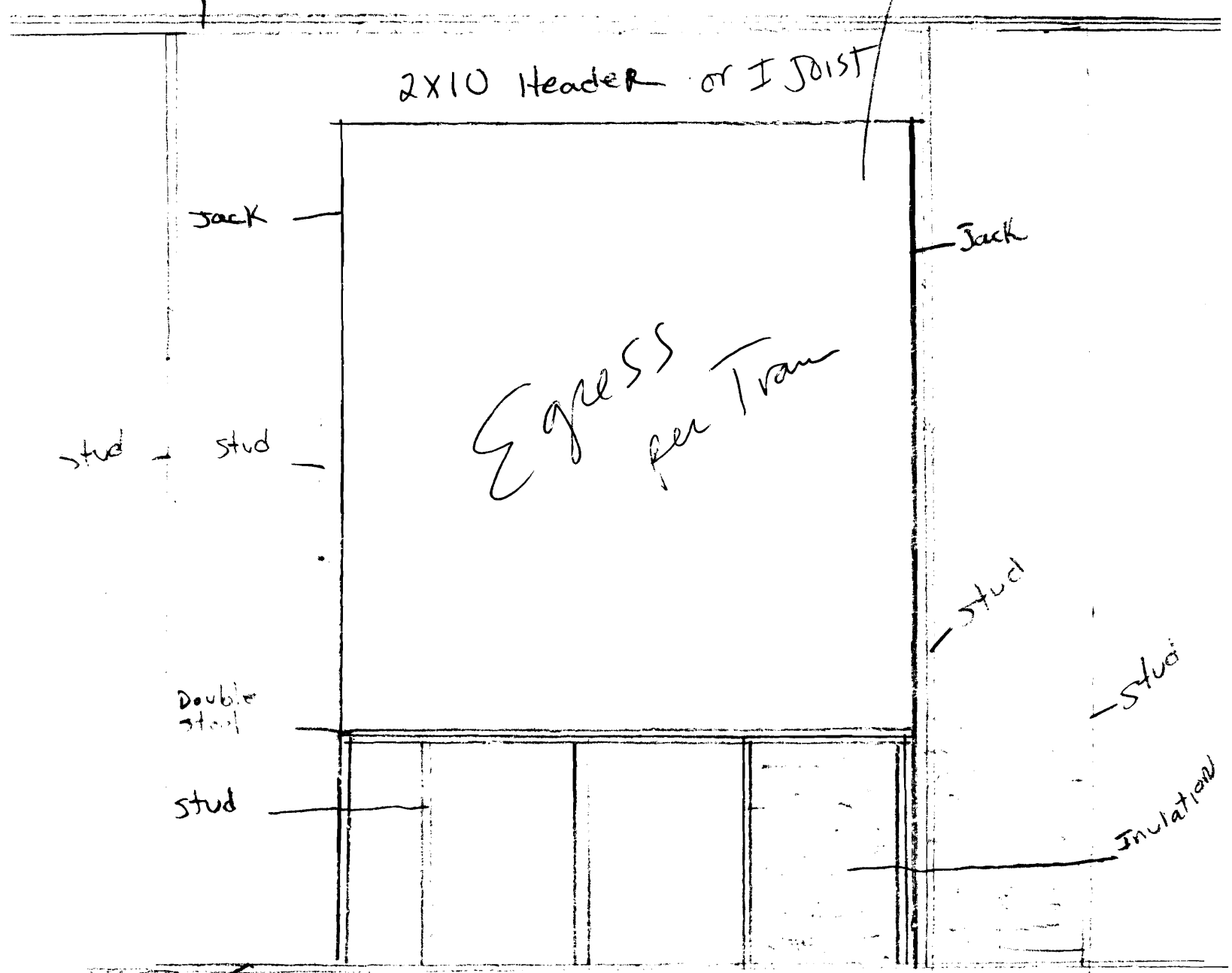
Double stud

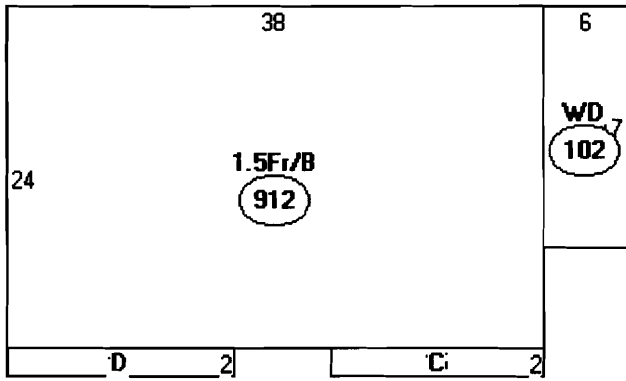
stud

Insulation

Bottom Plate

Floor





Descriptor/Area

A: 1.5Fr/B
912 sqft

B: WD
102 sqft

C: 1Fr
30 sqft

D: 1Fr
32 sqft

