

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that TONY NGUYEN

Located At 10 RUBY LN

Job ID: 2012-06-4175-ALTR

CBL: 342-B-041-001

has permission to build an attached garage with a second floor (Single Family Residence).

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

07/11/2012

\_\_\_\_\_  
**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](mailto: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. Footings/Setbacks prior to pouring concrete
  2. Foundation prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Final Inspection

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 OCCUPIED.



# PORTLAND MAINE

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Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-06-4175-ALTR

Located At: 10 RUBY LN

CBL: 342- B-041-001

## 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. It is not permitted to add any kitchen equipment such as stoves or other food heating devices and refrigerator, or kitchen sink. The bonus room is only approved as an additional living room.
3. 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.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
4. A sprinkler system is recommended but not required based on the following:
  - a. Plans indicate the addition will not exceed 50% of the total completed structure.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Frost protection must be installed per the enclosed detail as discussed w/owner/contractor (at least 4' from grade).
3. Ventilation of this space is required per ASRAE 62.2 , 2007 edition; Contractor agreed that the "building envelope" insulation will comply with the IECC, 2009 (Maine State Energy Codes).
4. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
5. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.

6. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level. A field inspection will verify your current smoke detector arraignment and the City's minimal code requirements.
7. **R807.1 Attic access.** Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location.
8. Submit Engineered Specifications for Floor Trusses.
9. Anchor Bolts/Straps, spacing per Section R403.1.6 of MUBEC.
10. **R802.4 Allowable ceiling joist spans shall be in accordance with Tables R802.4(1) and R802.4(2).**
11. Note: Second Floor Primary Egress/ Access (only) from the proposed "Bonus Room" to existing dwelling unit.

TABLE R302.8  
DWELLING/GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

2009 INTERNATIONAL RESIDENTIAL CODE®

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-06-4175-ALTR	Date Applied: 6/7/2012	CBL: 342- B-041-001	
Location of Construction: 10 RUBY LN	Owner Name: TONY NGUYEN	Owner Address: 10 RUBY LANE, PORTLAND, ME 04103	Phone: 712-3741
Business Name:	Contractor Name: Advanced Building c/o DARE Inc.	Contractor Address: 1326 WASHINGTON AVE., PORTLAND MAINE 04103	Phone: (207) 878-3206
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG ADD	Zone: R-5
Past Use: Single family dwelling	Proposed Use: Same: Single family dwelling - to add an attached garage with a bonus room above	Cost of Work: \$35,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Perrone</i>	Inspection: Use Group: R3 Type: SB IRC, 2009 (MUBEC) Signature: <i>JK</i>
Proposed Project Description: add 24' x 24' garage w/ bonus room		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

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 informatin may invalidate a building permit and stop all work.

**Special Zone or Reviews**

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan

\_\_\_ Maj \_\_\_ Min \_\_\_ MM

Date: *only*

**CERTIFICATION**

**Zoning Appeal**

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date: *6/15/12*

**Historic Preservation**

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: *[Signature]*

**SCANNED**

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

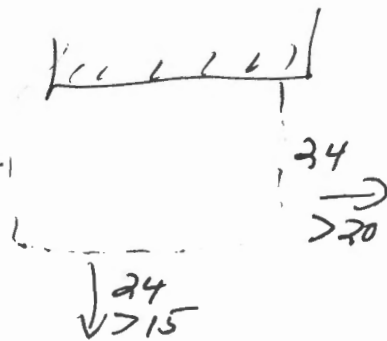
PHONE

7-17-12 DWM Footings OK

8-7-12 DWM Dan 712 3741

close-in OK pending calcs >20

for Garage door header + floor joists



9-5-12 OK final w/pics of  
landing from Dan Anderson

2012-06-4175 66  
R-5



# 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>10 Ruby Lane Portland</u>		
Total Square Footage of Proposed Structure/Area <u>576</u>	Square Footage of Lot <u>7504</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>342 B 41</u>	Applicant: (must be owner, lessee or buyer) Name <u>TONY NGUYEN</u> Address <u>10 Ruby Lane</u> City, State & Zip <u>Portland</u>	Telephone: <u>207 7123741</u>
Lessee/DBA <b>RECEIVED</b>  <b>JUN 07 2012</b>  Dept. of Building Inspections City of Portland Maine	Owner: (if different from applicant) Name Address City, State & Zip	Cost of Work: <u>\$35,000</u> C of O Fee: \$ Historic Review: \$ Planning Amin.: \$ Total Fee: \$ <u>370.00</u>
Current legal use (i.e. single family) <u>SFR</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? Proposed Specific use: <u>SFR w/ garage</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Ruby Lane</u> Project description: <u>Add 2 story garage to existing dwelling 24x24 w/ bonus room</u>		
Contractor's name: <u>J. Advanced Building</u>		Email: <u>clarendonsq@20</u>
Address: <u>10 DARE INC 1326 Washington Ave</u>		Telephone: <u>207 7123741</u>
City, State & Zip: <u>Portland Maine 04103</u>		Telephone: <u>207 8783206</u>
Who should we contact when the permit is ready:		Telephone: <u>207 8783206</u>
Mailing address: <u>1326 Washington Ave</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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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: [Signature] Date: 6/7/2012

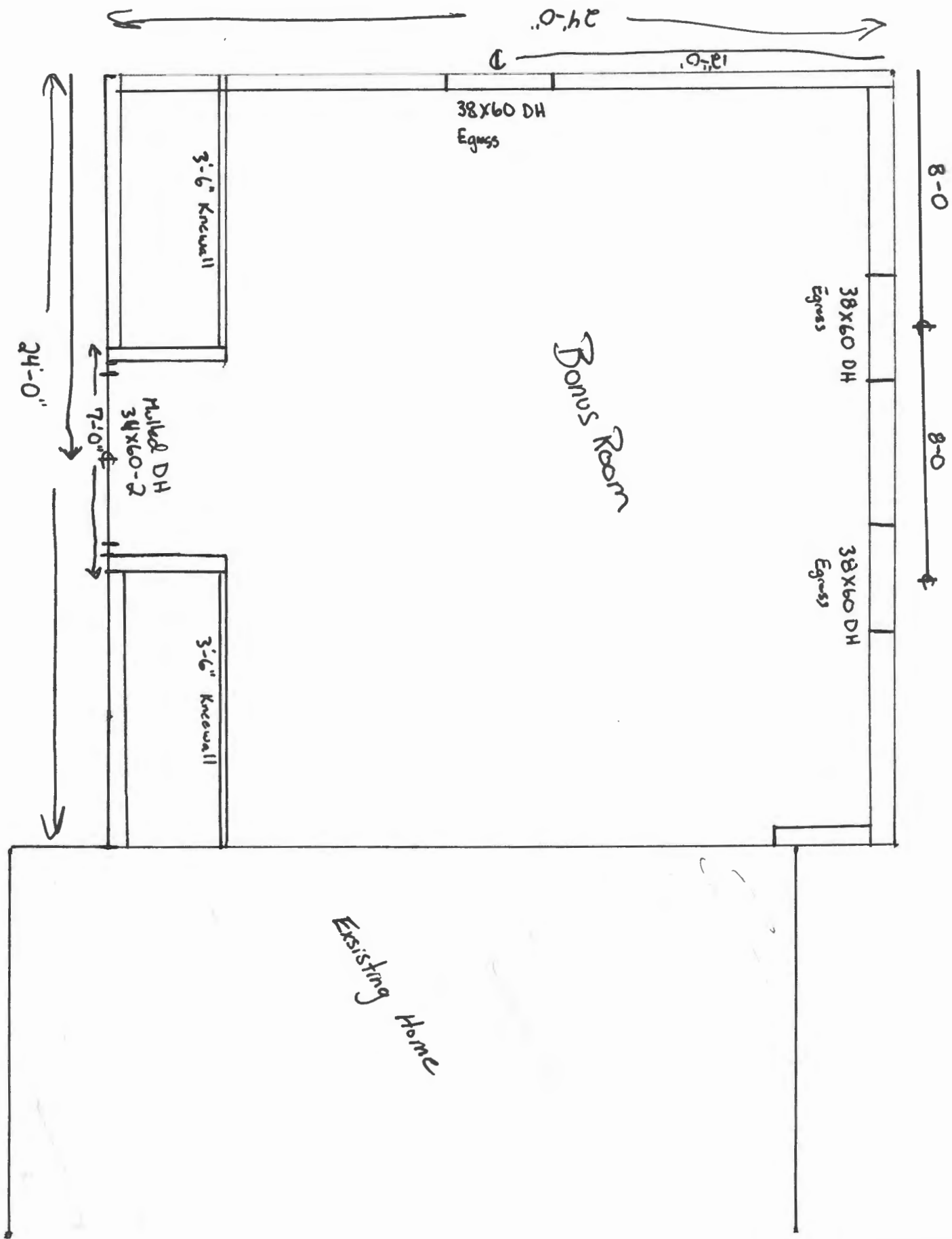
**This is not a permit; you may not commence ANY work until the permit is issued**

## STATES AND COUNTIES OF COVERAGE

Please list all state(s) and corresponding counties of coverage in the table below.

STATE	COUNTY	COUNTY MAX PER DAY
ME	Cumberland	2-3
ME	Oxford	1
ME	York	1
ME	Androscoquin	1
		Company Max per day = 8





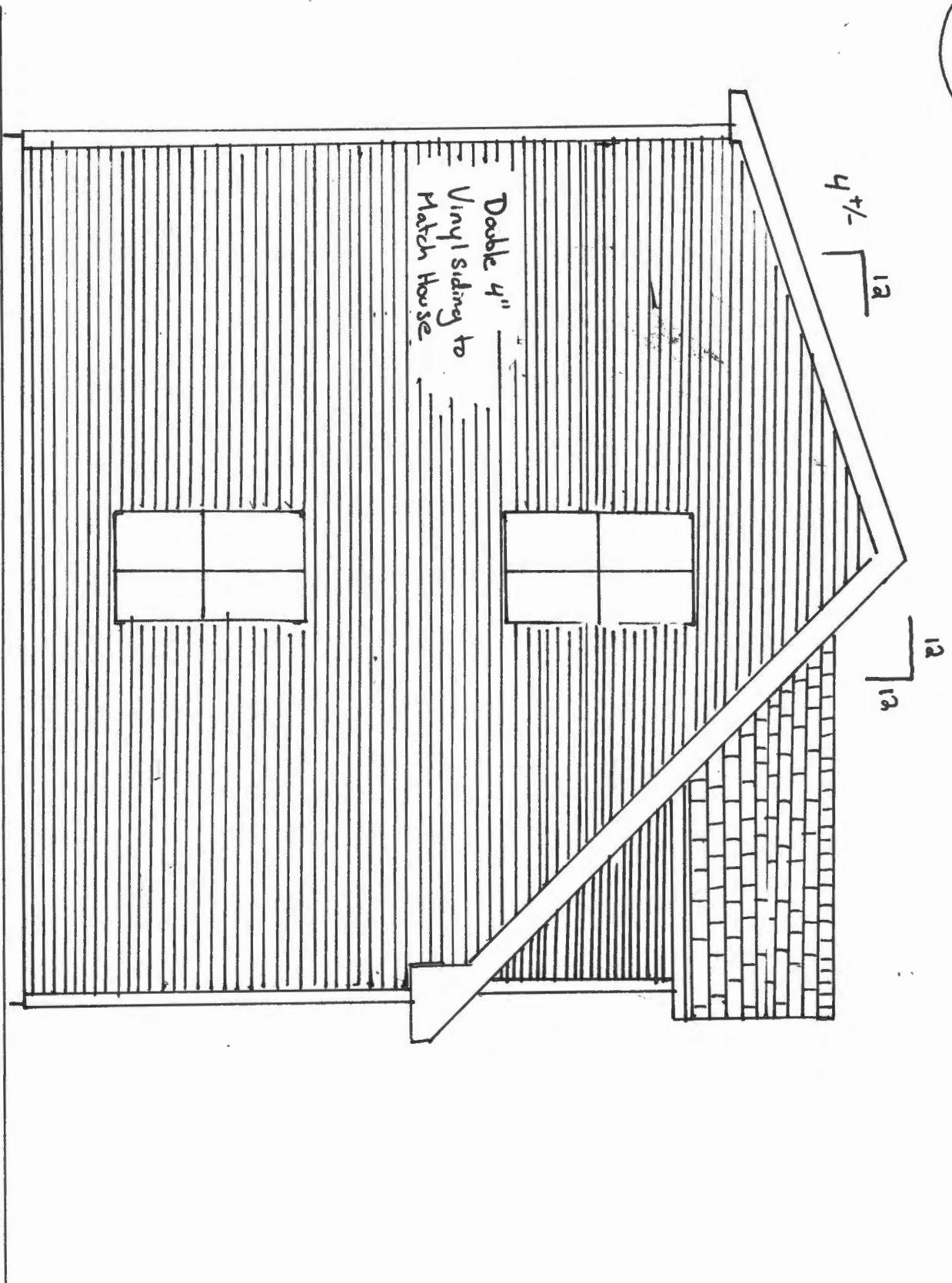
Existing Home



DBBL 4" Vinyl siding to match Existing Home.

Back Elevation





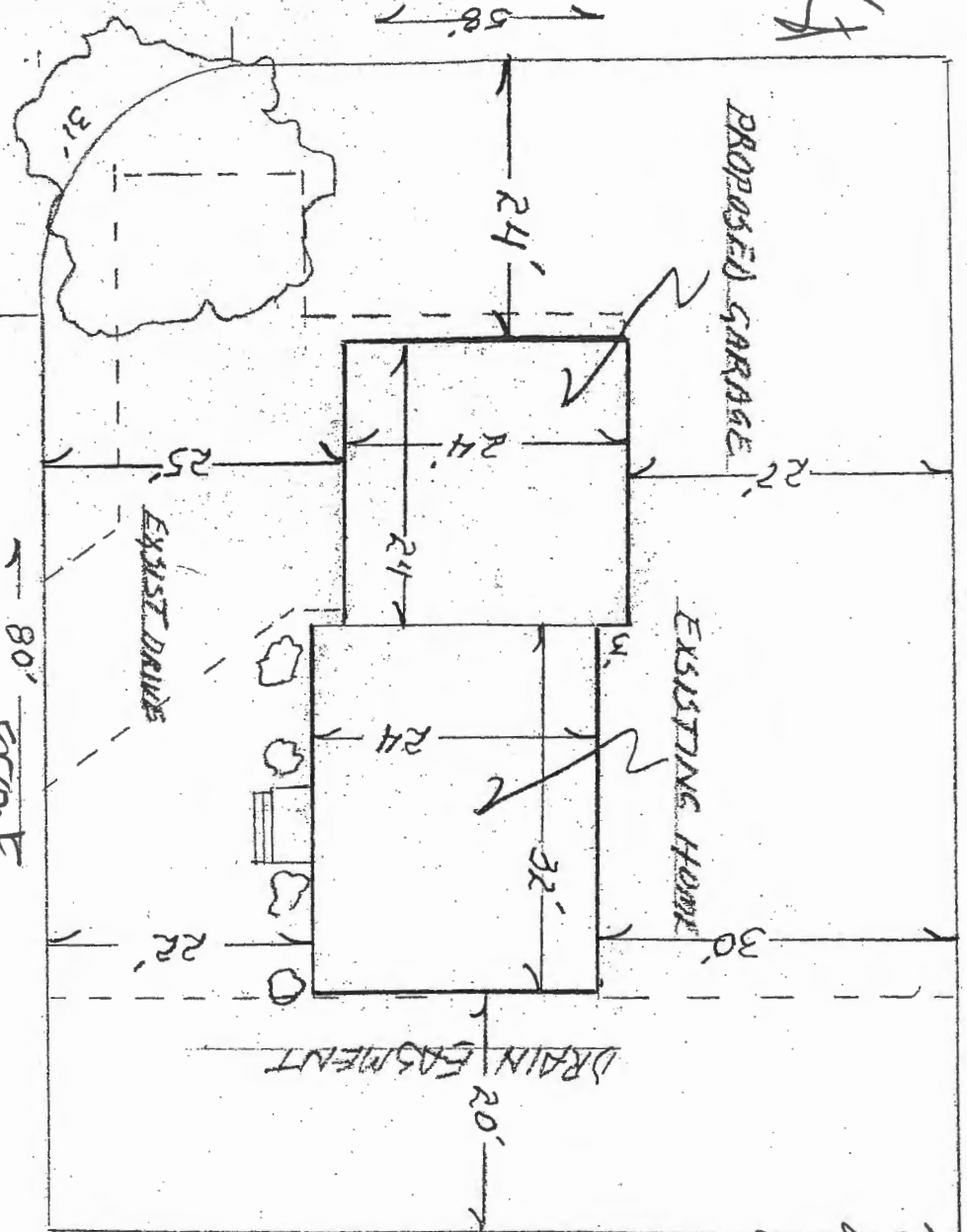
Side Elevation

Per Am

part of side streets

ALLEN AVENUE

RUBY LN.



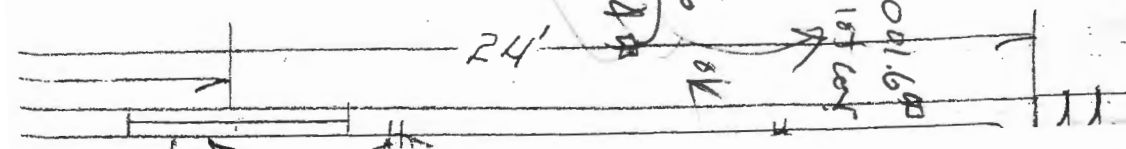
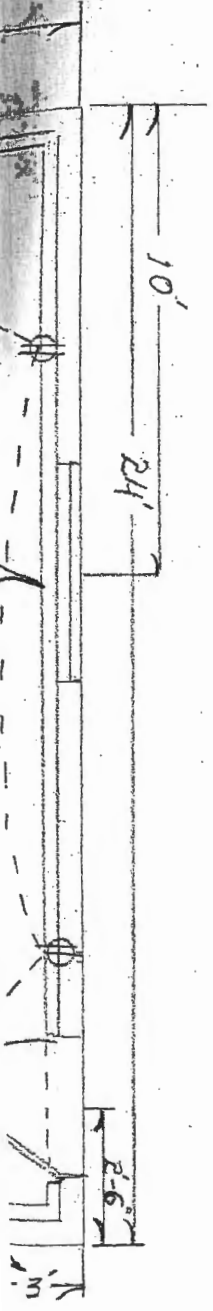
SITE PLAN (PROPOSED) 1/8" = 1'

P-5

20' front min - 25' shown  
 20' rear min - 27' shown  
 side yard side ft - 15' min - 24' shown  
 plan side yd - ok

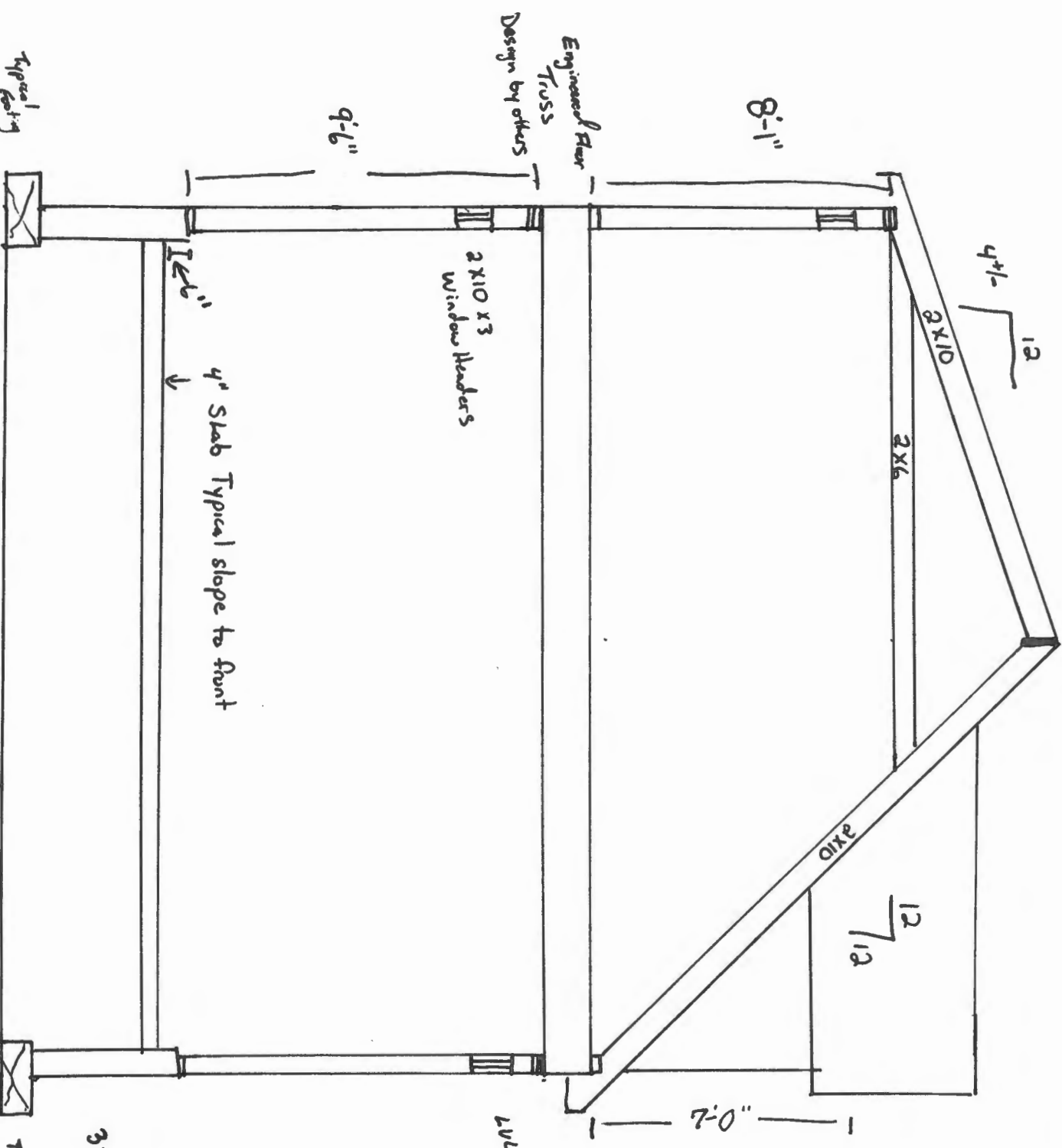
Side Yard

7504 ft<sup>2</sup> x 40% = 3001.600  
 with 1st cost  
 24 x 32 = 768  
 24 x 24 = 576  
 1344



Roofing  
 2x10 Rafters 2x6 Collectors 2x12 Ridge  
 5" Roof Sheathing 6" Ice/Water/Felt/Paper  
 Metal Drive Edge Asphalt Shingles

Walls  
 Typical 2x6 Exterior Framing  
 1/2 OSB Sheathing  
 Vapor Barrier w/gray Siding  
 R-21 Insulation  
 6 mil poly  
 5/8" Dry wall taped and sanded



LVL Type Door Header  
 over head garage door

3-10 Frost wall

Typical Framing

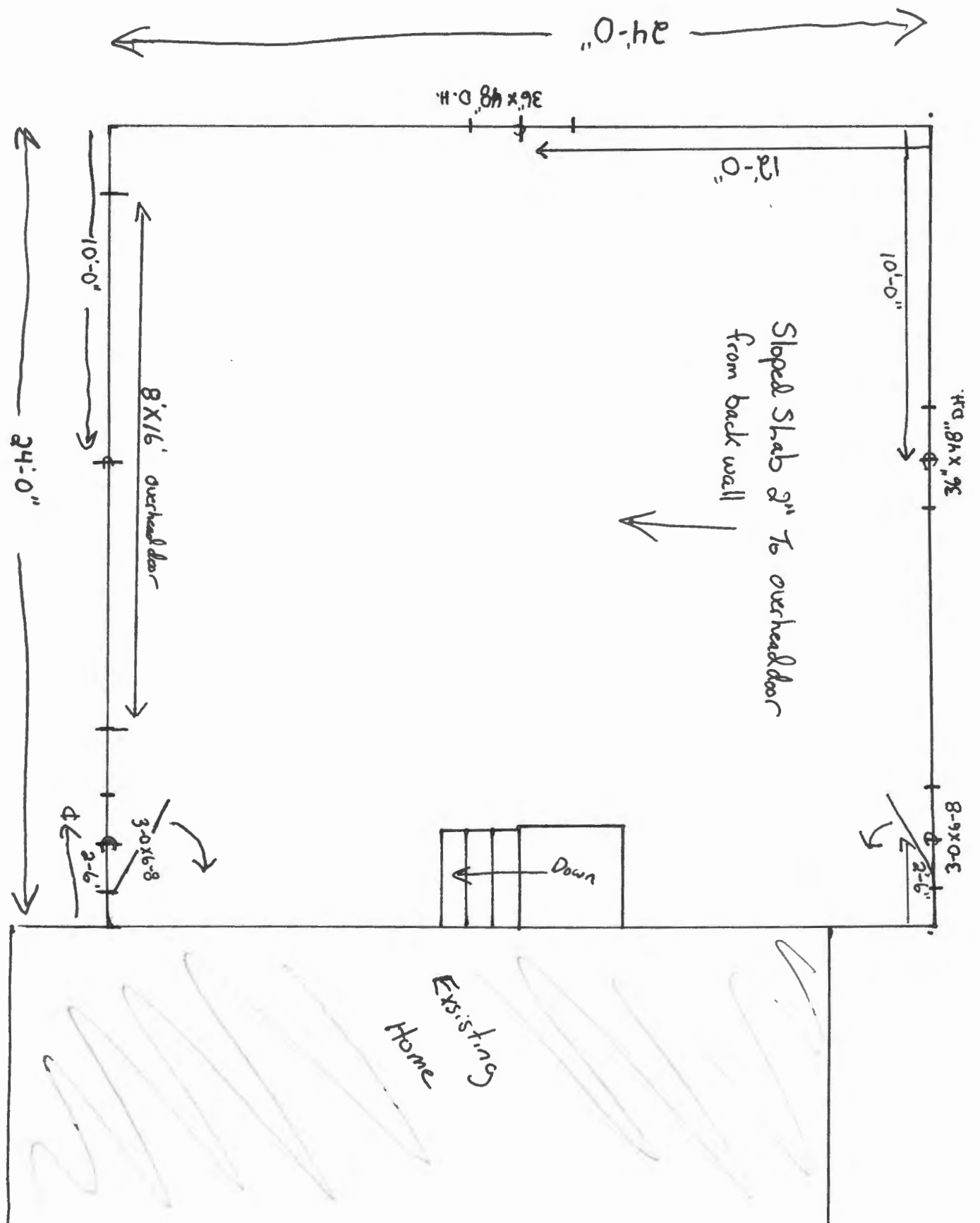
Typical Framing

Engineered Floor  
 Truss  
 Design by others

2x10 x 3  
 Window Headers

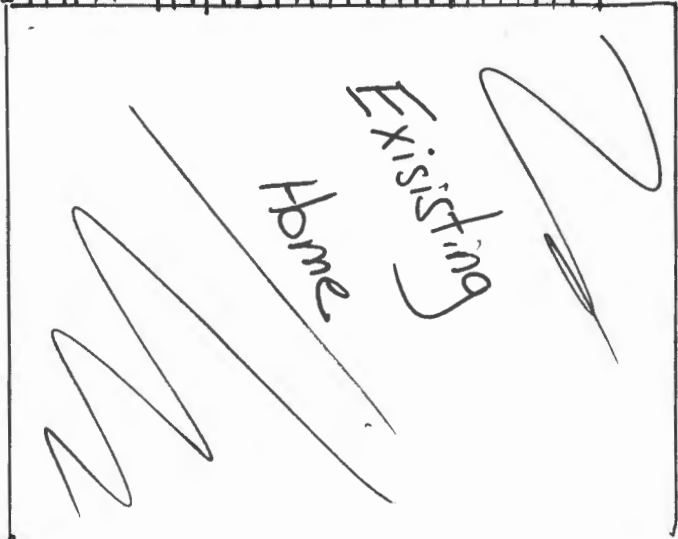
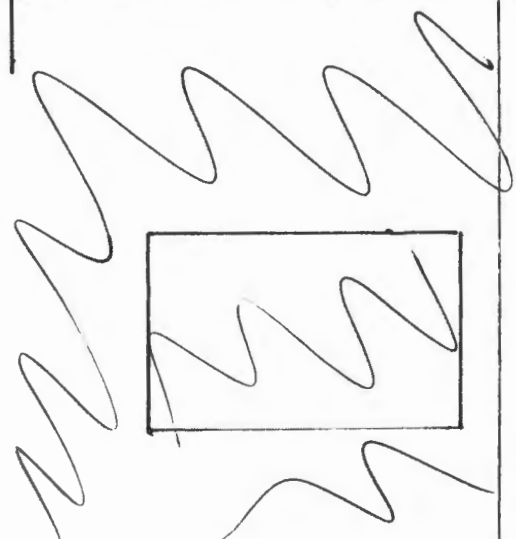
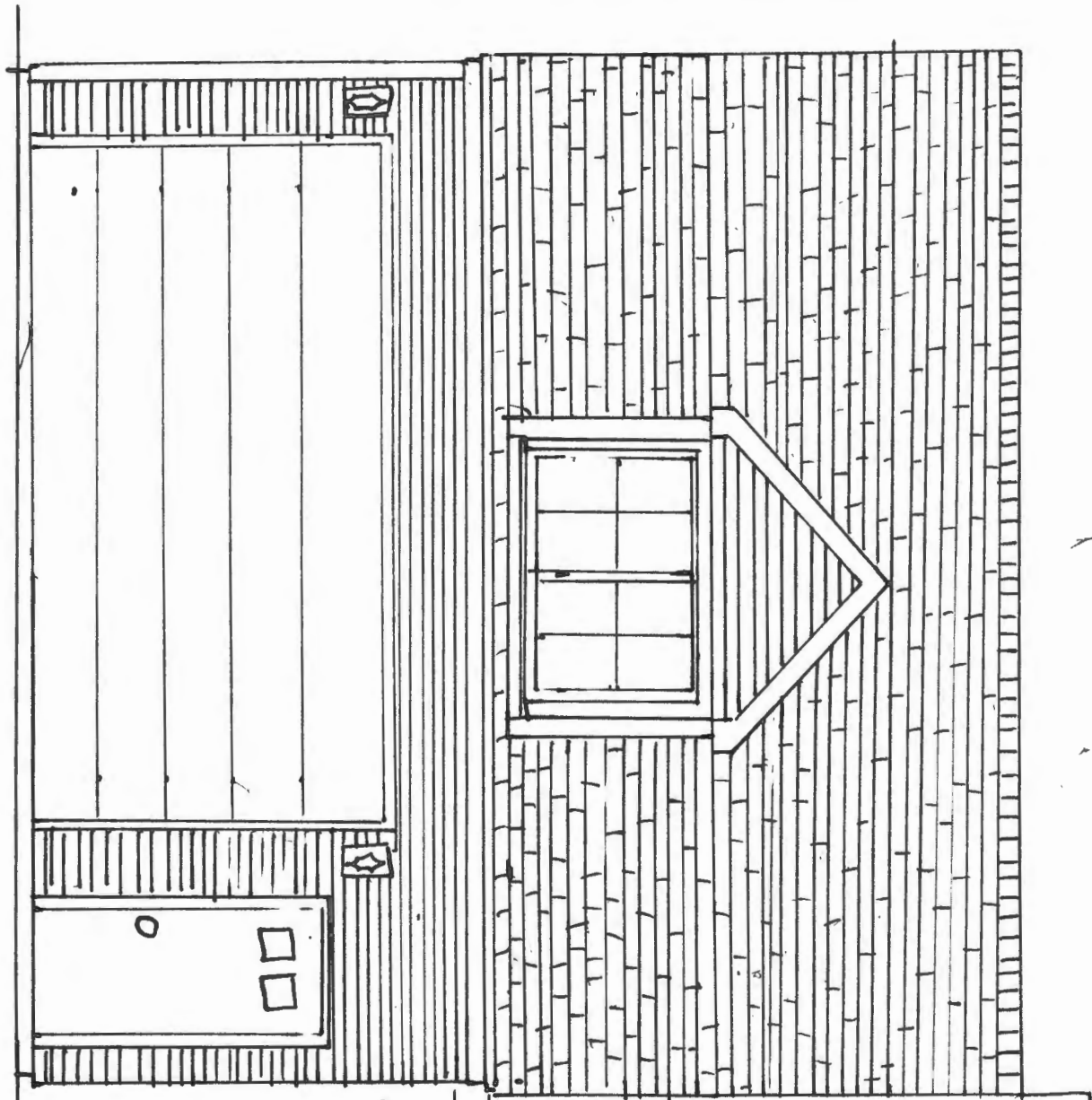
4" Slab Typical slope to front

1/4" = 1'-0"



2

Front Elevation



CMP 13

CMP 14 Kim-10455



# PORTLAND MAINE

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Receipts Details:

**Tender Information:** Check , BusinessName: Dan Anderson Real Estate Inc., Check Number: 2701

**Tender Amount:** 370.00

Receipt Header:

**Cashier Id:** gguertin

**Receipt Date:** 6/7/2012

**Receipt Number:** 44728

Receipt Details:

Referance ID:	6805	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	370.00	Charge Amount:	370.00
Job ID: Job ID: 2012-06-4175-ALTR - add 24' x 24' garage w/ bonus room			
Additional Comments: Dan Anderson Real Estate Inc.			

Thank You for your Payment!





## Dan Anderson

---

**From:** nvsvendorupdates@nationsvs.com  
**Sent:** Wednesday, May 02, 2012 9:00 PM  
**To:** dananderson2@myfairpoint.net  
**Subject:** Notice of E & O insurance and license expirations

Company Name: Dan Anderson Real Estate, Inc  
Address: 1326 Washington Ave  
City, State and Zip Code: Portland, ME 04103-3608  
Email: [dananderson2@myfairpoint.net](mailto:dananderson2@myfairpoint.net)  
Phone - Main: 207-878-3206

This is to inform you that the following E & O insurance and/or license information you have recorded with NVS shows that it has expired or is about to expire. If the expiration dates are incorrect, please correct them at the NVS web site below. If insurance and/or licenses have been renewed, you can upload the documents and provide the new information at the same web site.

[Click here to update your company E & O insurance and license information](#)

E & O Insurance Carrier Name: Accord  
Policy Number: AGR8150  
Policy Issued To: Dan Anderson Real Estate, Inc & DARE, LLC  
Policy Amount: \$1,000,000.00  
Policy Deductible: \$1,000.00  
Binder Expiration Date:  
Policy Expiration Date: 6/1/2012  
Policy Covers Appraisers: Y

### Vendor Administration

**Nations Valuation Services** | 9801 Legler Rd. | Lenexa , KS 66219  
phone: 800.584.2139 | fax: 913.381.7902 | e-mail: [nvsvendorupdates@nationsvs.com](mailto:nvsvendorupdates@nationsvs.com)  
Website: [www2.nationsvs.com](http://www2.nationsvs.com) Be on Time, Status Online!

This message may contain legally privileged and /or confidential information. If you are not the intended recipient(s) or the employee or agent responsible for delivery of this message to the intended recipient(s), you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this message in error, please immediately notify the sender and delete this e-mail message from your computer.

**Equifax Settlement Services LLC  
Appraiser Engagement Agreement**

This Appraiser Engagement Agreement ("Agreement") is entered into this 3<sup>rd</sup> day of

May 20 02 ("Effective Date") by and between Equifax Settlement Services LLC,

420 Rouser Road, Bldg. #3, Fl. 5, Coraopolis, Pennsylvania 15108 ("ESS") and

Anderson Real Estate Inc, located at 1321a Washington Ave Portland, ME 04103

("Appraiser"). This Agreement sets forth the terms and conditions pursuant to which ESS may retain Appraiser on a non-exclusive basis at ESS' discretion from time to time to provide professional appraisal services ("Appraisal Services").

**1. Appraisal Services.** Appraiser shall perform the services described in a separate appraisal request, order or other manner of request to Appraiser by ESS for Appraisal Services.

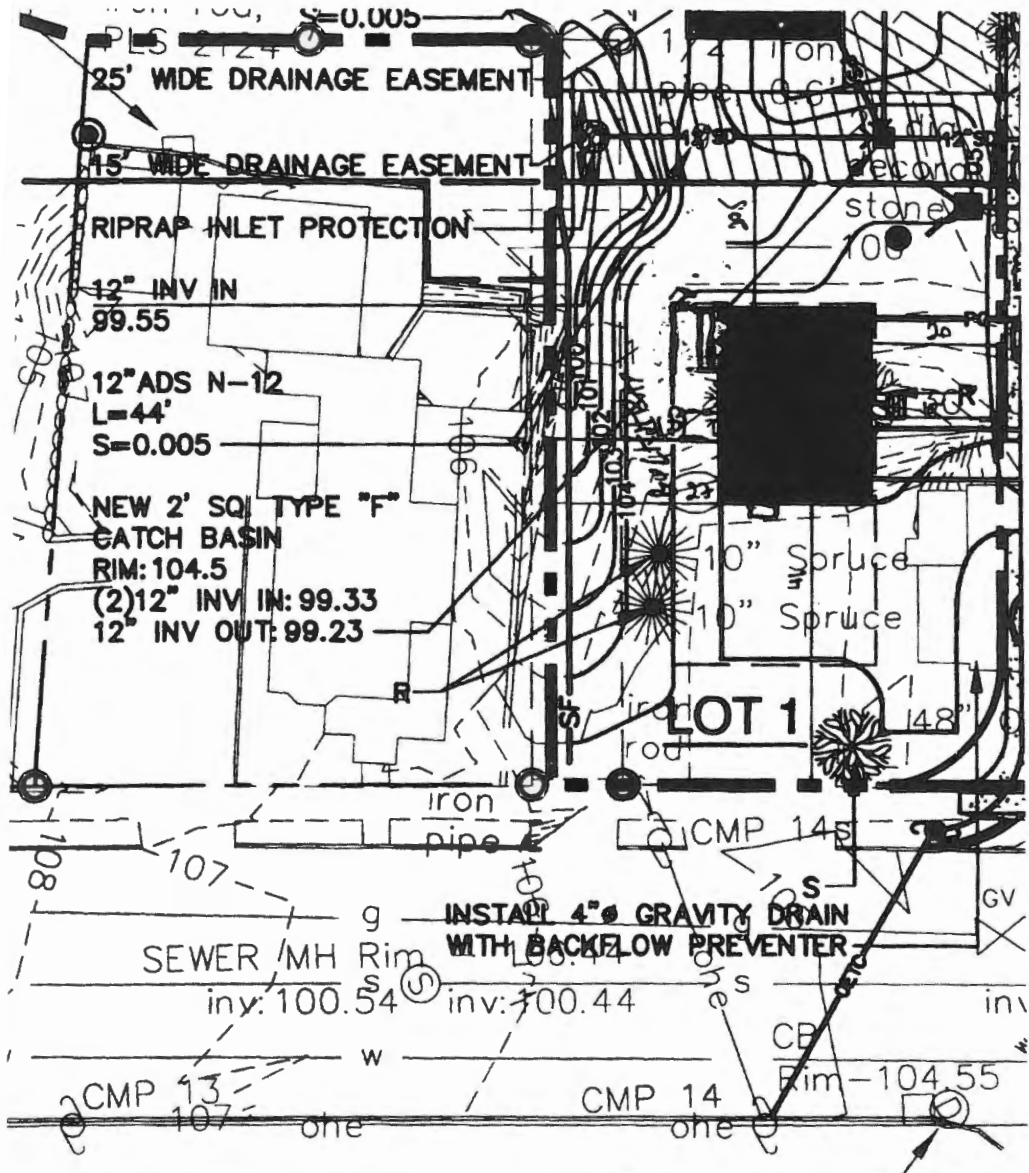
**2. Compliance with Laws.** At all times while performing Appraisal Services pursuant to this Agreement or request for Appraisal Services by ESS, Appraiser hereby warrants and represents that all Appraisal Services performed by Appraiser, Appraiser's employees, subcontractors or other agent(s) of Appraiser, pursuant to this Agreement, work order, or other request by ESS, comply with the Uniform Standards of Professional Appraisal Practice ("USPAP"), Appraiser Independence Requirements under Dodd-Frank (AI), the Fair Housing Act, the Real Estate Settlement Procedures Act ("RESPA"), and all other federal, state and local laws, codes, regulations, and guidelines, rules, and standards applicable to Appraiser. Appraiser shall further (a) comply with all instructions provided to Appraiser by ESS in connection with an appraisal(s), (b) perform all Appraisal Services in a professional and workmanlike manner; and, (c) perform all services generally performed by appraisers in conducting the type of Appraisal Services required by this Agreement and/or separate request from ESS. Notwithstanding anything to the contrary in this Agreement, if the continued provision of all or any portion of the Appraisal Services becomes impossible, impractical, or undesirable due to a change in applicable federal, state or local laws, regulations, rules, or professional or ESS customer requirements, as determined by ESS in its reasonable judgment, ESS may either (a) terminate this Agreement, or (b) require Appraiser to comply with applicable federal, state or local laws, regulations, rules, or professional or ESS customer requirements, including, but not limited to, a request of Appraiser by ESS to submit to a criminal background, drug, and/or credit screening, if Appraiser elects to continue to perform Appraisal Services for ESS. ESS will attempt to provide written notice of its determinations and concomitant actions as far in advance of the effective date of changes to applicable federal, state or local laws, regulations, rules, or professional or ESS customer requirements as is reasonably possible under the circumstances.

**3. Compensation and Payment.** ESS shall pay Appraiser in accordance with a fee schedule as the parties may from time to time mutually agree upon. Appraiser shall use ESS's website to invoice ESS for Appraisal Services performed. To facilitate payment, ESS will provide Appraiser with a user name and password. Appraiser shall not submit individual invoices with each completed appraisal, but shall provide ESS at the beginning of each month, an electronic statement of Appraisal Services performed. ESS shall remit payment to Appraiser within thirty (30) days from receipt of an invoice.

CONFIDENTIAL – EQUIFAX SETTLEMENT SERVICES – April 2012 v1.0

Appraiser Initials: DA

22 Rear CURB  
 20 front CURB



opened  
 - PLS

DRAIN MH  
 Rim - 104.55