

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080773

This is to certify that KOMBAKIS PANAGIOTIS RALLOU KOMBAKIS JTSA owner

has permission to Replace existing Porch w/ new 6'6" x 12' porch - 1 window

AT 410 ALLEN AVE 375 C034001

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.

PERMIT ISSUED
JUN 27 2008
CITY OF PORTLAND

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 procured before this building or part thereof is altered 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

Thomas H. Maubley
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: 08-0773	Issue Date:	CBL: 375 C034001
-----------------------	-------------	---------------------

Location of Construction: 410 ALLEN AVE	Owner Name: KOMBAKIS PANAGIOTIS & RA	Owner Address: 410 ALLEN AVE	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone: 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family Home	Proposed Use: Single Family Home - Replace existing Porch w/ new 5'6" x 12' porch - New window	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 5
Proposed Project Description: Replace existing Porch w/ new 5'6" x 12' porch - New window		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: <i>Jm 6/27/08</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: Idobson	Date Applied For: 06/27/2008	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>	<p>Special Zone or Reviews</p> <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>Jm 6/27/08</i>	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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>Jm</i>
	<div style="border: 2px solid black; padding: 10px; width: fit-content; margin: 0 auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">PERMIT ISSUED</p> <div style="border: 1px solid black; padding: 5px; text-align: center; margin: 5px auto; width: 80%;"> <p style="font-size: 1.2em;">JUN 27 2008</p> </div> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">CITY OF PORTLAND</p> </div>		

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: 08-0773	Date Applied For: 06/27/2008	CBL: 375 C034001
------------------------------	--	----------------------------

Location of Construction: 410 ALLEN AVE	Owner Name: KOMBAKIS PANAGIOTIS & RAL	Owner Address: 410 ALLEN AVE	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone (207) 314-6469
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family Home - Replace existing Porch w/ new 5'6" x 12' porch - New window	Proposed Project Description: Replace existing Porch w/ new 5'6" x 12' porch - New window
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 06/27/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.			
2) 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: Tom Markley	Approval Date: 06/27/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

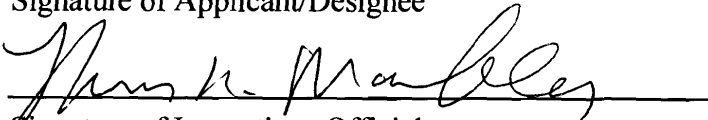
Final inspection required at completion of work.

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.

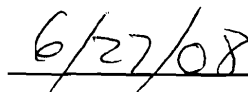
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee



Signature of Inspections Official

Date



Date



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: 410 ALLEN AVE		
Total Square Footage of Proposed Structure/Area 666 sq. FEET		Square Footage of Lot 7500 sq. FT +/-
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 375 C 34	Applicant * must be owner, Lessee or Buyer * Name STEVE KOMBAKIS Address 59 OAKLEY ST, City, State & Zip PORT ME 04103	Telephone:
Lessee/DBA (If Applicable) N/A	Owner (if different from Applicant) Name N/A Address City, State & Zip	Cost Of Work: \$ 12,000 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) SINGLE FAMILY If vacant, what was the previous use? N/A Proposed Specific use: REPLACING & EXPANDING PORCH Is property part of a subdivision? NO If yes, please name N/A Project description: I AM PROPOSING TO REPLACE AN EXISTING 5'-3" X 3' PORCH WITH A 5'-6" X 12' PORCH. I WANT TO REMOVE THE EXISTING PORCH, REVISIONS TO BE MADE TO THE...		
Contractor's name: FOWLER GREENE'S CONSTRUCTION Address: P.O. BOX 47 City, State & Zip: UNITY, MAINE Telephone: 314-6751 Who should we contact when the permit is ready: BOB GREENLAW Telephone: 744-9471 Mailing address: P.O. 7265 OCEAN PARK, ME 04063		

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: *Steve Kombakis* Date: 6/26/2008

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



Permitting By Appointment

As part of Portland's city-wide effort to improve customer service and help streamline doing business within the City, the Inspections Division has developed a new permitting system for qualified properties and for specific construction projects. Under this new program, you may be eligible to receive a building permit on the day you have a scheduled appointment with Inspection staff.

This permitting program applies only to existing one and two family homes not located within a historic district or shore land zone.

Eligible Projects

Please submit a complete application with the required plans

- Interior renovations, gut rehabs including structural changes
- Attached and detached garages
- Additions, decks, sheds, pools, dormers (two family addition must be less than 500 s.f.)
- Rebuild of any exterior structure listed above

Inspections are still required per City Code of Ordinance.

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 this project meets the above criteria and that the work performed will not go beyond these parameters.

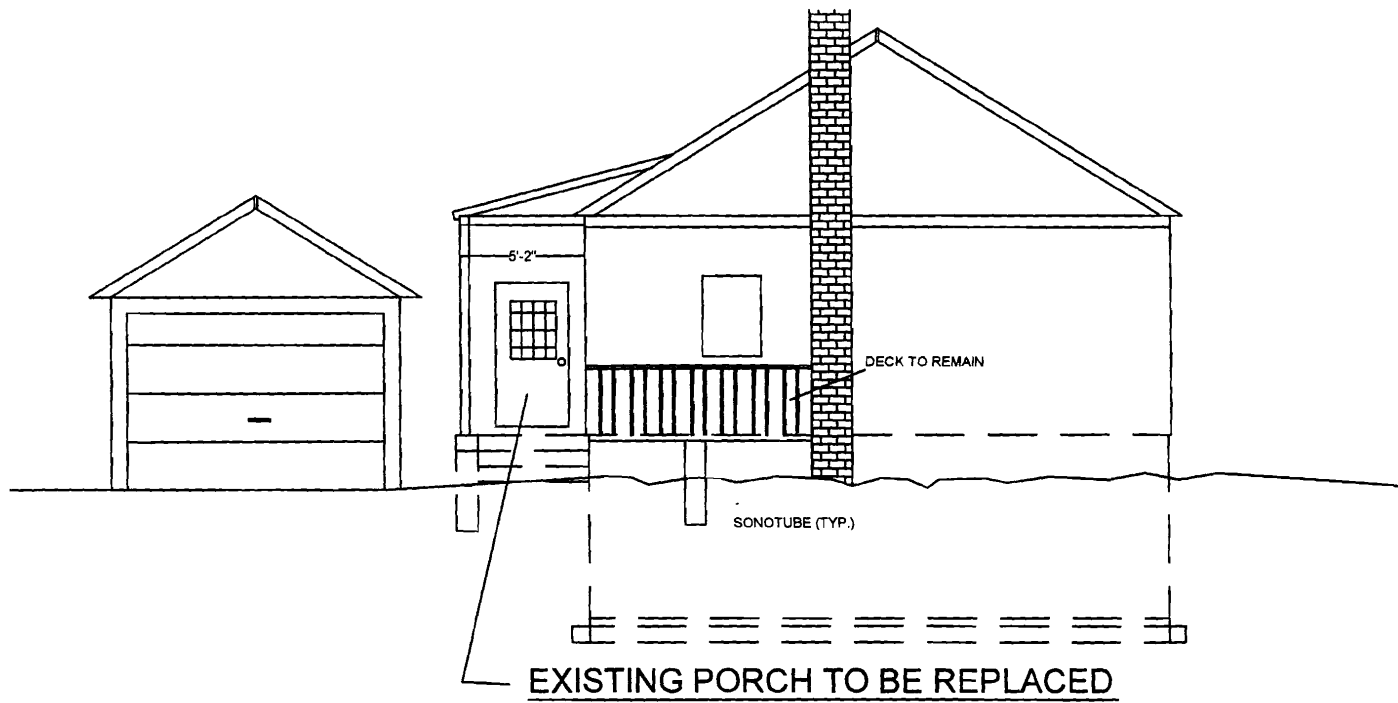
Signature of applicant:

Atk

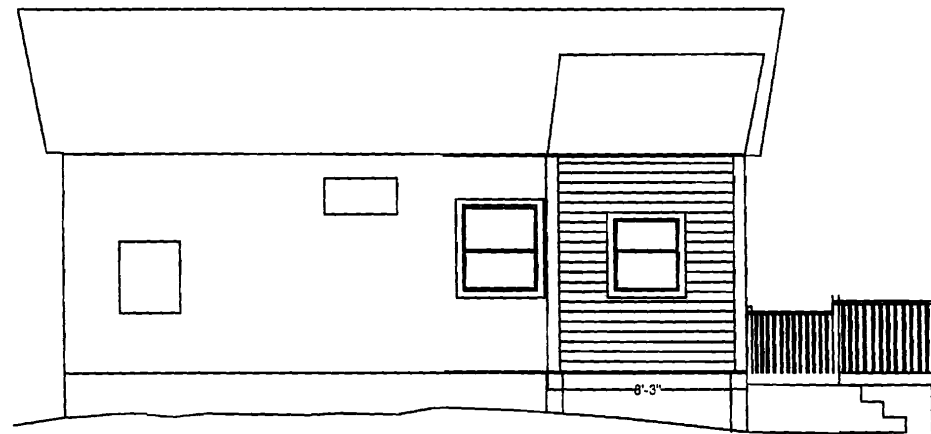
Date:

6/26/2008

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



SIDE ELEVATION



EXISTING SINGLE FAMILY
 HOME 410 ALLEN AVENUE
 PORTLAND, MAINE
 PREPARED BY:
 OCEAN PARK LAND SURVEYING LLC
 P.O. BOX 7265
 OCEAN PARK, MAINE 04063
 SCALE: 1/8" = 1' DATE: 06-18-2008

ROBERT T. GREENLAW, PLS
 MAINE PROFESSIONAL LAND SURVEYOR # 2303



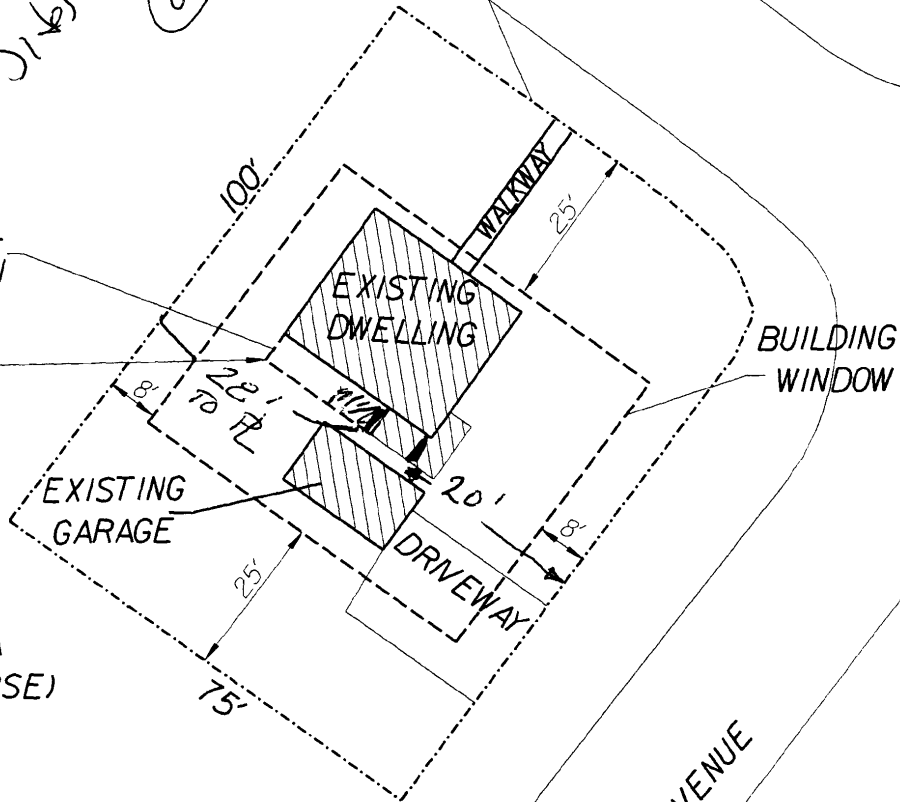
*Front 25' by 25'
Rear 25' by 25'
Sides 8' by 20' + 20'*

(FRONTAGE ON BROOK ST
PER CLIENT CONFIRMATION WITH CITY)

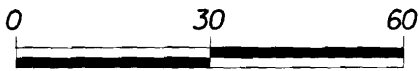
PROPOSED
POTENTIAL
EXPANSION

90'

APPROXIMATE
WETLAND AREA
(W/NO WATERCOURSE)



ALLEN AVENUE



GRAPHIC SCALE 1" = 30'

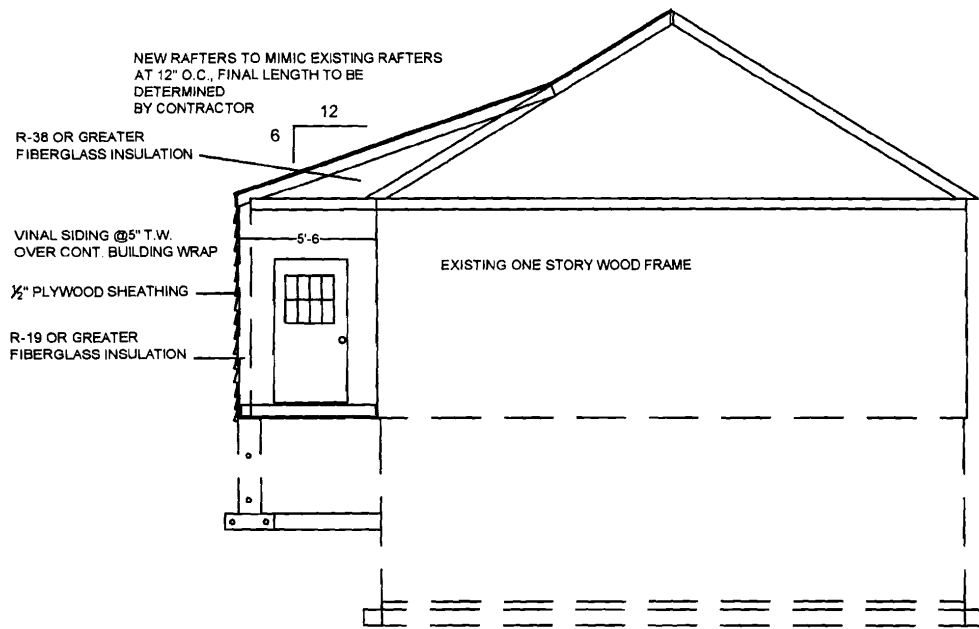
NOTE: SEE LETTER TO
CLIENT BY ALBERT FRICK
ASSOCIATES, DATED 5/9/08

SITE PLAN
PREPARED FOR
STEVE KOMBAKIS
(N/F KOMBAKIS)
410 ALLEN AVENUE
(MAP 375 LOT 34)
PORTLAND, MAINE

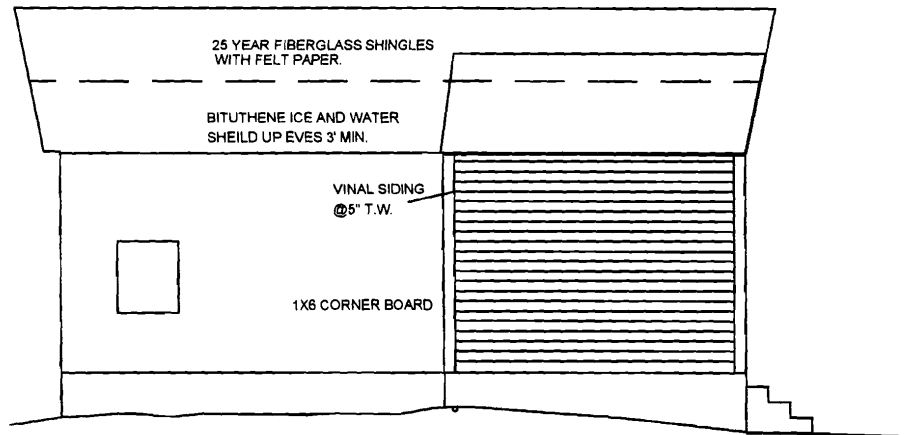


Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
Gorham, Maine 04038

Date:	Revision Description	Drawn By: <i>B.J.</i>	Checked By: <i>J.L.</i>
		Date: 5/9/08	Scale: 1" = 30'

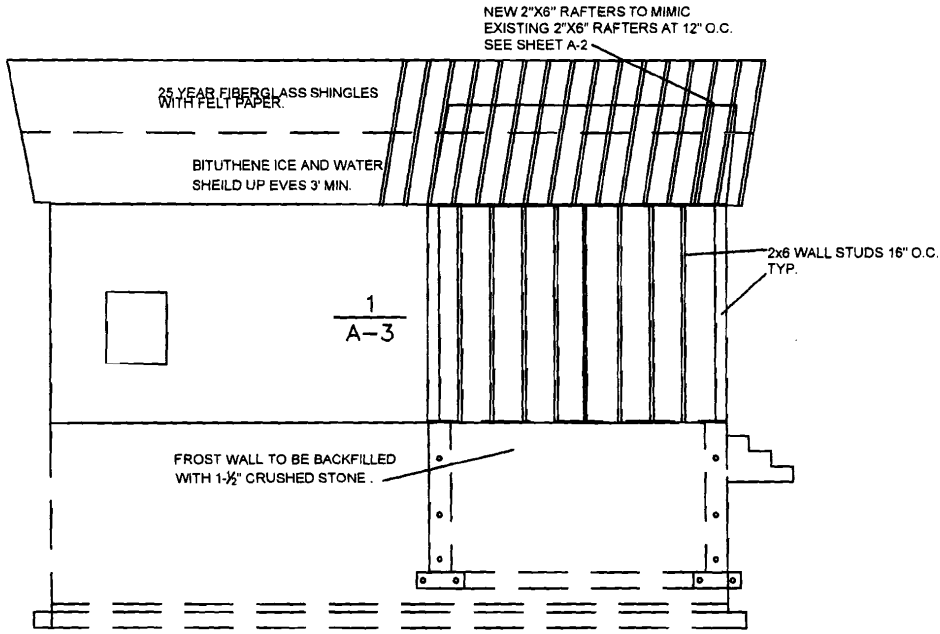


PROPOSED ADDITION
5'-6 X 12'



SIDE ELEVATION

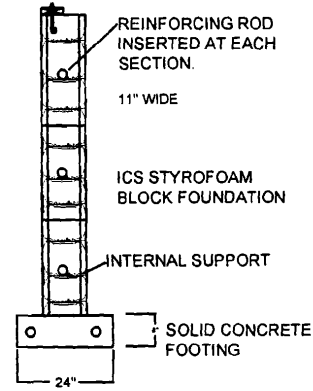
REPLACEMENT PORCH
 ELEVATIONS/SECTIONS
 SCALE: 1/8" = 1' DATE: 06-18-2008



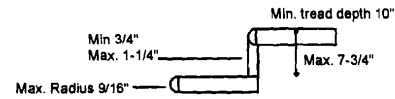
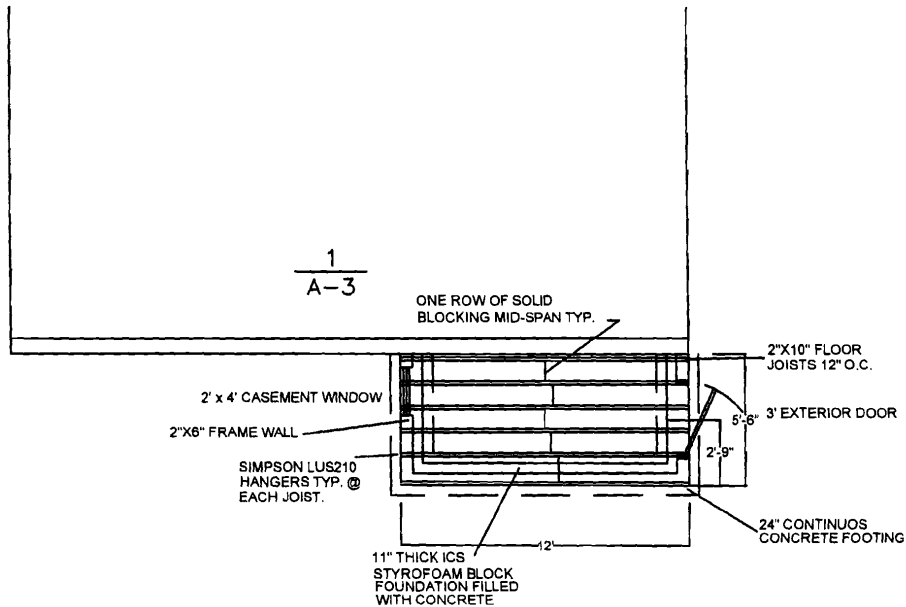
FRAMING PLANS

HEADER SCHEDULE

ROUGH OPENING	HEADER SIZE
0'-0"-3'-0"	(3)-2X6
3'-1"-4'-6"	(3)-2X8
4'-7"-5'-8"	(3)-2X10
5'-9"-7'-0"	(3)-2X12



ICS FOUNDATION DETAIL



NEW STAIR PROFILE

FOUNDATION/ROOF/FRAMING PLAN

SCALE: 1/8" = 1' DATE: 06-18-2008



SITE PLAN
 PREPARED FOR
STEVE KOMBAKIS
 (N/F KOMBAKIS)
 410 ALLEN AVENUE
 (MAP 375 LOT 34)
 PORTLAND, MAINE



Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 Gorham, Maine 04038

Date:	Revision Description	Drawn By: <i>B.J.</i>	Checked By: <i>J.L.</i>
		Date: <i>5/9/08</i>	Scale: <i>1" = 30'</i>