

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 071358

PERMIT ISSUED
DEC 7 2007
CITY OF PORTLAND

This is to certify that NEANG PHUONG /Baldwin Builders
has permission to detached 30 * 36 single story garage on existing foundation permit #070962
AT 75 ARCADIA ST 427 C008001
provided that the person or persons firm or person accepting this permit shall comply with all
of the provisions of the Statutes of Maine 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 procured before this building or part thereof is laid or service closed-in. 4 HOUR 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

12/05/07 *Cheryl M. [Signature]*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

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.

~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

X *[Signature]*
Signature of Applicant/Designee

Date

12-7-07

[Signature]
Signature of Inspections Official

Date

CBL: 427-C-8

Building Permit #:

071358

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1358	Issue Date: 10/05/2007	CBL: 427 C008001
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Location of Construction: 75 ARCADIA ST	Owner Name: NEANG PHUONG	Owner Address: 75 ARCADIA ST	Phone:
Business Name:	Contractor Name: Baldwin Builders	Contractor Address: P O Box 153 E. Baldwin	Phone: 2076254637
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	Zone: R-5

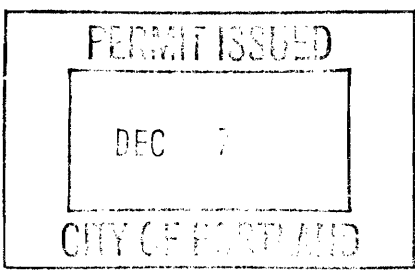
Past Use: single family home	Proposed Use: Single family home with detached 30 * 36 single story garage on existing foundation permit #070962	Permit Fee: \$270.00	Cost of Work: \$25,000.00	CEO District: 4
Proposed Project Description: detached 30 * 36 single story garage on existing foundation permit #070962		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IRC 2003 Signature: 12/5/07 CLM	

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: lmd	Date Applied For: 10/29/2007	Zoning Approval	
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- 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: 11/19/07	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	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:
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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

3-6-08

OK - Framing and Shell and Doors by EA

Note: Need electrical permit

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1358	Date Applied For: 10/29/2007	CBL: 427 C008001
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Location of Construction: 75 ARCADIA ST	Owner Name: NEANG PHUONG	Owner Address: 75 ARCADIA ST	Phone:
Business Name:	Contractor Name: Baldwin Builders	Contractor Address: P O Box 153 E. Baldwin	Phone (207) 625-4637
Lessee/Buyer's Name	Phone:	Permit Type: Garages - Detached	

Proposed Use: Single family home with detached 30 * 36 single story garage on existing foundation permit #070962	Proposed Project Description: detached 30 * 36 single story garage on existing foundation permit #070962
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/09/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) PLEASE NOTE: Section 14-336 does not permit parking within five (5) feet of the side property line. 2) PLEASE NOTE: Section 14-335 of the Zoning Ordinance states that off- street parking in any residence zone does not permit more than one (1) commercial motor vehicle. 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. A business use or home occupation has NOT been approved for this property. 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 5) PLEASE NOTE that size width of driveways are a function of the Public Works Department. This department has not specifically approved the proposed driveway width. 6) 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. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 12/05/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The design load spec sheets for any engineered beam(s) must be submitted to this office. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 3) Fastener schedule per the IRC 2003 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:
11/6/2007-mes: I need to speak to Tom M. in regards to the foundation permit. There are questions about why two driveways and two garages. Also a question about the width of the proposed 24' new driveway. That is wider than what public works allows for a street opening.
11/7/2007-mes: I viewed the site - two commercial trucks were parked in the drive - I will condition the permit - the "driveway" is already paved - Arcadia Street does not have curbing.



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>75 Arcadia Street</u>		
Total Square Footage of Proposed Structure/Area <u>1080</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>427 C 8</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>John Chau</u> Address <u>75 Arcadia Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>761-0858</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>John Chau</u> Address City, State & Zip	Cost Of Work: \$ <u>25,000.⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single Family</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Storage</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>30x36 single story garage</u>		
Contractor's name: <u>Baldwin Builders</u> Address: <u>P.O. Box 153</u> City, State & Zip <u>E. Baldwin, ME 04024</u> Telephone: <u>625-4637</u> Who should we contact when the permit is ready: <u>Tim Quimby</u> Telephone: <u>239-1521</u> Mailing address: _____		

OCT 29 2007

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: [Signature] Date: 10-29-07

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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

Application No: 7-1358	Applicant: NEANG PHUONG
Project Name:	Location: 75 ARCADIA ST
CBL: 427 C008001	Development Type:
Invoice Date: 10/30/2007	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$270.00		\$320.00		\$0.00	On Receipt

Previous Balance **\$0.00**

Fee Description	Qty	Fee/Deposit Charge
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	1	\$240.00
		<hr/> \$270.00
	Total Current Fees:	+ \$270.00
	Total Current Payments:	- \$320.00
	Amount Due Now:	(\$50.00)

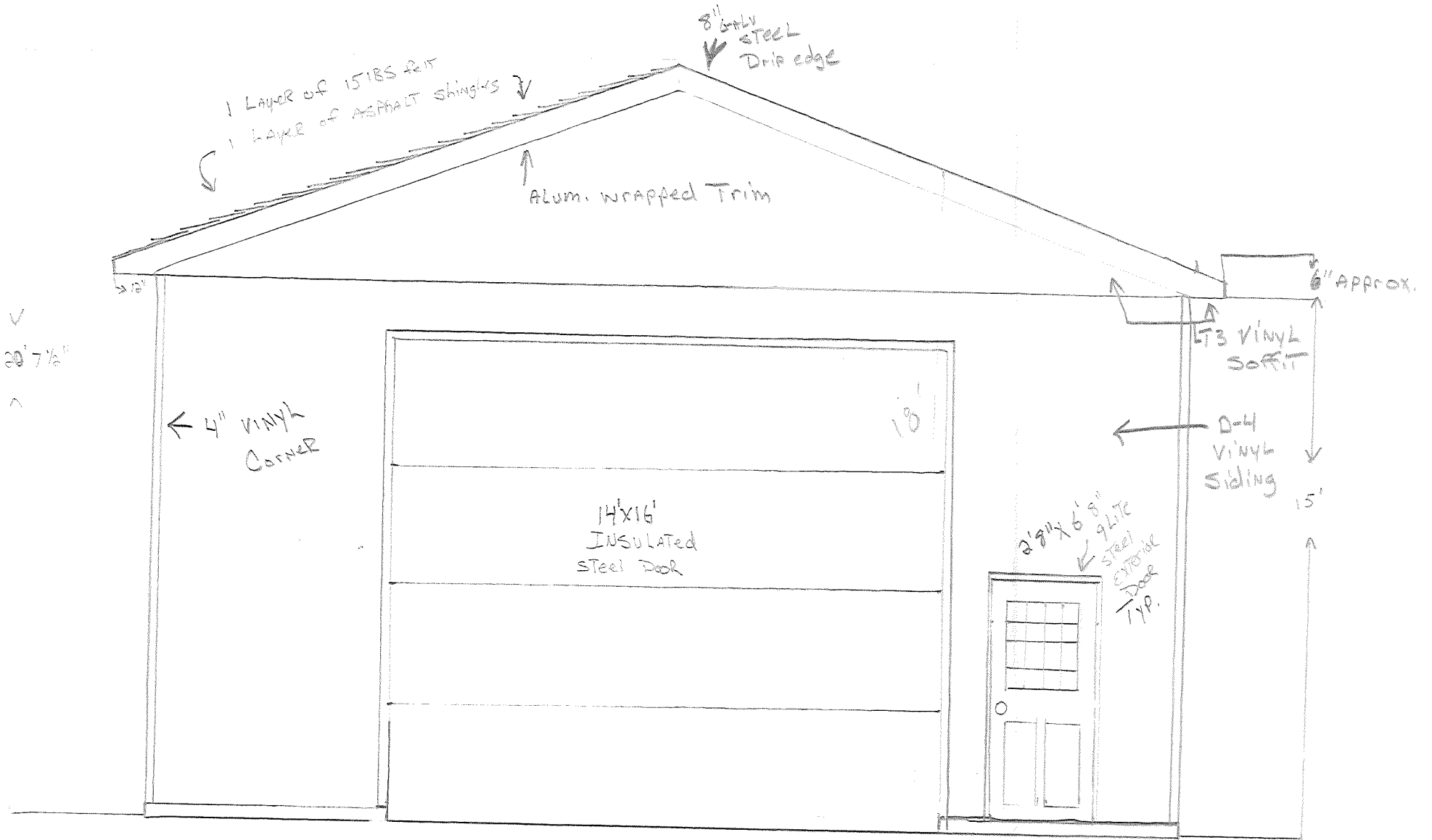
Bill to: NEANG PHUONG
 75 ARCADIA ST
 PORTLAND, ME 04103

CBL 427 C008001
Application No: 7-1358
Invoice Date: 10/30/2007
Invoice No: 29445
Total Amt Due: \$0.00
Payment Amount: \$320.00

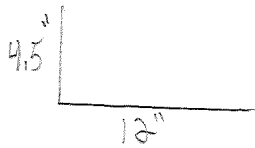
Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

front of Garage.

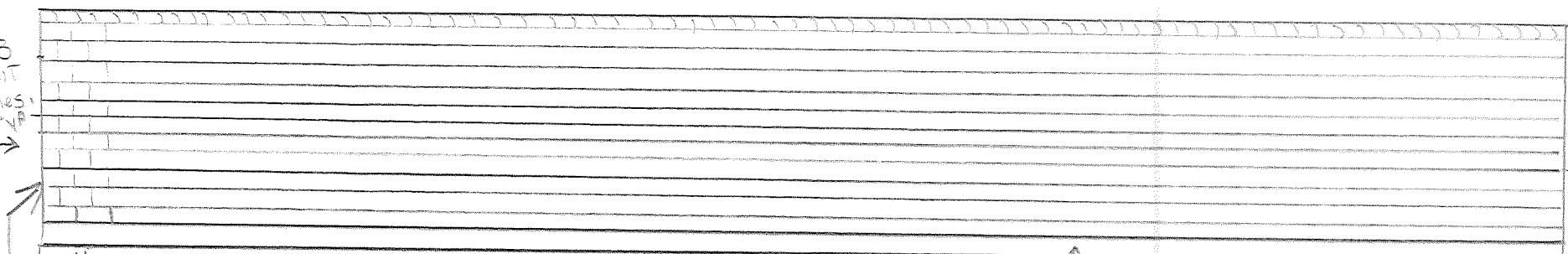
4.5
12



Right side of GARAGE



3-TAB
ASPHALT
SHINGLES



12"

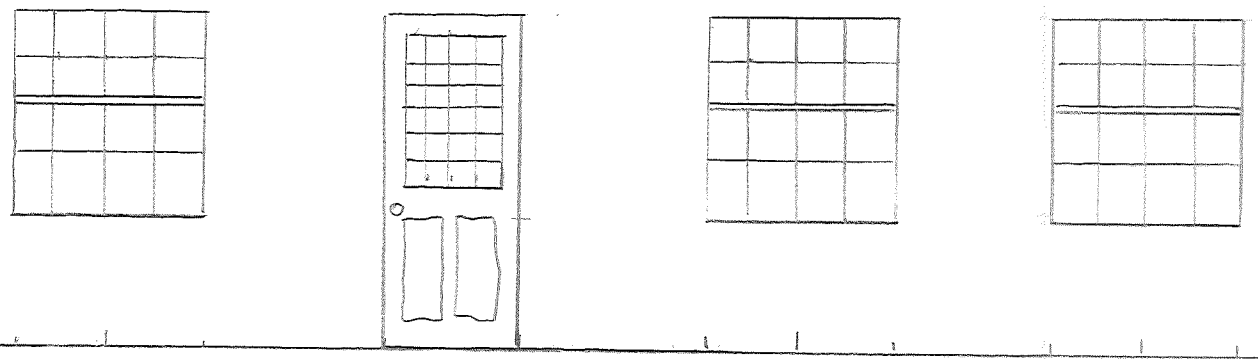
8" GALV STEEL Drip edge.

6" fascia wrapped w/metal
to match home.

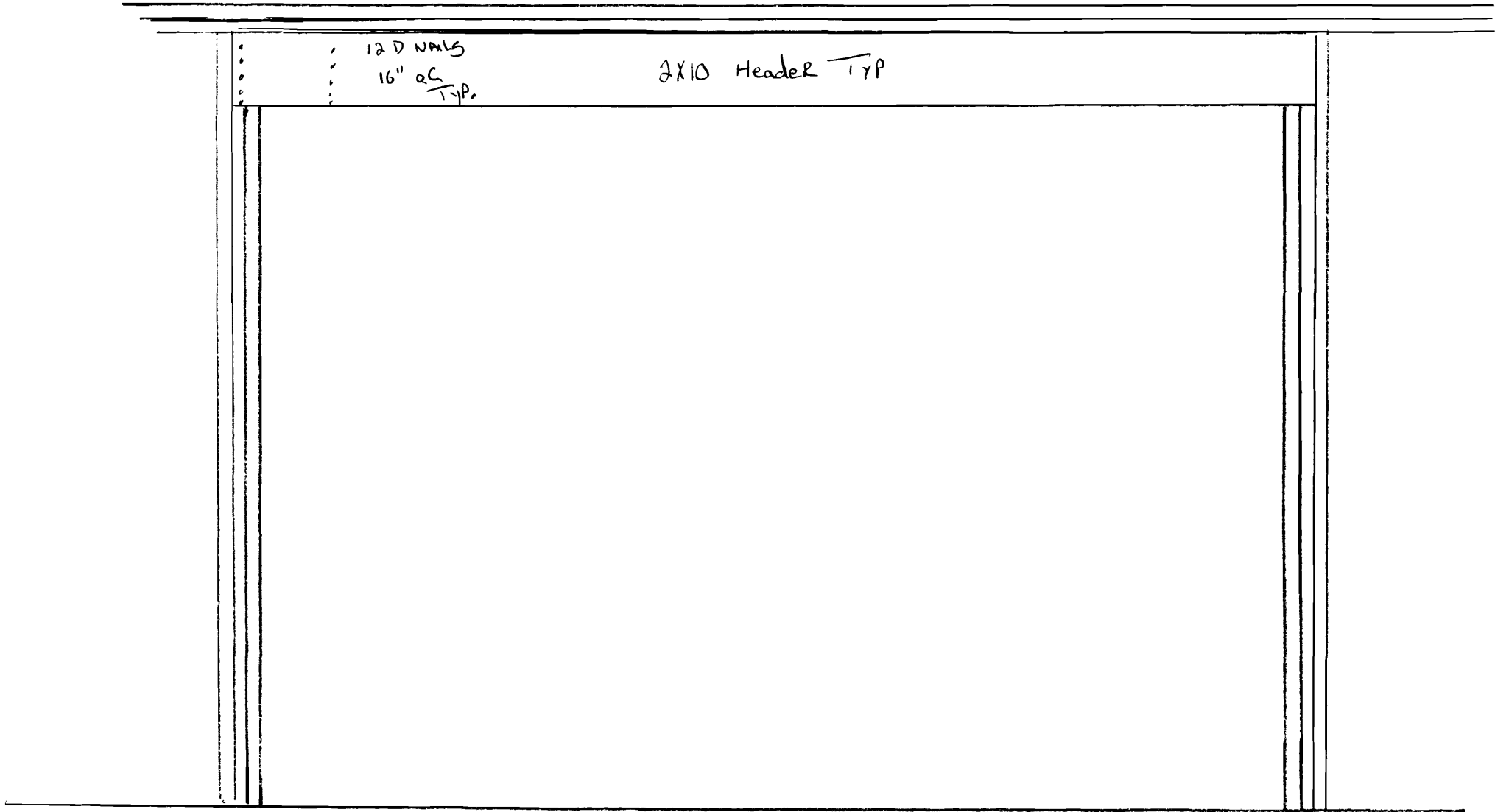
18"
TYP.

30" x 56"
Double Hung window
TYP.

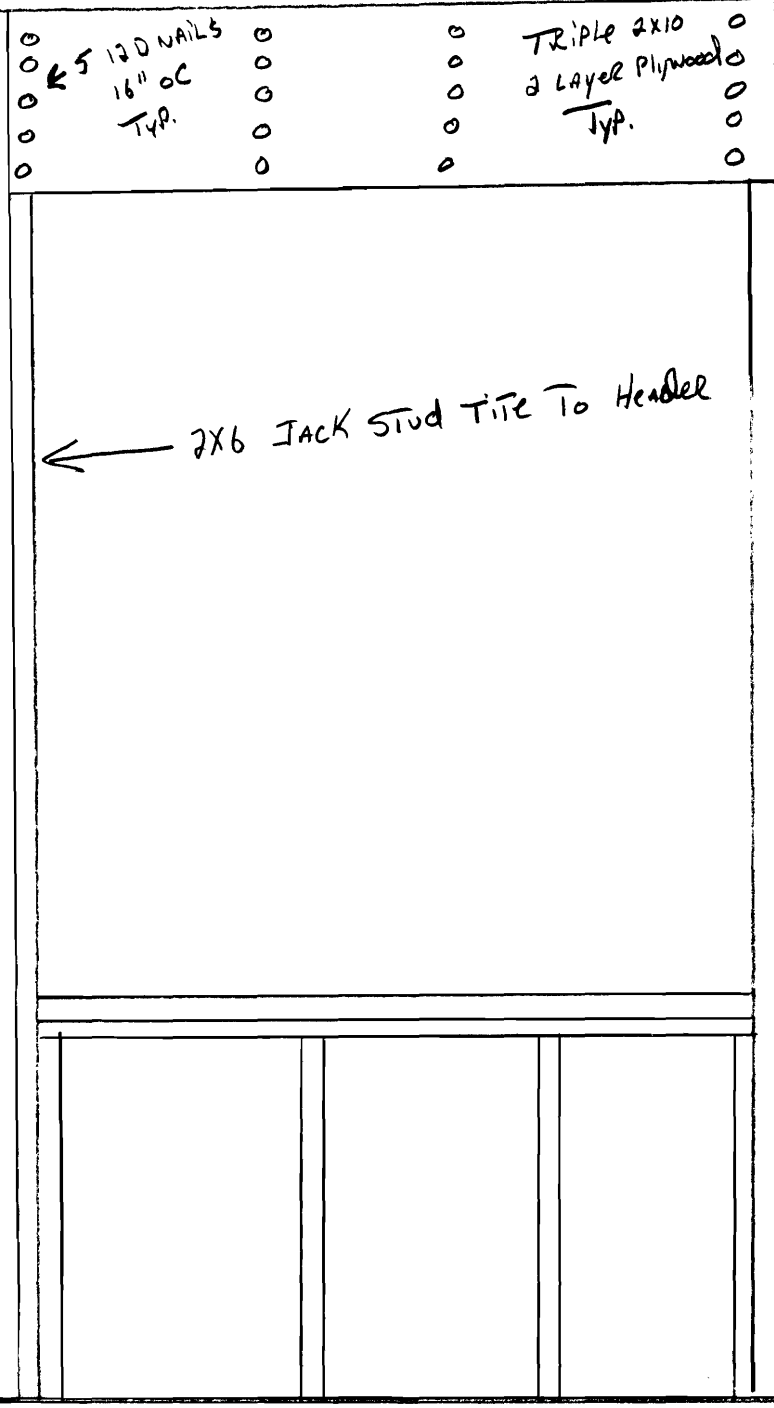
30" x 68"
INSULATED
STEEL
ENTRY DOOR
TYP.



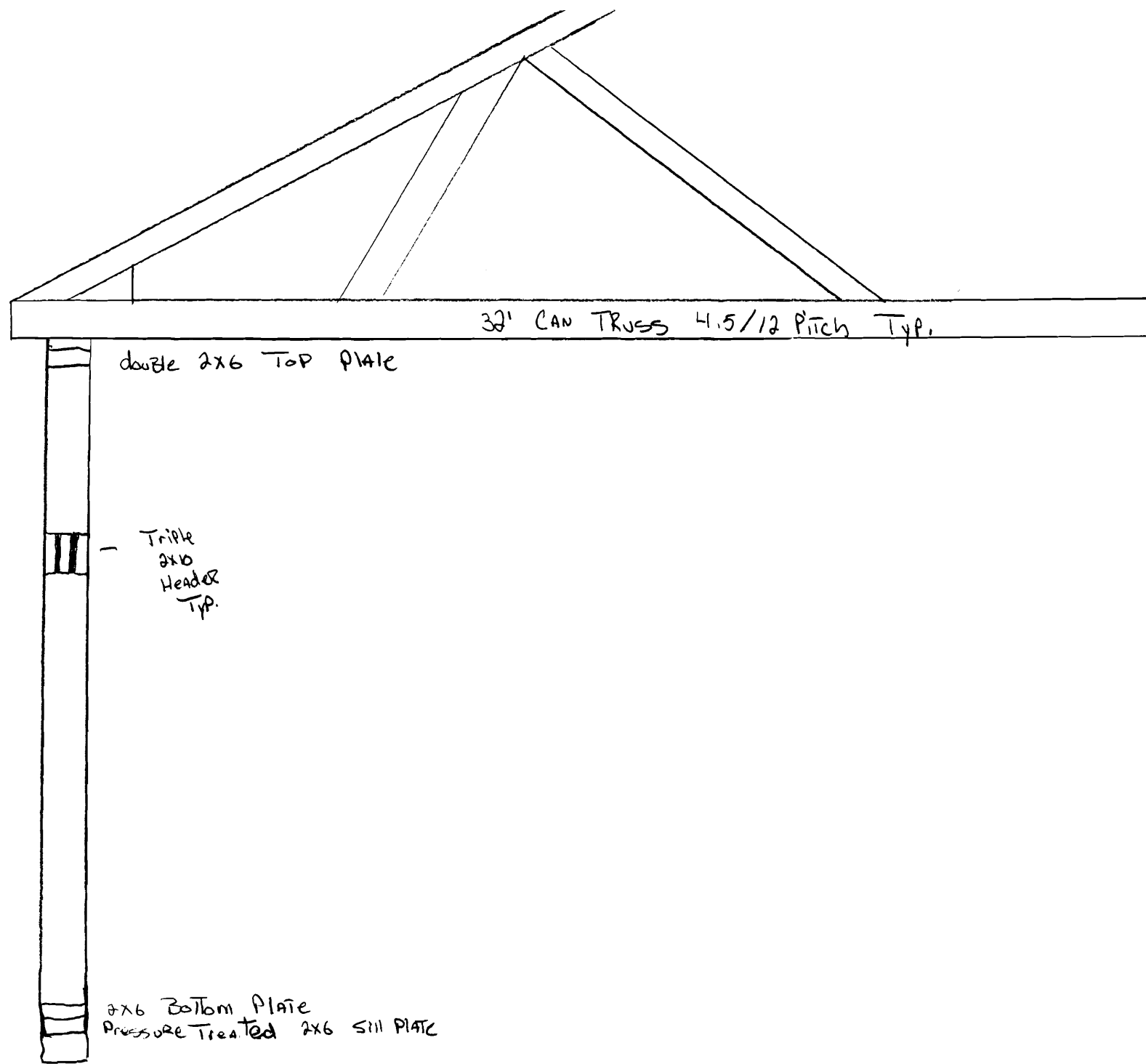
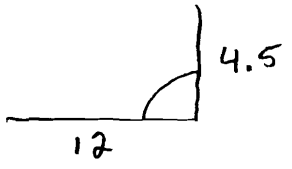
GARAGE door DETAIL



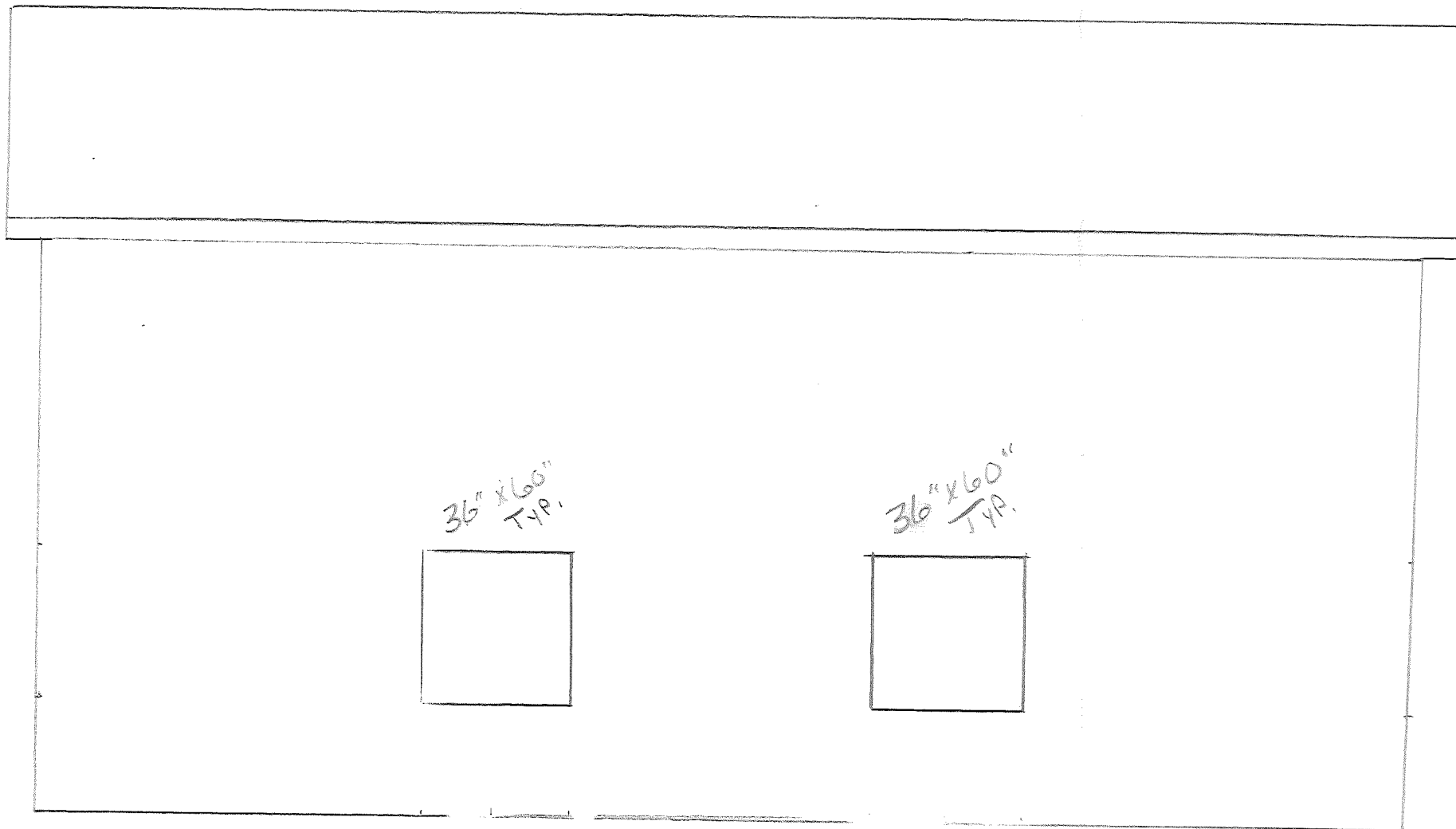
Window Detail



1/2" Anchor Bolt TYP. 4' OC



left side of GARAGE.



Plot Plan

125' ±

Wood Stakeade Fence

20' ±

Chain Link Fence

R-S
8' sides
20' front
20' rear

3684
- 1080

2604 left

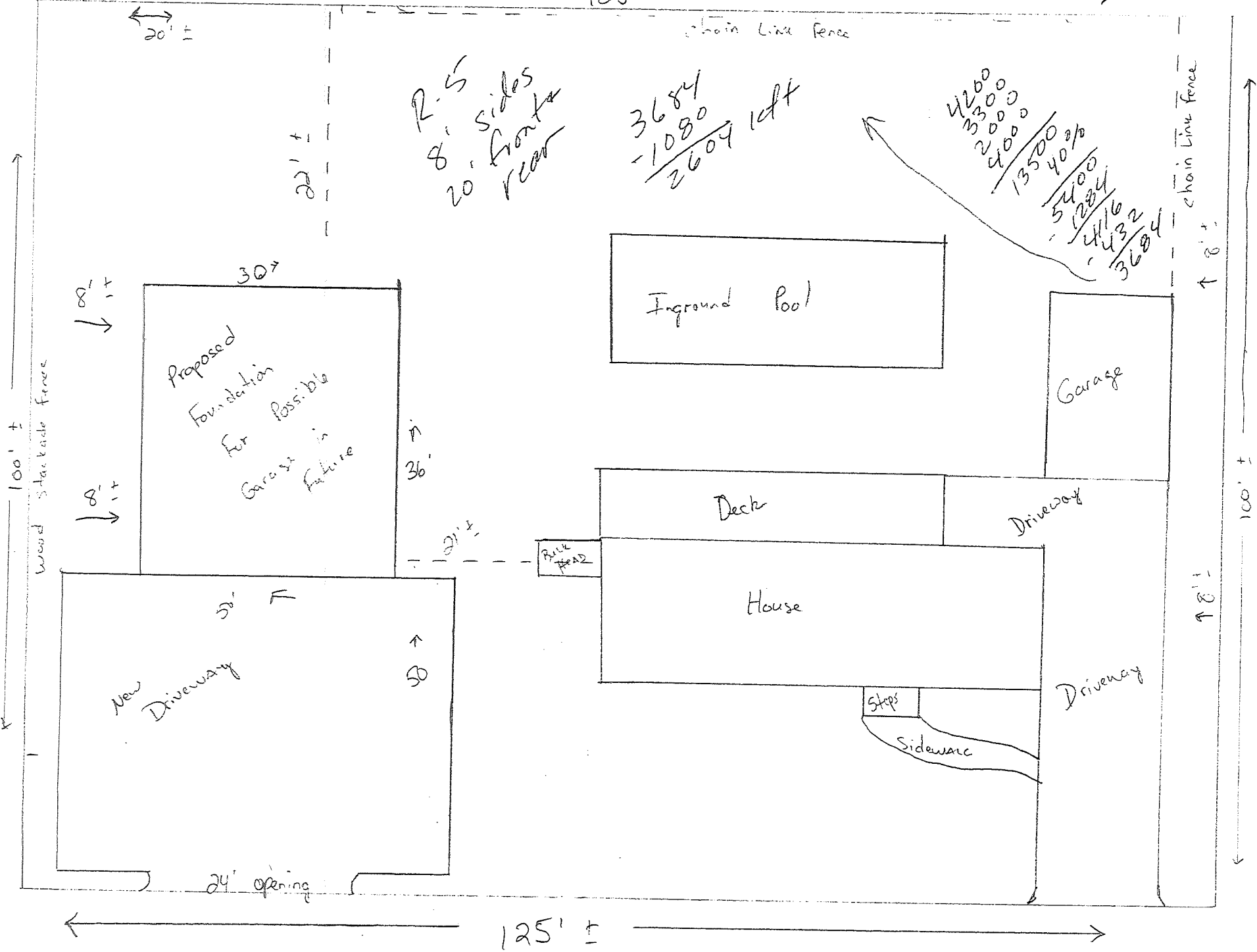
4200
3300
2000
2000

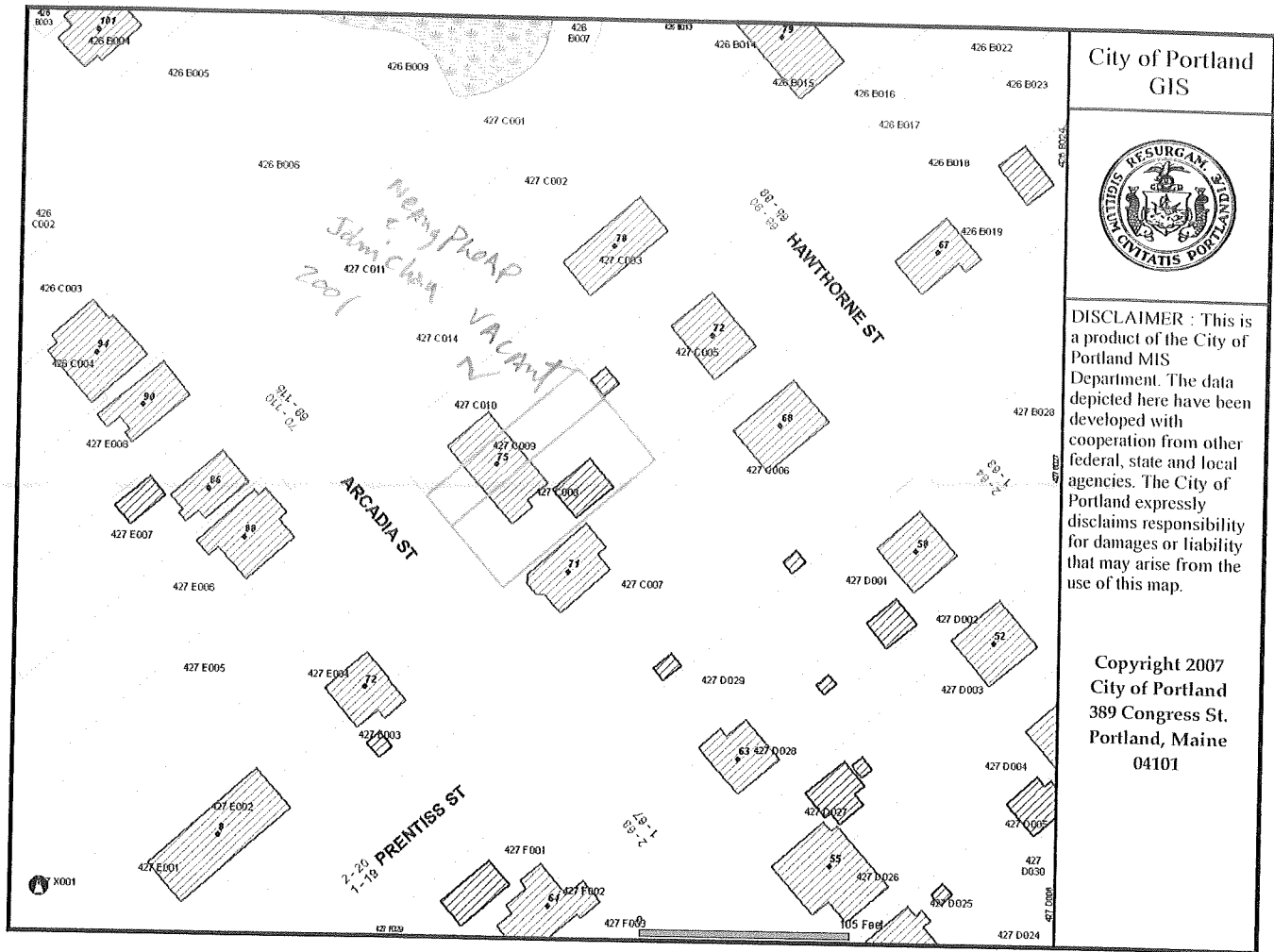
13500
40%

5400
2204

4116
432

3684





Applicant: Robert J. Mullan
Address: 85-87 Arcadia St

Date: 3/1/01 4/20/01 received
revised plans
C-B-L: 427-C-011

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - New single family 24' x 32' No garage - NO deck
yes a rear deck 10x12

Sevage Disposal - City.

Lot Street Frontage - 50' req - 62' shown

Front Yard - 20' req - 20' + shown

Rear Yard - 20' req - 50' + shown

~~Side Yard~~ - 12' req - ~~12' + shown~~ 11' & 11' shown per conversation
11' & 11' which is not allowed 4/20/01

Projections - ~~None shown~~ - 10x12 rear Deck - rear bulkhead
Side Deck & Stairs

Width of Lot - 62' shown - 60' req

Height - 35' min - 19.5' scaled

Lot Area - ~~6,000~~ min - 6,200[#] shown

Lot Coverage/ Impervious Surface - 40% req. MAX

2480[#] MAX
24 x 32 = 768[#]
10 x 12 = 120
888[#]

Area per Family - 3,000[#]

Off-street Parking - 2 req - ~~None shown~~

Loading Bays - N/A

Site Plan - minor/minor
20010029

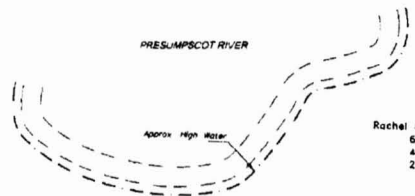
Shoreland Zoning/ Stream Protection - yes within - shows just over
75' from HWM.

Flood Plains - panel 7 zone X

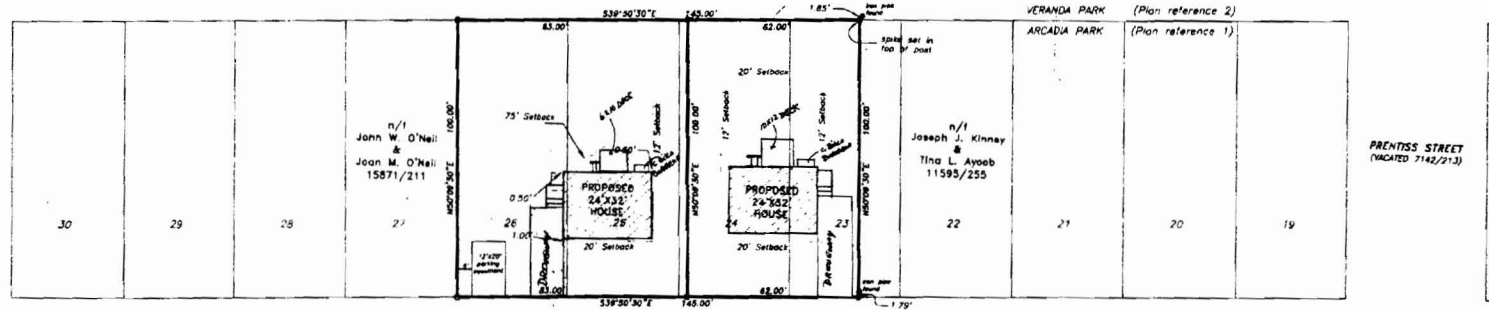
There is supposed to be a street here per Jim Robbins

LEGEND

- stone marker - found
- iron marker - found
- iron marker - set
- boundary line
- - - edge of pavement

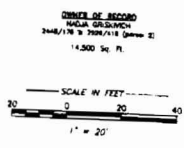


n/i
Rachel G. Burns estate
6502/293
4319/278
2454/186



ARCADIA STREET

CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL *5/20/00*



- NOTES**
- (1) Readings are obtained magnetic November 2000
 - (2) Deed references are to the Cumberland County Registry of Deeds
 - (3) The street lines indicated herein are based on information supplied by the City of Portland Public Works Engineering Department

- REFERENCES**
- (1) Plan of Arcadia Park, recorded in Plan Book 10 Page 101
 - (2) Plan of Veranda Park, recorded in Plan Book 10 Page 35

BBB/D.W.

- CERTIFICATION**
- I, the undersigned, being duly sworn, do hereby certify that the above is a true and correct copy of the original records of the City of Portland, Oregon, as the same appear in the files of the City Engineer's Office.
- Witness my hand and seal of office this 12th day of December, 2000.



STANDARD BOUNDARY SURVEY

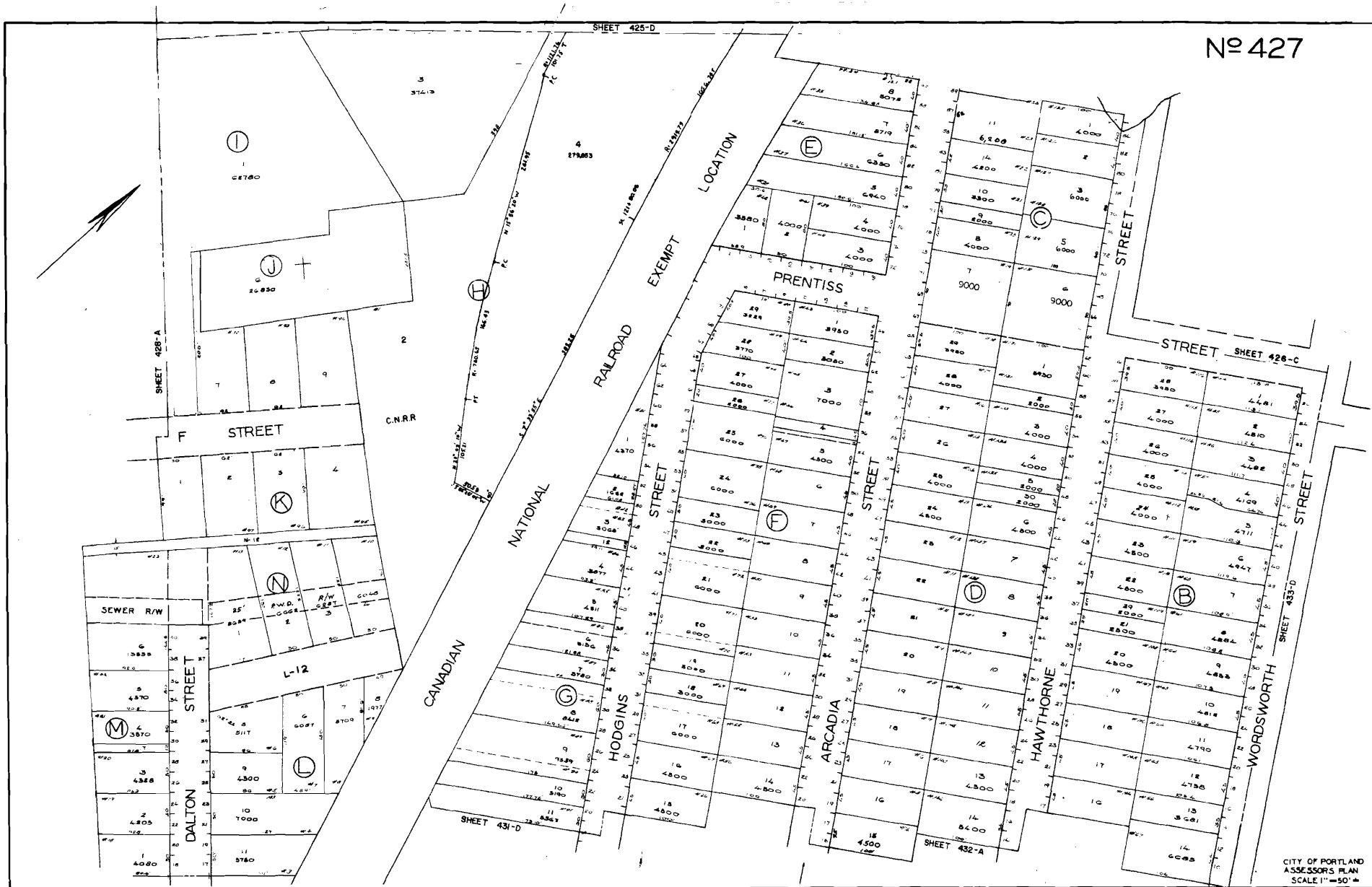
MADE FOR **STAN GRISKIVICH**

DATE: 12/27/00 SCALE: 1" = 20'

FILE# 2000R2

DISC# 404

Pilcomb Associates
 133 Dryden Road
 Portland, ME 04103



Plot Plan 125' ±

Wood Stake/chain fence
20' ±

Chain Link fence

R.S
8' sides
20' front
rear

3684
- 1080

2604 left

4200
- 1300

2900
- 200

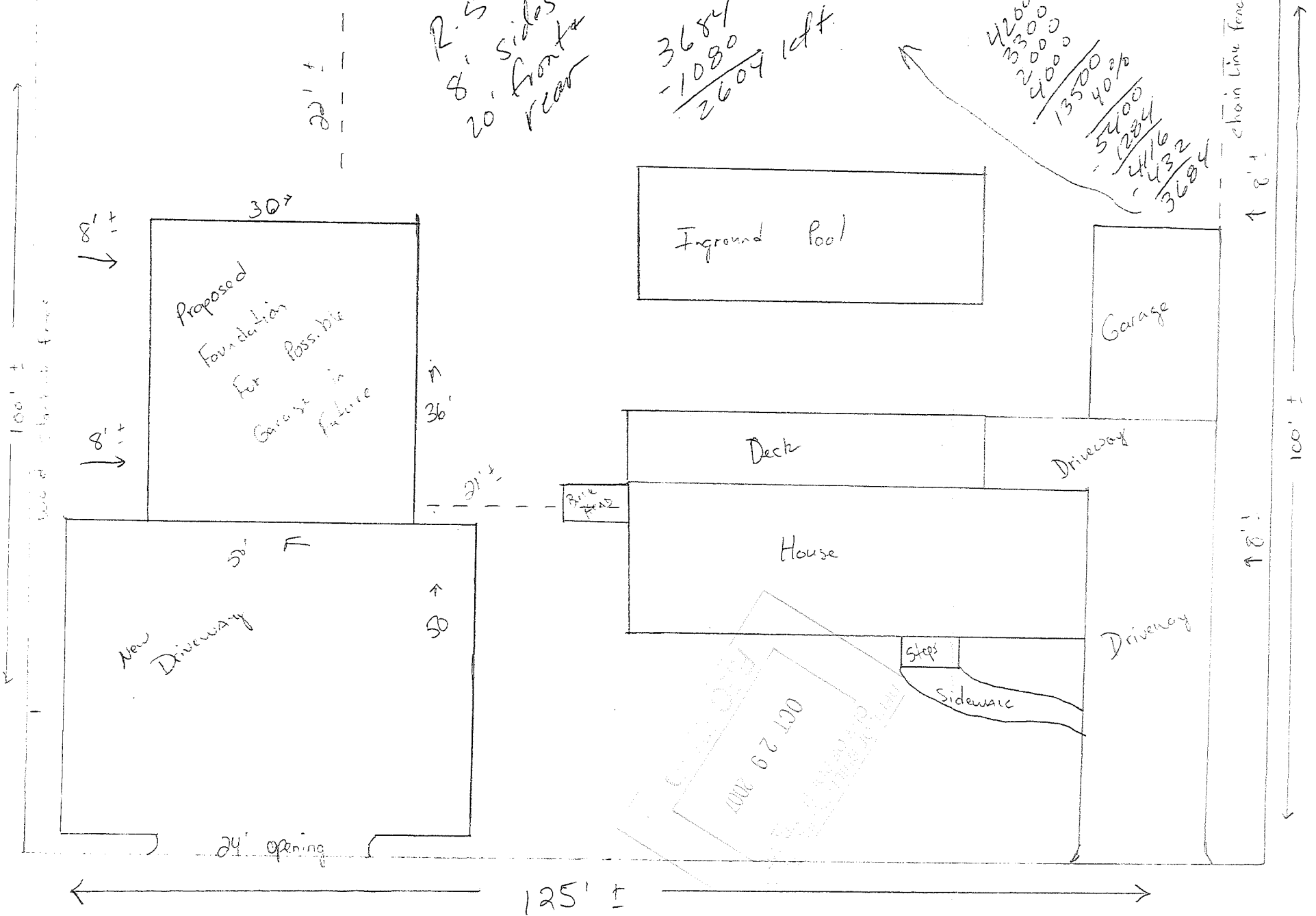
2700
- 1350 @ 40%

1350
- 5400

1284
- 416

868
- 432

436



REC'D
OCT 29 2007
COUNTY OF...
CLERK OF SUPERIOR COURT