

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that AAAL BUILDERS LLC

Located At 230 HOLM AVE

Job ID: 2011-12-2993-SF

CBL: 270- B-010-001

has permission to build a new Single Family Residence (32 by 24 feet).

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

Fire Prevention Officer



Code Enforcement Officer / Plan Reviewer

02/07/2012

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12/27 2011

Received from AAAL Builders

Location of Work 230 Holmes

Cost of Construction \$ 139,000 Building Fee: 30.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 1410

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 202 B022 023,024

Check #: 1285 Total Collected \$ 1410.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature] 400 owed

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. Insullation prior to Close-In
 5. Final Inspection/ Certificate of Occupancy

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

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

Director of Planning and Urban Development

Job ID: 2011-12-2993-SF

Located At: 230 HOLM AVE

CBL: 270- B-010-001

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. 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 structure, it may be required to be located by a surveyor.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The 8' x 12' shed shown on the site plan that was straddling the new property line has been moved on to the 230 Holm Avenue property.

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. 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.
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
5. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.

DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.

3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
5. The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
6. Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
10. A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
11. The survey monument located in the proposed driveway apron is to be re-set to the standards set forth in the City of Portland Technical Manual under the direction of the Survey Division in the Department of Public Services. The applicant is required to contact Bill Scott (874-8825) or Bill Clark (874-8847) in the Survey Division, prior to ground disturbance in order to identify the current position and locate the existing monument so that it can be accurately re-set when conditions permit. This condition is to be met prior to the issuance of a permanent Certificate of Occupancy. For monument installation detail, please see Figure I-8 in Section 1 - Transportation and Street Design, of the City of Portland Technical Manual.
12. The foundation drain outlet is to be located, at a minimum, 10 feet from any property line.

**CITY OF PORTLAND, MAINE
PUBLIC NOTICE**

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or building permit applications, or as made part of a conditional approval of a site plan or building permit application shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing, hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer, Development Review Coordinator or Code Enforcement Officer to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection (<http://www.maine.gov/dep/blwq/docstand/escbmps/>). Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction

unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer, the Development Review Coordinator, or the Code Enforcement Officer.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy; otherwise the request for a Certificate will be refused.

The City of Portland Planning & Urban Development Department, and Public Services Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive water bodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan and/or building permit. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back-up are required on each floor.
6. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
7. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

City of Portland, Maine - Building or Use Permit Application

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

| | | | |
|---|--|--|---|
| Job No: 2011-12-2993-SF | Date Applied: 12/27/2011 | CBL: 270- B-010-001(split from-new CBL is 272-B-022) | |
| Location of Construction: Split from 230 HOLM AVE (232-236) | Owner Name: AAAL BUILDERS LLC (Dan Labrie) | Owner Address: 6 BEACH ST. SOUTH PORTLAND, ME 04106 | Phone: 207-772-6505 |
| Business Name: | Contractor Name: Jim Gray | Contractor Address: 143 CRAIGIE ST PORTLAND ME 04101 | Phone: (207) 553-2672 |
| Lessee/Buyer's Name: | Phone: | Permit Type: BLDG - Building | Zone: R-3 |
| Past Use: Vacant lot split from 230 Holm Ave., 272 B010. | Proposed Use: Build a new single family (32' x 24') cape with full dormer. | Cost of Work: 139000.00 | CEO District: |
| | | Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A | Inspection: Use Group: R3 Type: S3 MUBEC |
| | | Signature: <i>Capt. Perone 1/27/12</i> | Signature: <i>[Signature]</i> |
| Proposed Project Description: 1.5 bath, (1) 3/4 bath 3 Bedroom dormered Cape SFH | | Pedestrian Activities District (P.A.D.) | |
| Permit Taken By: | 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 informatin may invalidate a building permit and stop all work.</p> | Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 6 work</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Level I Minor Residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions 1/24/12 ABM</i> | 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 Dist 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> |
| | 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 |

2-21-12 DWM Jim 415-7881 Footings OK

2-27-12 DWM Jim Backfill OK

3-30-12 DWM/BKL Jim Close-in OK

7-12-12 DWM/BKL/L+Wallace Jim Final Fall

Boiler Pat to terminate 6"-24" above floor, show backflow
is in correct location, Platform at washer, Provide handrail/guard
at rear deck stair, Hangers + nails at rear deck joists, CO/SD NTC,
DRC approval

7-13-12 DWM CO OK

New House

Applicant: AAL Builders LLC

Date: 1/4/12

Address: Split from 230 Holm Ave (232-236)

C-B-L: 272-B-22123
permit # 20

CHECK-LIST AGAINST ZONING ORDINANCE

*revised site plan 1/24/12

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new single family cape w/ full dorms, 24' x 32'

Sewage Disposal - public

Lot Street Frontage - 50' min. - 66.23' given (OK)

Front Yard - 25' min. - ~~29.2' scaled~~ 29.5' scaled (OK)

Rear Yard - 25' min. - ~~44.7' to deck~~ 49' to house (OK)

Side Yard - 1-1/2 stories - 8' ~~18' scaled on left, 14' scaled on right~~ 14' (OK) - need total of 20' has 29' (OK)

Projections - 10x10' deck, front porch 3' x 8', side landing, 4x4, bulkhead 5' x 25' x 6'

Width of Lot - 65' min - 65' scaled (OK)

Height - 35' max - 21.25' (OK)

Lot Area - 6500 sq ft - 7254 sq ft given (OK)

Lot Coverage Impervious Surface - 35% = 2538.9 sq ft

Area per Family - 6500 sq ft (OK)

*Off-street Parking - 2 spaces required - ~~partly spaces on 8' x 14'~~ 20' x 14' beyond (OK)

Loading Bays - N/A

~~lot 50' can't park in 5' of property line
spaces only 8' wide~~

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

Jonathan Rioux - Fwd: Holm Ave: Att Jonathan Rioux

From: Tammy Munson
To: Jonathan Rioux
Date: 2/7/2012 9:00 AM
Subject: Fwd: Holm Ave: Att Jonathan Rioux
Attachments: Holm Ave 2-6-12 Elevations.pdf; Holm Ave Floor Plans 2-6-12.pdf; Holm Ave Foundation 2-6-12.pdf

COPY

>>> "James R. Gray" <jgray002@maine.rr.com> 2/6/2012 6:18 PM >>>

Good morning Jonathan:

In response to your requests for additional information about the plans for Holm Ave, I have attached a pdf of the plans with the changes.

We will be meeting all the MUBEC code on insulation, and have done a res-check on it.

The elevation, and distance to finished grade are such that no window in the house will be more that 72" to grade.

Sincerely

James R. Gray
415-7881

COPY

Memorandum
Department of Planning and Urban Development
Inspection Services Division



TO: Dan LaBrie, Owner

FROM: Jonathan Rioux, Code Enforcement Officer/ Plan Reviewer

DATE: February 3, 2012

CC: Jim Gray, Contractor

RE: Job No: 2011-12-2993-SF. Located at 230 Holm Ave.

Please provide a cross section for the item(s) below:

A roof framing detail showing how porch roof meets the proposed building, collar and rafter tie connections (Section R802.3 & R802.3.1).

Cross-Section of the Deck/ Porch Construction (R502.2.1)

- Beam sizing and spans between each poured footing/ pier
- Floor Joist Sizes
- Ledger/ Beam Connection(s)
- Fall protection (36 inch minimal dependent on height from grade < 30 Inches)
- Stair Specs (rise, run, and graspable handrail)

Below are Conditions of Approval for permit issuance:

- Building Envelope/ Energy Efficiency must comply with MUBEC.
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
- Windows Must Comply with...
 - 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.
 - A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

Our Office will need the specification for Engineered Trusses (Built-up Girder(s)) prior to construction.

Please feel free to contact me at 207.874.8702 if you have any questions or concerns.

| | | |
|---|--|-------------|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | $12 \frac{12}{12}$ & $4 \frac{12}{12}$ $2 \times 10''$ @ $16''$ o/c w/ $2 \times 6''$ joist | okay |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | Floor: $3/4''$ / Roof: $1/2''$ | "See Email" |
| Fastener Schedule (Table R602.3(1) & (2)) | Wrong Table | |
| Private Garage (Section R309) Living Space? (Above or beside) | N/A | |
| Fire separation (Section R309.2) | | |
| Opening Protection (Section R309.1) | N/A | |
| Emergency Escape and Rescue Openings (Section R310) | Bedroom Egress & Bulkhead | okay |
| Roof Covering (Chapter 9) | Asphalt | okay |
| Safety Glazing (Section R308) | Shown in Bathroom | okay |
| Attic Access (Section R807) | $22 \times 30''$ shown | okay |
| Chimney Clearances/Fire Blocking (Chap. 10) | N/A | |
| Header Schedule (Section 502.5(1) & (2)) | (3) $2 \times 8''$ | "See Email" |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | | "See Email" |

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|--|--|--------------------------|
| Soil type/Presumptive Load Value (Table R401.4.1) _____ | | |
| Component | Submitted Plan | Findings/Revisions/Dates |
| STRUCTURAL Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)) | 10 x 20" w/ 8" Thick Wall 1/2" Rebar | okay |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | - All shown of plan | okay |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | N/A | |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | 1/2" w/in 12" of corners w/ 6-0" o/c | okay |
| Lally Column Type (Section R407) | 3 1/2" Lally | |
| Girder & Header Spans (Table R 502.5(2)) | (3) 2x12" - 5'-10" Max | okay |
| Built-Up Wood Center Girder Dimension/Type | " / " Vise Lam | |
| Sill/Band Joist Type & Dimensions | 2x12 PT | okay |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10" @ 16" o/c 13-9" Max | okay |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x8" @ 16" o/c 13-9" Proposed - 13-6" Max | okay |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | | |

| | | |
|---|---|--|
| Type of Heating System | | |
| Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3) | Bulkhead 7 3/4 x 10" 6'-8" 36" to 38" Rail | okay |
| Smoke Detectors (Section R313) Location and type/Interconnected | Smk & CO Show | okay |
| Dwelling Unit Separation (Section R317) and IBC – 2009 (Section 1207) | N/A | |
| Deck Construction (Section R502.2.1) | "See Memo" | "See Email response" |

R-3 permit #,

entered 12/30/11

| | | |
|---|---|---|
| Location/Address of Site: 230 Holmes Ave. Portland Maine | | |
| Total Square Footage of Proposed Structure/Area: 1408 FT ² | Area of lot (total square feet): 7,254 FT ² | Number of Stories: 1 1/2 |
| Tax Assessor's Chart, Block & Lot(s) Chart# 272 Block # PAB1 Lot# B022 B023 B024 | Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____ | Cost of Work: Work: \$ 139,000 C of O Fee \$ _____ |
| Current Legal Use: Number of residential Units 0 | If vacant, previous use? Always vacant | Is property part of a subdivision? If yes, please name: No |
| Proposed Use and Project Description: single family, One and a half story 3 Bd Rm, one 3/4 Bath capl. | | |
| Applicant – must be owner, Lessee or Buyer Name: AAL BUILDERS LLC DAN LABRIE Business Name, if applicable: Address: 6 Beach St City/State: So. Portland Zip Code: | | Applicant Contact Information Work # 772-6505 Home# 767-1055 Cell # 838-0444 e-mail: DLABRIE@ROBUSIDEERING.COM |
| Owner – (if different from Applicant) Name: Address: City/State: Zip Code: | | Owner Contact Information Work # Home# Cell # e-mail: RECEIVED DEC 27 2011 Dept. of Building Inspections City of Portland Maine |
| Agent/ Contractor Name: James R. Gray Address: 143 CRAIGIE ST City/State: PORTLAND Zip Code: 04102 | | Agent/Contractor Contact Information Work # 553-2672 Home# _____ Cell # 415-7881 * e-mail: JGRAY@KW.COM |
| Billing Information Name: J. GRAY Address: shore City/State: Zip Code: Phone Number: 415-7881 | | Contact when Building Permit is Ready: Name: J. GRAY Address: shore City/State: Zip Code: Phone Number: 415-7881 |

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

| | |
|--|---|
| <p>Level I Minor Residential Site Plan</p> <p>___ Application Fee (\$300.00 flat fee)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) | <p>Fees Paid (office use)</p> <p>___</p> |
| <p>Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)</p> | <p>\$100 (flat fee)</p> |
| <p>Performance Guarantee</p> <p><i>N/A</i></p> | <p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p> |
| <p>Building Permit Fee</p> | <p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p> |

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

Refer to the application checklist for a detailed list of submittal requirements.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.


Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

| | |
|---|-------------------------------------|
| <p>Signature of Applicant:</p>  | <p>Date:</p> <p>12-14-11</p> |
|---|-------------------------------------|

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

3 fill-in site plans/surveys - 1 fill-in building plan

General Submittal Requirements – Level I Minor Residential

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
|-------------------------------------|------------------------------|----------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Completed application form and check list. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1 | Application fees. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Evidence of right, title and interest. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Copies of required state and/or federal permits. <i>N/A</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written Description of existing and proposed easements or other burdens. <i>None of Record</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written requests for waivers from individual site plan and/or technical standards. <i>N/A</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Evidence of financial and technical capacity. <i>N/A</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application. <i>Sprinkler building</i> |

Site Plans and Boundary Survey Requirements – Level I Minor Residential

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
|-------------------------------------|------------------------------|----------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) | Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Location and dimension of existing and proposed paved areas. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed ground floor area of building. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Finish floor elevation (FEE) or sill elevation. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Exterior building elevations (show all 4 sides). |
| <input type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed utilities (or septic system, where applicable) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Existing and proposed grading and contours. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Proposed stormwater management and erosion controls. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | ▪ Total area and limits of proposed land disturbance. |

| | | |
|-------------------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed protections to or alterations of watercourses. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Proposed wetland protections or impacts. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house). |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed curb and sidewalk, except for a single family home. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Existing and proposed easements or public or private rights of way. None |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show foundation/perimeter drain and outlet. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Additional requirements may apply for lots on unimproved streets. N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | 3 (1 paper copy as of Dec. 1) |
| | | Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17' |

Building Permit Submittal Requirements –Level I: Minor Residential Development

| Applicant Checklist | Planner Checklist (internal) | Number of Copies | Submittal Requirement |
|-------------------------------------|------------------------------|------------------|--|
| | | 1 | One (1) complete set of construction drawings must include: |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Cross section with framing details |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Floor plans and elevations to scale |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Window and door schedules on plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Foundation plans w/required drainage and damp proofing , if applicable Plans |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Detail egress requirements and fire separation, if applicable Plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003 Plan |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Deck construction including: pier layout, framing, fastenings, guards, stair dimensions N/A |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.) |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | | Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17" |

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

11x17


**WARRANTY DEED
(Maine Statutory Short Form)**

KNOW ALL PERSONS BY THESE PRESENTS, that, Frances C. Campbell of Portland, Maine, for consideration paid, hereby GRANTS to AAAL Builders LLC., whose mailing address is 6 Beach Street, South Portland, Maine 04106, with WARRANTY COVENANTS, the land with any buildings thereon situated at 230 Holm Avenue, City of Portland, County of Cumberland and State of Maine, described as follows:

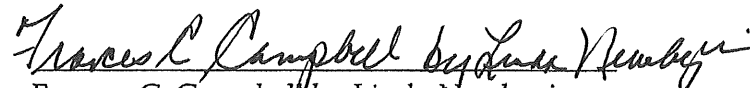
See Attached Exhibit A

Meaning and intending to convey a portion of the premises as described in a deed to Francis C. Campbell dated September 16, 1997 and recorded in said Registry in Book 13394, Page 265.

Witness my hand and seal this 9th day of November, 2011.



Witness

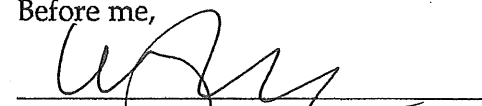


Frances C. Campbell by Linda Newbegin
Her Attorney-in-Fact *POA*

STATE OF MAINE
COUNTY OF CUMBERLAND

November 9, 2011

Then personally appeared before me the above named Linda Newbegin and acknowledged the foregoing instrument to be her free act and deed and her free act and deed in her said capacity *as attorney in fact for Frances C. Campbell.*

Before me,


Notary Public / Attorney at Law
Printed Name:
My Comm. Exp:
Michael J. Pearce

*Deed prepared without benefit of title exam. Preparer makes no warranty regarding Grantors ability to convey title.

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land with any improvements thereon, located on the northwesterly side of Holm Avenue in the City of Portland, County of Cumberland, State of Maine and more particularly described as follows:

Beginning at an iron pipe on the northwesterly side of Holm Avenue at the corner of land now or formerly of Robert C. Hains as described in Deed Book 16015, Page 143 and recorded in the Cumberland County Registry of Deeds;

Thence S 43°20'17" W, along Holm Avenue a distance of 6.16' to point;

Thence S 29°18'17"W, along Holm Avenue a distance of 41.23' to a found iron rebar;

Thence S 43°20'17" W, a distance of 18.84' to a set iron rebar at the remaining land of Francis C. Campbell;

Thence N 46°39'43" W, along remaining land of Francis C. Campbell a distance of 78.92' to a set iron rebar;

Thence N 02°20'27" E, along remaining land of Francis C. Campbell a distance of 9.28' to a set iron rebar;

Thence N 46°39'43" W, along remaining land of Francis C. Campbell a distance of 33.73' to a set iron rebar at the land now or formerly of Railroad Land LLC as described in Deed Book 23966, Page 284;

Thence N 41°25'43"E, along land of Railroad Land LLC a distance of 58.03' to a found iron rebar at the land of Hains;

Thence S 46°39'43" E, along land of Hains a distance of 110.67' to the point of beginning.

The above described parcel contains 7,254 square feet or 0.167 Acre, more or less.

The basis of bearings for the description was the 2011 Magnetic Meridian.

Meaning and intending to convey a portion of the premises as described in a deed to Francis C. Campbell dated September 16, 1997 and recorded in said Registry in Book 13394, Page 265.

Received
Recorded Register of Deeds
Nov 09, 2011 02:16:26P
Cumberland County
Pamela E. Lovley

One- or Two-family Fire Sprinkler Permit

If you or the property owner owes real estate or property taxes or user charges on any property within the city, payment arrangements must be made before permits of any kind are accepted.

Installation address: 230 HOLMS AVE

Building owner: AAAL BUILDERS LLC Phone: 207-415-7881

Installer: Bill Walsh Freedom Fire Phone: 627-4109
Bill Walsh, wwalsh@maine.net, Inc. Co.

Total sq/ft of building floor space per unit: 1408 Single-family home
1st fl 768, 2nd fl 640
or

Sq/ft of sprinklered floor space per unit: 1408 Two-family home

Is this a multipurpose piping system? Y / N Sprinkler piping uses Pex? Y / N

Water supply: Municipal Water Well pump Stored water Other

Include electronic copy of approved State Sprinkler Permit plans:

Additional cost to the owner for the home fire sprinkler system for each dwelling unit minus costs necessary for domestic needs (See below): **A=** _____

Attach cost breakdown: A City plumbing permit has been pulled:

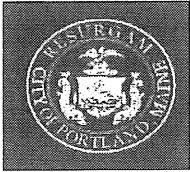
Does this sprinkler installation exceed the minimum requirements? Y / N

If yes explain additional features and costs:

| |
|---|
| COST OF WORK: _____ (A times number of units) |
| PERMIT FEE: _____ (\$10 PER \$1,000 + \$30 FOR THE FIRST \$1,000) |

Additional information and Frequently asked questions about home fire sprinkler systems may be found at www.portlandmaine.gov/fire

Sprinkler system cost must deduct costs that would have been incurred if the system did not provide sprinkler service. In a well pump system it would include the difference between the well pump to be installed and the one that would have been installed if there were no sprinkler demand on the system. Includes additional piping and valves that are required only because of NFPA Standard 13D, and not already required for domestic needs. Includes cost of sprinkler heads and additional installation costs.



PORTLAND MAINE

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

Planning & Urban Development Department
Gregory A. Mitchell, Acting Director

Planning Division
Alexander Jaegerman, Director

JANUARY 10, 2012

Mr. Dan LaBrie
AAL Builders, LLC.
6 Beach Street
South Portland, Maine 04106

Mr. James R. Gray
143 Cragie Street
Portland, Maine 04102

RE: Review Comments for Single Family Site Plan

Project Name: LaBrie Single Family
Project ID: 2011-12-2993-SF
Project Address: 230 Holm Avenue **CBL:** 270-B-010001
Planner: Philip DiPierro

Dear Mr. LaBrie and Mr. Gray:

Thank you for submitting your site plan for a single family residence at 230 Holm Avenue.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following additional information must be submitted in order for the approval process to move forward.

Survey Requirements:

1. Please submit a revised survey to include the following information:
 - Please add the flood zone information to the survey, ie. which zone the property is in based on the FEMA Flood Insurance Rate Map.
 - Please include the approximate locations of structures on adjoining lots within 50 feet of the property lines.
 - Please add a revision block to the survey with the revision number and date.

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

- Please show the entire parcel boundaries, not just the lot that is being split from the parcel.
- Please list the total land area of the entire parcel, not just the lot that is being split.
- Property corners. Where no property markers exist, the City of Portland requires that the property markers be installed and, in some instances that a licensed surveyor set and confirm proposed building locations on site prior to the issuance of a building permit.
- Please show the street status on the survey, ie., accepted, continued, discontinued, vacated, etc.
- Please add to the survey and confirm that the City's official vertical datum, NGVD 1929, was used for this survey.
- The survey needs to tie the property into the nearest accepted street line and the nearest monument or record survey data. Please show this information.

Additional information on Survey requirements can be found in the City's Technical Manual, or by contacting Bill Clark in the Engineering Division of the Public Services Department.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
 - Please show the total area, and limits of ground disturbance in square feet, on the site plan,
 - Please show the proposed grading contours. If no changes in grading are proposed, please note it on the site plan. Please note, the site plan must be designed to provide positive drainage away from the foundation.
 - Please state on the site plan the size of the sanitary sewer lateral,
 - Please show on the site plan the water, sewer, and drainage utilities in the street, and the proposed connection to those lines,
 - Please show the curb line on the site plan,
 - The City of Portland Technical manual requires a minimum 20 foot separation, measured at the property line, between the edge of the proposed driveway and any existing driveway. The proposed driveway location does not meet this standard. It is recommended that you use the existing curb cut on the east side of the property.
 - Please show on the site plan that the driveway apron will flare only 2 feet on each side from the property line, and note that it will be paved to City standards,
 - Please show how you plan to manage drainage so that your abutters are not negatively impacted by stormwater runoff, ie. stormwater management plan.
 - Please add erosion control measures (erosion control plan) to you site plan.
 - Please identify the limits of, and list in square feet, the amount of ground disturbance on the site plan,
 - Please include the soil type for the property,
 - Please add the two required street trees to the site plan, or note on the plan the trees you plan to save in order to meet the City's minimum tree requirement standard.

Zoning Requirements:

1. Please submit a revised site plan that includes the following information:

- This lot has been split from an existing lot. Please submit a survey that shows the complete original lot with any existing structures, and the lot that is being split off.
- The site plan, building plans, and elevation plans don't match for consistency, please revise to address the following comments.
 - the bulkhead is not shown on the site plan
 - the deck is not shown on the elevations
 - deck not shown on the building plans
- The bulkhead on the elevations is located 16.5' in from the back right corner, but on the building plan the bulkhead is located 10.5' in from the back right corner, right where the deck is shown on the site plan. Please revise so that all plans are consistent
- Please show two parking spaces (each one 9' x 18') that are 5' or more from the side property line for the first 50' from the front. Each parking space shown is 8' wide, and one space is only 2' from the side property line.

Additional Submittals Required:

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit three (3) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at pd@portlandmaine.gov.

Sincerely,



Philip DiPierro
Development Review Coordinator

Electronic Distribution:

Ann Machado, Zoning Specialist
David Margolis-Pineo, Deputy City Engineer

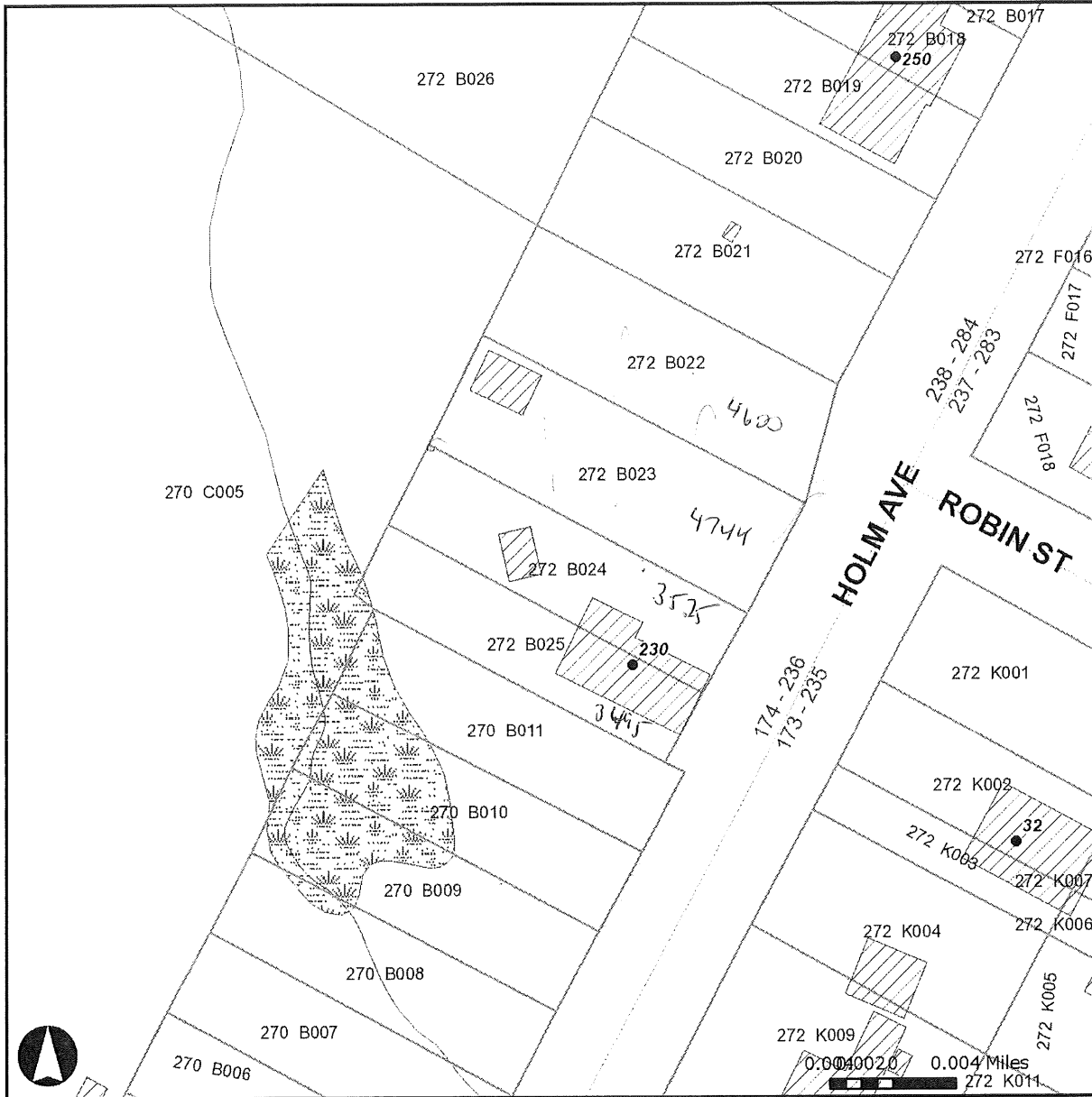
Jim Gray

P-3

272-B-22, 123

23,264 ±

Map



- | | | | |
|---------------------------------------|--------------------------------------|--------------------------------|-----------|
| Interstate | Traveled Ways | Jetport | Ocean |
| Streets | Stream | County Streets | |
| Buildings Building Out Building | Wetland swamp | —A15 —A21 —A31 | |
| Parcels | Lake/Pond under_road waterbody | ME Towns Land Water Body | |

David Margolis - Pines

874 - sero.

See also in book for Pines
spores

232 Virginal St. -

Repetro

Only local population -

Esri - calling on - Fatima

Neck A. Row

Jonathan Rioux - RE: Holm Ave: Att Jonathan Rioux

From: "James R. Gray" <jgray002@maine.rr.com>
To: "Jonathan Rioux" <JRIOUX@portlandmaine.gov>
Date: 2/7/2012 12:53 PM
Subject: RE: Holm Ave: Att Jonathan Rioux

Hi Jon,
Sorry about the delay in your answer but I was out showing property.
The spacing is 7 feet between the piers center to center, and the sheathing is ½ inch Zip Wall with taped seams.
Thanks for your help.

Jim Gray 415-7881

From: Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]
Sent: Tuesday, February 07, 2012 9:26 AM
To: jgray002@maine.rr.com
Subject: Fwd: Holm Ave: Att Jonathan Rioux

James,

Morning. Please provide an answer to the following questions so I/we can finalize your permit this morning, see below:

1. What is the max span between the triple (3) 2 x 8" Beam(s) and your ten (10) inch poured pier(s) for the porch/ deck?
2. What is the exterior wall sheathing? Plans indicate "per spec"? JGR.

Jonathan Rioux
Code Enforcement Officer/ Plan Reviewer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> Tammy Munson 2/7/2012 9:00 AM >>>

>>> "James R. Gray" <jgray002@maine.rr.com> 2/6/2012 6:18 PM >>>

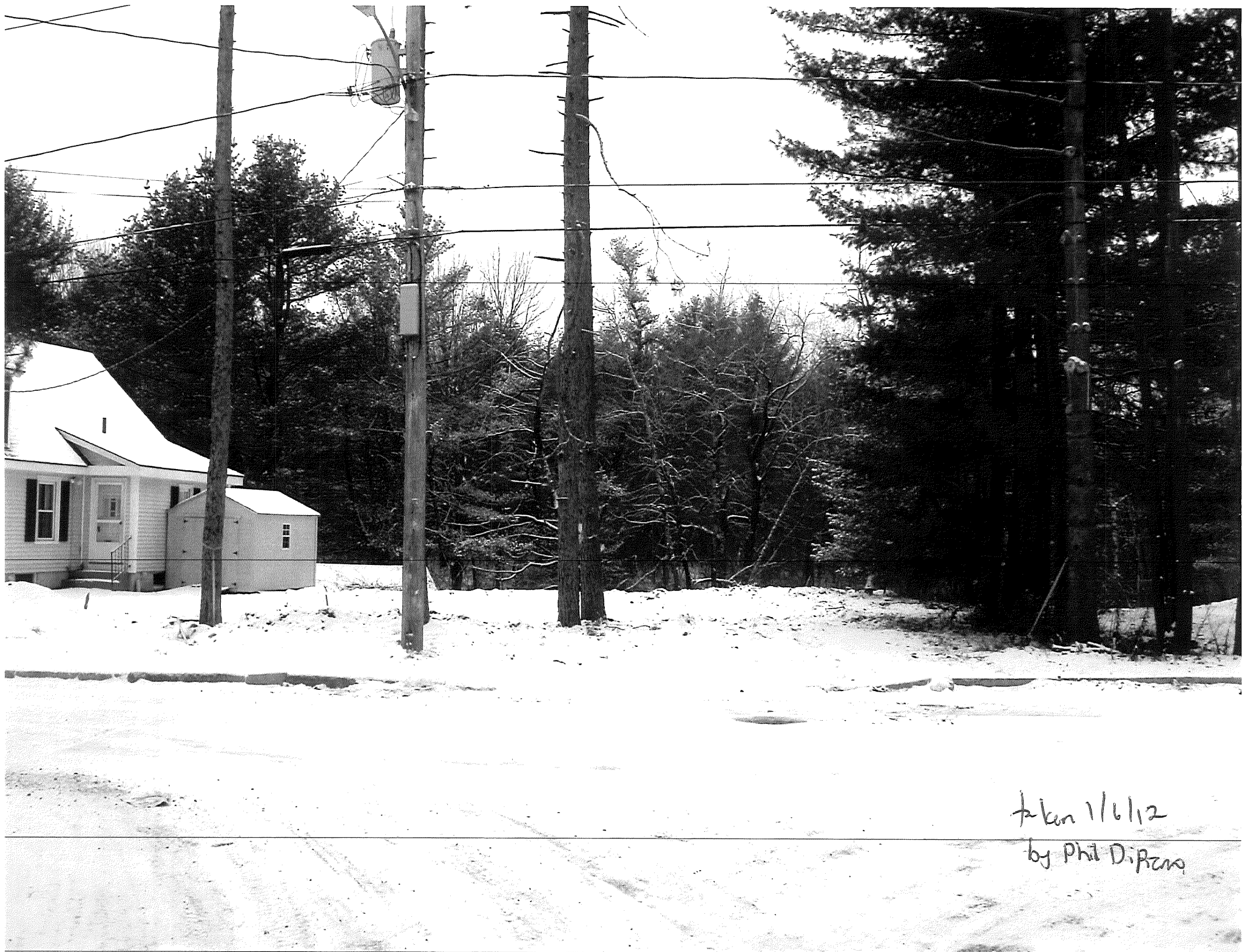
Good morning Jonathan:

In response to your requests for additional information about the plans for Holm Ave, I have attached a pdf of the plans with the changes.

We will be meeting all the MUBEC code on insulation, and have done a res-check on it.
The elevation, and distance to finished grade are such that no window in the house will be more that 72" to grade.

Sincerely

James R. Gray
415-7881



taken 1/6/12
by Phil DiPerna

Existing House

Owner: Franis C. Campbell
Applicant: AAAL Buildings LLC

Date: 1/4/12

Address: Split from 230 Holm Ave
(232-236)

C-B-L: 270-B-10211
272-B-24125

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built. 1920

Zone Location - R-3

Interior or corner lot - 72.54 ϕ being split off from house lot.

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage - 50' min. - 135' given (OK)

Front Yard - N/A

Rear Yard - N/A

* * Side Yard - shed - 7.75' - needs to be 8' - (OK)
2 spaces - 14' - 11.5' on right
90' on left

Projections - * existing 8' x 10' shed over property line - but marked. (OK) can do down to 8' on side
need total of ~~20'~~ 28'

Width of Lot - 65' min. - 134.5' scaled (OK)

Height - N/A

Lot Area - 6500 ϕ min. - 15,900 ϕ given (OK)

Lot Coverage Impervious Surface - 35% - 5582.5 ϕ

Area per Family - 6500 ϕ (OK)

Off-street Parking - 2 spaces required (OK)

Loading Bays - N/A

Site Plan - N/A

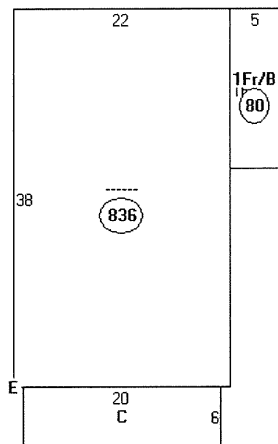
Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

103L

+ No. r

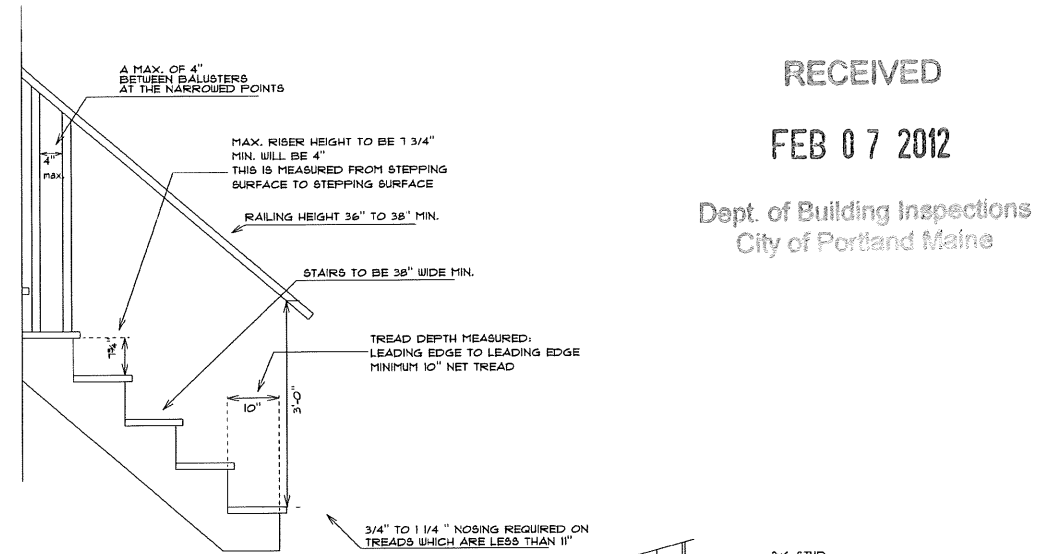
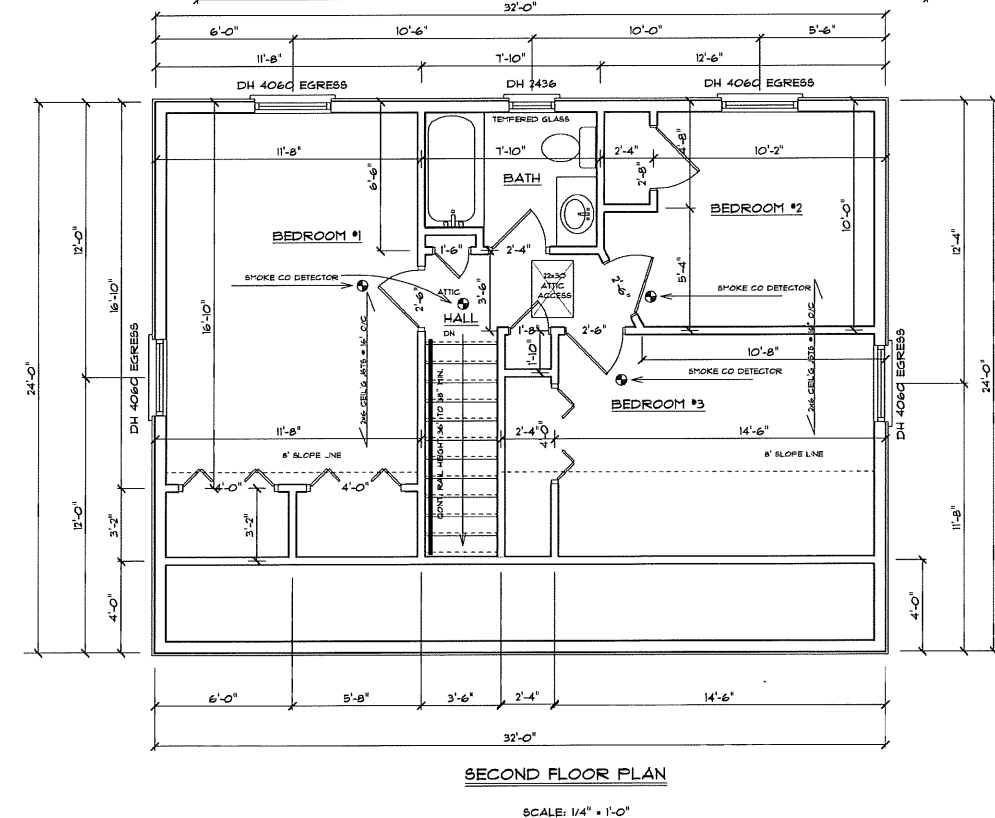
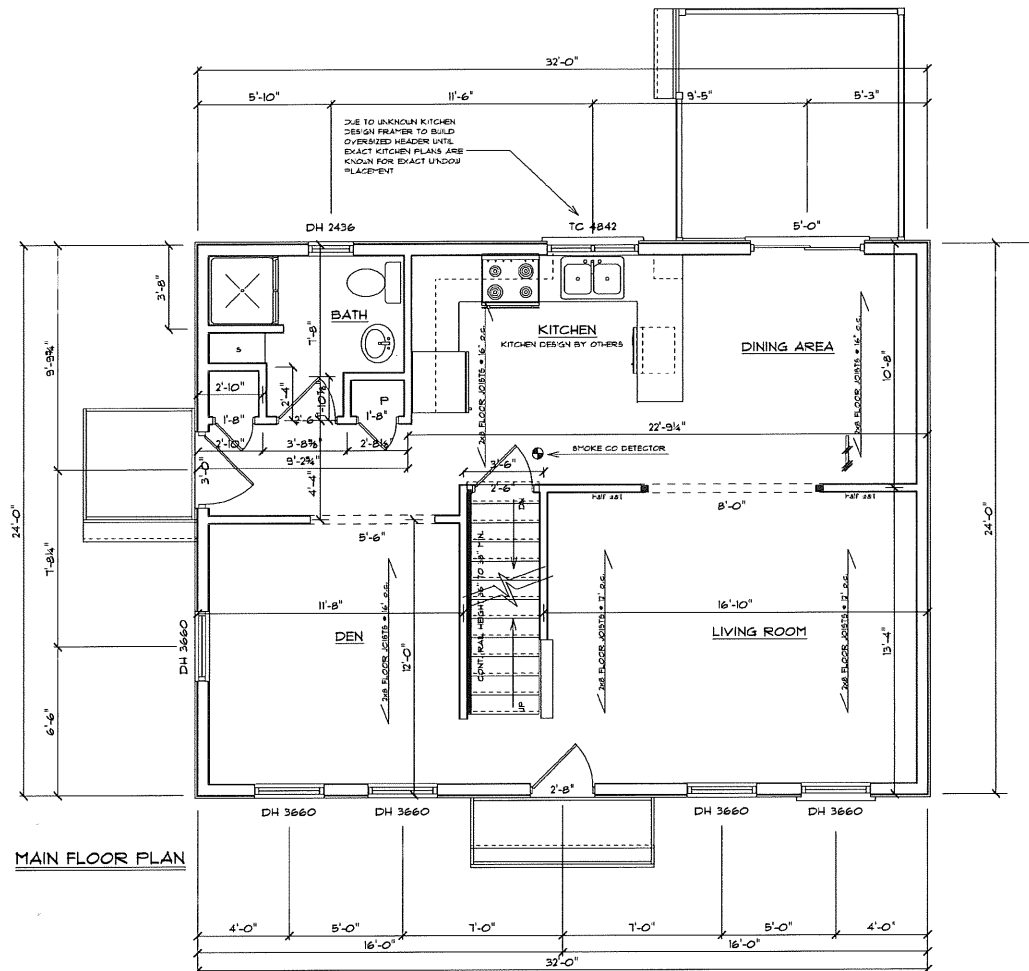
1206.5 ϕ (OK)



Descriptor/Area

- A: -----
836 sqft
- B: 1Fr/B
80 sqft
- C: OFF
120 sqft
- ~~D: BG1
262 sqft~~
- ~~E: RS1
96 sqft~~

= 1036 ϕ



- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENINGS, SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2"x1'-0" HOOKED OR EQUIVALENT, 4'-0" MAX. OC, 4'-1'-0" MIN. FROM ALL CORNERS.
 4. ALL LALLY COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
 6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
 9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING JOIST & SUBFLOOR IS COMPLETE.
 10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE UNWRAPPED IN FILTER FABRIC.
 11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

| NOTES | LOCATION | FASTENING | CONNECTION | NOTES | LOCATION | FASTENING | CONNECTION |
|--|-----------|--|--|--|---|--------------------------------------|---|
| SEE NOTE: F | | 8d | PANEL SIDING (TO FRAMING) 5/8" | COMMON NAIL - REF TO TABLE 2308.10.4.1 | FACE NAIL | 4-3" 14 GAGE STAPLE @ 3'x0.131" NAIL | (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS TO PARALLEL RAFTERS |
| SEE NOTE: F | | 6d | PANEL SIDING (TO FRAMING) 1/2" OR LESS | COMMON NAIL - REF TO TABLE 2308.10.4.1 | FACE NAIL | 4-3" 14 GAGE STAPLE @ 3'x0.131" NAIL | (SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS, LAPS OVER PARTITIONS |
| SEE NOTE: C | | 6d | SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS | TOENAIL | 5-3" 14 GAGE STAPLE @ 3'x0.131" NAIL | 16d COMMON | CONTINUOUS HEADER TO STUD |
| SEE NOTE: P SEE NOTE: N 8d, SEE NOTE: D, 6d, SEE NOTE: C | | 2" 16 GAGE 2-3/8"x0.113" NAIL 8d OR 6d | & PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS | TOE NAIL | 5-3" 14 GAGE STAPLE @ 3'x0.131" NAIL | 3-8d COMMON | CEILING JOISTS TO PLATE |
| SEE NOTE: D SEE NOTE: J | | 1-3/4" 16 GAGE 2-3/8"x0.113" NAIL 5d | & PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS | FACE NAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL | 2-16d COMMON | CONTINUOUS HEADS, 2 PCS. |
| | FACE NAIL | 4-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-16d COMMON | LEDGER STRIP | TOE NAIL | 3" 14 GAGE STAPLE @ 6" OC 3"x0.131" NAIL @ 6" OC | 8d @ 9" OC | RIM JOIST TO TOP PLATE |
| | FACE NAIL | 5-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-16d COMMON | JOIST TO BAND JOIST | TOE NAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-8d COMMON | | OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS |
| | FACE NAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 2-16d COMMON | 2-BY RIDGE BEAM ROOF RAFTER TO | LAP SPLICE | 12-3" 14 GAGE STAPLE TYP. FACE NAIL @ 12'-0" x0.131" NAIL 8-16d COMMON | | DOUBLE TOP PLATES |
| | TOENAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 2-16d COMMON | 2-BY RIDGE BEAM ROOF RAFTER TO | TYPICAL FACE NAIL | 3" 14 GAGE STAPLE @ 12" OC 3"x0.131" NAIL @ 12" OC 16d @ 16" OC | | DOUBLE TOP PLATES |
| | FACE NAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 2-16d COMMON | JACK RAFTERS TO HIP | FACE NAIL | 3" 14 GAGE STAPLE @ 8" OC 3"x0.131" NAIL @ 8" OC 16d @ 24" OC | | DOUBLE STUDS |
| | TOE NAIL | 4-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-16d COMMON | JACK RAFTERS TO HIP | END NAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 2-16d COMMON | | STUD TO SOLE PLATE |
| | FACE NAIL | 4-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-16d COMMON | COLLAR TIE TO RAFTER | TOE NAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 4-8d COMMON | | TOP PLATE TO STUD |
| AT EACH SPLICE FACE NAIL AT ENDS | | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 2-20d COMMON | BUILT-UP GIRDER & BEAMS | END NAIL | 3-1" 14 GAGE STAPLE @ 3'x0.131" NAIL 2-16d COMMON | | |
| STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM | | 3" 14 GAGE STAPLE @ 24" OC 3"x0.131" NAIL @ 24" OC 20d COMMON 32" OC | BUILT-UP GIRDER & BEAMS | BRACED WALL PANEL | 3" 14 GAGE STAPLE @ 12" OC 3"x0.131" NAIL @ 15" OC 16d @ 16" OC | | AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING |
| 16" OC | | 18" OC | 3" 14 GAGE STAPLE @ 3'x0.131" NAIL 16d COMMON | TYPICAL FACE NAIL | 3" 14 GAGE STAPLE @ 12" OC 3"x0.131" NAIL @ 8" OC 16d @ 16" OC | | OR BLOCKING SOLE PLATE TO JOIST |
| 18" OC | | 24" OC | 2-3" 14 GAGE STAPLE @ 2-3"x0.131" NAIL 2-8d COMMON | TOENAIL EACH END | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-8d COMMON | | BRIDGING TO JOIST |
| 24" OC | | | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-8d COMMON | TOENAIL | 3-3" 14 GAGE STAPLE @ 3'x0.131" NAIL 3-8d COMMON | | JOIST TO SILL OR GIRDER |

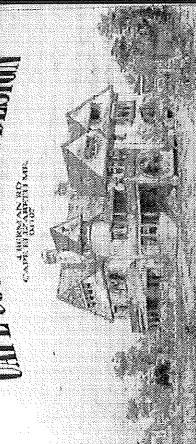
FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

RECEIVED

FEB 07 2012

Dept. of Building Inspections
City of Portland Maine

CAPE COTTAGE HOME DESIGN



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL LOCAL AND STATE BUILDING CODES.

CONTRACTOR:

PROJECT NAME:

HOLM AVE
SPEC

REVISIONS

DATE: FEBRUARY 06, 2012

SCALE: AS NOTED

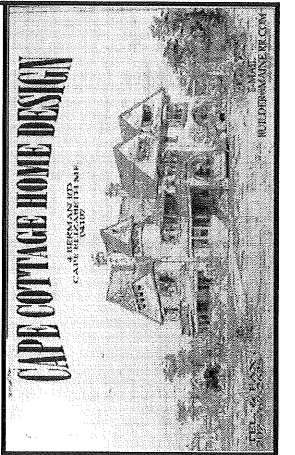
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FILE

SHEET: 01 OF 01

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City of Portland Maine



THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THE PROJECT. PALANCA REB. DESIGN INC. OR PETER PALANCA DO NOT GUARANTEE THAT THESE PLANS COMPLY WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S AND/OR THE BUILDER'S RESPONSIBILITY TO CONSTRUCT THIS PROJECT IN A MANNER DEEMED GOOD PRACTICE FOR ALL THE TRADES THAT MAY BE INVOLVED. THE OWNER AND/OR BUILDER SHOULD TAKE THE APPROPRIATE STEPS TO ASSURE THAT THE CONSTRUCTION OF THIS PROJECT CONFORMS TO OR EXCEEDS LOCAL AND STATE BUILDING CODES. USE OF THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO PALANCA REB. DESIGN INC. OR PETER PALANCA. SPECIFICATIONS TO OVERRIDE NOTES AND DETAILS ON THE PLANS.

CONTRACTOR:

PROJECT NAME:
**HOLM AVE
SPEC**

REVISIONS

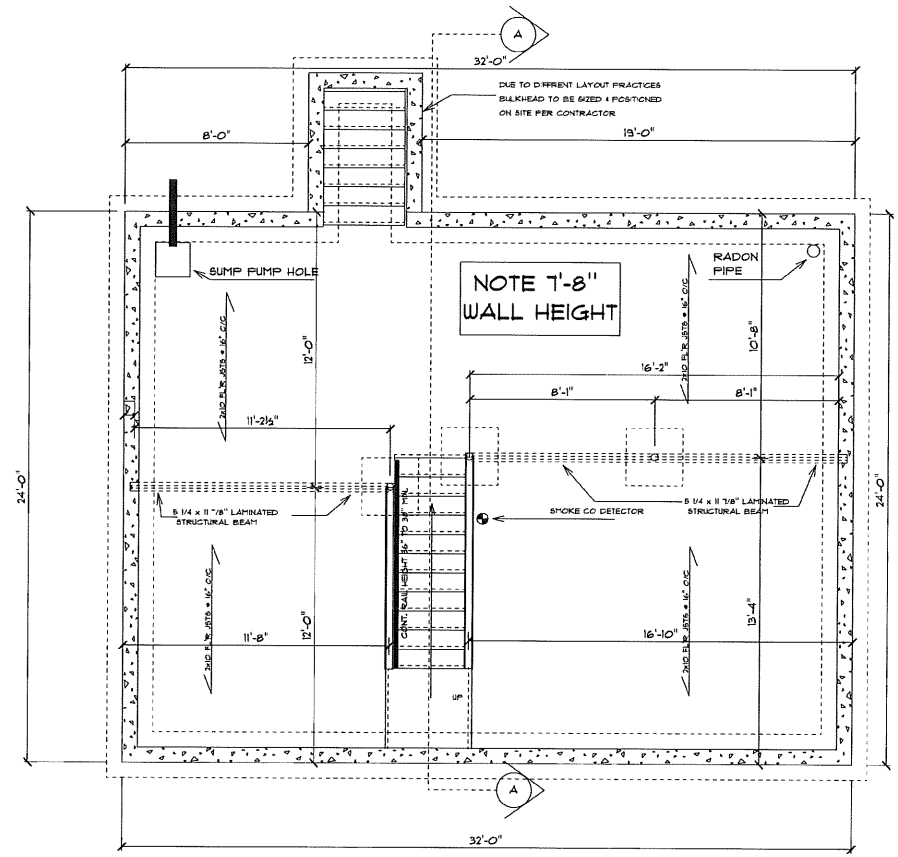
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SCALE: AS NOTED

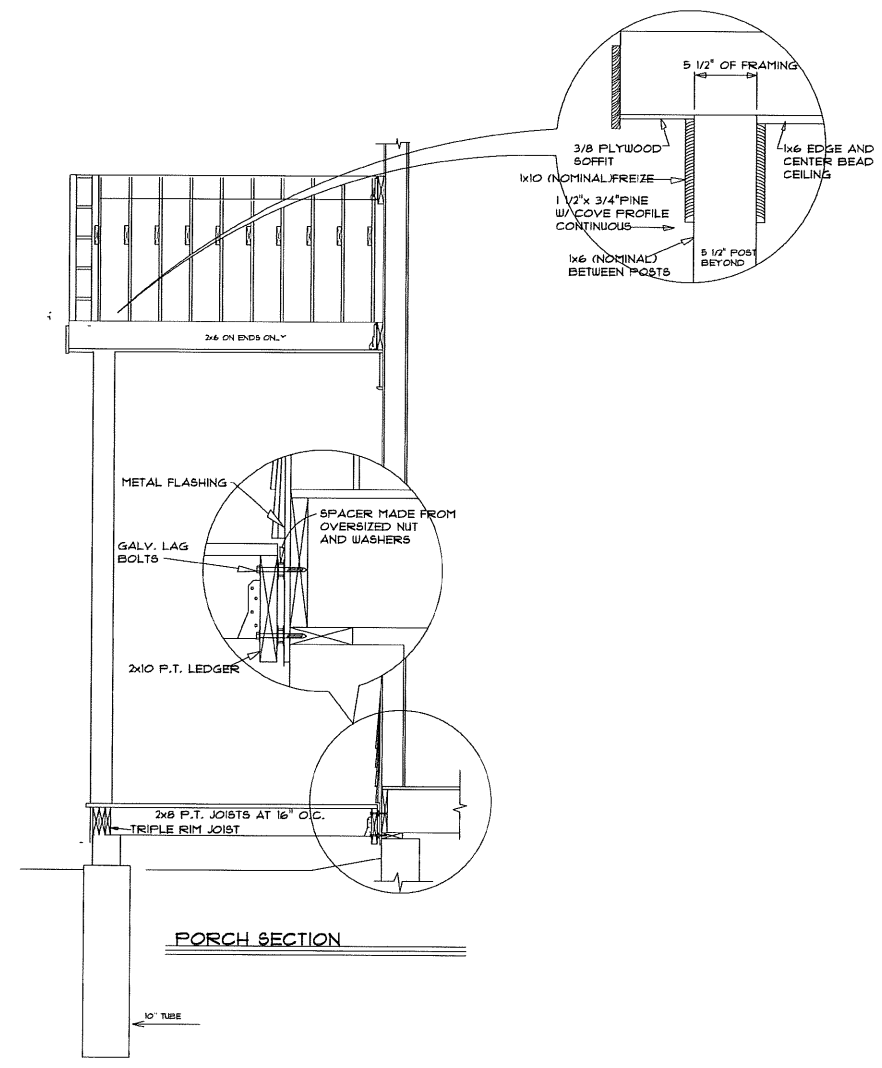
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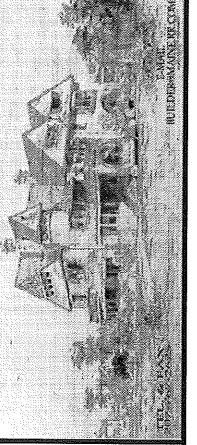
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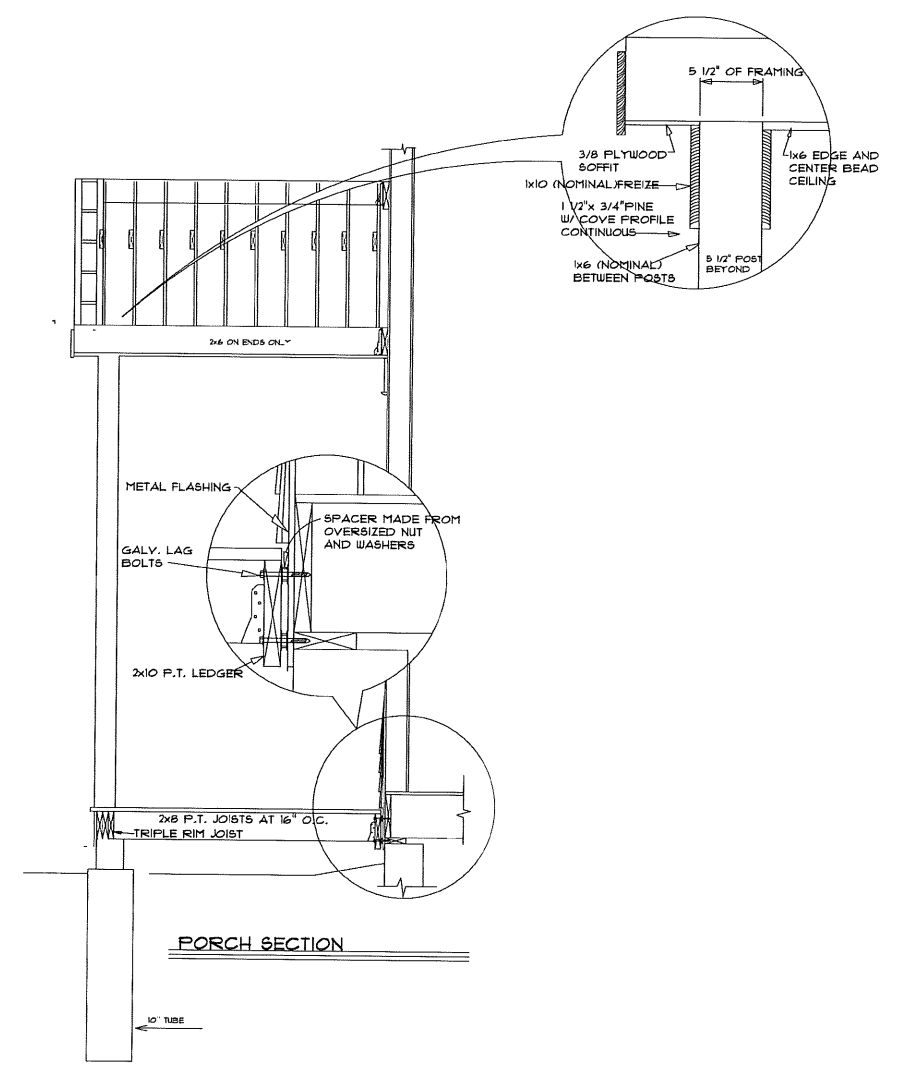
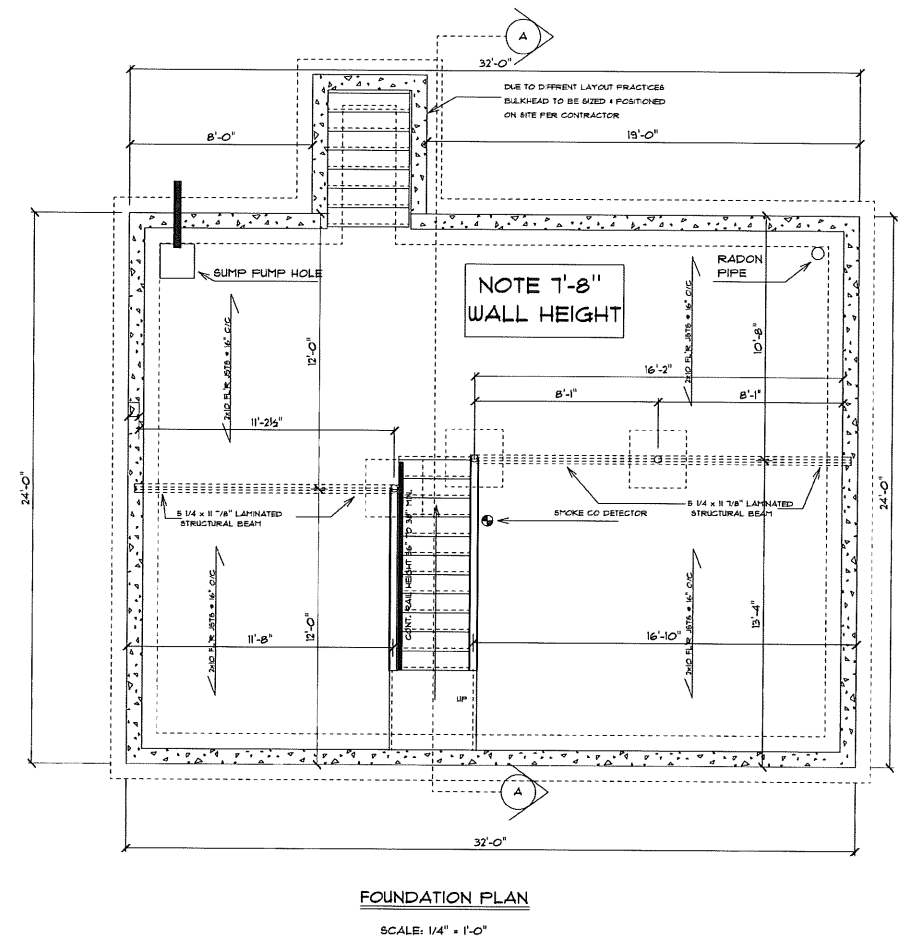
FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



PORCH SECTION



RECEIVED
 FEB 07 2012
 Dept. of Building Inspections
 City of Portland, Maine

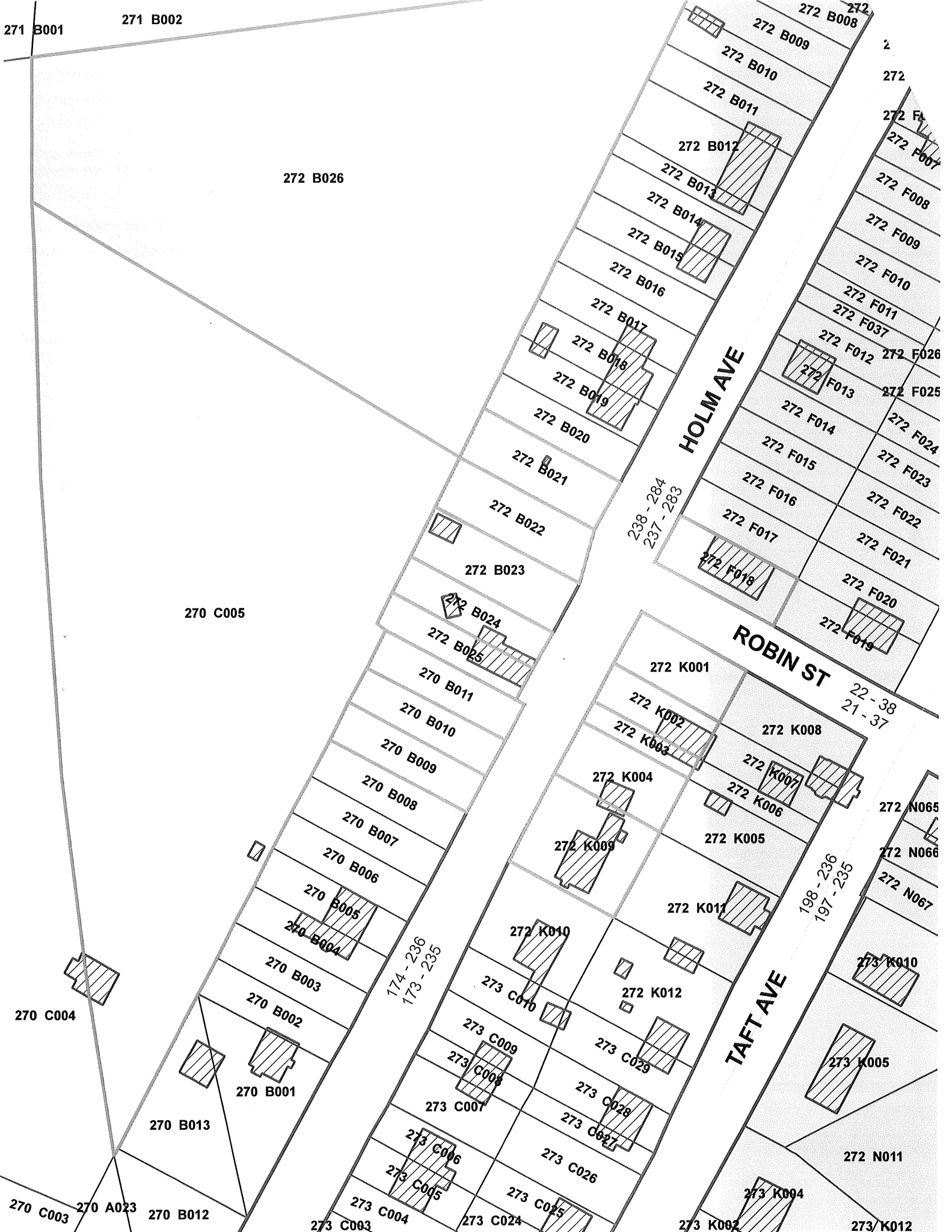


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CONTRACTOR:

PROJECT NAME:
HOLM AVE
SPEC

| REVISIONS | |
|--------------------|-------------------|
| | |
| | |
| | |
| | |
| DATE: | FEBRUARY 06, 2012 |
| SCALE: | AS NOTED |
| DRAWN: | |
| FILE: | |
| SHEET ____ OF ____ | |



271 B001

271 B002

272 B026

270 C005

270 C004

270 C003

270 A023

270 B012

270 B013

270 B001

270 B002

270 B003

270 B004

270 B005

270 B006

270 B007

270 B008

270 B009

270 B010

270 B011

272 B025

272 B024

272 B023

272 B022

272 B021

272 B020

272 B019

272 B018

272 B017

272 B016

272 B015

272 B014

272 B013

272 B012

272 B011

272 B010

272 B009

272 B008

174 - 236
173 - 235

238 - 284
237 - 283

198 - 236
197 - 235

HOLM AVE

ROBIN ST

TAFT AVE

22 - 38
21 - 37

272 K001

272 K002

272 K003

272 K004

272 K009

272 K010

272 K012

272 K011

272 K008

272 K007

272 K006

272 K005

272 F020

272 F019

272 F018

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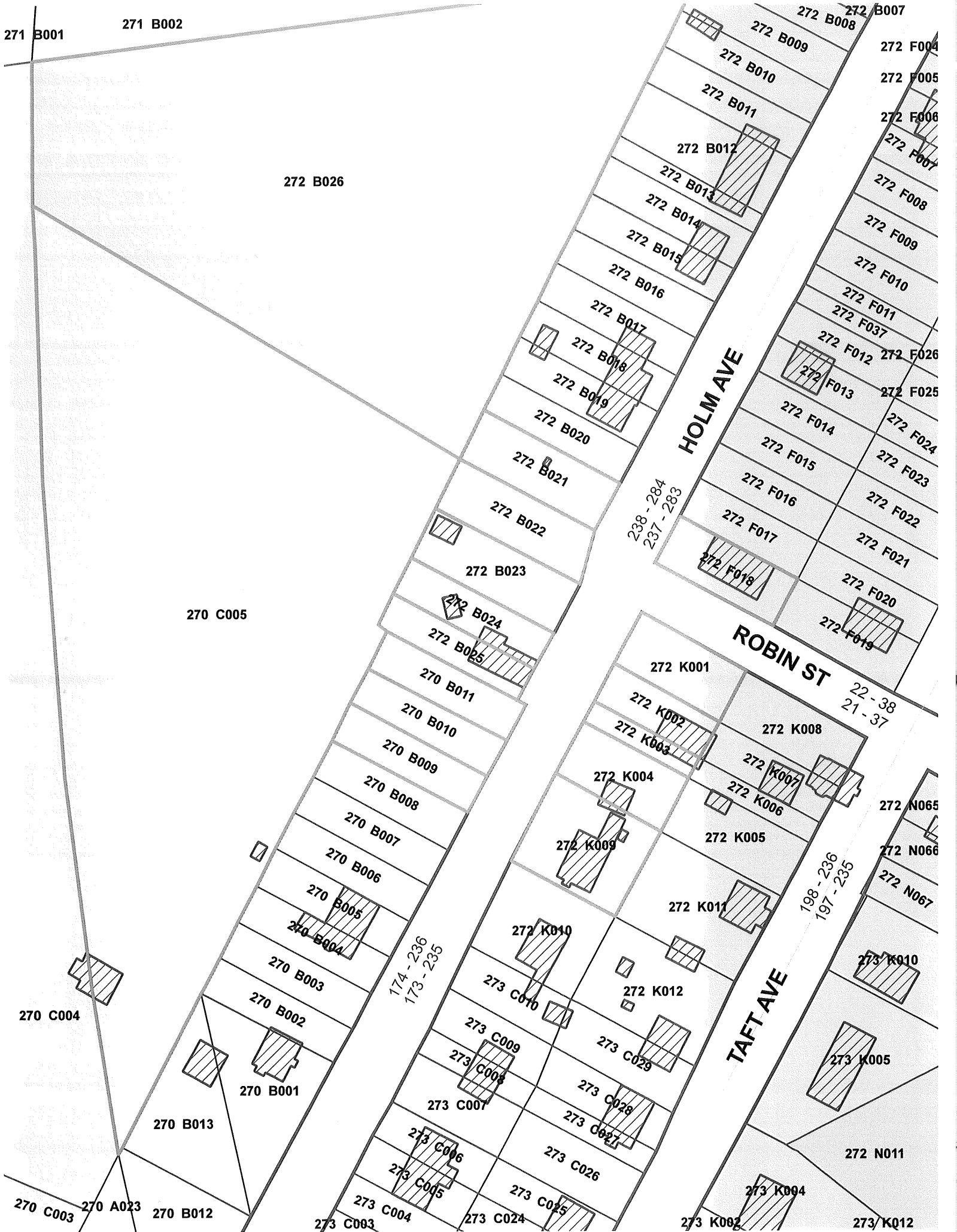
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273 C003



271 B001

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273 C004

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237 - 283

HOLM AVE

ROBIN ST

TAFT AVE

272 B009

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272 F019

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272 F021

272 F022

272 F023

272 F024

272 F025

272 F026

Labels Requested For CBL:

270 B003

270 B010

270 C005

272 B016

272 F017

272 K001

272 K004

02/08/2012

270 B010001

9:13 AM

CAMPBELL FRANCES C WID WWII VET
230 HOLM AVE
PORTLAND, ME 04102

CARVER RALPH B &
URSULA C CARVER LIVING TRUST
210 HOLM AVE
PORTLAND, ME 04102

HAINS ROBERT C
250 HOLM AVE
PORTLAND, ME 04102

INTHARAKUNHA PRASIT &
NIWAS INTHARAKUNHA JTS
217 HOLM AVE
PORTLAND, ME 04102

MCKENNA JENNIFER L &
PAUL MCKENNA JTS
32 ROBIN ST
PORTLAND, ME 04102

RAILROAD LAND LLC
550 WARREN AVE
PORTLAND, ME 04103

ROBICHAUD DAVID R &
CATHY A JTS
35 ROBIN ST
PORTLAND, ME 04102

Gayle Guertin - sf notices

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 2/8/2012 10:11 AM
Subject: sf notices
CC: Gayle Guertin

Abutters notices were sent out as of 02-08-12 for a New single family home @ 230 Home Ave.
CBL: 270 B010

Gayle

IMPORTANT NOTICE FROM CITY OF PORTLAND

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by AAAL Builders LLC for a new single family home at 230 Holm Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email jmy@portlandmaine.gov

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11833

IIT APPLICATION

PROPERTY ADDRESS

Street: 230 HOLM AVE PORT

CBL: 270 B010

PROPERTY OWNER(S) NAME

NAME: AAA L

Applicant Name: FRANK'S PLUMBING

Mailing Address of Owner/Applicant (if Different) 358 PROSPE 57 SOUTH PORTLAND ME 04106

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector(s) to deny a permit.

Signature of Owner/Applicant

Date 3/16/12

Town/City PORTLAND

Permit # 201241804

Date Permit Issued 3/16/12 Fee: \$ 110 Double Fee Charged []

Local Plumbing Inspector Signature

L.P.I. # 360

The Internal Plumbing Fixtures and Piping shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules Application.

Date Approved (Rough-in)

LPI Signature

Date Approved (Final)

PERMIT INFORMATION

This Application is for

- 1. NEW PLUMBING
- 2. RELOCATED PLUMBING

Type of Structure to be Served

- 1. SINGLE FAMILY RESIDENCE
- 2. MODULAR OR MOBILE HOME
- 3. MULTIPLE FAMILY DWELLING
- 4. OTHER-SPECIFY _____

Plumbing to be Installed by:

NAME: FRANK'S PLUMBING

- 1. MASTER PLUMBER
- 2. OIL BURNERMAN
- 3. MFG'D HOUSING DEALER / MECHANIC
- 4. PUBLIC UTILITY EMPLOYEE
- 5. PROPERTY OWNER

LICENSE # 5484

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City of Portland Maine

SCANNED

Hook-Up & Piping Relocation
Maximum of 1 Hook-Up

HOOK-UP: to public sewer by those cases where the connection is not regulated and inspected by the local sanitary district.

HOOK-UP: to an existing subsurface wastewater disposal system

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE \$10.00

Column 2

Number Type of Fixture

02 Hosebib / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, Etc.

Grease / Oil Separator

Roof Drain

Bidet

Other: _____

02 Fixtures (Subtotal) Column 2

Column 1

Number Type of Fixture

01 Bathtub (and Shower)

01 Shower (separate)

01 Sink

02 Wash Basin

02 Water Closet (Toilet)

01 Clothes Washer

01 Dish Washer

Garbage Disposal

Laundry Tub

Water Heater

09 Fixtures (Subtotal) Column 1

TOTAL FIXTURES

Fixture Fee
 Transfer Fee

Hook-Up & Relocation Fee

PERMIT FEE (TOTAL)

Fees by fixture:
First 4 fixtures = \$40 Over 4 = \$10/fixture
+ \$10 Surcharge

HHE-211 Rev. 08/2011