

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 060895

SEP 8 2006

CITY OF PORTLAND

This is to certify that WD INVESTMENTS INC James Wolf

has permission to 26' x 32' Dormered Cape

AT 258 HOLM AVE

272 B013001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures. and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Verification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. YOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

- Fire Dept. \_\_\_\_\_
- Health Dept. \_\_\_\_\_
- Appeal Board \_\_\_\_\_
- Other \_\_\_\_\_  
Department Name

*Deanne Burke* 9/8/06  
Director - Building Inspection

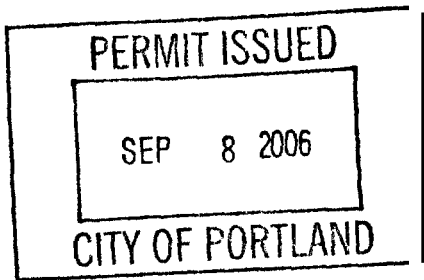
PENALTY FOR REMOVING THIS CARD

**Permit**

<b>258 HOLM AVE</b>		<b>WD INVESTMENTS INC</b>		<b>PO BOX 10127</b>	
<b>Business Name:</b>		<b>Contractor Name:</b> James <b>Wolf</b>		<b>Contractor Address:</b> P.O. Box 10127 Portland	
<b>Leasee/Buyer's Name</b>		<b>Phone:</b>		<b>Phone:</b> 2077734988	
<b>Past Use:</b> Vacant Land		<b>Proposed USC:</b> Vacant Land 26' x 32' Dormered Cape		<b>Permit Type:</b> Single Family	
<b>26' x 32' Dormered Cape</b>		<b>Permit Fee:</b> \$1,041.00		<b>Cost of Work:</b> \$105,000.00	
		<b>CEO District:</b> 3		<b>Zone:</b> R-3	
		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: <b>R3</b> Type: <b>SB</b>	
		<b>Signature:</b>		<b>Signature:</b> <i>JMB 9/8/06</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>					
<b>Action:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
<b>Signature:</b> _____ <b>Date:</b> _____					

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 06/14/2006
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<b>Zoning Approval</b>		
<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>para 16 - zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2006-0114</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/ conditions</i> Date: <i>8/30/06</i> <i>JMB</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>ARM</i> Date: _____



**CERTIFICATION**

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

**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 initialzing 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
- 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 if 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 OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

Date  
9/8/06

[Signature]  
Signature of Inspections Official

Date

777-2-13      874-895

258 Holm Ave

272-B-13

Jim Wolf

66-0895

773-4988

ONE AND TWO FAMILY Soil type/Presumptive Load Value (Table R401.4.1)	PLAN REVIEW	CHECKLIST
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10" x 16" - OK	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	OK - notes	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Strans. spacing (Section R403.1.6)	3/8" - 3' - OK	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	3 - 2x10's - 2 Floors Approx 6' Max span - OK	LVL'S 2nd Fl 9/8/02 Cornish
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 PT Sill	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10's - 13'	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x6" 's - OK	

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8))	2 x 12's + 2 x 8's		
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2 x 8's over 12'-3" span	ML 2x10	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" / 1 1/4" / 3/4" - OK		
Fastener Schedule (Table R602.3(1) & (2))	Per IRC		
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)			
Fire separation (Section R309.2)			
Opening Protection (Section R309.1)			
Emergency Escape and Rescue Openings (Section R310)	OK noted		
Roof Covering (Chapter 9)	asphalt		
Safety Glazing (Section R308)	N/A		
Attic Access (Section R807)	not shown	shown in 9/18/06	OK
Chimney Clearances/Fire Blocking (Chap. 10)	OK	discussive condition	
Header Schedule (Section 502.5(1) & (2))	OK		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	not shown	FL-19, wall-19, roof-38	U=35 OK

2

3

4

Factor	Fenestration	
Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement	/	
Number of Stairways	2	
Interior	/	
Exterior	/	
Treads and Risers (Section R311.5.3)	10" T - 7 3/4" R -	
Width (Section R311.5.1)	3'-0"	
Headroom (Section R311.5.2)	6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	N/A	not over 38"
Smoke Detectors (Section R313) Location and type/Interconnected	-	condition
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	-	N/A
Deck	R50	OK

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

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

<b>Permit No:</b> 06-0895	<b>Date Applied For:</b> 06/14/2006	<b>CBL:</b> 272 B013001
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<b>Location of Construction:</b> 258 HOLM AVE	<b>Owner Name:</b> WD INVESTMENTS INC	<b>Owner Address:</b> PO BOX 10127	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> James Wolf	<b>Contractor Address:</b> P.O. Box 10127 Portland	<b>Phone</b> (207) 773-4988
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Vacant Land 26' x 32' Dormered Cape	<b>Proposed Project Description:</b> 26' x 32' Dormered Cape
-------------------------------------------------------------	-----------------------------------------------------------------

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/30/2006**Note:** Received revised site plan & building plans that match 8/30/2006.**Ok to Issue:** 

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property shall be a smgle family dwelling. Any change of use shall require a separate permit application for review and approval.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/08/2006**Note:****Ok to Issue:** 

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans
- 4) As discussed, hardwired mterconnected battery backup smoke detectors shall be installed in all bedrooms, protectmg the bedrooms, and on every level.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Jay Reynolds      **Approval Date:** 08/30/2006**Note:****Ok to Issue:** 

- 1) All Site work (final gradmg, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy
- 2) 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.
- 3) 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.
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext .8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) A street opening permit(s) is required for your site Please contact Carol Merritt ay 874-8300, ext 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

**Dept:** Planning      **Status:** Not Applicable      **Reviewer:** Jay Reynolds      **Approval Date:** 08/30/2006**Note:****Ok to Issue:** **Comments:**

<b>Location of Construction:</b> 258 HOLM AVE	<b>(Owner Name:</b> WD INVESTMENTS INC	<b>Owner Address:</b> PO BOX 10127	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> James Wolf	<b>Contractor Address:</b> P.O. Box 10127 Portland	<b>Phone</b> (207) 773-4988
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>		

08/21/2006-amachado: Left another message for Jim Wolf about needing bu

09/08/2006-jmb: Dwight B. Came in to add details to plans, ok to issue

08/29/2006-amachado: Received revised site plan & building plans that match.

08/31/2006-tmm: called Jim Wolf and went over items needed.

06/30/2006-amachado: Left message with Jim Wolf. The front steps are different sizes on the site plan and building plans. The side entry is on the left on the site plan and on the right on the building plans.

07/24/2006-amachado: Jim Wolf brought in new building plans today because the original ones did not fit the sit plan, but they still don't fit the site plan because they have a daylight basement and deck & the site plan has a bulkhead & does not have a drop of at the rear of the house.





# 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.

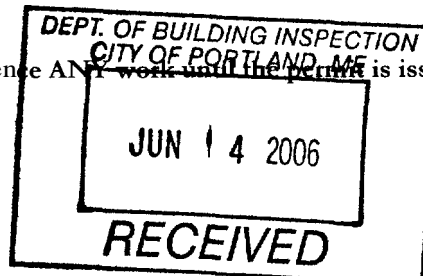
Location/Address of Construction: <u>258 HOLM AVE., PORTLAND, ME.</u>		
Total Square Footage of Proposed Structure <u>1408 S.F.</u>	Square Footage of Lot <u>8876 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>272      B      13, 14, 15</u>	Owner: <u>WD INVESTMENTS INC.</u>	Telephone: <u>773-4988</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>P.O. BOX 10197 PORTLAND, ME 04104</u>	Cost Of Work: \$ <u>105,000</u> Fee: \$ <u>1341.00</u> C of O Fee: \$ <u>75</u>
Current Specific use. <u>VACANT LAND SP</u> If vacant, what was the previous use? <u>VACANT LAND</u> Proposed Specific use <u>RESIDENTIAL HOUSE.</u>		
Project description: <u>24' X 30' DORMERED CAPE</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JAMES M. WOLF</u> Mailing address: <u>P.O. BOX 10197</u> <u>PORTLAND, ME 04104</u> Phone: <u>773-4988</u>		

**Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.**

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Signature of applicant: <u>[Signature]</u>	Date: <u>6/1/06</u>
--------------------------------------------	---------------------

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



Applicant: WD Investments Inc.

Date: 6/30/06

Address: 258 Holm Ave

C-B-L: 272-B-013

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - <sup>full dormer cape</sup> build <sup>26'</sup> 2 story <sup>26'</sup> 26' x 32' single family home

Sevage Disposal - city

Lot Street Frontage - 50' min ~ 75' given (scaled)

Front Yard - 25' min. - 30' to house - 24' to steps - OK section 14-425

Rear Yard - 25' min - ~~59' to bulkhead (scaled)~~ 55' to deck scaled

Side Yard - 2 strips 14' (8) 9' on right (scaled) (need min of 8')  
30' on left - need 19' OK (scaled)

Projections - bulkhead 5x6, side entry 4x5.6, front entry 4x6, deck 12'x8'

Width of Lot - 65' min - 75' given scaled

Height - 35' max - 21.5 scaled

Lot Area - 6,500 sq ft min. - 8869 sq ft

Lot Coverage Impervious Surface - 35% = 3104.15

~~26x32 = 832 24x32 = 768~~  
~~5x6 = 30 5x6 = 30~~  
~~4x6 = 24 4x6 = 24~~  
~~4x6 = 24 4x5.7 = 228~~  
~~12x8 = 96~~  
1006

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - shown

Loading Bays - N/A

Site Plan - 2006-0114

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 6-zone C

\* no daylight basement

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy**

**2006-0114**  
Application I. D. Number  
**6/14/2006**  
Application Date

**Wd Investments Inc**  
Applicant  
**Po Box 10127, Portland, ME 04101**  
Applicant's Mailing Address  
**James M Wolf**  
Consultant/Agent  
**Agent Ph: (207)773-4988      Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**258 Holm Ave**  
Project Name/Description  
**258 - 258 Holm Ave, Portland, Maine**  
Address of Proposed Site  
**272 BO13001**  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building    Building Addition    Change Of Use    Residential    Office    Retail  
 Manufacturing    Warehouse/Distribution    Parking Lot    Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units      **8876 sf**      Acreage of Site      Zoning

**Check Review Required:**

- |                                                          |                                                      |                                                |                                                  |
|----------------------------------------------------------|------------------------------------------------------|------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Site Plan (major/minor)         | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                    | <input type="checkbox"/> Shoreland                   | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance             |                                                | <input type="checkbox"/> Other _____             |

Fees Paid:    Site Pla      **\$50.00**    Subdivision      Engineer Review      **\$250.00**      Date      **6/21/2006**

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**       **Approved w/Conditions** See Attached       **Denied**

Approval Date \_\_\_\_\_      Approval Expiration \_\_\_\_\_      Extension to \_\_\_\_\_       Additional Sheets Attached

Condition Compliance \_\_\_\_\_  
signature      date

**Performance Guarantee**       **Required'**       **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |                                                             |                      |                                                    |                       |
|-------------------------------------------------------------|----------------------|----------------------------------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date           | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date           | _____ amount                                       |                       |
| <input type="checkbox"/> Building Permit Issue              | _____ date           |                                                    |                       |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date           | _____ remaining balance                            | _____ signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection                   | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date           |                                                    |                       |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date           | _____ signature                                    |                       |

**Marge Schmuckal**

## SPACE AND BULK REQUIREMENTS – R-3 ZONE

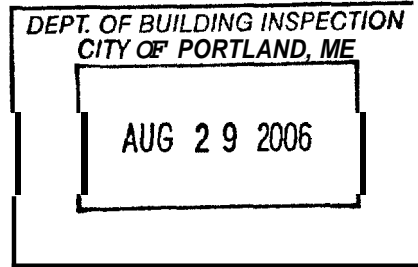
MINIMUM LOT SIZE: 6,500 S.F.

MINIMUM FRONTAGE: 50 FT.

MINIMUM SETBACKS:

FRONT YARD	25 FT.
REAR YARD	25 FT.
SIDE YARD*	
1 STORY	8 FT.
1 1/2 STORY	8 FT.
2 STORY	14 FT.
2 1/2 STORY	16 FT.

MINIMUM LOT WIDTH: 75 FT.



\* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

THE SIDE YARDS SHOWN ON THE FOLLOWING FIGURES ARE BASED UPON A 2 STORY STRUCTURE AND MAY BE INCREASED OR DECREASED DEPENDING UPON THE NUMBER OF STORIES.

## GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES ON MARCH 8, 2006.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISINFECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C651, LATEST REVISION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS. AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE.

S:\Land Projects\1563\dwg\1563-PBASE.dwg, bulk, 8/15/2006 9:13:23 AM, bvandamm, Gorrill Palmer Consulting Engineers, Inc.

Design: DER	Date: 5/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: NTS
Checked: DER	Scale: NTS
File Name: 1563-PBASE.dwg	
File Name: 1563-PBASE.dwg	

**GP** Gorrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

PO Box 17  
237  
Portland, ME 04103

Phone: 207-657-6910  
Fax: 207-657-6912  
Email: mailbox@gorrillpalmer.com

Drawing Name:

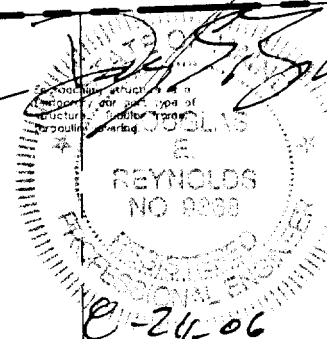
**GENERAL NOTES**

**HOLM AVENUE**  
**Portland, ME**

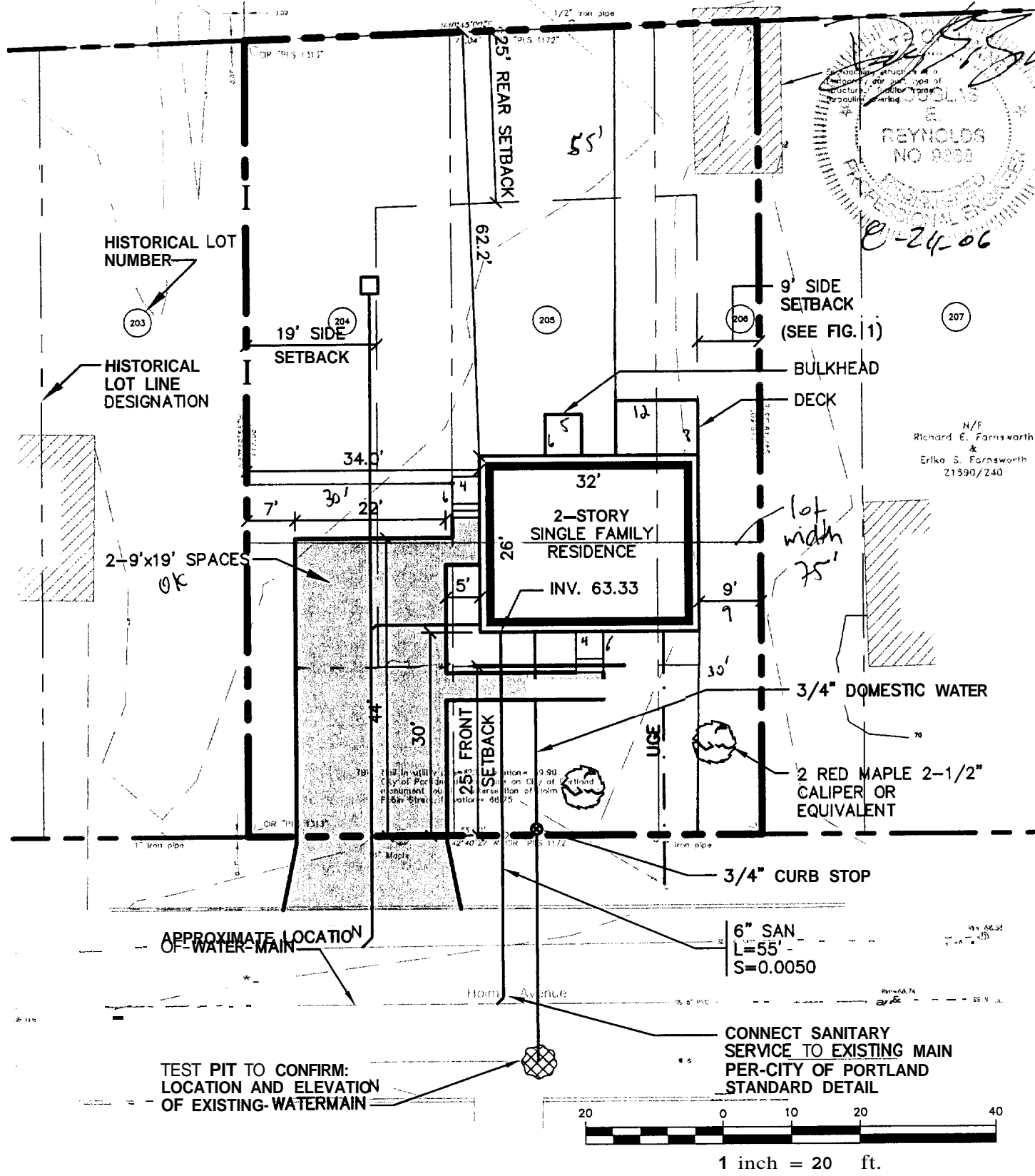
Figure No.

**1**

used for zoning



N/F  
Richard E. Farnsworth  
&  
Erika S. Farnsworth  
21390/240

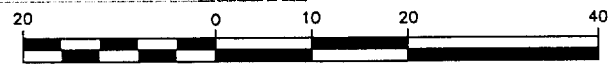


APPROXIMATE LOCATION OF WATER MAIN

6" SAN  
L=55'  
S=0.0050

TEST PIT TO CONFIRM: LOCATION AND ELEVATION OF EXISTING-WATERMAIN

CONNECT SANITARY SERVICE TO EXISTING MAIN PER-CITY OF PORTLAND STANDARD DETAIL



1 inch = 20 ft.

Design: DER	Date: 3/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: 1"=20'
File Name: 1563-PBASE.dwg	

**GP** Corrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services

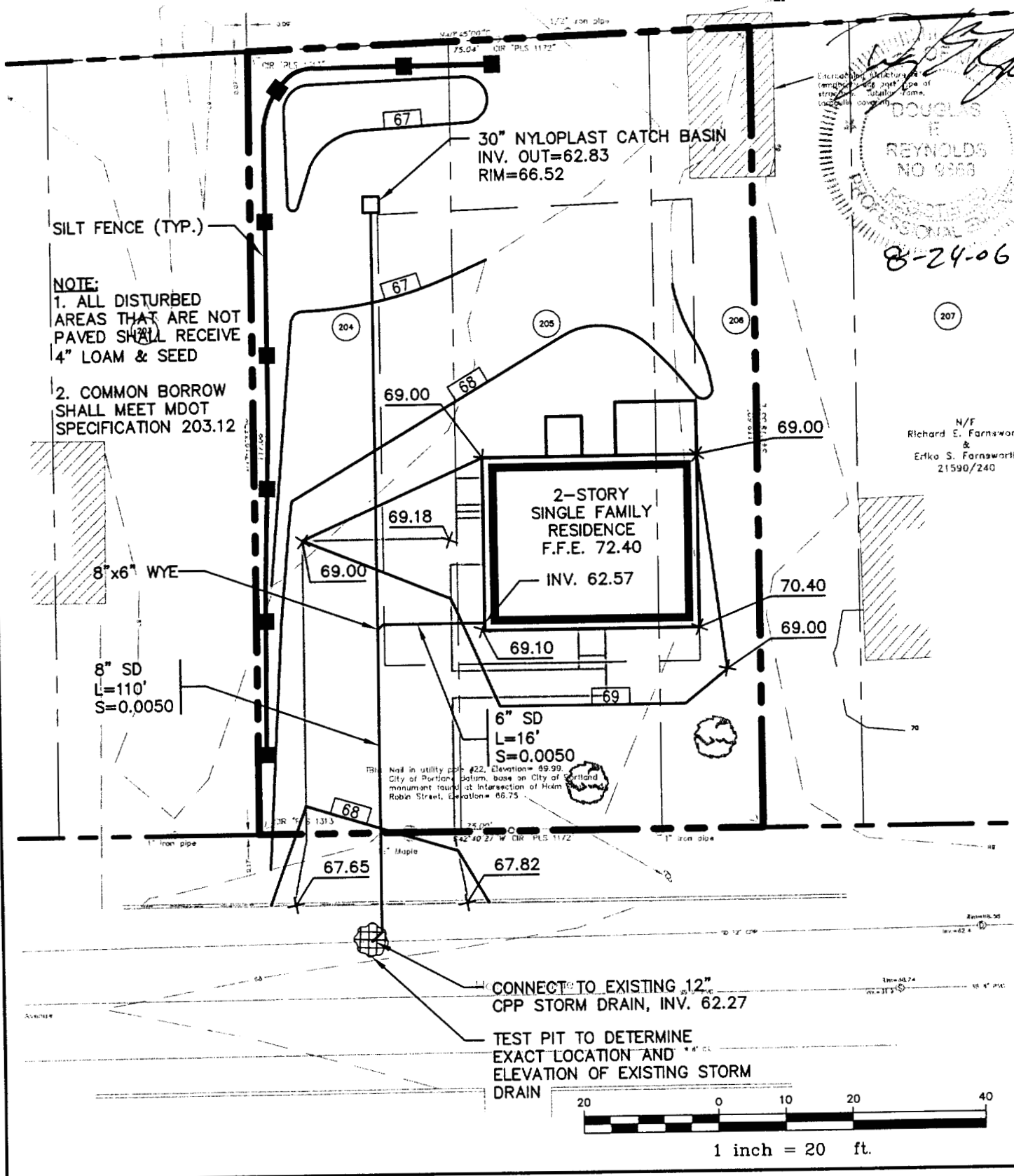
PO Box 1237  
15 Shaker Road  
Gray, ME 04039

Phons: 207-657-6910  
Fax: 207-657-6912  
Email: mailbox@corrillpalmer.com

Drawing Name:  
**Layout & Utility Plan**

Project: **558 HOLM AVENUE  
Portland, ME**

Figure No.  
**2**

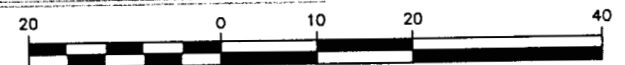


DOUGLAS E. REYNOLDS  
NO. 9968  
PROFESSIONAL ENGINEER  
8-24-06

N/F  
Richard E. Farnsworth  
&  
Erko S. Farnsworth  
21590/240

CONNECT TO EXISTING 12"  
CPP STORM DRAIN, INV. 62.27

TEST PIT TO DETERMINE  
EXACT LOCATION AND  
ELEVATION OF EXISTING  
STORM  
DRAIN



Design: DER	Date: 5/0
Draft: CAH	Job No.: 156
Checked: DER	Scale: 1"=20'

Corrill-Palmer Consulting Engineers, Inc.  
Traffic and Civil Engineering Services  
PO box 1237  
15 Shaker Road  
Gray, ME 04039  
Phons: 207-657-6910  
Fax: 207-657-6912  
Email: mailbox@corrillpalmer.com

Drawing Name:  
**Grading & Drainage Plan**  
Project:  
**HOLM AVENUE  
Portland, ME**

Figure No.  
**3**

HOLM AVENUE

**Warranty Deed**

(Maine Statutory Short Form)

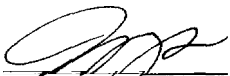
David J. Bricchetto, Sr. a/k/a David Bricchetto and David Bricchetto, Sr. of New Gloucester, Maine, for consideration paid, grants to **WD Investments, Inc.**, a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104 with WARRANTY COVENANTS, the following described real property situated at **254,256 and 258 Holm Avenue, Portland, Cumberland County, Maine**


MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land situated on the northwesterly side of Holm Avenue in the City of Portland, County of Cumberland, and State of Maine, and being Lots No. 204 and 205 and the southwesterly half of Lot No. 206 as delineated on Plan of Lots at Portland Gardens belonging to J. W. Wilbur, said plan being made by A. L. Eliot, Surveyor, dated July 1, 1912, and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is hereby made for a more particular description.

Meaning and intending to convey and hereby conveying the same premises described in two deeds from Richard M. Libby, dated July 23, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21790, Page 31, and dated October 2, 2002 and recorded in Book 22705, Page 272. Reference is also made to deed dated May 14, 1999, recorded in Book 14768, Page 174.

Witness my hand this Third day of June, 2005.

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
David J. Bricchetto, Sr.

State of Maine  
County of Cumberland, ss

June 3, 2005

Personally appeared the above named David J. Bricchetto, Sr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law

Printed Name:

**MATTHEW J. MCDONALD**  
**MAINE ATTORNEY AT LAW**

Comm. Exp:

Received  
Recorded Register of Deeds  
Jun 03, 2005 02:54:44P  
Cumberland County  
John B O'Brien

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	272 B014001
<b>Location</b>	254 HOLM AVE
<b>Land Use</b>	VACANT LAND
<b>Owner Address</b>	WD INVESTMENTS INC PO BOX 10127 PORTLAND ME 04104
<b>Book/Page</b>	22716/198
<b>Legal</b>	272-B-14-15 HOLM AVE 254-256
	7080 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$5,020	\$ 0.00	\$5,020

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$5,200	\$ 0.00	\$5,200

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.163	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
-------------	-----------------	-------------------	-------------	--------------	------------------

**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
06/03/2005	LAND	\$89,000	22716-198
09/16/2004	LAND	\$7,500	21790-31
05/20/1999	LAND	\$14,000	14768-174

**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here to view Tax Roll Information.](#)



This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

**Current Owner Information**

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	272 B013001
<b>Location</b>	258 HOLM AVE
<b>Land Use</b>	VACANT LAND
<b>Owner Address</b>	WD INVESTMENTS INC PO BOX 10127 PORTLAND ME 04101
<b>Book/Page</b>	22716/198
<b>Legal</b>	272-B-13 HOLM AVE 258  1789 SF

**Current Assessed Valuation For Fiscal Year 2006**

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$1,280	\$ 0.00	\$1,280

**Estimated Assessed Valuation For Fiscal Year 2007\***

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$1,300	\$ 0.00	\$1,300

\* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Height</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				0.041	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
06/03/2005	LAND	\$89,000	22716-198
05/20/1999	LAND	\$14,000	14768-174

**Picture and Sketch**

[Picture](#)      [Sketch](#)      [Tax Map](#)

[Click here](#) to view Tax Roll Information.

Post office Box 10127  
Portland, Maine 04104  
207-773-4988  
Fax 207-773-6875

**Diversified  
Properties**

# MEMO

**To:** Anne

**From:** Jim Wolf

**Fax:**

**Pages:** 7

**Phone:**

**Date:** Tuesday, August 29, 2006

**Re:** 254-258 Holm Avenue

**CC:**

Urgent     For Review     Please Comment     Please Reply     Please Recycle

● **Comments:**

Enclosed please find a revised site plan showing the proper location of porches, bulkheads and deck. Thank you for your patience.

