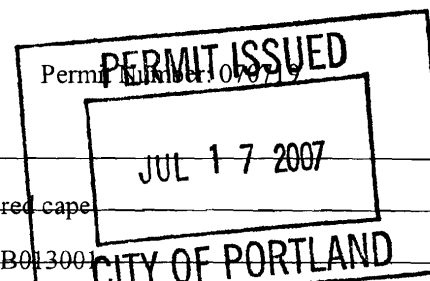


**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT



This is to certify that WD INVESTMENTS INC / James Wolf

has permission to Amend # 060895 to change base from 32' eave to a 24' eave with a 24' dormered cape

AT 258 HOLM AVE

272 B013001

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

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

Notification of inspection must be given and when permission is procured before this building or part thereof is laid or construction is closed-in. 48 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. Mackley 7/16/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-0719	Issue Date:	CBL: 272 B013001
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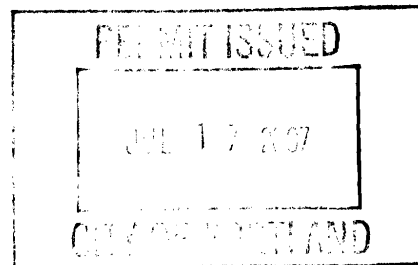
Location of Construction: 258 HOLM AVE	Owner Name: WD INVESTMENTS INC	Owner Address: PO BOX 10127	Phone:
Business Name:	Contractor Name: James Wolf	Contractor Address: P.O. Box 10127 Portland	Phone: 2077734988
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family Amend - # 060895 to change house from 26'x32' cape to a 24' x 32' dormered cape	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: Amend # 060895 to change house from 26'x32' cape to a 24' x 32' dormered cape	Signature:	Signature: <i>dm</i> 7/16/07
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: dmartin	Date Applied For: 06/13/2007	Zoning Approval
-----------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..



Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <i>NA</i> <input type="checkbox"/> Flood Zone <i>panel 6 - zone c</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: <i>06/21/07 AM</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 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>AM</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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0719	Date Applied For: 06/13/2007	CBL: 272 B013001
------------------------------	--	----------------------------

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

Proposed Use: Single Family Amend - # 060895 to change house from 26'x32' cape to a 24' x 32' dormered cape	Proposed Project Description: Amend # 060895 to change house from 26'x32' cape to a 24' x 32' dormered cape
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/21/2007

Note:**Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 07/16/2007

Note:**Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 2) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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

Note:**Ok to Issue:**

- 1) 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.
- 2) 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.)
- 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) 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.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

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

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



AMENDED APPLICATION
General Building Permit Application

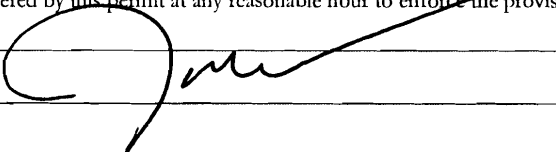
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 258 HOLM AVENUE		
Total Square Footage of Proposed Structure		Square Footage of Lot 8876 S.F.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 272 B 013	Owner: WD INVESTMENTS	Telephone: 207-773-4888
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: PO BOX 10127 PORTLAND, ME 04104	Cost Of Work: \$ 30.00 Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: VACANT LAND If vacant, what was the previous use? VACANT Proposed Specific use: Single family		
Project description: PERMIT # 060895 WAS ISSUED FOR 36' X 32' GAPE. HOUSE HAS BEEN CHANGED TO 24' X 32' DORMERED GAPE.		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: JAMES M. WOLF Mailing address: P.O. Box 10127 PORTLAND, ME 04104 Phone: 773-4988		

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.

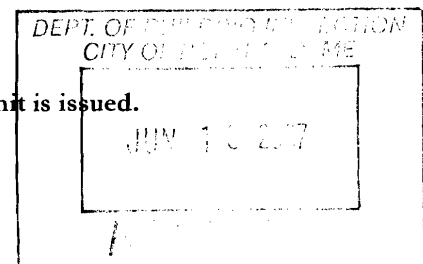
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room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

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

Signature of applicant: 

Date: 6-7-07

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



Applicant: WD Investments - (Jim Wolf)
258 Holm Ave

Date: 6/21/04

Address:

C-B-L: 272 - B-013

permit # 07-0719

CHECK-LIST AGAINST ZONING ORDINANCE

* amending
* 06080895
change size of house

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build single family fully dormered cape - 32' x 24'

Sewage Disposal - City

Lot Street Frontage - 50' min. - 75' scaled

Front Yard - 25' min. - 30' to house scaled
24' to front steps - OK per section 14-425 (24')

Rear Yard - 25' min. - 55' to deck scaled

Side Yard - 2 stories 14' * 9' on right scaled - * OK because can't be less than 8' 1/2 need
- 30' on left to steps scaled total of 28' - has 39'

Projections - front steps 6 x 4, deck 10 x 10, bullhead 5 x 6, side steps 6 x 4

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

Height - 35' max. - 21.25' scaled

Lot Area - 6,500 sq ft - 8869 sq ft (assessor's #)

Lot Coverage Impervious Surface - 35% = 3104.15 sq ft

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required - OK 19' x 22' passed front setback.

Loading Bays - N/A

Site Plan - minor-minor 2006-0114

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone C

$$32 \times 24 = 768$$

$$6 \times 4 = 24$$

$$10 \times 10 = 100$$

$$5 \times 6 = 30$$

$$6 \times 4 = 24$$

$$946 \text{ sq ft}$$

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.

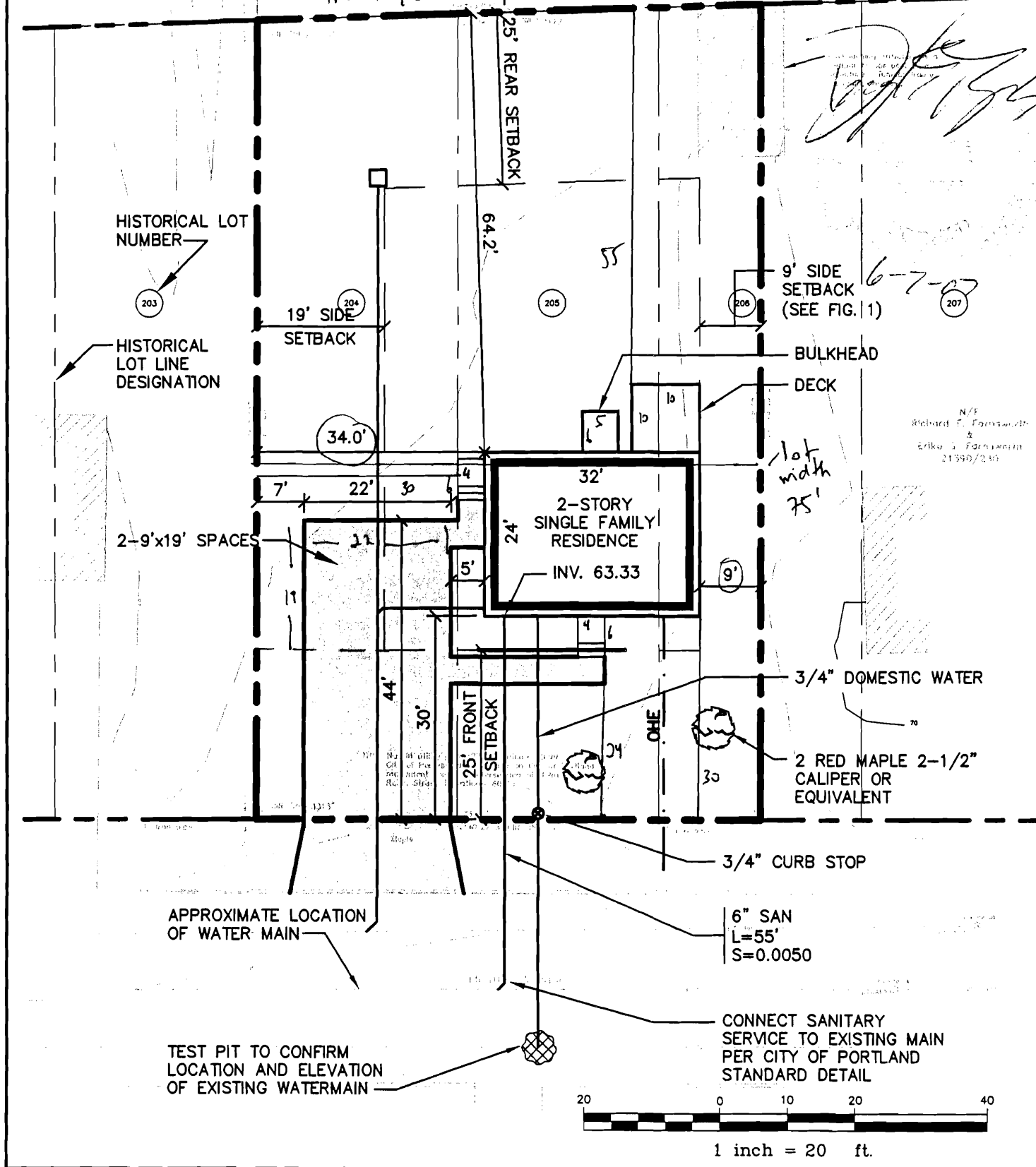
Design: DER	Date: 5/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: NTS
File Name: 1563-PBASE.dwg	

	Gorrill-Palmer Consulting Engineers, Inc.
	Traffic and Civil Engineering Services
PO Box 1237	Phone: 207-657-6910
15 Shaker Road	Fax: 207-657-6912
Gray, ME 04039	Email: mailbox@gorrillpalmer.com

Drawing Name:	GENERAL NOTES
Project:	HOLM AVENUE Portland, ME

Figure No.	1
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Used for zoning
 *front & side steps different on building plan.



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

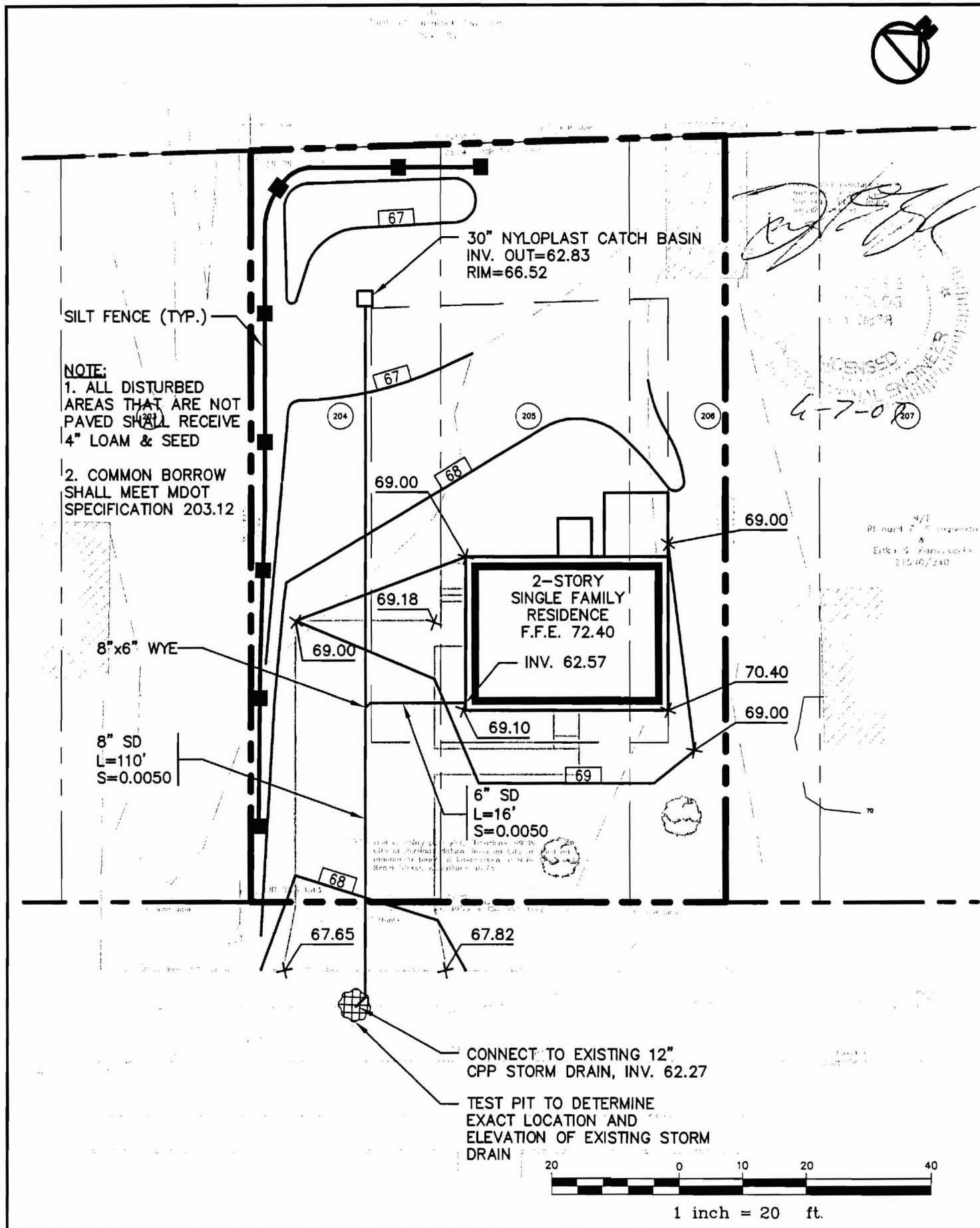
GP Gorrill-Palmer Consulting Engineers, Inc.
 Traffic and Civil Engineering Services

PO Box 1237 Phone: 207-657-6910
 15 Shaker Road Fax: 207-657-6912
 Gray, ME 04039 Email: mailbox@gorrillpalmer.com

Drawing Name:
Layout & Utility Plan

Project: 258 **HOLM AVENUE**
Portland, ME

Figure No.
2



SILT FENCE (TYP.)

NOTE:

1. ALL DISTURBED
AREAS THAT ARE NOT
PAVED SHALL RECEIVE
4" LOAM & SEED

2. COMMON BORROW
SHALL MEET MDOT
SPECIFICATION 203.12

8"x6" WYE

8" SD
L=110'
S=0.0050

30" NYLOPLAST CATCH BASIN
INV. OUT=62.83
RIM=66.52

2-STORY
SINGLE FAMILY
RESIDENCE
F.F.E. 72.40
INV. 62.57

6" SD
L=16'
S=0.0050

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

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



1 inch = 20 ft.

Design: DER	Date: 5/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: 1"=20'
File Name: 1563-PBASE.dwg	



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

PO Box 1237
15 Shaker Road
Gray, ME 04039

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

Drawing Name:

Grading & Drainage Plan

Project:

**HOLM AVENUE
Portland, ME**

Figure No.

3

ALM
Duke

Warranty Deed

(Maine Statutory Short Form)

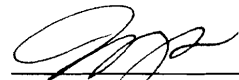
David J. Brichetto, Sr. a/k/a David Brichetto and David Brichetto, Sr. of New Gloucester, Maine, for consideration paid, grants to **WD Investments, Inc.**, a Maine corporation with a mailing address of P.O. Box 10127, Portland, Maine 04104 with WARRANTY COVENANTS, the following described real property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

MAINE REAL ESTATE TAX PAID

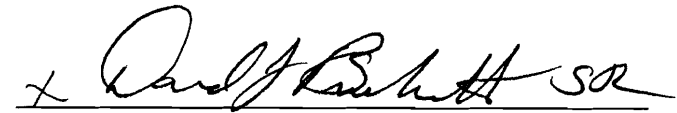
A certain lot or parcel of land situated on the northwesterly side of Holm Avenue in the City of Portland, County of Cumberland, and State of Maine, and being Lots No. 204 and 205 and the southwesterly half of Lot No. 206 as delineated on Plan of Lots at Portland Gardens belonging to J. W. Wilbur, said 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



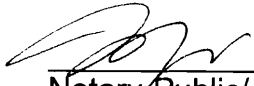
David J. Brichetto, Sr.

State of Maine
County of Cumberland, ss

June 3, 2005

Personally appeared the above named David J. Brichetto, 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**
Comm. Exp: **MAINE ATTORNEY AT LAW**

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

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 apply for or 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is closed-in. 4
OUR NO. 1000 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 _____

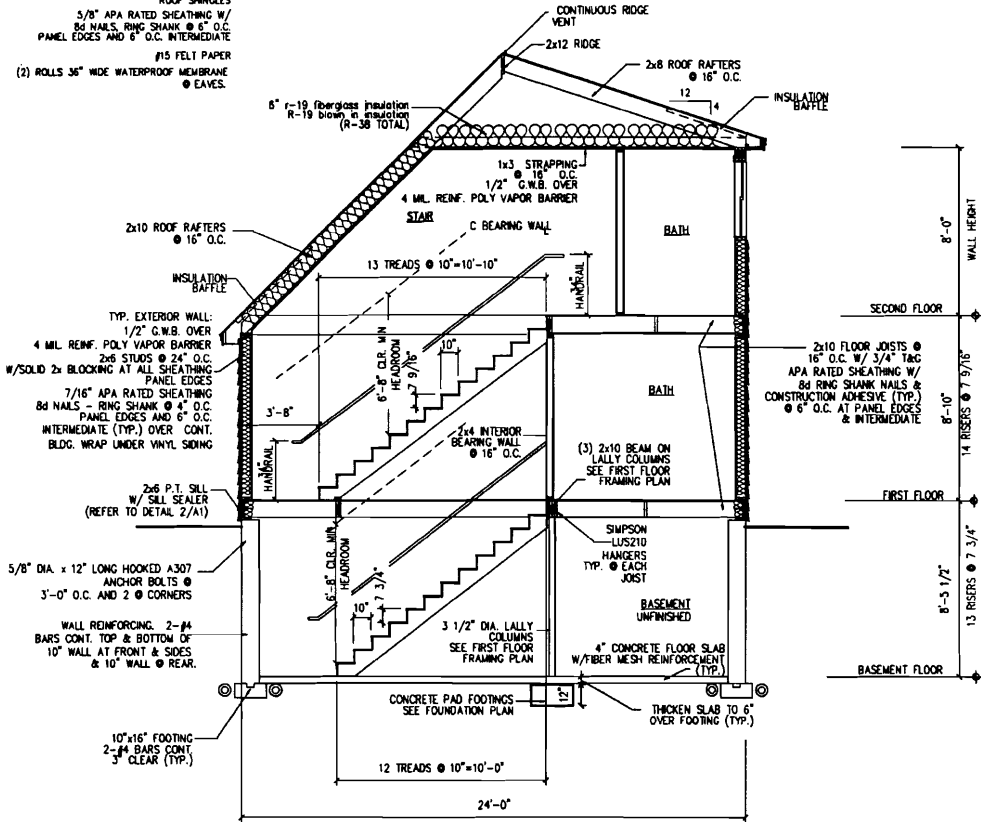
Department Name

Jeanie Burke 9/8/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

TYPICAL ROOF CONSTRUCTION

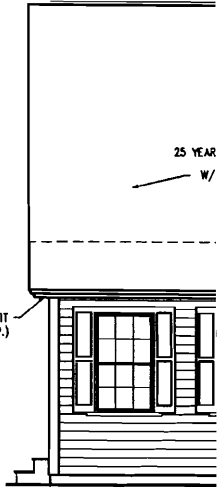
RIDGE VENT
 PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APA RATED SHEATHING W/ 8d NAILS - RING SHANK @ 6" O.C. PANEL EDGES AND 6" O.C. INTERMEDIATE
 #15 FELT PAPER
 (2) ROLLS 36" WIDE WATERPROOF MEMBRANE @ EAVES.



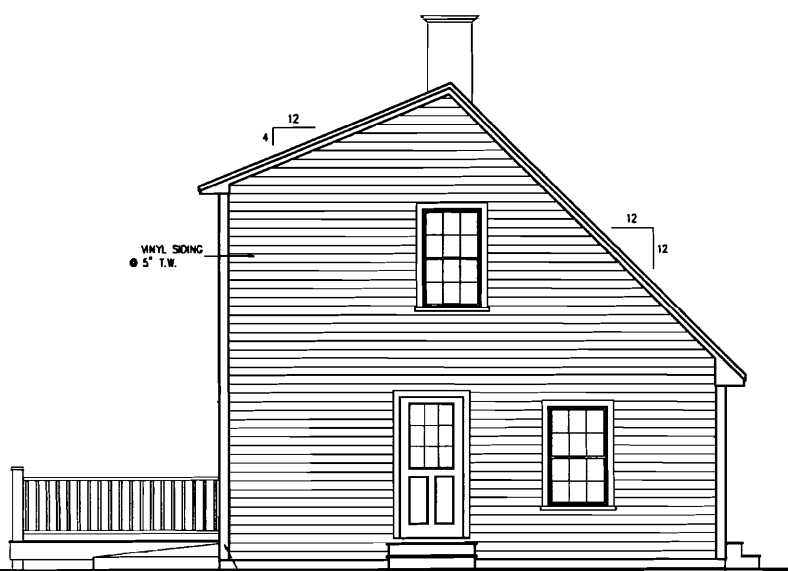
1 SECTION THRU HOUSE
SCALE: 1/4" = 1' - 0"

ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-8"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

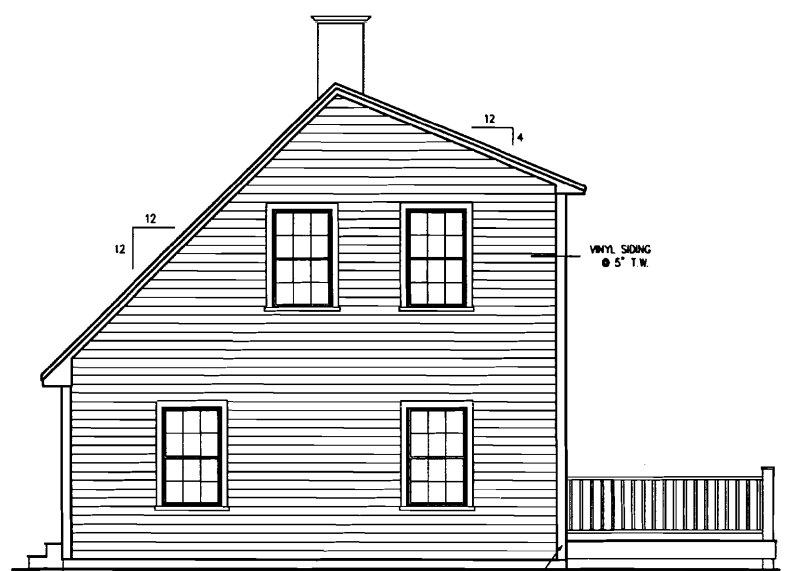
NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-8" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



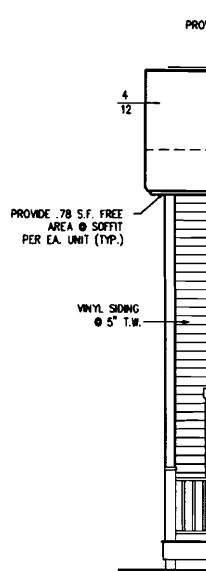
FRONT ELEVATION
SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



RIGHT SIDE ELEVATION
SCALE: 1/4" = 1' - 0"



REAR ELEVATION
SCALE: 1/4" = 1' - 0"

