

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

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BU...TION

**PERMIT**

Permit Number: 081503

This is to certify that CGB PROPERTIES LLC /Dw... Bracket  
 has permission to Single Family Home amendme... to permit 80244 change st... of house  
 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 Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath... or other... sed-in. 2...  
 HO... NOTICE IS REQUIRED.

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

Fire Dept.

Health Dept.

Appeal Board

Other

Department Name

PERMIT ISSUED

OTHER REQUIRED APPROVALS

DEC 3 2008

CITY OF PORTLAND

*Thomas N. Markley* 12/3/08  
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 08-1503	Issue Date:	CBL: 272 B013001
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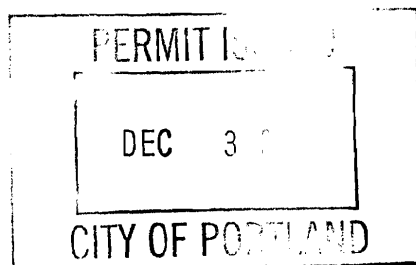
Location of Construction: 258 HOLM AVE	Owner Name: CGB PROPERTIES LLC	Owner Address: 84 COUNTRY LN	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Single Family Home amendment to permit#080244	Proposed Use: Single Family Home amendment to permit#080244 - Change style of house	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
Proposed Project Description: Single Family Home amendment to permit#080244 - Change style of house		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003 Signature: <i>Jim 12/03/08</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: ldobson	Date Applied For: <i>12/01/2008</i>	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>12/01/08</i> <i>AM</i>	Date: _____	Date: <i>ASB</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



# 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</u>		
Total Square Footage of Proposed Structure/Area <u>1,900</u>	Square Footage of Lot <u>7500</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>272</u> Block# <u>B</u> Lot# <u>013</u>	Applicant *must be owner, Lessee or Buyer* Name <u>DA. BRACKETT &amp; CO.</u> Address <u>84 COUNTRY LANE</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>7560687</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>80,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>SINGLE FAMILY</u> Number of Residential Units _____ If vacant, what was the previous use? <u>VACANT LOT</u> Proposed Specific use: <u>SINGLE FAMILY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description:		
Contractor's name: <u>DA. BRACKETT &amp; CO.</u> NOV 25 2008 Address: <u>84 COUNTRY LANE</u> City, State & Zip <u>PORTLAND ME 04103</u> Telephone: <u>7560687</u> Who should we contact when the permit is ready: <u>DWIGHT BRACKETT</u> Telephone: _____ Mailing address: _____		

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

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

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

Signature: [Signature]

Date: 11/2/08

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

Applicant: Q D.A. Brackett & Co.

Date: 12/1/08

Address: 258 Holm Ave.

C-B-L: 272-B-013

perm # 08-1503

(amendment to 08-0244)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build a 24'x32' fully domed cage.

Sevage Disposal - city

Lot Street Frontage - 50' min - 75' scaled

Front Yard - 25' min. - 30 ft building  
- entry / porch steps - can't extend more than 6' from building

Rear Yard - 25' ~~min~~ min. - 65 to rear of building  
- 60 to bulkhead

Side Yard - 1 1/2 story 8' - 12' on right: (scaled) - can be 8' if added to left. > need to be lot - 28' - OK.  
2 story 14' - 27' on left to steps (scaled)

Projections - bulkhead 5.3x6, front steps 6x4, side steps.

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

Height - 35' max - 21' scaled

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

Lot Coverage Impervious Surface - 35% = 3104.15 sq ft

24x32 = 768

Area per Family - 6,500 sq ft OK

5.3x6 = 31.8

Off-street Parking - 2 spaces required, - dw 12x38 paved OK

6x4 = 24

Loading Bays - N/A

25' Set back OK

4x6 = 24

847.8

Site Plan - minor / minor 2008-0018

Shoreland Zoning / Stream Protection - N/A

Flood Plains - panel 6 - zone C

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

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

<b>Permit No:</b> 08-1503	<b>Date Applied For:</b> 11/26/2008	<b>CBL:</b> 272 B013001
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<b>Location of Construction:</b> 258 HOLM AVE	<b>Owner Name:</b> CGB PROPERTIES LLC	<b>Owner Address:</b> 84 COUNTRY LN	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Dwight Brackett	<b>Contractor Address:</b> 84 Country Lane Portland	<b>Phone:</b> (207) 772-8629
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Single Family	

<b>Proposed Use:</b> Single Family Home amendment to permit#080244 - Change style of house	<b>Proposed Project Description:</b> Single Family Home amendment to permit#080244 - Change style of house
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 12/01/2008

**Note:** **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy, this property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 12/03/2008

**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 04/01/2008

**Note:** **Ok to Issue:**

- 1) 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.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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) 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) 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.
- 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.

**Dept:**      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 12/02/2008

**Note:** See conditions from 4/1/2008 approval. These conditions still apply. **Ok to Issue:**

## 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

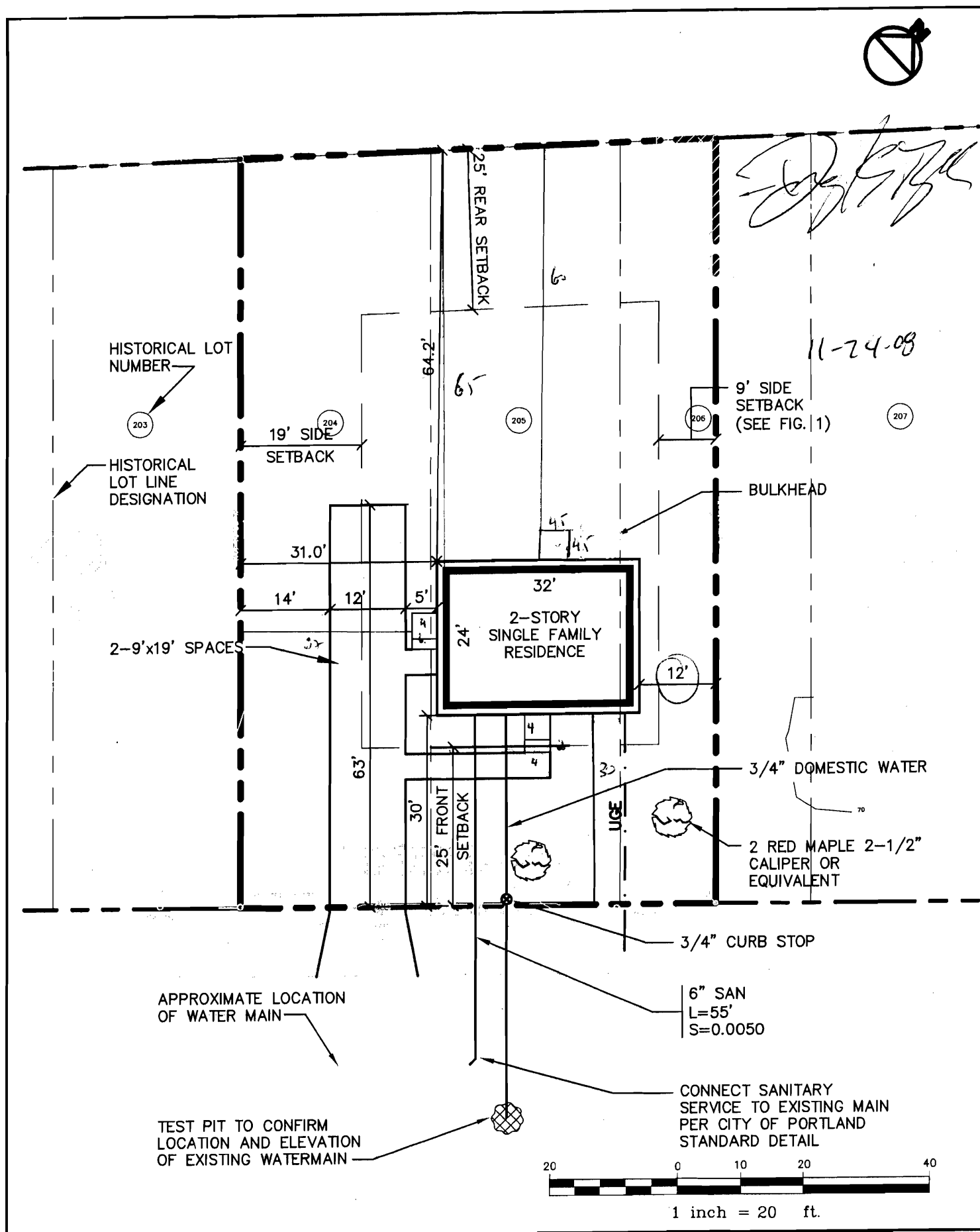
1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY TITCOMB ASSOCIATES ON MARCH 8, 2006.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY 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_05	506.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
Portland, ME 04039	Email: mailbox@gorrillpalmer.com

Drawing Name:	<b>GENERAL NOTES</b>
Project:	<b>HOLM AVENUE Portland, ME</b>

Figure No.	<b>1</b>
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Design: DER	Date: 3/06
Draft: CAH	Job No.: 1563
Checked: DER	Scale: 1"=20'
File Name: 1563-PBASE_05	

**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  
506-copy, ME 04039 Email: mallbox@gorrillpalmer.com

Drawing Name:  
**Layout & Utility Plan**

Project: 58 **HOLM AVENUE**  
**Portland, ME**

Figure No.

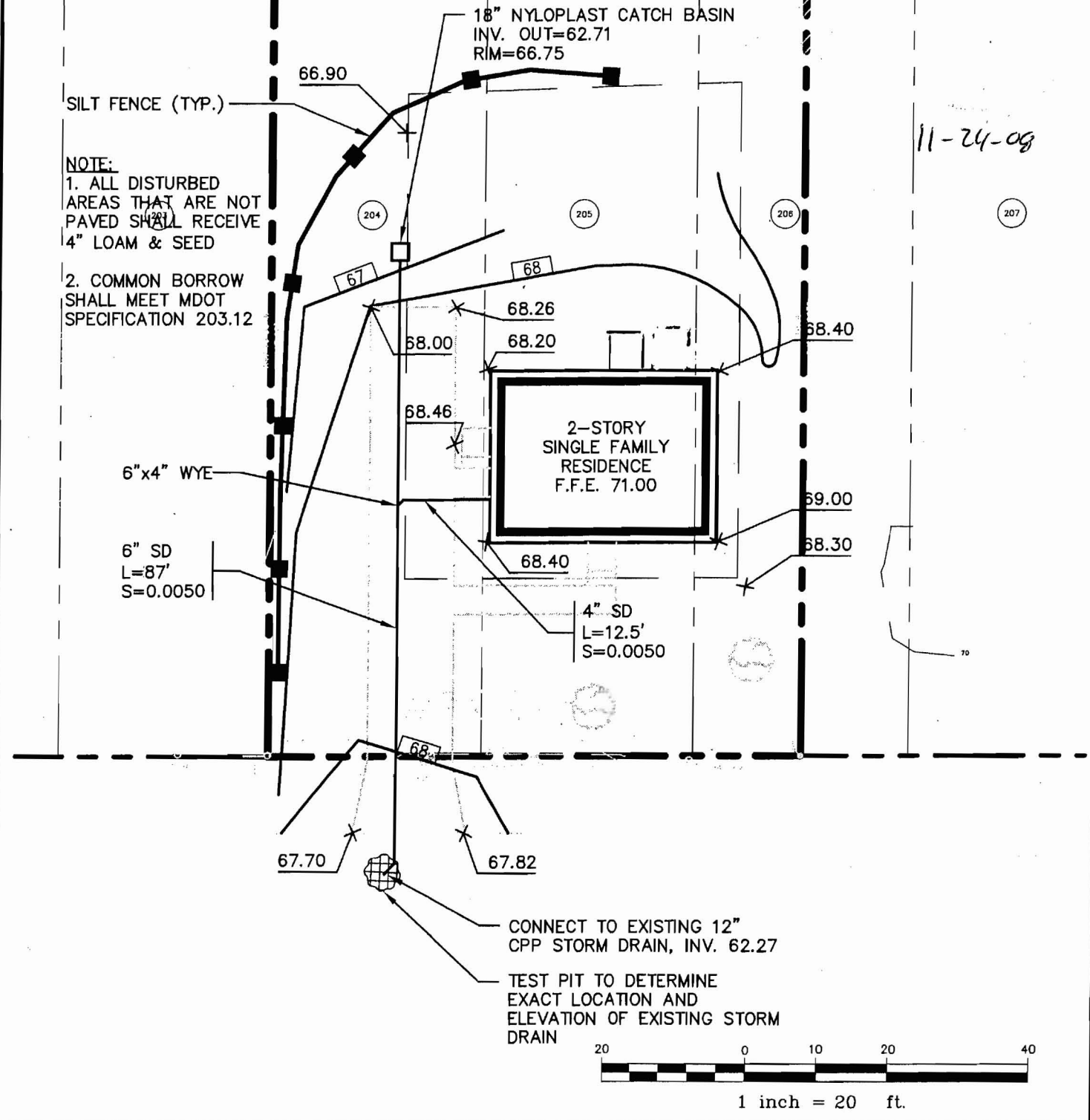
2



*[Handwritten signature]*

11-24-08

**NOTE:**  
 1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED  
 2. COMMON BORROW SHALL MEET MDOT SPECIFICATION 203.12



1 inch = 20 ft.

Design: DER	Date: 5/08
Draft: CAH	Job No.: 1563
Checked: DER	Scale: 1"=20'
File Name: 1563-PBASE_051506.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  
 Scarborough, ME 04039 Email: mailbox@gorrillpalmer.com

Drawing Name: **Grading & Drainage Plan**

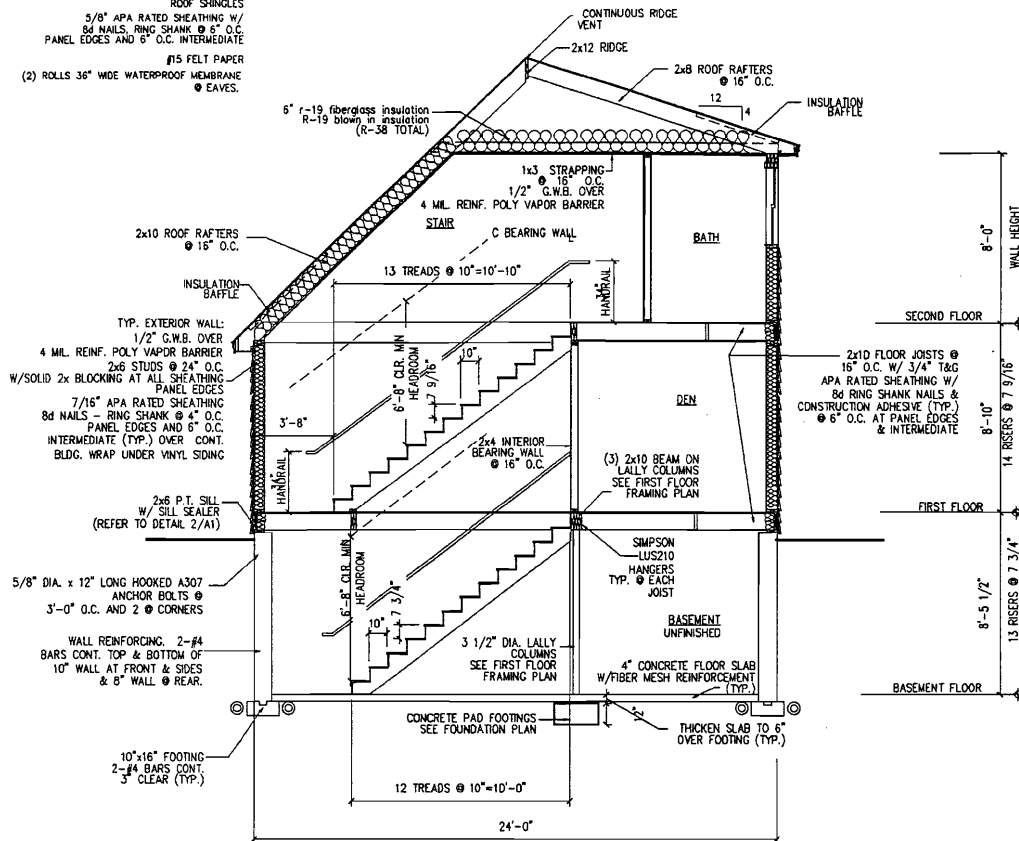
Project: **HOLM AVENUE  
 Portland, ME**

Figure No. **3**



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.



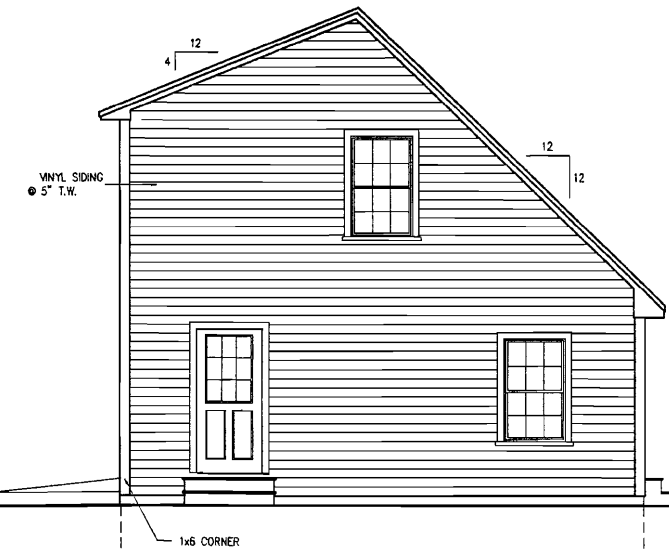
HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-6"	(3) - 2x8
4'-7" - 5'-8"	(3) - 2x10
5'-9" - 7'-0"	(3) - 2x12

NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:  
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING  
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING

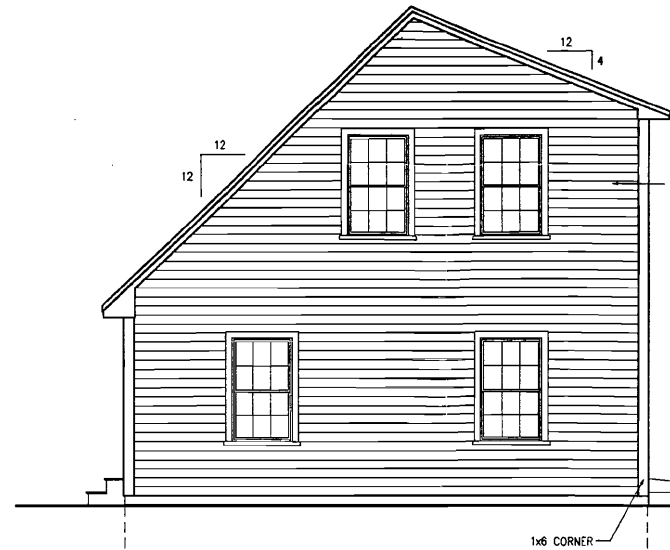
PROVIDE .78 S.F. FREE AREA @ SOFFIT PER EA. UNIT (TYP.)

SECTION THRU HOUSE

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



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



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

PROVIDE .78 S.F. FREE AREA @ SOFFIT PER EA. UNIT (TYP.)

VINYL SIDING @ 5" T.W.

1x6 CORNER BOARD

FRC  
 SCALE:

PRC

