

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

2012-40956

has permission to build a FOUNDATION ONLY (Single Family Residence)

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 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

02/17/2012

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

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



Certificate of Occupancy



CITY OF PORTLAND, MAINE

**Department of Planning and Urban Development
Building Inspections Division**

Location: 230 HOLM AVE

CBL: 272- B-022-001

Issued to: AAAL BUILDERS, LLC

Date Issued: 7/13/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-12-2993-SF, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.


PORITION OF BUILDING OR PREMISES

ENTIRE

APPROVED OCCUPANCY

USE GROUP R-3
SINGLE FAMILY DWELLING
TYPE 5-B
IRC 2009

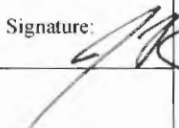
Approved: 
7-13-2012
(Date) *Inspector*


Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

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 2012-40956-foundation	Date Applied: 2/17/2012	CBL: 270- B-010-001(new CBL 272-B-022)	
Location of Construction: 230 HOLM AVE (232-236)	Owner Name: AAAL BUILDIERS, LLC	Owner Address: 6 BEACH STREET 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-Foundation	Zone: R-3
Past Use: New Single family - #2011-12-2993	Proposed Use: Same - Single family - foundation only for the relocated & reoriented footprint	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB MUBEC Signature: 
Proposed Project Description: Foundation only for 32' x 24' house		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 <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK w/condition 2/17/12 ABM	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: ABM
	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 appication 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 Footings OK

2-27-12 DWM Jim 415-7881

Backfill OK

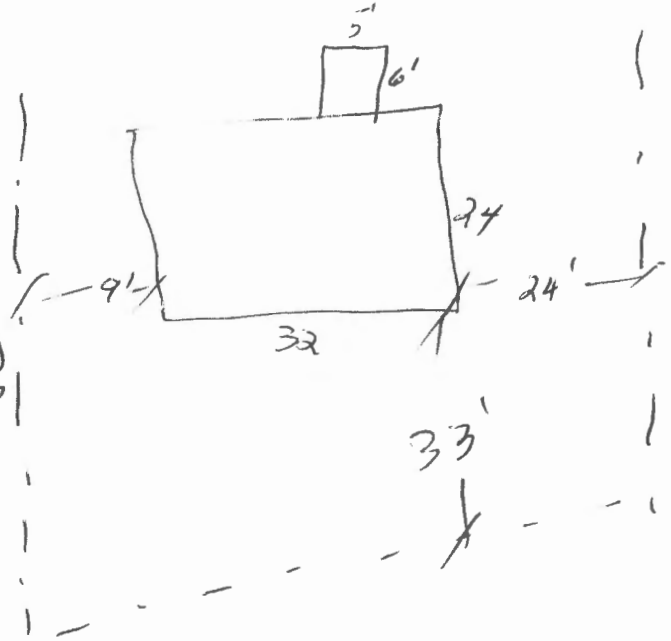
3-30-12 DWM/ BKL Jim

Close-in Provide: ① Beam cales.

(2nd floor 2-1 $\frac{3}{4}$ x 7 $\frac{7}{8}$, 1st floor 3-1 $\frac{3}{4}$ x 9 $\frac{1}{8}$)

② Hangers on 1st floor Joists ③ Laundry Platform

④ Basement stair NTC



Original Permit - 2011-12-2993

child. - 2012-40952

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>230 Holm Ave</u>			Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>270</u> Block# <u>B</u> Lot# <u>10</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>AAAL</u> Address <u>6 Shore St Beach St</u> City, State & Zip <u>South Portland 04106</u>			Telephone: <u>415-7881</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip			Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>SFH</u> Number of Residential Units <u>1</u>			If vacant, what was the previous use? _____		
Proposed Specific use: _____			Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Foundation Only</u>					
Contractor's name: _____					
Address: _____					
City, State & Zip _____			Telephone: _____		
Who should we contact when the permit is ready: <u>Jim Gray</u>			Telephone: <u>415-7881</u>		
Mailing address: <u>143 Craigie St Portland, ME 04102</u>					

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

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

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

Signature: _____ Date: 2-17-12

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

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
 2. Foundation Wall prior to backfill
 3. (See Inspection Requirements on Permit # 2011-40914-AMEND)

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.

New House

Applicant: AAAL Builders LLC

Date: original review 1/4/12

current review 2/14/12

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

C-B-L: new 272-B 22 1/2 23
(split from 270-B-10)

CHECK-LIST AGAINST ZONING ORDINANCE

permit (original) 2011-12-2993

Date - new

Zone Location - R-3

* revised site plan 2/15/12 foundation only

Interior or corner lot - build new single family cape - 24x32 w/ full dormer

Proposed Use/Work -

Sewage Disposal - public

Lot Street Frontage - 50' min -

Front Yard - 25' min - scale 33' OK

Rear Yard - 25' min - 4' handrail

Side Yard - 2 spaces 14' - 9' scaled on left * OK can borrow from one side reduce down to 9'
- 21' on right side need bld of 28' has 30' OK

Projections - 10x10 deck, 3x8 front porch, 5x6 side entry, 5x6 bulkhead

Width of Lot - 65' min - lot width scale @ 65' OK

Height - 35' max - 21' scaled @ dormer

Lot Area - 6500 sq ft min - 7254 sq ft OK

Lot Coverage Impervious Surface - 35% = 2538 sq ft

Area per Family - 6500 sq ft OK

5x6	=	30
32x24	=	768
10x10	=	100
3x8	=	24
5x6	=	30
<hr/>		
		952 sq ft

Off-street Parking - 2 spaces required - dr 9' wide - 38' beyond 25' setback OK

Loading Bays - N/A

Site Plan - level I minor residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6-200X



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 issued for a foundation permit only while the surveyor revises the site plan to show the new location and orientation of the footprint and the driveway.
2. All previous conditions from permit #2011-12-2993 are still in force with the issuance of this permit

Building

1. R404.1.2 Concrete foundation walls. Concrete foundation walls that support light-frame walls shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100. Concrete foundation walls that support above-grade concrete walls that are within the applicability limits of Section R611.2 shall be designed and constructed in accordance with the provisions of this section, ACI 318, ACI 332 or PCA 100.
2. All conditions from permit #2011-12-2993 and Amendment # 2012-40914 will apply.

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 ie., 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:

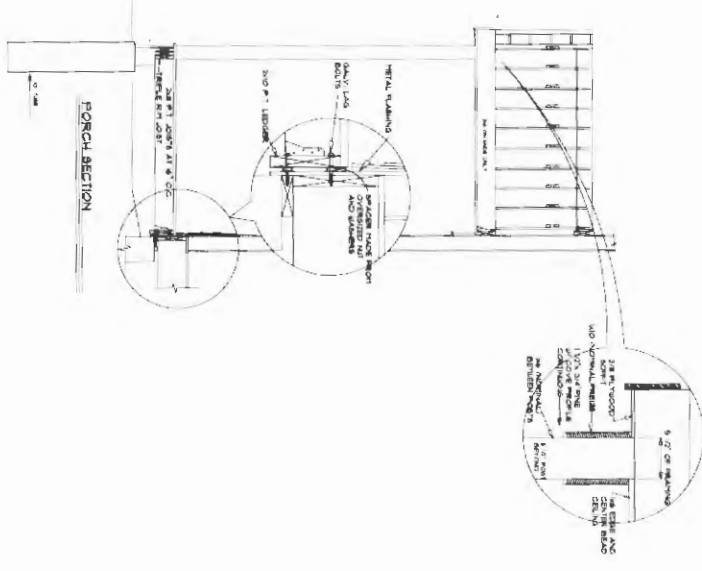
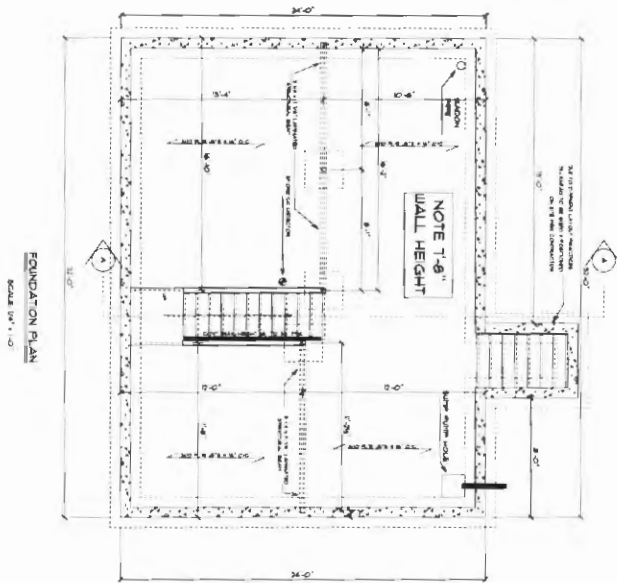
Effective immediately all temporary erosion control measures as shown on submitted site plans or building permit applications, or as made part of a conditional approval of a site plan or building permit application shall be installed, maintained, and inspected for proper functioning. Erosion control 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.



DATE: January 3, 2006
SCALE: AS NOTED
DRAWN: [blank]
TITLE: [blank]
PROJECT: [blank]

PROJECT NAME
**HOLM AVE
 SPEC**

CONTRACTOR:

THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALMADA RES. DESIGN AND CONSTRUCTION PALMADA DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETE. OWNER BE ASSURE'S ON THE COMPLIANCE WITH THE APPLICABLE BUILDING CODES. IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS FOR THIS PROJECT IN COMPLIANCE WITH ALL APPLICABLE CODES AND IN A MANNER DEEMED MOST APPROPRIATE FOR ALL THE TRADES THAT MAY BE INVOLVED.

ALL STRUCTURAL NOTATIONS ARE SUGGESTIONS ONLY. THE OWNER AND/OR BUILDER SHOULD TAKE ALL 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. PALMADA RES. DESIGN AND CONSTRUCTION SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. SPECIFICATIONS TO CORRECTLY NOTES AND DETAILS ON THE PLANS.

