

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)

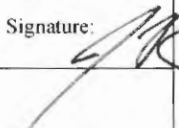
Inspector

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:	<b>Zoning Approval</b>		
<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>	<b>Special Zone or Reviews</b> <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: 02 w/ condition 2/17/12 ABM	<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 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
	<b>CERTIFICATION</b>		

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 Jtm Footings OK

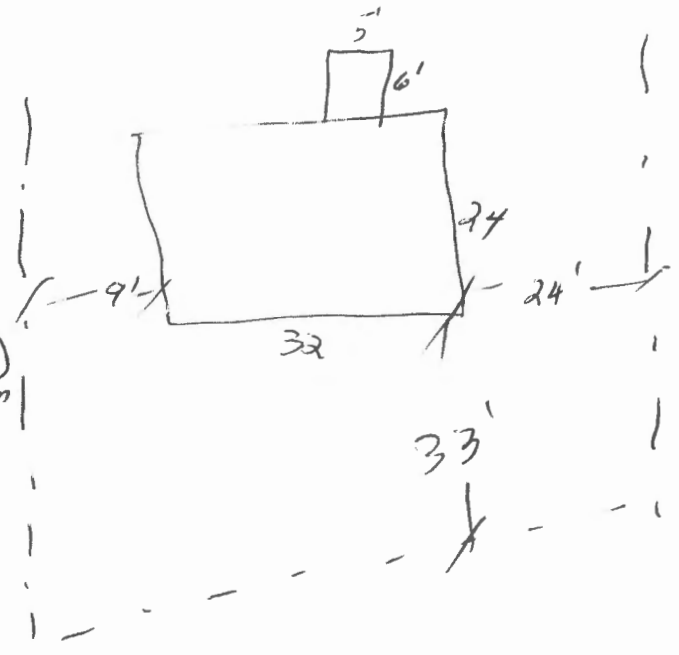
2-27-12 DWM Jtm 415-788A

Backfill OK

3-30-12 DWM/ BKL Jtm

Close-in Provide: ① Beam cales.

- ② (2nd floor 2-1 3/4 x 7 7/8, 1st floor 3-1 3/4 x 9 1/8)
- ③ Hangers on 1st floor Joists ④ Laundry Platform
- ⑤ 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](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: \_\_\_\_\_

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](mailto: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 stories 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

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

Area per Family - 6500 sq ft OK

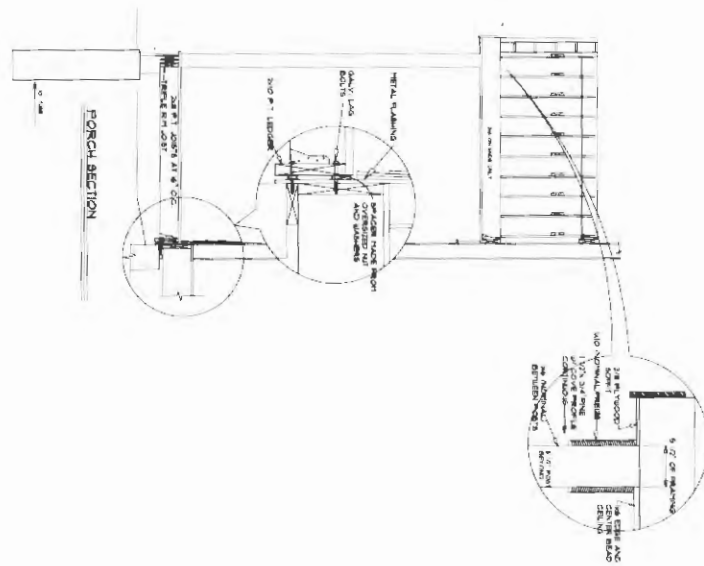
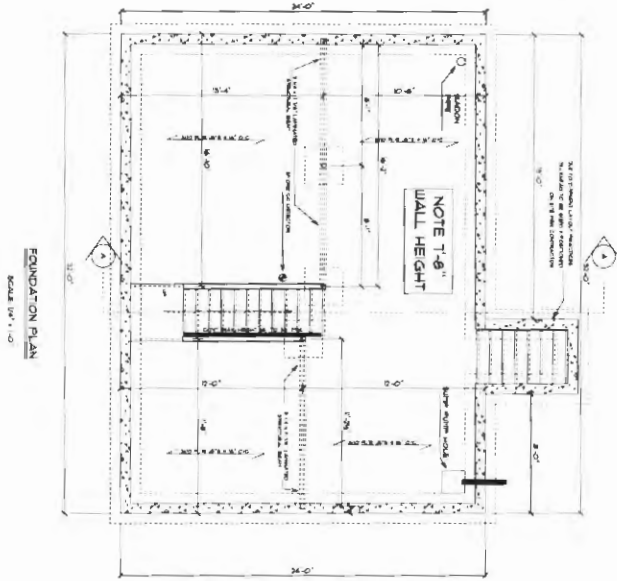
Off-street Parking - 2 spaces required - dr 9' wide - 38' beyond 25' setback OK

Loading Bays - N/A

Site Plan - level I minor residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6-200X



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 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 EFFECTIVE 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 OR SPECIFICATIONS TO OTHERWISE NOTES AND DETAILS ON THE PLANS.

