

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

has permission to build a new Single Family Residence (32 by 24 feet).

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

\_\_\_\_\_  
**Fire Prevention Officer**

  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

02/07/2012

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

## 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 prior to pouring concrete
  2. Foundation wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insullation prior to Close-In
  5. Final Inspection/ Certificate of Occupancy

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.



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://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 approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. The 8' x 12' shed shown on the site plan that was straddling the new property line has been moved on to the 230 Holm Avenue property.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
5. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.

### **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 i.e., 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.

## **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back-up are required on each floor.
6. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
7. All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.

**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	Date Applied: 12/27/2011	CBL: 270- B-010-001(split from-new CBL is 272-B-022)	
Location of Construction: Split from 230 HOLM AVE (232-236)	Owner Name: AAAL BUILDERS LLC (Dan Labrie)	Owner Address: 6 BEACH ST. 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	Zone: R-3
Past Use: Vacant lot split from 230 Holm Ave., 272 B010.	Proposed Use: Build a new single family (32' x 24') cape with full dormer.	Cost of Work: 139000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SS MUBEC
Proposed Project Description: 1.5 bath, (1) 3/4 bath 3 Bedroom dormered Cape SFH		Signature: <i>Capt. Perrone 1/27/12</i> Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

2/6/12  
Will do in am Ben had to add notification to desk top

Jan has it on hold - needs framing details for deck; porch

2/2/12

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>1/2</i> <input type="checkbox"/> Wetlands <i>1/1A</i> <input type="checkbox"/> Flood Zone <i>panel 6-work</i> <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Level I Minor Residential</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/condition 1/24/12 ABM</i>	<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:	<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: <i>ASB</i>

**CERTIFICATION**

I certify that the property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to execute the same. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, the authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour.

ADDRESS	DATE	PHONE
ORK, TITLE	DATE	PHONE

**Jonathan Rioux - Fwd: Holm Ave: Att Jonathan Rioux**

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**From:** Tammy Munson  
**To:** Jonathan Rioux  
**Date:** 2/7/2012 9:00 AM  
**Subject:** Fwd: Holm Ave: Att Jonathan Rioux  
**Attachments:** Holm Ave 2-6-12 Elevations.pdf; Holm Ave Floor Plans 2-6-12.pdf; Holm Ave Foundation 2-6-12.pdf

COPY

>>> "James R. Gray" <jgray002@maine.rr.com> 2/6/2012 6:18 PM >>>

Good morning Jonathan:

In response to your requests for additional information about the plans for Holm Ave, I have attached a pdf of the plans with the changes.

We will be meeting all the MUBEC code on insulation, and have done a res-check on it.

The elevation, and distance to finished grade are such that no window in the house will be more that 72" to grade.

Sincerely

James R. Gray  
415-7881



# COPY

Memorandum  
Department of Planning and Urban Development  
Inspection Services Division

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**TO:** Dan LaBrie, Owner  
**FROM:** Jonathan Rioux, Code Enforcement Officer/ Plan Reviewer  
**DATE:** February 3, 2012  
**CC:** Jim Gray, Contractor  
**RE:** Job No: 2011-12-2993-SF. Located at 230 Holm Ave.

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**Please provide a cross section for the item(s) below:**

A roof framing detail showing how porch roof meets the proposed building, collar and rafter tie connections (Section R802.3 & R802.3.1).

Cross-Section of the Deck/ Porch Construction (R502.2.1)

- Beam sizing and spans between each poured footing/ pier
- Floor Joist Sizes
- Ledger/ Beam Connection(s)
- Fall protection (36 inch minimal dependent on height from grade < 30 Inches)
- Stair Specs (rise, run, and graspable handrail)


**Below are Conditions of Approval for permit issuance:**

- Building Envelope/ Energy Efficiency must comply with MUBEC.
- Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
- Windows Must Comply with...
  - Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
  - A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

Our Office will need the specification for Engineered Trusses (Built-up Girder(s)) prior to construction.

Please feel free to contact me at 207.874.8702 if you have any questions or concerns.



Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	 $2 \times 10'' \text{ @ } 16'' \text{ o/c}$ w/ $2 \times 6''$ joist	okay
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor: $3/4''$ / Roof: $1/2''$	"See Email"
Fastener Schedule (Table R602.3(1) & (2))	Wrong Table	
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Bedroom Egress & Bulkhead	okay
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)	Shown in Bathroom	okay
Attic Access (Section R807)	$22 \times 30''$ shown	okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	(3) $2 \times 8''$	"See Email"
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		"See Email"

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
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 20" w/ 8" Thick Wall 1/2" Rebar	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	- All shown of plan	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" w/in 12" of corners w/ 6-0" o/c	okay
Lally Column Type (Section R407)	3 1/2" Lally	
Girder & Header Spans (Table R 502.5(2))	(3) 2x12" - 5'-10" Max	okay
Built-Up Wood Center Girder Dimension/Type	" / " Vise Lon	
Sill/Band Joist Type & Dimensions	2x10 PT	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10" @ 16" o/c 13-4" Max	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x8" @ 16" o/c 13-4" Proposed - 13-6" Max	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement	Bulkhead	
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)		
Width (Section R311.5.1)	7 3/4 x 10"	
Headroom (Section R311.5.2)	6'-8"	okay
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" to 38" Rail	
Smoke Detectors (Section R313) Location and type/Interconnected	SMK & CO Show	okay
Dwelling Unit Separation (Section R317) and IBC - 2009 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	"See Memo"	"See Email response"



**DEVELOPMENT REVIEW FEES:**

**Check all reviews that apply. Payment may be made in cash or check to the City of Portland.**

<b>Level I Minor Residential Site Plan</b> ___ Application Fee (\$300.00 flat fee)  The City invoices separately for the following: <ul style="list-style-type: none"><li>• Notices (\$.75 each)</li></ul>	<b>Fees Paid</b> (office use)  ___
<b>Inspection Fee:</b> Inspection fee due after approval (for site plan inspection by the Planning Division)	\$100 (flat fee)
<b>Performance Guarantee</b>  <i>N/A</i>	Exempt except for those projects that complete construction in the winter and the site work is incomplete.
<b>Building Permit Fee</b>	\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.

**Application Check List:**

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

**Refer to the application checklist for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

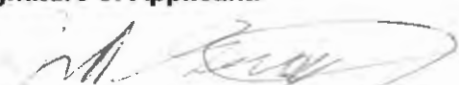
**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

<b>Signature of Applicant:</b> 	<b>Date:</b> <i>12-14-11</i>
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**This is not a permit; you may not commence any work until the permit is issued.**

3 fullsize site plans / surveys - 1 full size building plans

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens. <i>None of Record</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards. <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity. <i>N/A</i>
<input type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application. <i>Sprinkler building</i>

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.



<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed protections to or alterations of watercourses.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Proposed wetland protections or impacts.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed curb and sidewalk, except for a single family home.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Existing and proposed easements or public or private rights of way.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show foundation/perimeter drain and outlet.	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additional requirements may apply for lots on unimproved streets.	N/A
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

### Building Permit Submittal Requirements –Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Window and door schedules <i>on Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Foundation plans w/required drainage and damp proofing , if applicable <i>Plans</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Detail egress requirements and fire separation, if applicable <i>Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003 <i>Plan</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Deck construction including: pier layout, framing, fastenings, guards, stair dimensions <i>N/A</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**Reminder:** Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

11x17



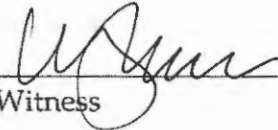
**WARRANTY DEED  
(Maine Statutory Short Form)**

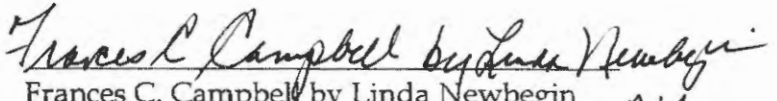
KNOW ALL PERSONS BY THESE PRESENTS, that, Frances C. Campbell of Portland, Maine, for consideration paid, hereby GRANTS to AAAL Builders LLC., whose mailing address is 6 Beach Street, South Portland, Maine 04106, with WARRANTY COVENANTS, the land with any buildings thereon situated at 230 Holm Avenue, City of Portland, County of Cumberland and State of Maine, described as follows:

See Attached Exhibit A

Meaning and intending to convey a portion of the premises as described in a deed to Francis C. Campbell dated September 16, 1997 and recorded in said Registry in Book 13394, Page 265.

Witness my hand and seal this 9<sup>th</sup> day of November, 2011.

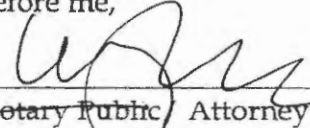
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Frances C. Campbell by Linda Newbegin  
Her Attorney-in-Fact *POA*

STATE OF MAINE  
COUNTY OF CUMBERLAND

November 9., 2011

Then personally appeared before me the above named Linda Newbegin and acknowledged the foregoing instrument to be her free act and deed and her free act and deed in her said capacity *as attorney in fact for Frances C. Campbell.*

Before me,  
  
\_\_\_\_\_  
Notary Public / Attorney at Law  
Printed Name:  
My Comm. Exp:  
*Michael J. Pearce*

\*Deed prepared without benefit of title exam. Preparer makes no warranty regarding Grantors ability to convey title.

MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land with any improvements thereon, located on the northwesterly side of Holm Avenue in the City of Portland, County of Cumberland, State of Maine and more particularly described as follows:

Beginning at an iron pipe on the northwesterly side of Holm Avenue at the corner of land now or formerly of Robert C. Hains as described in Deed Book 16015, Page 143 and recorded in the Cumberland County Registry of Deeds;

Thence S 43°20'17" W, along Holm Avenue a distance of 6.16' to point;

Thence S 29°18'17" W, along Holm Avenue a distance of 41.23' to a found iron rebar;

Thence S 43°20'17" W, a distance of 18.84' to a set iron rebar at the remaining land of Francis C. Campbell;

Thence N 46°39'43" W, along remaining land of Francis C. Campbell a distance of 78.92' to a set iron rebar;

Thence N 02°20'27" E, along remaining land of Francis C. Campbell a distance of 9.28' to a set iron rebar;

Thence N 46°39'43" W, along remaining land of Francis C. Campbell a distance of 33.73' to a set iron rebar at the land now or formerly of Railroad Land LLC as described in Deed Book 23966, Page 284;

Thence N 41°25'43" E, along land of Railroad Land LLC a distance of 58.03' to a found iron rebar at the land of Hains;

Thence S 46°39'43" E, along land of Hains a distance of 110.67' to the point of beginning.

The above described parcel contains 7,254 square feet or 0.167 Acre, more or less.

The basis of bearings for the description was the 2011 Magnetic Meridian.

Meaning and intending to convey a portion of the premises as described in a deed to Francis C. Campbell dated September 16, 1997 and recorded in said Registry in Book 13394, Page 265.

Received  
Recorded Register of Deeds  
Nov 09, 2011 02:16:26P  
Cumberland County  
Pamela E. Lovley

\*Deed prepared without benefit of title exam. Preparer makes no warranty regarding Grantors ability to convey title.

# One- or Two-family Fire Sprinkler Permit

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

Installation address: 230 HOLMS AVE

Building owner: AAAL BUILDERS LLC Phone: 207-415-7881

Installer: Bill Walsh Walsh @ maine m. Co.  
Freedom Fire Phone: 627-4109

Total sq/ft of building floor space per unit: <sup>1<sup>st</sup> F 768</sup> 1408  Single-family home  
<sup>2<sup>nd</sup> 640</sup> or

Sq/ft of sprinklered floor space per unit: 1408  Two-family home

Is this a multipurpose piping system? Y / N Sprinkler piping uses Pex? Y / N

Water supply:  Municipal Water  Well pump  Stored water  Other

Include electronic copy of approved State Sprinkler Permit plans:

Additional cost to the owner for the home fire sprinkler system for each dwelling unit minus costs necessary for domestic needs (See below): **A=** \_\_\_\_\_

Attach cost breakdown:  A City plumbing permit has been pulled:

Does this sprinkler installation exceed the minimum requirements? Y / N

If yes explain additional features and costs:

<b>COST OF WORK:</b> _____ (A times number of units)
<b>PERMIT FEE:</b> _____ (\$10 PER \$1,000 + \$30 FOR THE FIRST \$1,000)

Additional information and Frequently asked questions about home fire sprinkler systems may be found at [www.portlandmaine.gov/fire](http://www.portlandmaine.gov/fire)  
Sprinkler system cost must deduct costs that would have been incurred if the system did not provide sprinkler service. In a well pump system it would include the difference between the well pump to be installed and the one that would have been installed if there were no sprinkler demand on the system. Includes additional piping and valves that are required only because of NFPA Standard 13D, and not already required for domestic needs. Includes cost of sprinkler heads and additional installation costs.



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life • www.portlandmaine.gov*

## **Planning & Urban Development Department**

Gregory A. Mitchell, Acting Director

## **Planning Division**

Alexander Jaegerman, Director

**JANUARY 10, 2012**

Mr. Dan LaBrie  
AAL Builders, LLC.  
6 Beach Street  
South Portland, Maine 04106

Mr. James R. Gray  
143 Cragie Street  
Portland, Maine 04102

**RE:** Review Comments for Single Family Site Plan

**Project Name:** LaBrie Single Family

**Project ID:** 2011-12-2993-SF

**Project Address:** 230 Holm Avenue

**CBL:** 270-B-010001

**Planner:** Philip DiPierro

Dear Mr. LaBrie and Mr. Gray:

Thank you for submitting your site plan for a single family residence at 230 Holm Avenue.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following additional information must be submitted in order for the approval process to move forward.

### **Survey Requirements:**

1. Please submit a revised survey to include the following information:
  - Please add the flood zone information to the survey, ie. which zone the property is in based on the FEMA Flood Insurance Rate Map.
  - Please include the approximate locations of structures on adjoining lots within 50 feet of the property lines.
  - Please add a revision block to the survey with the revision number and date.

City Hall, 389 Congress Street . Portland, ME 04101-3509 . Ph (207) 874-8719 . Fx 756-8258 . TTY 874-8936

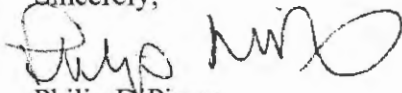
- This lot has been split from an existing lot. Please submit a survey that shows the complete original lot with any existing structures, and the lot that is being split off.
- The site plan, building plans, and elevation plans don't match for consistency, please revise to address the following comments.
  - the bulkhead is not shown on the site plan
  - the deck is not shown on the elevations
  - deck not shown on the building plans
- The bulkhead on the elevations is located 16.5' in from the back right corner, but on the building plan the bulkhead is located 10.5' in from the back right corner, right where the deck is shown on the site plan. Please revise so that all plans are consistent
- Please show two parking spaces (each one 9' x 18') that are 5' or more from the side property line for the first 50' from the front. Each parking space shown is 8' wide, and one space is only 2' from the side property line.

**Additional Submittals Required:**

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit three (3) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at [pd@portlandmaine.gov](mailto:pd@portlandmaine.gov).

Sincerely,



Philip DiPierro

Development Review Coordinator

**Electronic Distribution:**

Ann Machado, Zoning Specialist

David Margolis-Pinco, Deputy City Engineer

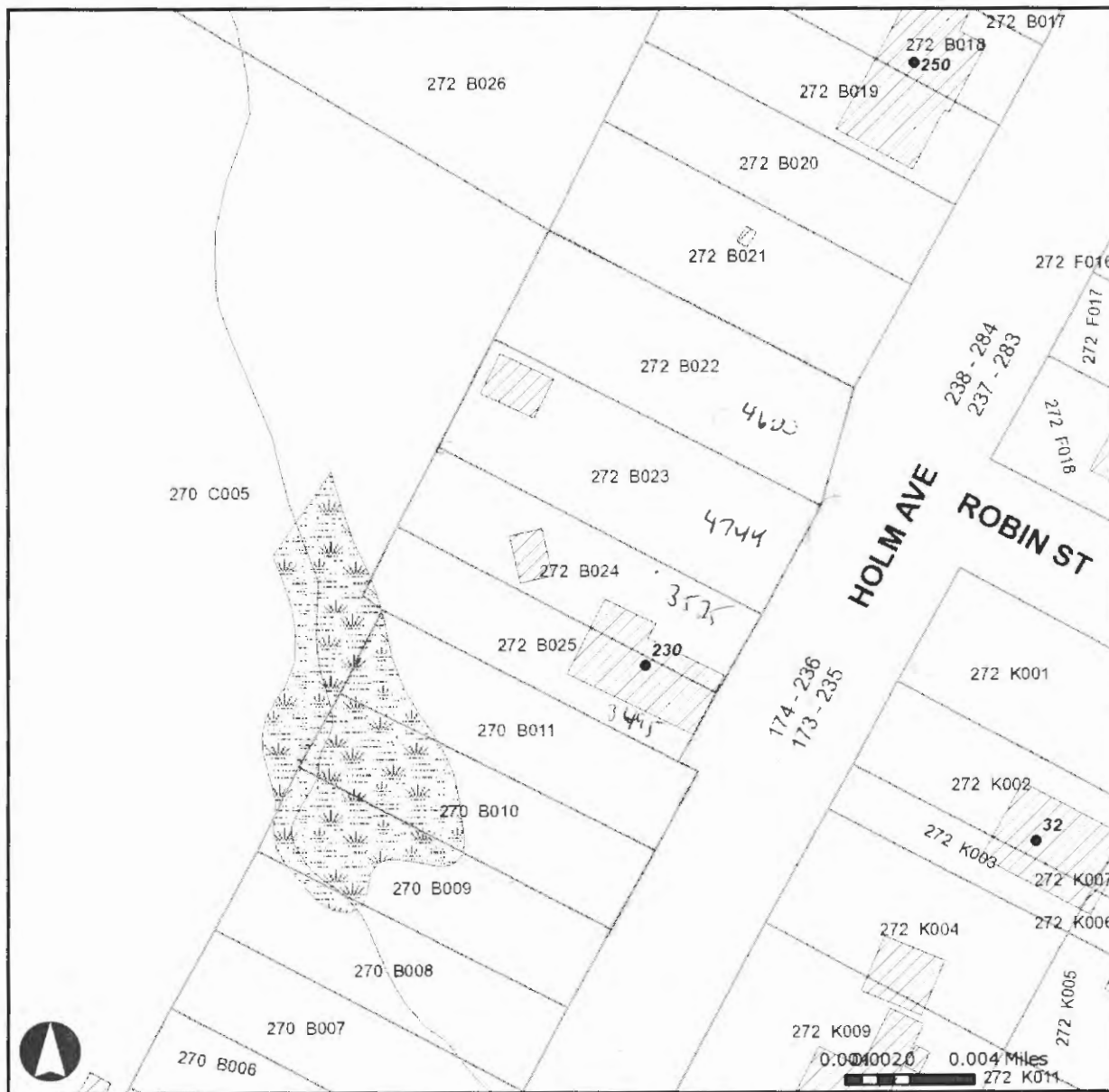
Jim Gray

R-3

272-R-22.123

23,264 \$

# Map



Interstate



Streets

Buildings



Parcels



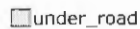
Traveled Ways

Stream

Wetland



Lake/Pond



Jetport

County Streets

A15

A21

A31

ME Towns



Ocean



**Jonathan Rioux - RE: Holm Ave: Att Jonathan Rioux**

---

**From:** "James R. Gray" <jgray002@maine.rr.com>  
**To:** "'Jonathan Rioux'" <JRIOUX@portlandmaine.gov>  
**Date:** 2/7/2012 12:53 PM  
**Subject:** RE: Holm Ave: Att Jonathan Rioux

Hi Jon,

Sorry about the delay in your answer but I was out showing property.

The spacing is 7 feet between the piers center to center, and the sheathing is ½ inch Zip Wall with taped seams.

Thanks for your help.

Jim Gray 415-7881

**From:** Jonathan Rioux [mailto:JRIOUX@portlandmaine.gov]  
**Sent:** Tuesday, February 07, 2012 9:26 AM  
**To:** jgray002@maine.rr.com  
**Subject:** Fwd: Holm Ave: Att Jonathan Rioux

James,

Morning. Please provide an answer to the following questions so I/we can finalize your permit this morning, see below:

1. What is the max span between the triple (3) 2 x 8" Beam(s) and your ten (10) inch poured pier(s) for the porch/ deck?
2. What is the exterior wall sheathing? Plans indicate "per spec"? JGR.

Jonathan Rioux  
 Code Enforcement Officer/ Plan Reviewer

City of Portland  
 Planning and Urban Development Department  
 Inspection Services Division  
 389 Congress St. Rm 315  
 Portland, ME 04101  
 Office: 207.874.8702  
 Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

>>> Tammy Munson 2/7/2012 9:00 AM >>>

>>> "James R. Gray" <jgray002@maine.rr.com> 2/6/2012 6:18 PM >>>

Good morning Jonathan:

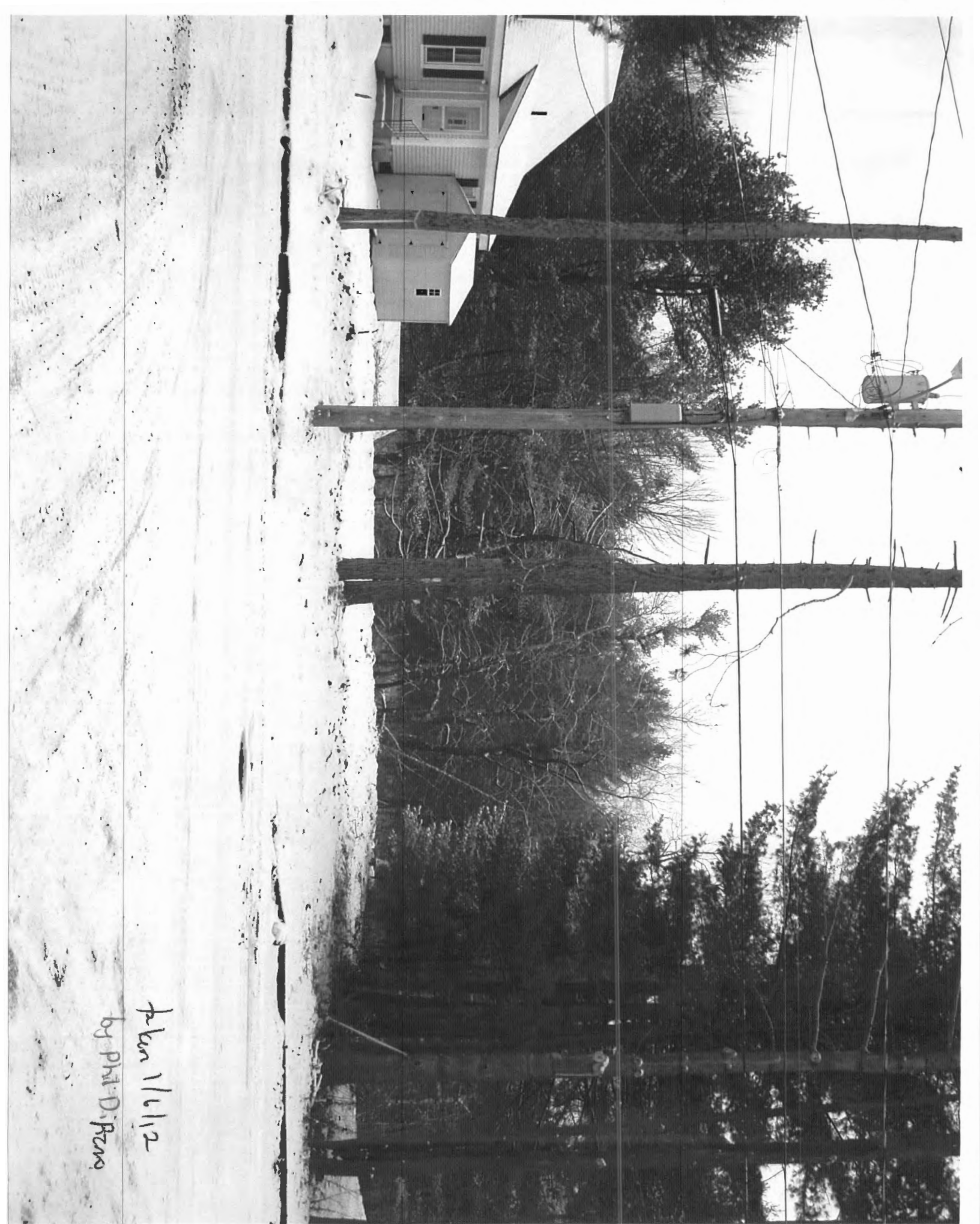
In response to your requests for additional information about the plans for Holm Ave, I have attached a pdf of the plans with the changes.



We will be meeting all the MUBEC code on insulation, and have done a res-check on it.  
The elevation, and distance to finished grade are such that no window in the house will be more that 72" to grade.

Sincerely

James R. Gray  
415-7881



taken 1/6/12  
by Phil DiRusso

New House

Applicant: AAAL Builders LLC

Date: 1/4/12

Address: Split from 230 Holm Ave (232-236) C-B-L: 272-B-22123  
permit # 20

CHECK-LIST AGAINST ZONING ORDINANCE

\*revised site plan 1/24/12

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new single family Cape w/ full driveway, 24' x 32'

Sewage Disposal - public

Lot Street Frontage - 50' min. - 66.23' given (OK)

Front Yard - 25' min. - ~~29.2' scaled~~ 29.5' scaled (OK)

Rear Yard - 25' min. - ~~44.7' to parking~~ 49' to house 54' to house scaled (OK)

Side Yard - 1-1/2 stories - 8' 2 stories 14' 18' scaled on left, 14' scaled on right (OK) - need total of 28' has 29' (OK)  
34' scaled blank, 20' to house

Projections - 10x10' deck, front porch 3' x 8', side landing 4x4, bulkhead 5.25x6

Width of Lot - 65' min - 65' scaled (OK)

Height - 35' max - 21.25' (OK)

Lot Area - 6500 sq ft - 7254 sq ft given (OK)

Lot Coverage Impervious Surface - 35% = 2538.9 sq ft

Area per Family - 6500 sq ft (OK)

\* Off-street Parking - 2 spaces required - parking spaces are 9' x 11' 21' x 11' beyond (OK)

Loading Bays - N/A 1st 50' can't park in 5' of property line spaces only 5' divide.

Site Plan - Level I Minor Residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6 - Zone X

# Existing House

Owner: Francis C. Campbell  
Applicant: ~~AAAL Builders LLC~~

Date: 1/4/12

Address: ~~Split from~~ 230 Holm Ave  
(~~292 236~~)

C-B-L: 270-B-10211  
272-B-24125

## CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built. 1920

Zone Location - R-3

Interior or corner lot - 72.54  $\downarrow$  being split off from house lot.

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 50' min - 135' given (OK)

Front Yard - N/A

Rear Yard - N/A

\* \* Side Yard <sup>shed - 7.75' - needs to be 8' - (OK)</sup>  
2 stairs - 14' - 11.5' on right  
96' on left

Projections - \* existing 8' x 12' shed over property line - <sup>(OK) can do down to 8' on side</sup>  
need total of ~~28'~~ 28'

Width of Lot - 65' min - 134.5' scaled (OK)

Height - N/A

Lot Area - 6500  $\pm$  min - 15,950  $\pm$  given (OK)

Lot Coverage Impervious Surface - 35% - 5582.5  $\pm$

1032

Area per Family - 6500  $\pm$  (OK)

+ 170.5

Off-street Parking - 2 spaces required (OK)

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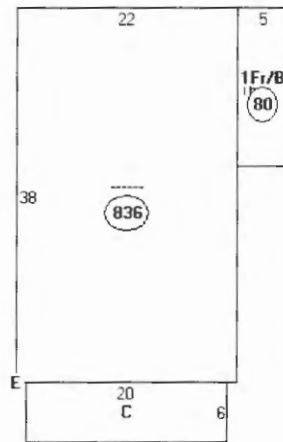
1206.5  $\pm$  (OK)

Loading Bays - N/A

Site Plan - N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Parcel 6 - Zone X



Descriptor/Area

- A: -----  
836 sqft
- B: 1Fr/B  
80 sqft
- C: OFF  
120 sqft
- D: ~~RG1~~  
~~202 sqft~~
- E: ~~RS1~~  
~~36 sqft~~

= 1036 φ



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

12/27 2011

Received from AAAL Builders

Location of Work 230 Holmes

Cost of Construction \$ 139,000 Building Fee: 30.00

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 1410

Building (I1)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 272 B022,023,024

Check #: 1285 Total Collected \$ 1410.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

400 owed

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

2-21-12 DWM Jim 415-7881 Footings OK

2-27-12 DWM Jim Backfill OK

3-30-12 DWM/BKL Jim Close-in OK

7-12-12 DWM/BKL/L+Wallace Jim Final Fall

Boiler Per T to terminate 6"-24" above floor, show backflow  
is in correct location, Platform at washer, Provide handrail/Guard  
at rear deck stair, Hangers + nails at rear deck joists, CO/SD NTC,  
DRC approval

7-13-12 DWM CO OK





# 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.

PORTION 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.