

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify AAAL BUILDERS LLC

Located At TBD (232-236) HOLM AVE

Job ID: 2011-12-2993-SF

CBL: ~~270-B-010-001~~ (NEW CBL 272-B 022)

2012-41375-AMEND

has permission to Amend Permit # 2011-12-2993-SF to Relocate Footprint (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

03/02/2012

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

closed

SCANNED



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

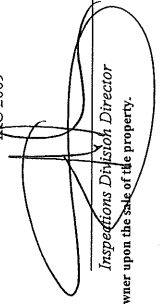
ENTIRE

APPROVED OCCUPANCY

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

Approved: 
7-13-2012
(Date)

Inspector


Inspections Division Director

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

Department of Building Inspections

Original Receipt

_____ 20____

Received from _____

Location of Work _____

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____ Total Collected \$ _____

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

Taken by: _____

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

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. Follow Inspection Schedule on Permit # 2011-12-2993-SF.

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.

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 2012-41375-AMEND	Date Applied: 2/15/2012	CBL: 270- B-010-001 New CBL 272-B-002	
Location of Construction: 230 HOLM AVE New address 232-334 Ham	Owner Name: AAAL BUILDERS, LLC	Owner Address: 6 BEACH ST. SOUTH PORTLAND, ME 04102	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-Amend	Zone: R-3
Past Use: New single family	Proposed Use: Same - New Single family - amend permit 2011-12-2993-SF - relocate footprint & flip footprint	Cost of Work: 139000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved (See Permit # 2011-12-2993) <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SD MUBCC Signature:
Proposed Project Description: amend permit #2011-12-2993-SF		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 3/1/12 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 _____

3-30-12 DWM/BKL Jim 415-7881 Close-In Provide

Beam calcs, (2nd floor 2-1 $\frac{3}{4}$ x 7 $\frac{7}{8}$, 1st floor 3-1 $\frac{3}{4}$ x 9 $\frac{7}{8}$) ~~then~~, Hangers
on 1st floor floor joists, laundry platform, Basement stair etc

3-12-12 DWM/BKL/L+Wallace Jim Final Fail

3-13-12 DWM ~~for~~ Jim Final OK

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>730 Helen Ave</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1 1/2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>270</u> <u>B</u> <u>10</u>	Applicant * must be owner, Lessee or Buyer * Name <u>AAAC Bldg LLC</u> Address <u>6 Shore Rd Beach St.</u> City, State & Zip <u>So. Portland</u>	Telephone: " <u>415-2881</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
<p style="text-align: center;">RECEIVED FEB 15 2012</p> <p style="text-align: center;"><small>Dept. of Building Inspections Maine</small></p>		
Current legal use (i.e. single family) <u>S.F.</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>Along Vacant</u> Proposed Specific use: <u>S.F.</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Revised Plan + Red Drive way on opposite side</u>		
Contractor's name: <u>AAAC Bldg LLC</u> Address: <u>6 Shore Rd</u> City, State & Zip <u>So. Portland</u> Telephone: <u>415-2881</u> Who should we contact when the permit is ready: <u>J. Gray</u> Telephone: _____ Mailing address: <u>143 Craigie St Portland 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: J. Gray Date: 2-15-12

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

New House

Applicant: AAL 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'x23'
(split from 270-B-10)

CHECK-LIST AGAINST ZONING ORDINANCE

permit (original) 2011-12-2993

Date - new

Zone Location - R-3

* revised site plan 3/1/12
~~2/13/12~~

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

Proposed Use/Work -

Sewage Disposal - public

Lot Street Frontage - 50' min - 66.23' ^{32'} (OK)

Front Yard - 25' min - scale 30' ^{30'} (OK) 31' to front step (OK)

Rear Yard - 25' min - 1/2' handrail

Side Yard - 2 stories 14' - 9' scaled on left * OK can borrow from one side reduce down to 9'
- 20' on right side need total of 28' has 30' (OK)

Projections - 10' x 10' deck, 3' x 8' front porch, 4' x 6' side only, 5' x 6' 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 (OK)
4x5 = 20
972 sq ft

Off-street Parking - 2 spaces required - drv 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 - zero x

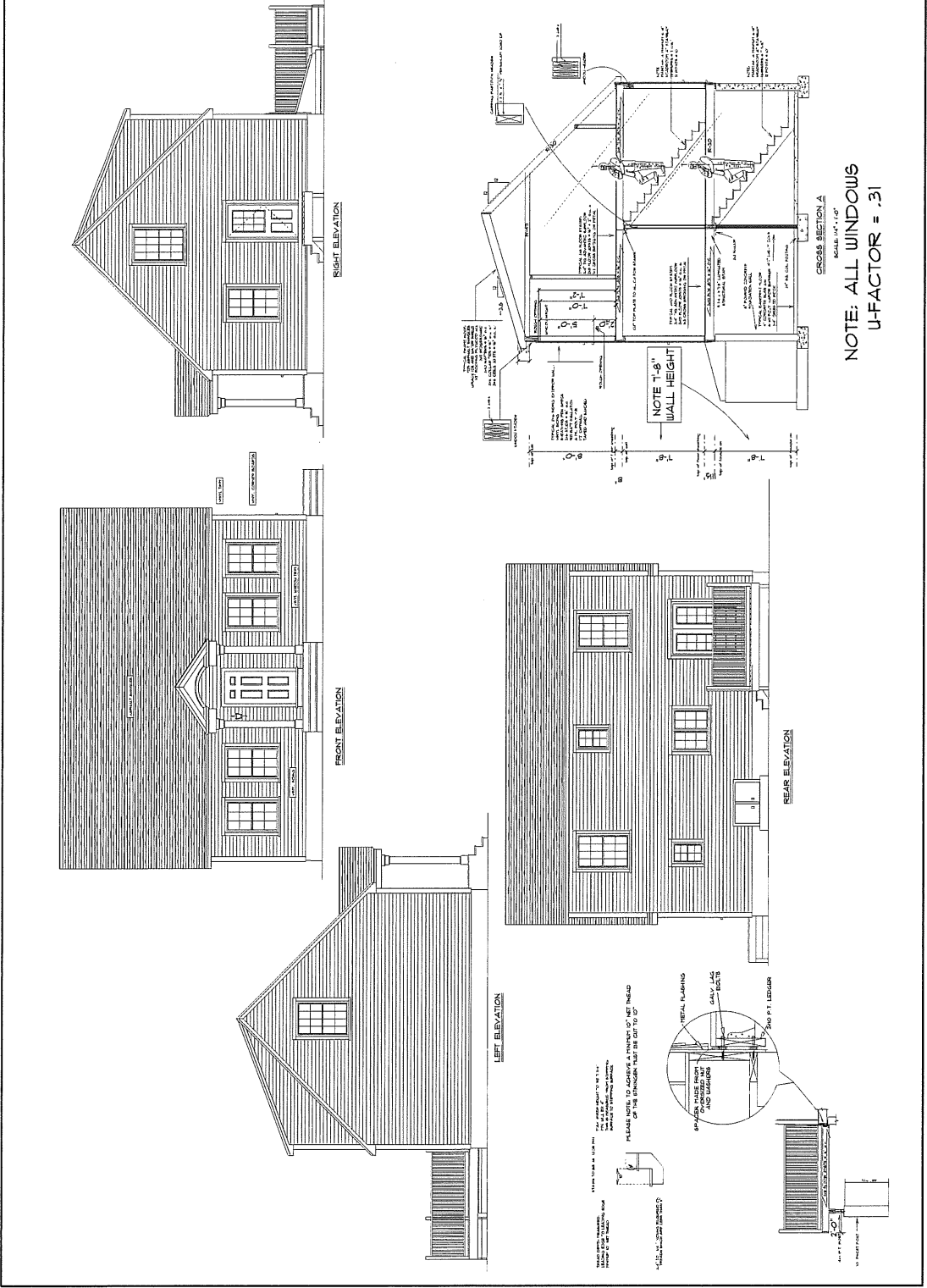


THIS PLAN SET IS TO GOVERN ONLY. IT DOES NOT CONSTITUTE A CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

CONTRACTOR

PROJECT NAME: HOLM AVE SPEC

DATE: 12/15/2011
SCALE: AS SHOWN
DESIGNER: [Name]
CHECKED: [Name]
DATE: 12/15/2011
SHEET: 01 OF 01



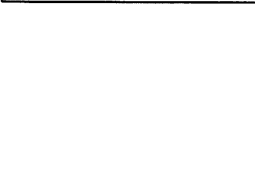
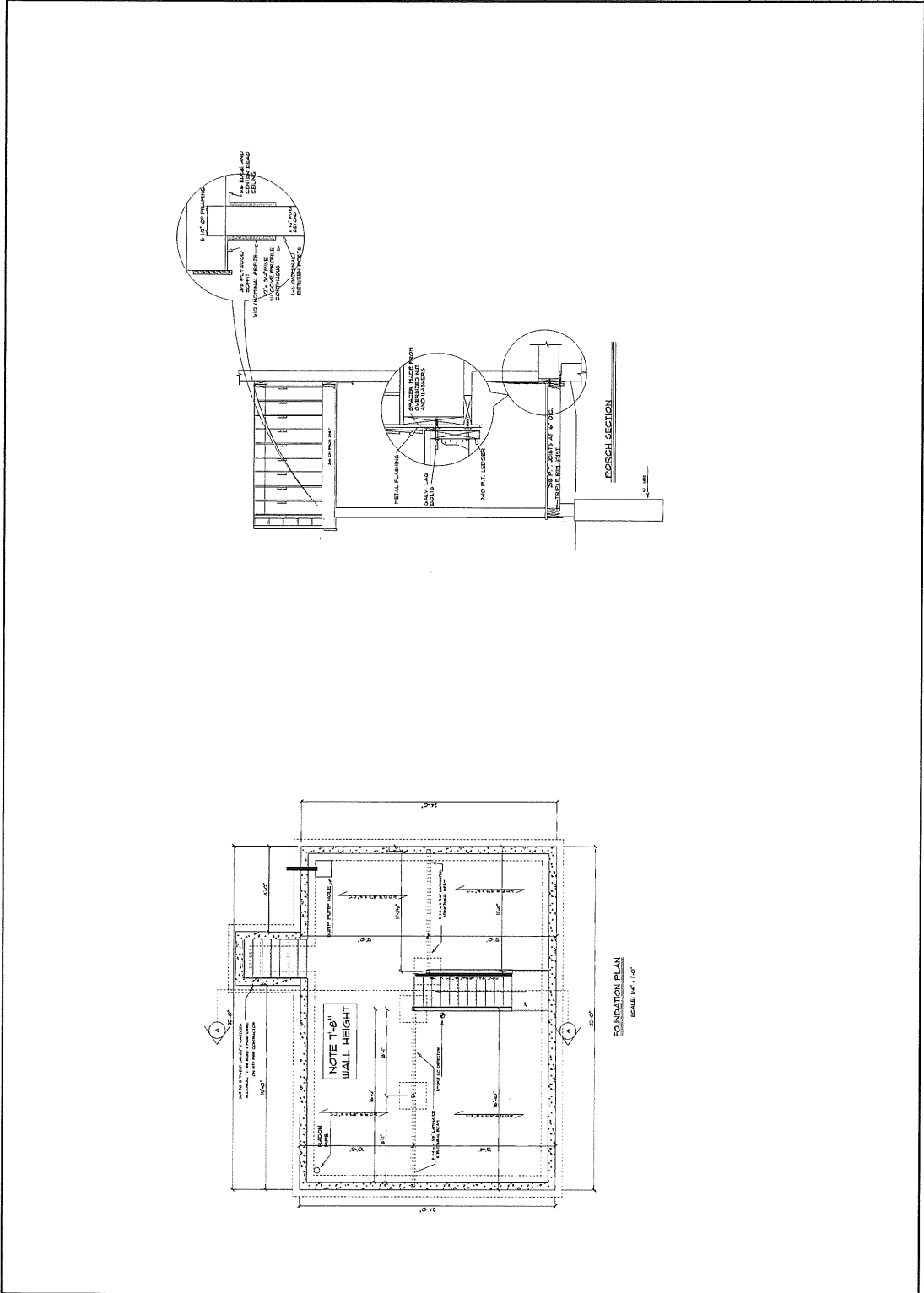


THIS PLAN IS TO BE CONSIDERED ONLY AS GENERAL GUIDANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS.

CONTRACTOR

PROJECT NAME: HOLM AVE SPEC

DATE: 11/16/11	SCALE: 1/4" = 1'-0"
PROJECT: 11111111	FILE: 11111111
SHEET 1 OF 1	

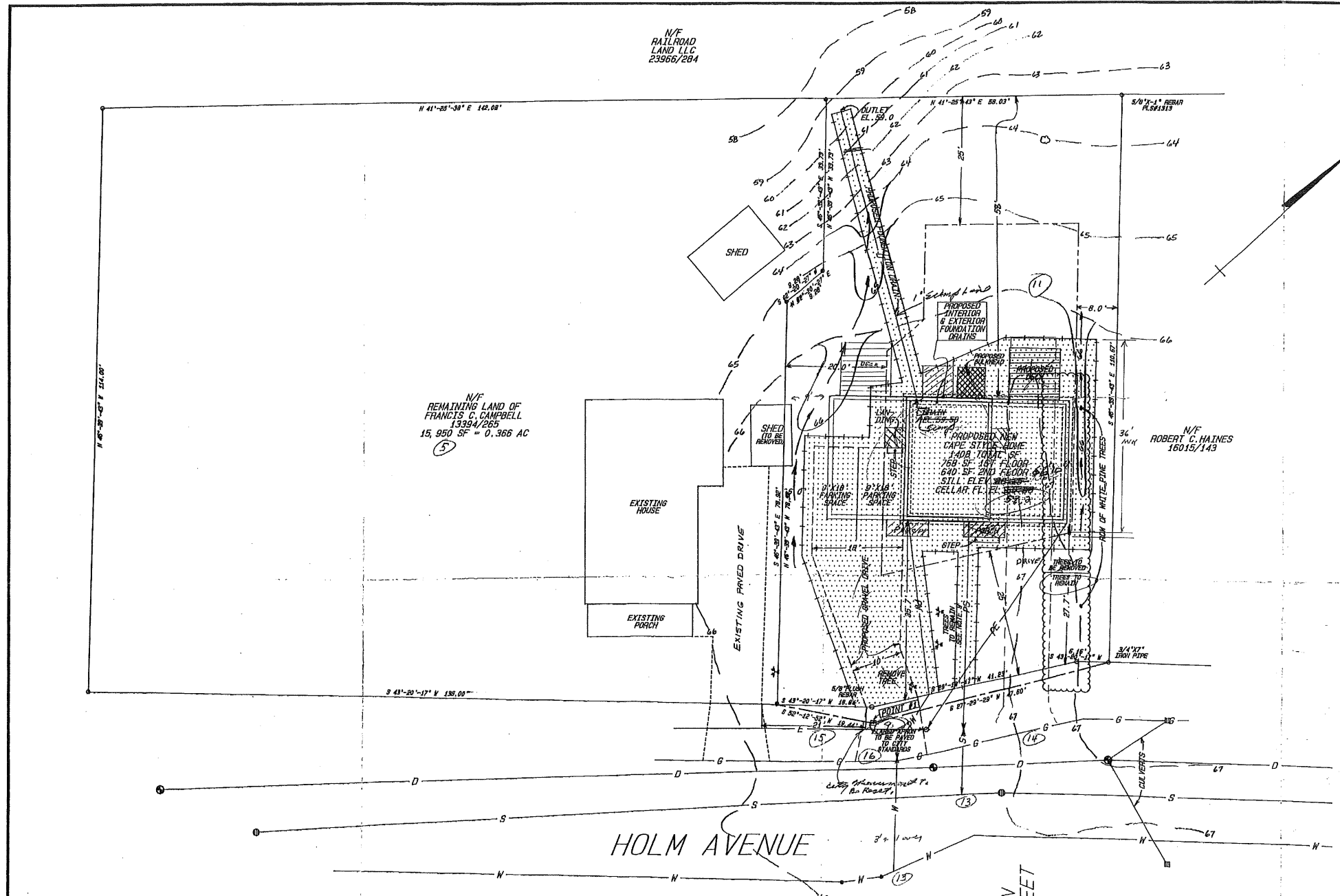


THIS PLAN IS TO BE CONSIDERED ONLY AS GENERAL GUIDANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS.

CONTRACTOR

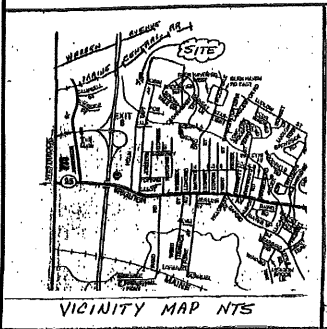
PROJECT NAME: HOLM AVE SPEC

DATE: 11/16/11	SCALE: 1/4" = 1'-0"
PROJECT: 11111111	FILE: 11111111
SHEET 1 OF 1	



- NOTES:**
- 1) BEARINGS ARE REFERENCED TO MAGNETIC NORTH 2011 PER REF. 1
 - 2) LINES SHOWN AND NOT DETAILED ARE ILLUSTRATIVE ONLY. THEY ARE BASED ON TAX MAPS, DEEDS, OTHER SURVEYS, ETC. AND NOT VERIFIED BY THIS SURVEYOR.
 - 3) BOUNDARIES ARE TAKEN FROM PLAN REF. 1 & ARE NOT VERIFIED BY THIS SURVEYOR (JOHN D. PALMITER)
 - 4) DIG SAFE MUST BE CONTACTED AND CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES PRIOR TO EXCAVATION
 - 5) THIS PROPERTY IS DEPICTED ON CITY ASSESSORS MAP 270 BLOCK B LOT 001
 - 6) REFERENCE IS MADE TO PORTLAND LAND USE CODE ZONE R-3 DATED 12/15/10
 MIN. LOT SIZE NET 6,500 SF
 MIN. LOT WIDTH 65' AT BUILDING ENVELOPE
 MIN. STREET FRONTAGE 30'
 FRONT & REAR BUILDING SETBACK 25'
 SIDE SETBACK (2 STOREYS) 8 FT. SIDE, 20' LT. SIDE
 MAXIMUM BUILDING HEIGHT 35'
 MAXIMUM LOT COVERAGE 40%
 - 7) ELEVATIONS BASED ON BOLT IN FLUSH CITY MONUMENT (3' OFFSET) - ELEV. 65.75. THIS POINT LABELED #1 ON PLAN. THE CITY'S OFFICIAL VERTICAL DATUM, NGVD 1929 WAS USED
 - 8) THIS LOT DOES NOT FALL WITHIN A FLOOD HAZARD ZONE PER FEMA FIRM PANEL 230381 0005 C PANEL 5 OF 17, ZONE X
 - 9) 2 EXISTING TREES IN FRONT YARD (AS NOTED) TO REMAIN TO MEET CITY'S MINIMUM TREE REQUIREMENT STANDARD.
 - 10) SOIL TYPE IS ELWOOD FINE SANDY LOAM "EMB"
 - 11) FOR HOLM AVENUE STREET ACCEPTANCE SEE VOLUME 2 PAGE 201 NOV. 2, 1936

- LEGEND**
- 5/8" REBAR (OLD), (UNLESS NOTED)
 - 5/8" REBAR (NEW)
 - CITY MONUMENT (3' OFFSET)
 - N/F NOW OR FORMERLY OF
 - UTILITY CO. POLE
 - BUILDING SETBACK LINE (25' FRONT & REAR, 8' RT. SIDE, 20' LT. SIDE)
 - PROPOSED BUILDING
 - HYDRANT
 - PROPOSED DECK
 - PROPOSED PORCH
 - PROPOSED ENTRY LANDING
 - PROPOSED FOOTING
 - TREELINE
 - EXISTING WATER
 - PROPOSED FOUNDATION DRAIN
 - PROPOSED OVERHEAD WIRES
 - EXISTING OVERHEAD WIRES
 - EXISTING 4" SEWER
 - GATE VALVE
 - CONIFER TREE
 - DECIDUOUS TREE
 - 123/456 BOOK & PAGE OF RECORDED DEED
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - EXISTING CONTOUR LINE
 - SPOT ELEVATION
 - 10 20 AREA TO BE DISTURBED 2897 SF = 39.8X
 - PROPOSED SILT FENCE
 - TIE LINE
 - PROPOSED WATER
 - PS PROPOSED 4" SEWER
 - 14 G GUTTER/CURBLINE
 - 60 PROPOSED CONTOUR LINE



N/F
 REMAINING LAND OF
 FRANCIS C. CAMPBELL
 13394/265
 15,950 SF = 0.366 AC

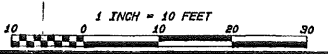
N/F
 RAILROAD
 LAND LLC
 23966/284

N/F
 ROBERT C. HAINES
 16015/143

RECORD OWNER (S) DEED REFERENCES:
 FRANCIS C. CAMPBELL TO AAAL BUILDERS LLC
 29113/53 11/9/11

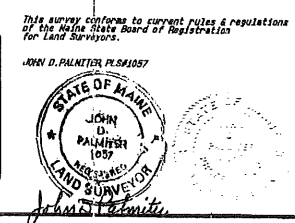
LOT AREA: 7,254 SF = 0.17 ACRES
 REM. AREA: 15,950 SF = 0.36 ACRES
 TOTAL 23,204 SF = 0.53 ACRES

REFERENCES:
 1) "LAND DIVISION FOR FRANCIS C. CAMPBELL" BY BOUNDARY POINTS DATED 4/25/11



ROTATION 48
 CENTER 4975.0000
 4952.0000

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED JANUARY 2012
 AT H .M. AND RECORDED IN
 PLAN BOOK 212 PAGE
 ATTEST: REGISTER



REVISIONS:
 REV. #1 1/17/12 ADD INFO. PER 1/10/12 LETTER FROM CITY

MINOR RESIDENTIAL DEVELOPMENT SITE PLAN
 230 HOLM AVENUE - PORTLAND, MAINE
 MADE FOR
JAMES R. GRAY
 143 CRAIGIE ST. - PORTLAND, ME. 04102
 APPLICANT: AAAL BUILDERS, LLC
 X OF DAN LABRIE
 6 BEACH ST. - SO. PORTLAND, ME. 04106
 DEC. 17, 2011 1" = 10' FILES J. GRAY 1
 JOHN D. PALMITER PLS 1057
 29 MAYBERRY ROAD GRAY, MAINE 04039
 TELEPHONE: (207) 657-4630

RECEIVED
 FEB 2 13 2012
 Dept. of Land Use Planning
 11000