

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-0338	Issue Date: 03/16/2006	CBL: 272 K010001
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Location of Construction: 211 Holm Ave	Owner Name: Madjerac Joseph M	Owner Address: 211 Holm Ave	Phone:
Business Name:	Contractor Name: Chris Hanson	Contractor Address: Portland	Phone: 2076504426
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R3

Past Use: Single Family	Proposed Use: Single Family to demolish existing garage & mudroom, build 22 x 24, 1-112 story addition	Permit Fee: \$561.00	Cost of Work: \$60,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRL-2003	

Proposed Project Description: Demolish existing garage & mudroom, build a 22 x 24, 1-112 story addition	Signature:	Signature: JMB 3/16/06
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: jmb	Date Applied For: 03/14/2006
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED



Special Zone or Reviews <input type="checkbox"/> Shoreland <input checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: JMB 3/16/06	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 District 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: JMB
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Handwritten notes: approved w/conditions for 1 1/2 stories for 8' side setback

CERTIFICATION

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

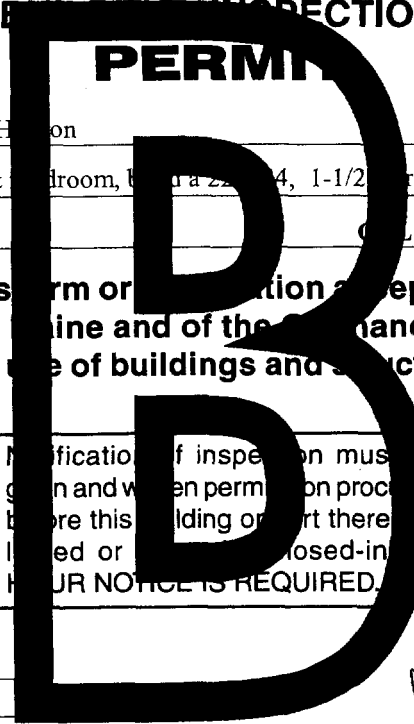
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE,		DATE	PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060338
MAR 16 2006
CITY OF PORTLAND



This is to certify that Madjerac Joseph M /Chris H...
has permission to Demolish existing garage & bedroom, 1-1/2 story addition
AT 211 Holm Ave ... 272 K010001

provided that the person or persons ... accepting this permit shall comply with all of the provisions of the Statutes of ... and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or closed-in 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept.
Health Dept.
Appeal Board
Other DepartmentName

Jeanie Banks
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Permit No: 06-0338	Date Applied For: 03/14/2006	CBL: 272 K010001
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Location of Construction: 211 Holm Ave	Owner Name: Madjerac Joseph M	Owner Address: 211 Holm Ave	Phone:
Business Name:	Contractor Name: Chris Hanson	Contractor Address: Portland	Phone (207) 650-4426
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Single Family to demolish existing garage & mudroom, build 22 x 24, 1-1/2 story addition	Proposed Project Description: Demolish existing garage & mudroom, build a 22 x 24, 1-1/2 story addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/16/2006

Note: **Ok to Issue:**

- 1) This new structure can only be 1-1/2 stories due to the 8' side setback. The 2nd floor is only allowed to be 2/3 of the 1st floor, measured at the 4' kneewall. The maximum sf is 352.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/16/2006

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or heating.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Permit #
Permit Date



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 211 Holm Ave
 Report Date: 03/16/06

Energy Code: **2003 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Glazing Area Percentage: **15%**
 Heating Degree Days: **7378**

Construction Site:
 Permit # 06-0338

Owner/Agent:

Designer/Contractor:
 Chris Hanson

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling	38.0		
Wall	19.0	0.0	
Window			0.400
Door			0.350
Floor	19.0		
Furnace 85 AFUE			

Compliance Statement: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

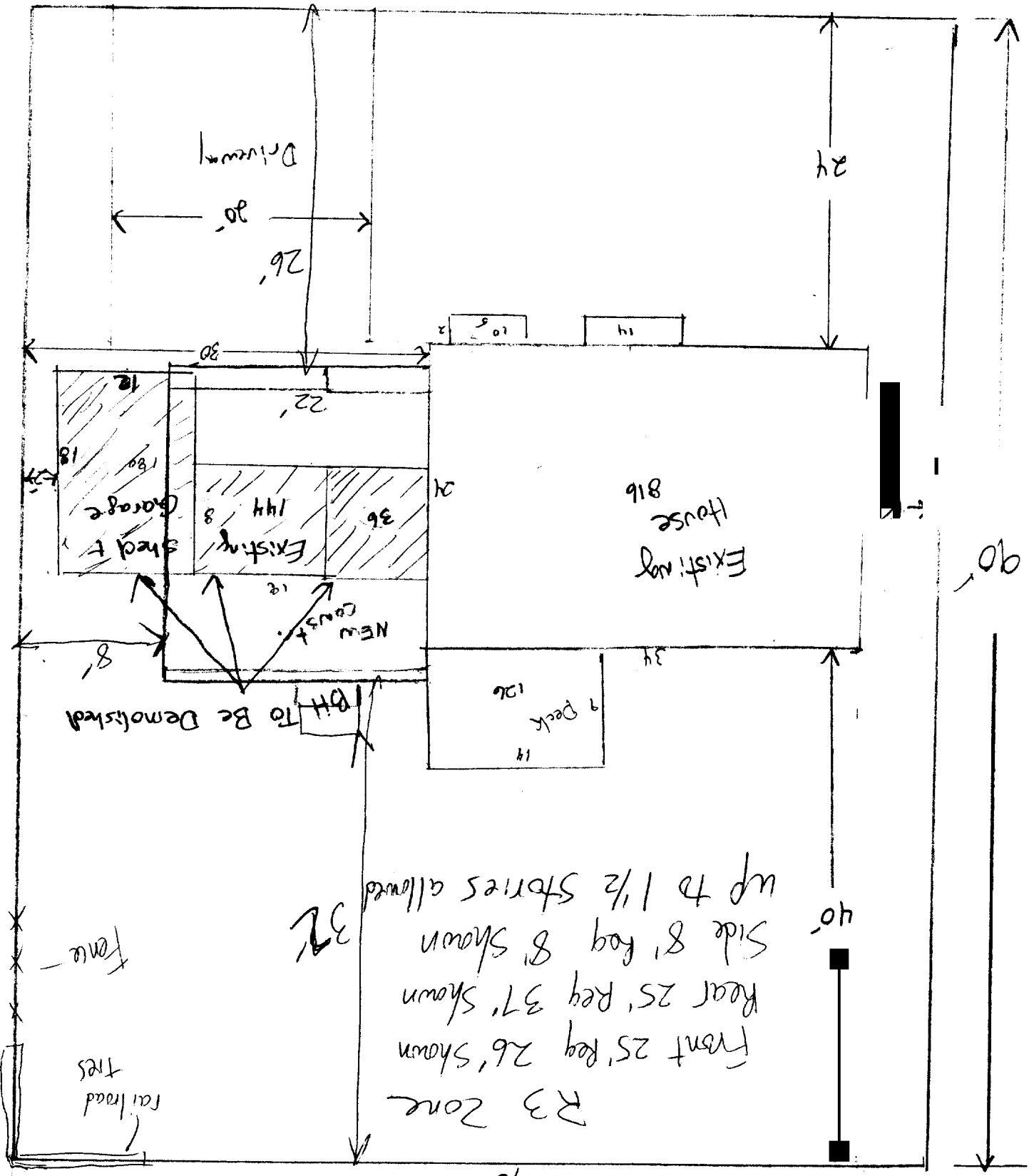
 Builder/Designer

 Company Name

 Date

Joe Madisera
211 Holmes Ave
Baltimore, Me.

Parcel L1 ID
Plot Plan 272 R0100



211 Holmes Ave.
← capped survey pin 116'

R3 Zone
Front 25' Req 26' shown
Rear 25' Req 37' shown
Side 8' Req 8' shown
up to 1 1/2 stories allowed

TO BE DEMOLISHED

Shed

Garage

Existing

Existing House 816

Deck

Driveway

Railroad
Trees

Fence

Lot Coverage.

Lot. 211 Holm Ave

City S.F. 6510 S.F TOTAL * 35% (R-3 Allowance)
90 x 70 = 6300

Allowed [2278.5]

816
126
14
10

966

Existing to Remain

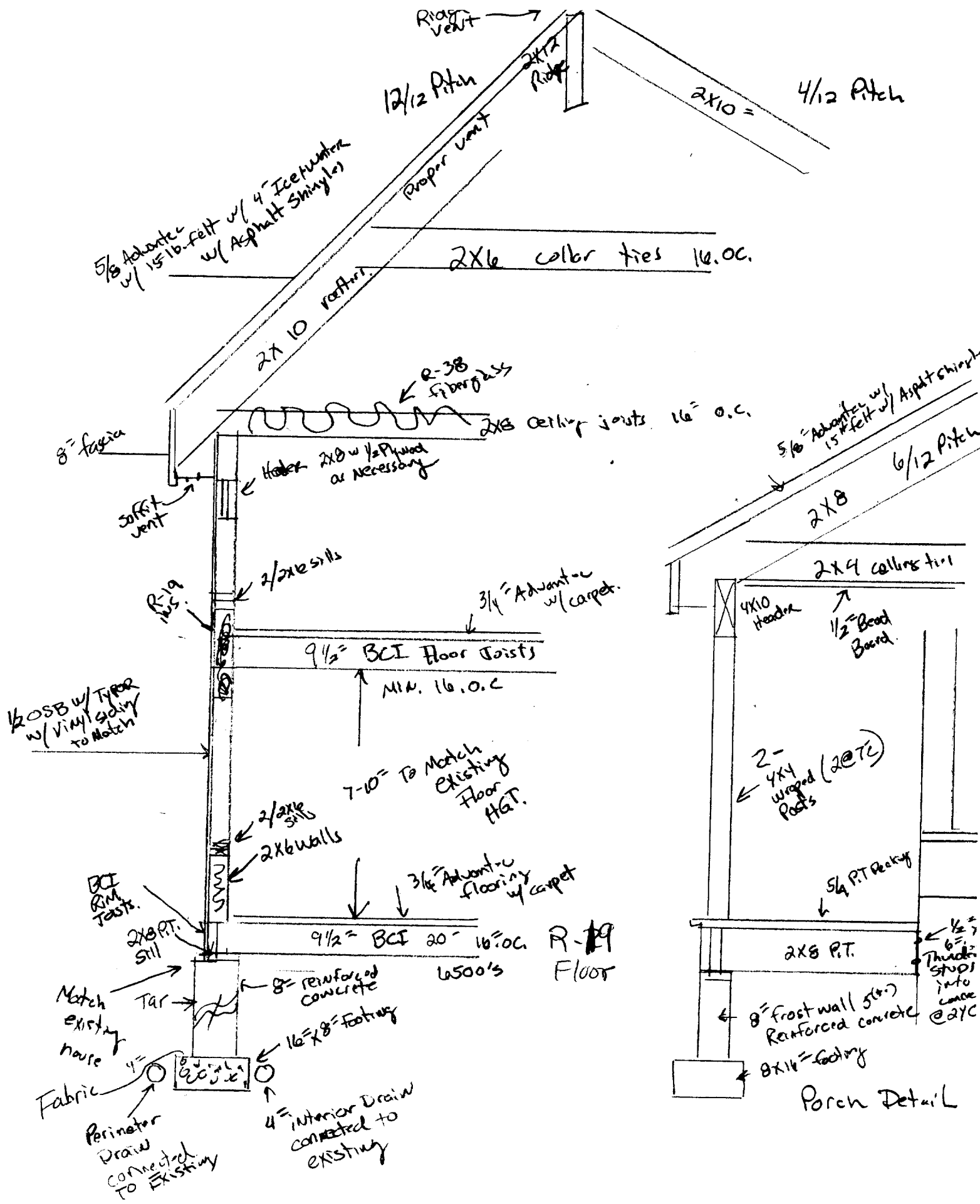
OK

Addition

20 x 24 = 484

25 Bulkhead
966 existing
484 Addition

1475 TOTAL AREA



12/12 Pitch

2x10 = 4/12 Pitch

5/8 Advantec w/ 15 lb felt w/ Asphalt Shingles

2x6 collar ties 16' o.c.

2x10 rafters

R-38 Fiberglass

2x8 ceiling joists 16" o.c.

8" fascia

soffit vent

2x12 sills

3/4" Advantec w/ carpet

9 1/2" BCI Floor Joists

MIN. 16" o.c.

7'-10" To Match Existing Floor Hgt.

2x12 sills

2x6 walls

3/4" Advantec flooring w/ carpet

9 1/2" BCI 20" 16" o.c.

R-19 Floor

8" reinforced concrete

16" x 8" Footing

4" interior Drain connected to existing

4" Perimeter Drain connected to existing

Fabric

Match existing nose

BCI Rim Joist

2x8 P.T. sill

4" Perimeter Drain connected to existing

Porch Detail

2x8 P.T.

8" Frost wall (5'±) Reinforced concrete

8x16" Footing

2-4x4 wrapped Posts (2@TC)

5/4 P.T. Decking

4x10 header

2x4 ceiling tie

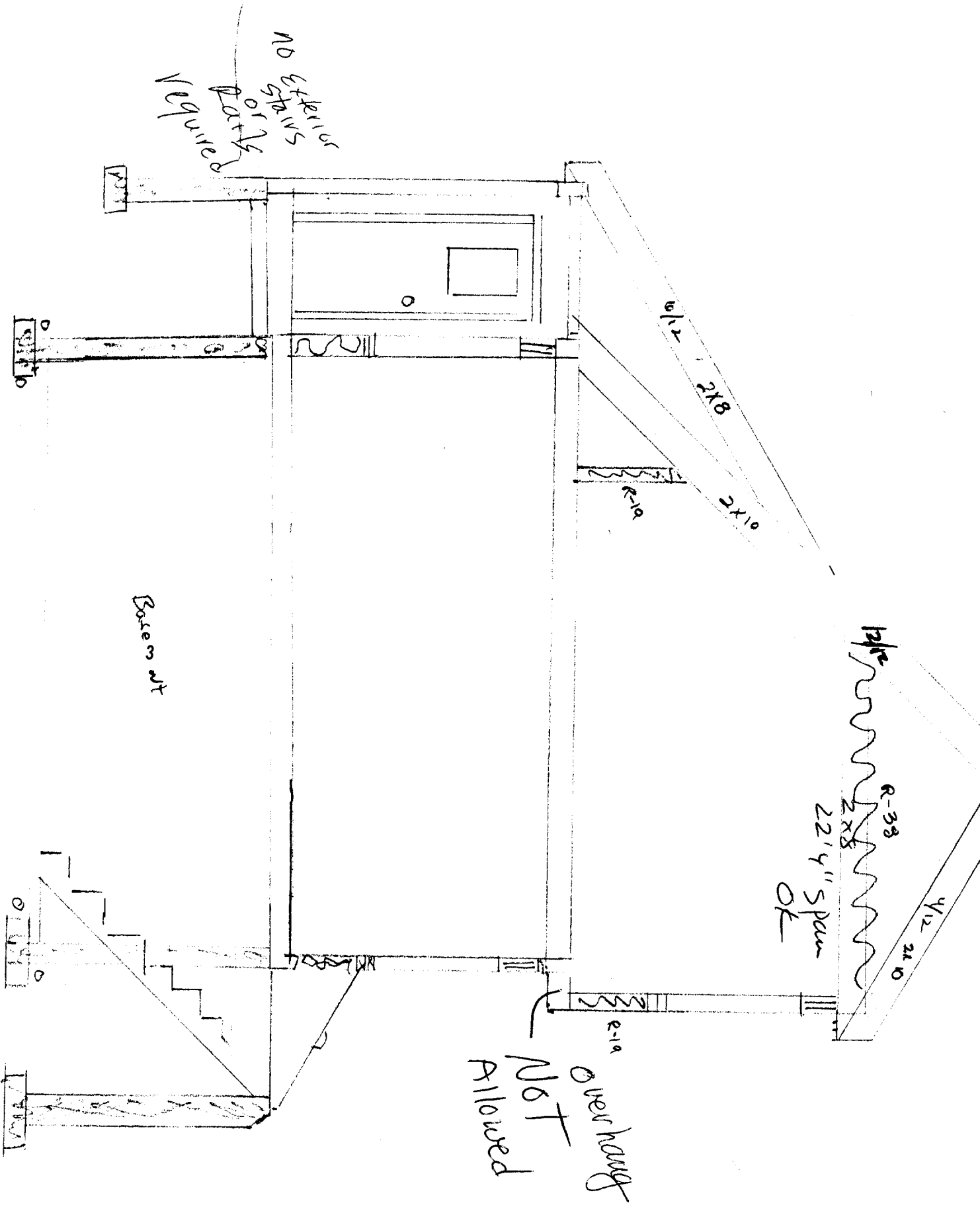
1/2" Bead Board

1/2" Stud into concrete @2YC

5/8 Advantec w/ 15 lb felt w/ Asphalt Shingles

2x8

6/12 Pitch



NO STAIRS
OR PARTS
REQUIRED

BASE on mt

N6T
Overhang
Allowed

R-38
2x8
22'4" span
OK

1/2"

1/2"

2x8

R-19

2x10

1/2"

R-38

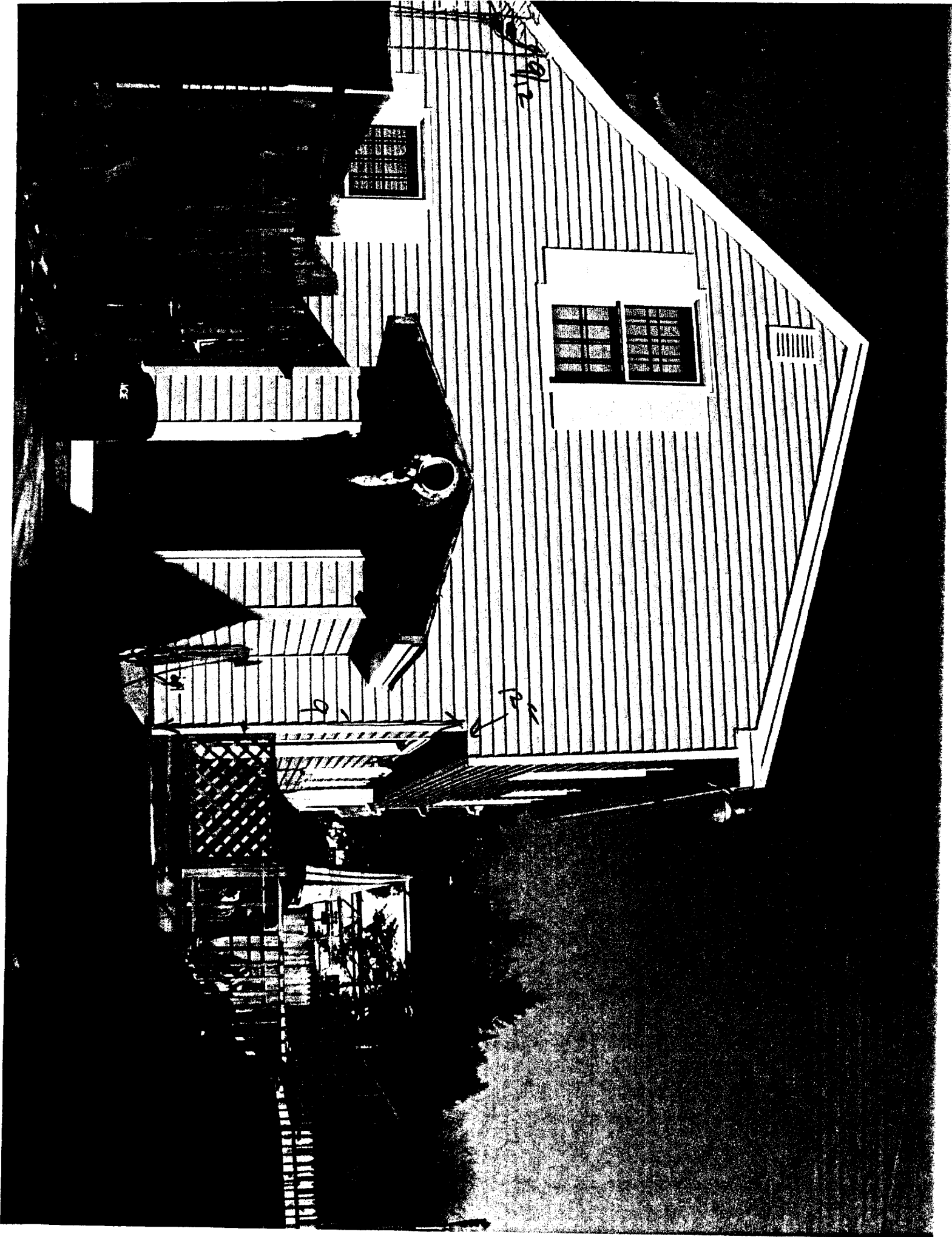
1/2" 2x10

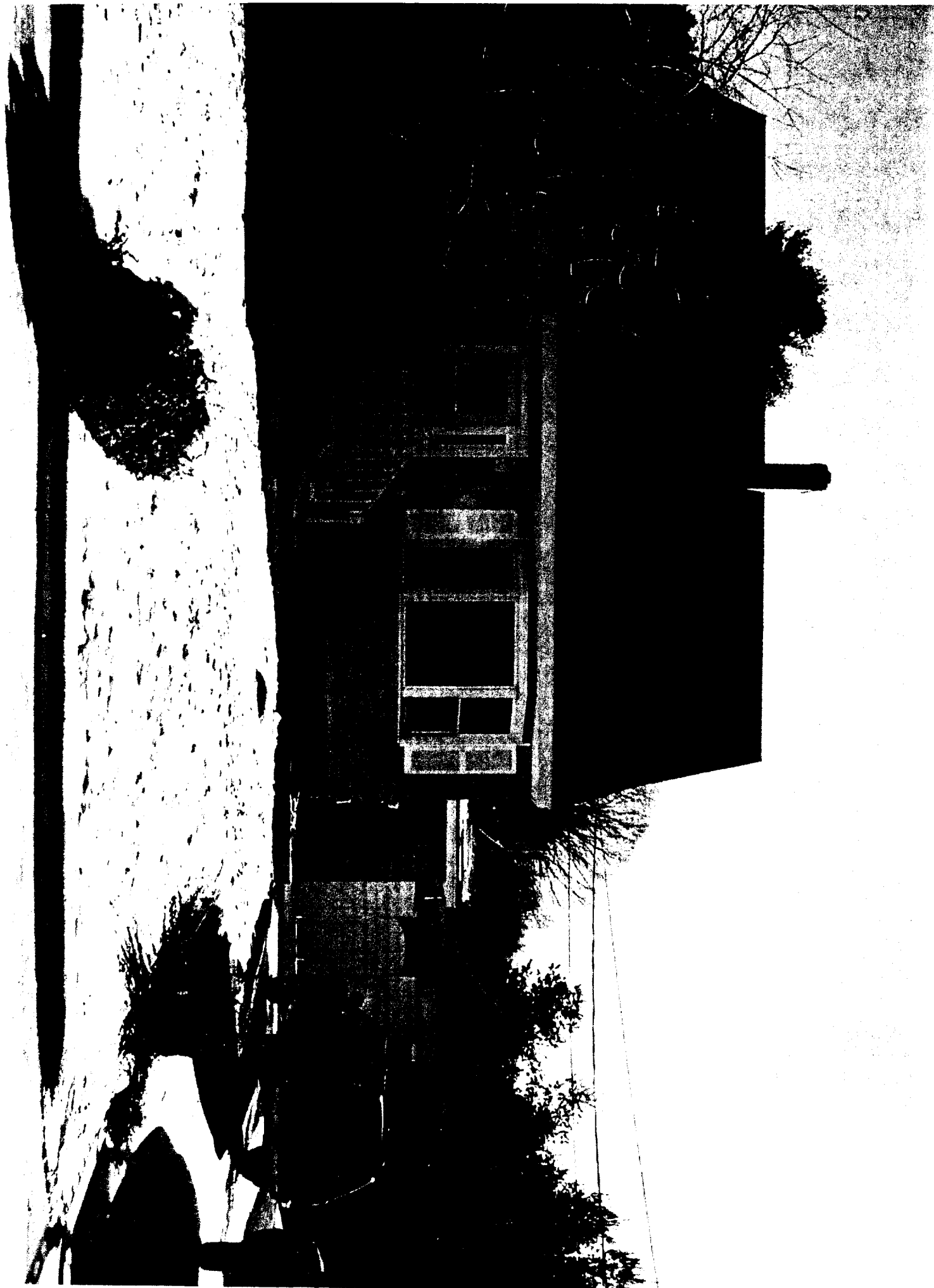
R-19

1/2"

1/2"

1/2"



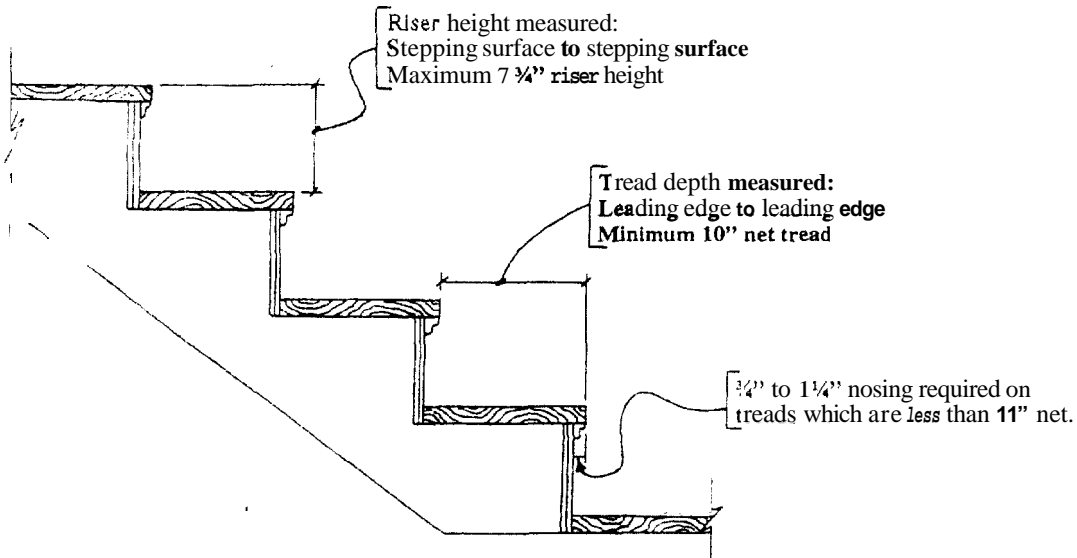


**TREAD & RISER DIMENSIONS
ONE & TWO FAMILY
2003 INTERNATIONAL RESIDENTIAL CODE
SECTION R311.5.3 TREADS & RISERS**

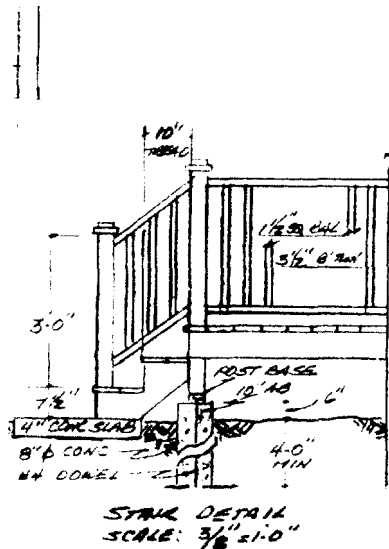
In occupancies in 1 and 2 family dwellings (Use Group R-3) and in accessory occupancies (shed, garages, etc.) to 1 and 2 family dwellings the following are the tread and riser requirements.

The **MAXIMUM** riser height shall be **7 ¾"** and the **minimum** riser height shall be **4"**. The **MINIMUM** tread depth shall be **10"** (measured from leading edge of tread to leading edge of tread). A nosing not less than **¾"** but not more than **1 ¼"** SHALL be required on treads where the depth is less than 11". Openings in risers shall not **exceed 4"**.

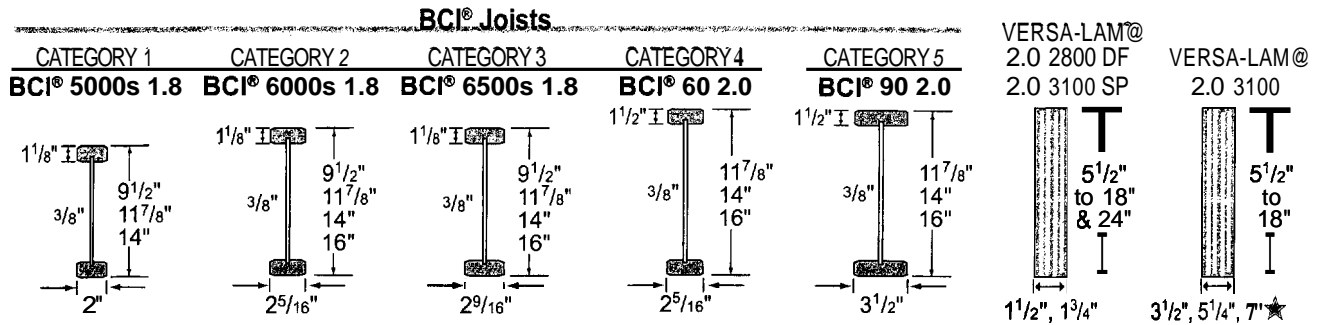
Correct method of measuring treads and risers:



Please note: To achieve a minimum 10" net tread the stringer must be cut to 10".



Eastern Product Profiles



★ Product may not be available. Check with supplier or Boise representative for availability. Increase in category is an increase in span length. See below for BCI® Residential Floor Span Tables.

Residential Floor Span Tables

About Floor Performance

Homeowner's expectations and opinions vary greatly due to the subjective nature of rating a new floor. Communication with the ultimate end user to determine their expectation is critical. **Vibration** is usually the cause of most complaints. Installing lateral bridging may help; however, squeaks may occur if not installed properly. Spacing the joists closer together does little to affect the perception of the floor's performance. The most common methods used to increase the performance and reduce vibration of wood floor systems is to

increase the joist depth, limit joist deflections, glue and screw a thicker, tongue-and-groove subfloor, install the joists vertically plumb with level-bearing supports, and install a direct-attached ceiling to the bottom flanges of the joists.

The floor span tables listed below offer three very different performance options, based on performance requirements of the homeowner.

Joist Depth	BCI® Joist Series	★★★ THREE STAR ★★★					★★★★ FOUR STAR ★★★★★					★ MINIMUM STIFFNESS ALLOWED BY CODE ★				
		Live Load deflection limited to L/480: The common industry and design community standard for residential floor joists, 33% stiffer than L/360 code minimum. However, floor performance may still be an issue in certain applications, especially with 9 1/2" and 11 7/8" deep joists without a direct-attached ceiling.														
		12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.	12" o.c.	16" o.c.	19.2" o.c.	24" o.c.	32" o.c.
9 1/2"	5000s 1.8	17'-6"	16'-0"	15'-2"	14'-1"	12'-5"	11'-6"	11'-6"	10'-0"	10'-0"	9'-6"	19'-4"	17'-9"	16'-4"	14'-7"	12'-5"
	6000s 1.8	18'-2"	16'-8"	15'-8"	14'-8"	13'-4"	11'-6"	11'-6"	10'-0"	10'-0"	9'-10"	20'-2"	18'-5"	17'-5"	15'-9"	13'-8"
	6500s 1.8	18'-8"	17'-1"	16'-1"	15'-0"	13'-8"	11'-6"	11'-6"	10'-0"	10'-0"	10'-0"	20'-8"	18'-11"	17'-10"	16'-7"	14'-3"
11 7/8"	5000s 1.8	20'-9"	19'-0"	17'-11"	16'-7"	13'-4"	15'-6"	14'-9"	13'-11"	12'-11"	11'-9"	23'-0"	20'-4"	18'-6"	16'-7"	13'-4"
	6000s 1.8	21'-7"	19'-8"	18'-7"	17'-4"	14'-10"	15'-6"	15'-4"	14'-5"	13'-5"	12'-1"	23'-10"	21'-10"	20'-0"	17'-11"	14'-10"
	6500s 1.8	22'-2"	20'-3"	19'-2"	17'-10"	14'-10"	16'-0"	15'-10"	14'-11"	13'-10"	12'-7"	24'-6"	22'-5"	21'-1"	18'-10"	14'-10"
	60 2.0	23'-3"	21'-3"	20'-1"	18'-8"	16'-4"	18'-0"	16'-7"	15'-7"	14'-6"	13'-2"	25'-9"	23'-6"	22'-3"	20'-9"	16'-4"
90 2.0	26'-3"	23'-11"	22'-6"	20'-11"	19'-1"	19'-0"	18'-7"	17'-6"	16'-2"	14'-8"	29'-0"	26'-6"	25'-0"	23'-3"	19'-4"	
14"	5000s 1.8	23'-7"	21'-7"	20'-2"	18'-0"	13'-11"	18'-6"	16'-10"	15'-11"	14'-9"	13'-5"	25'-7"	22'-1"	20'-2"	18'-0"	13'-11"
	6000s 1.8	24'-6"	22'-5"	21'-2"	19'-6"	15'-5"	19'-2"	17'-6"	16'-6"	15'-4"	13'-11"	27'-1"	23'-11"	21'-10"	19'-6"	15'-5"
	6500s 1.8	25'-2"	23'-0"	21'-8"	20'-2"	15'-5"	19'-8"	17'-11"	16'-11"	15'-8"	14'-3"	27'-9"	25'-2"	22'-11"	20'-6"	15'-5"
	60 2.0	26'-5"	24'-2"	22'-9"	21'-3"	16'-4"	20'-8"	18'-10"	17'-9"	16'-5"	14'-11"	29'-3"	26'-8"	25'-3"	21'-10"	16'-4"
90 2.0	29'-9"	27'-1"	25'-6"	23'-8"	19'-6"	23'-3"	21'-1"	19'-9"	18'-4"	16'-7"	32'-10"	30'-0"	28'-3"	26'-0"	19'-6"	
16"	6000s 1.8	27'-0"	24'-9"	23'-4"	20'-10"	15'-9"	21'-2"	19'-4"	18'-2"	16'-11"	15'-4"	29'-6"	25'-6"	23'-4"	20'-10"	15'-9"
	6500s 1.8	27'-9"	25'-4"	23'-11"	21'-1"	15'-9"	21'-9"	19'-9"	18'-8"	17'-4"	15'-8"	30'-8"	26'-11"	24'-6"	21'-1"	15'-9"
	60 2.0	29'-3"	26'-8"	25'-2"	21'-10"	16'-4"	22'-10"	20'-10"	19'-7"	18'-2"	16'-4"	32'-4"	29'-6"	27'-4"	21'-10"	16'-4"
	90 2.0	32'-11"	29'-11"	28'-2"	26'-2"	19'-7"	25'-8"	23'-4"	21'-11"	20'-3"	18'-4"	36'-4"	33'-2"	31'-3"	26'-2"	19'-7"

- Span table is based on a residential floor load of 40 psf live load and 10 psf dead load (12 psf dead load for 900 joists).
- Span values are a worst case of simple or multiple span applications. Joists spaced at 32" on-center require sheathing rated for such spacing (minimum 7/8" plywood/OSB).
- Spans are a clear distance between supports.
- Span table assumes that 23/32" min. rated sheathing is glued and nailed to joists.
- Repetitive loading increase has been included, where applicable.
- This table was designed to apply to a broad range of applications. It may be possible to exceed the limitations of this table by analyzing a specific application with the BC CALC® sizing software. (Shaded values do not satisfy the requirements of the North Carolina State Building Code. Refer to the THREE STAR table when spans exceed 20 feet)

Table of Contents	Product Profiles, About Floor Performance, BCI® Residential Floor Span Tables	2	VERSALAM® Roof & One Floor Span Tables	9
	BCI® Floor Framing Details	3	Multiple Member Connectors.	10
	BCI® Joist Hole Location & Sizing	4	BCI® Closest Allowable Nail Spacing.	10
	VERSALAM One Floor Beam Span Tables	5	VERSALAM® Closest Allowable Nail Spacing.	11
	VERSALAM Two Floor Beam Span Tables.	6	VERSALAM Beam Details.	11
	VERSALAM Roof Header Span Tables	7	Allowable Holes in VERSALAM Products	11
	VERSALAM Roof Ridge Beam Span Tables	8	Information & Support, Lifetime Guarantee	Back Cover

Contemporary Features and Price

The Contemporary spiral stair features a wider one-piece handrail (1-5/8" thick by 4" high) and a round center column. This style is available in pine, red oak or other woods. You should consult your local building code to assure the wider rail will meet graspability requirements. Precision Pine has rail details for you to show your building inspector.

[Home](#)

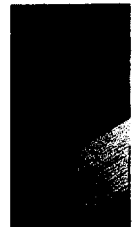
Spiral pages:	Diameter	4'-0"	4'-6"	5'-0"	5'-1"*	5'-7"*	6'-0"*
<ul style="list-style-type: none"> • Smart Spiral • Traditional • Contemporary • Charleston 	contemporary (Yellow Pine)	\$2,025	\$2,205	\$2,385	\$2,470 ***	\$2,510	\$2,965
	Contemporary (Red Oak)	\$2,940	\$3,240	\$3,540	\$3,740 ***	\$3,790	\$4,585

[Prices](#)

- [Smart Spiral](#)
- [Traditional](#)
- [Contemporary](#)
- [Charleston](#)
- [Exterior](#)
- [Shipping](#)
- [Balcony Rail](#)



Wide rail



Round Center Column



[Specifications and Planning](#)
[Warranty](#)
[Ordering Info](#)

Straight stair pages:
[Photos](#)
[Prices](#)
[Specifications](#)

to go down a spiral more steeply to gain sufficient headroom under the top landing).

Minimum headroom: 78".

Minimum horizontal width of tread: 7-1/2" at a point 12" out from the center column.

Rise 9 1/2" max ←

Minimum width of clear passageway: 26" from the inside of the handrail to the outside of the center column:

Baluster spacing: most codes require a space of no more than 4" between balusters.

HT 34"-38" ←
from leading edge.

Minimum opening between treads: some codes require no more than 4".

4" space ←
@ Riser

Before putting your package together at the plant, Precision **Pine** will need to know if local building codes will govern the installation of your spiral staircase. If so, we prefer to contact the local inspector either directly or through the customer to assure that the installation will meet local requirements. Regardless of the exact wording of building codes, the local inspector will be the final authority on the interpretation of code requirements and what or when allowances can be made. It is best to find out the exact requirements before installation begins.

Horizontal Top Rails

You can specify the type of top landing rail you prefer. Photos at the bottom of the pricing page show the Standard and Slimline rail systems.

You can also order additional rail materials to block off open stairwell and balcony edges. Rails, posts, balusters and hardware are included to fit your floor

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

R3

Current Owner Information

Card Number	1 of 1
Parcel ID	272 K010001
Location	211 HOLM AVE
Land Use	SINGLE FAMILY
Owner Address	MADJERAC JOSEPH M 211 HOLM AVE PORTLAND NE 04102
Book/Page	15912/005
Legal	272-K-10 HOLM AVE 211-215 6510 SF

3/14 2PM
Chris

#060338

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$43,010	\$115,840	\$158,850

\$561

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$56,300	\$144,100	\$200,400

* Value subject to change based upon review of property status as of 4/1/06. The tax rate will be determined by City Council in May 2006.

Property information

Year Built 1989	Style Cape	Story Height 1.5	Sq. Ft. 1486	Total Acres 0.149	
Bedrooms 2	Full Baths 1	Half Baths 1	Total Rooms 5	Attic None	Basement Full

Outbuildings

Type SHED-FRANE	Quantity 1	Year Built 1993	Size 10X16	Grade C	Condition A
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Sales information

Date 12/19/2000 12/03/1992	Type LAND + BLDING LAND + BLDING	Price \$133,000	Book/Page 15912-005 10442-214
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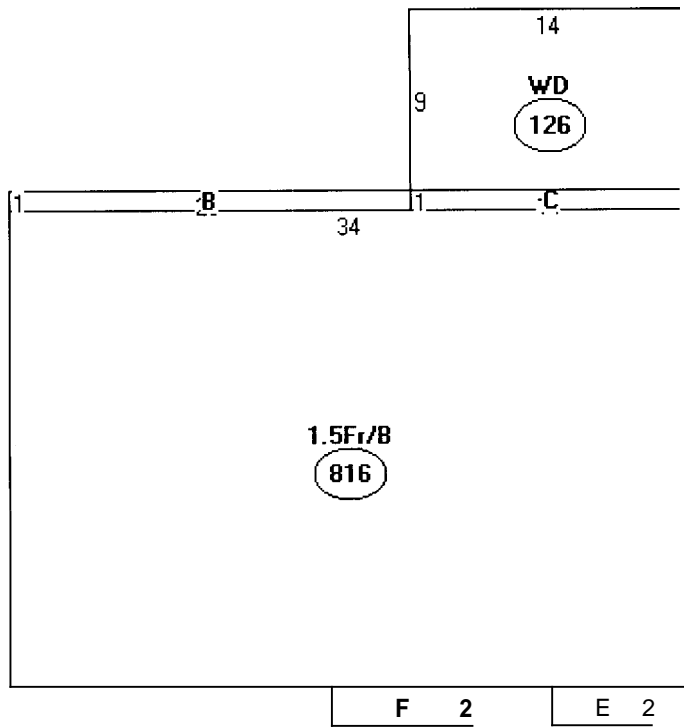
Picture and Sketch

Picture Sketch Tax Map

[Click here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-





Descriptor/Area

- A: 1.5Fr/B
816 sqft
- B: FOH
20 sqft
- C: OH/wD
14 sqft
- D: wD
126 sqft
- E: FBAY
10 sqft
- F: 1Fr/B
14 sqft