

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040039

Please Read Application And Notes, If Any, Attached

This is to certify that Sylvester Kenneth W /Steph Clifford
has permission to Build two bedrooms in basement
AT 173 Holm Ave 273 B023001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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.

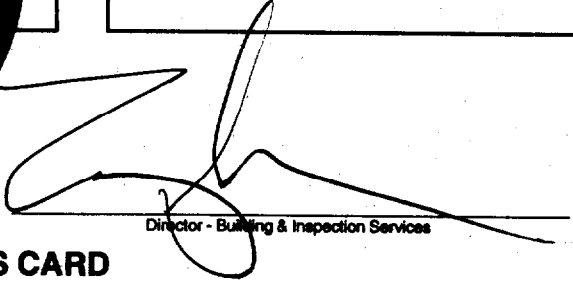
Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission proceeds before this building or part thereof is started or otherwise closed-in. FOUR NOT 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 _____
Department Name


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 04-0039	Issue Date:	CBL: 273 B023001
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Location of Construction: 173 Holm Ave	Owner Name: Sylvester Kenneth W	Owner Address: 173 Holm Ave	Phone: 207-772-5158
Business Name:	Contractor Name: Stephen Clifford	Contractor Address: 303 Ludlow Street Portland	Phone: 2077743312
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-3

Past Use: single family	Proposed Use: single family - renovate basement and add two bedrooms	Permit Fee: \$102.00	Cost of Work: \$9,000.00	CEO District: 5
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>	INSPECTION: Use Group: R-3 Type: SB BOCA 1999 Signature: <i>[Signature]</i>
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Proposed Project Description:
Build two bedrooms in basement

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: tmm	Date Applied For: 01/14/2004
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Zoning Approval

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input 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: 1/14/04	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: 1/14/04
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0039	Date Applied For: 01/14/2004	CBL: 273 B023001
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Location of Construction: 173 Holm Ave	Owner Name: Sylvester Kenneth W	Owner Address: 173 Holm Ave	Phone: 207-772-5158
Business Name:	Contractor Name: Stephen Clifford	Contractor Address: 303 Ludlow Street Portland	Phone: (207) 774-3312
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: single family - renovate basement and add two bedrooms	Proposed Project Description: Build two bedrooms in basement
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Dept: Zoning	Status: Approved	Reviewer: Tammy Munson	Approval Date: 01/14/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Tammy Munson	Approval Date: 01/14/2004
Note:			Ok to Issue: <input checked="" type="checkbox"/>

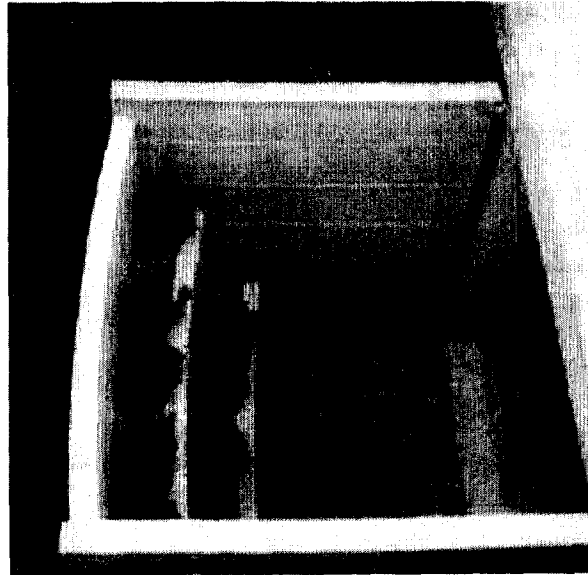
Window Well Models

Model 4048-42: Accommodates windows up to 42" wide and fits a 3' window buck

Model 4862-54: Accommodates windows up to 54" wide and fits a 4' window buck

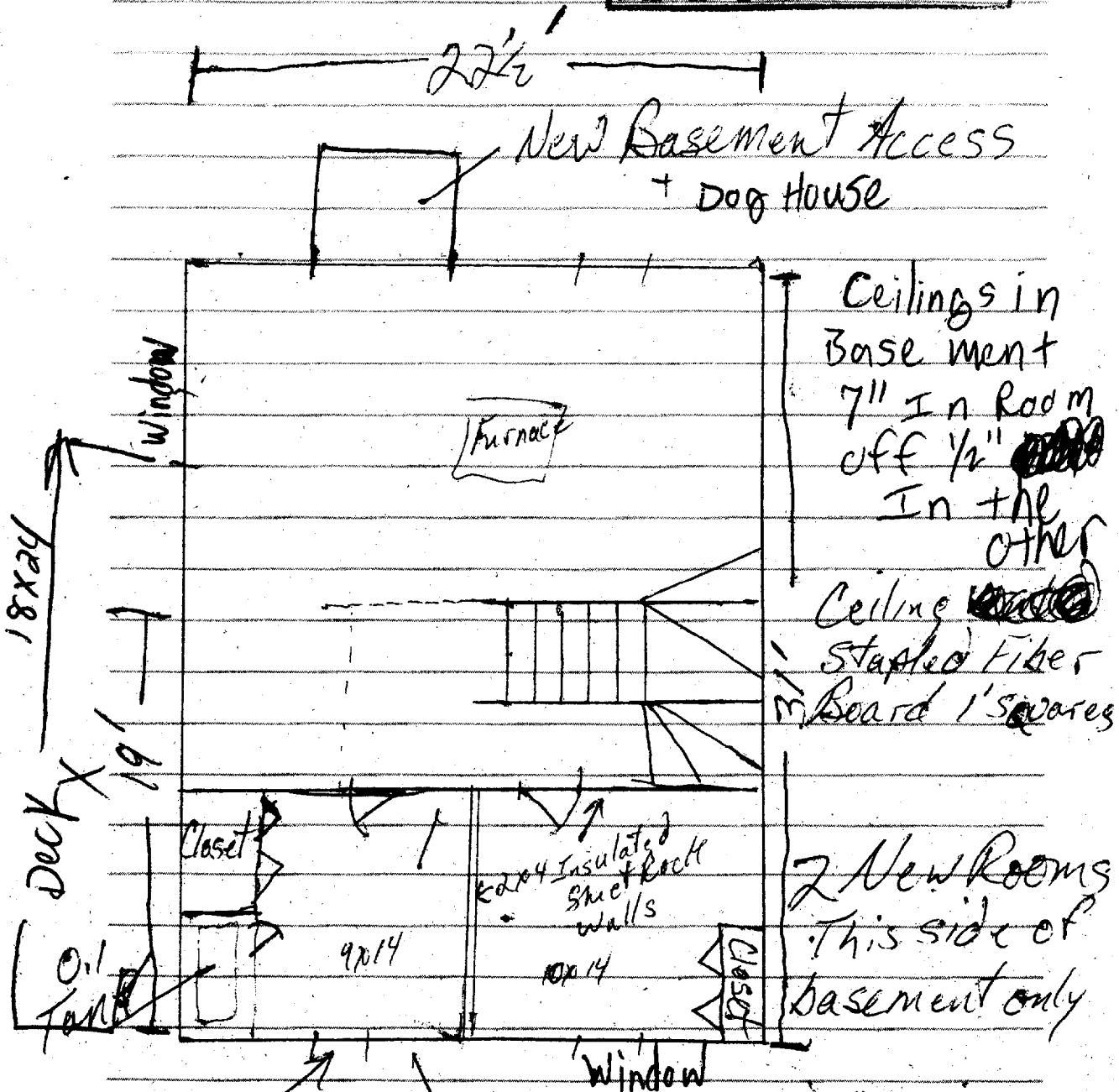
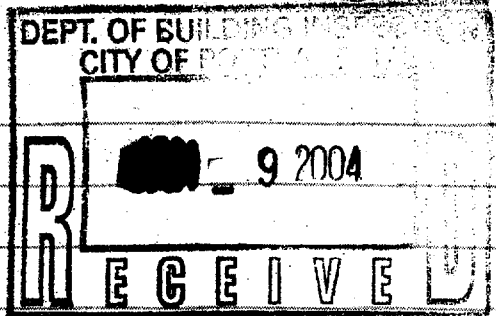
Model 4862-66: Accommodates windows up to 66" wide and fits a 5' window buck

Every Scapewel® can be installed BUCK-MOUNTED or FOUNDATION-MOUNTED simply by rotating the installation bracket. You do not need to specify a mounting system when ordering from us!



273 B 023

Holm Ave



Hopper Venting
Windows

1" Styrofoam Insulation against
foundation 2x3 studs and 1/2"
Sheetrock

Impressive
PRINTING COMPANY, INC.

All Purpose 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>173 Holm Ave. Portland, Me. 04102</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>1600</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>273</u> Block# <u>023</u> Lot# <u>001</u>	Owner: <u>Ken Sylvester</u>	Telephone: <u>772-5158</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>173 Holm Ave Portland 772-5158</u>	Cost Of Work: \$ <u>9,000.00</u> Fee: \$
Current use: Single Family Home <u>Single Family Home ~ Storage</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>2 New Rooms in 1/2 of basement</u>		
Project description:		
Contractor's name, address & telephone: <u>Stephen R. Clifford 303 Ludlow St. Portland 774-3312</u>		
Who should we contact when the permit is ready: <u>772-5158 (Ken)</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-5158 (Ken)</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>Ken W. Sylvester</u>	Date: <u>12-18-03</u>
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**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**



THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

173 HOLM AVENUE

No. CH 8-42

TO THE LENDING INSTITUTION AND ITS TITLE INSURER
I hereby certify that the location of the dwelling shown on this plan did conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

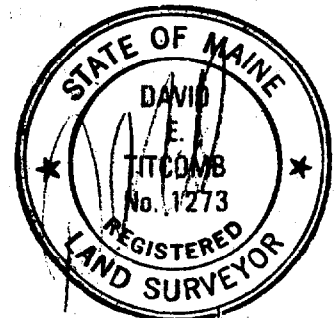
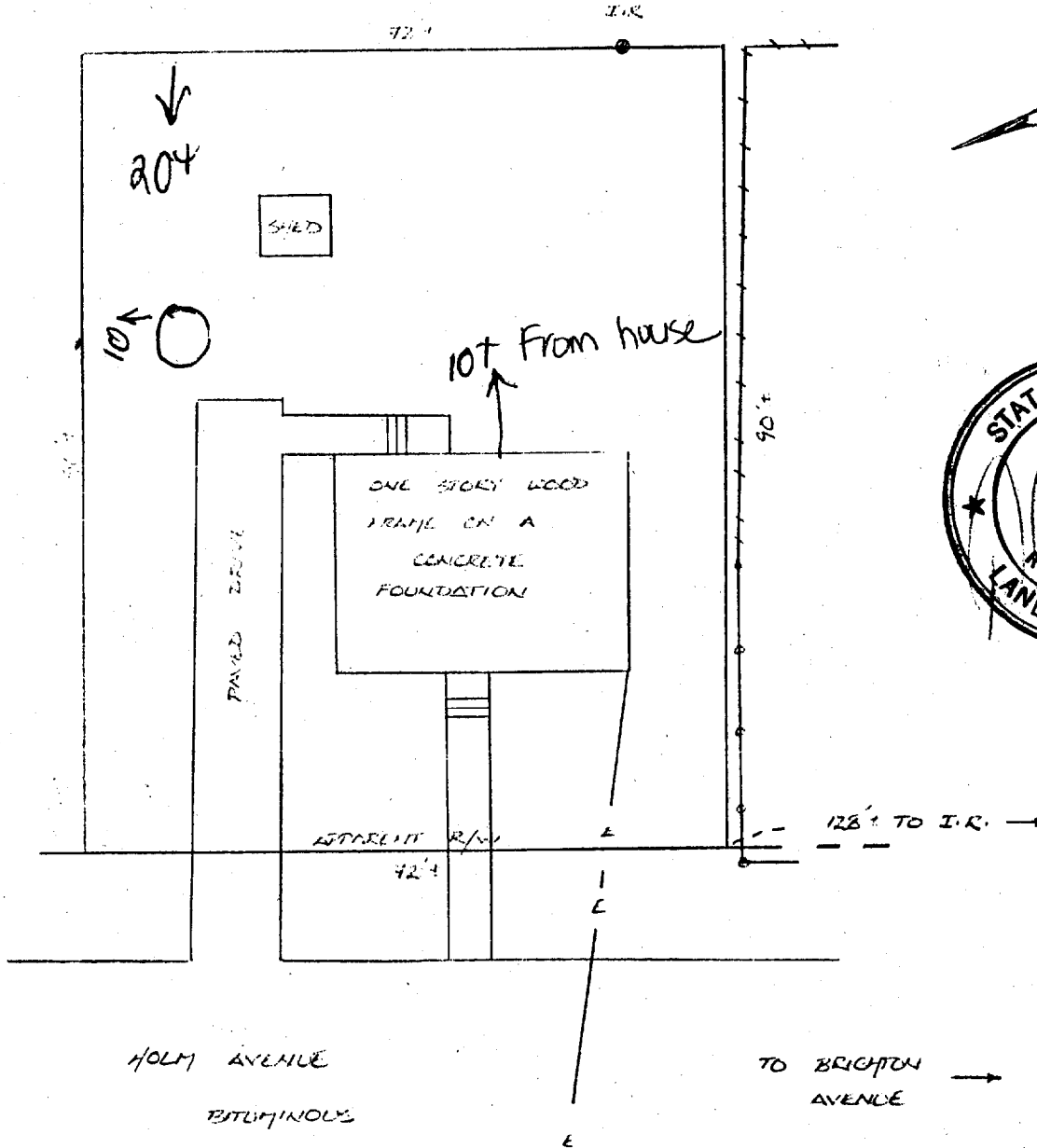
PORTLAND

BUYER: LYNN & KENNETH SYLVESTER

BOOK _____ PAGE _____ COUNTY CUMBERLAND

PLAN BOOK 12 PAGE 23 LOT _____

SELLER: WILLIAM & LAURIE DETKEN



THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which adjoining descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 8/15 1989 Scale 1"=20'

TITCOMB ASSOCIATES Falmouth, Maine

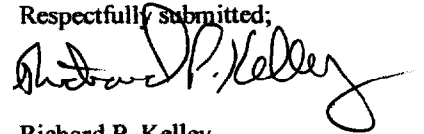
Drawn By AC

Memorandum

To: Portland Building Commission
CC: Ken Sylvester
From: Richard P. Kelley
Date: December 18, 2003
Re: Property line variance

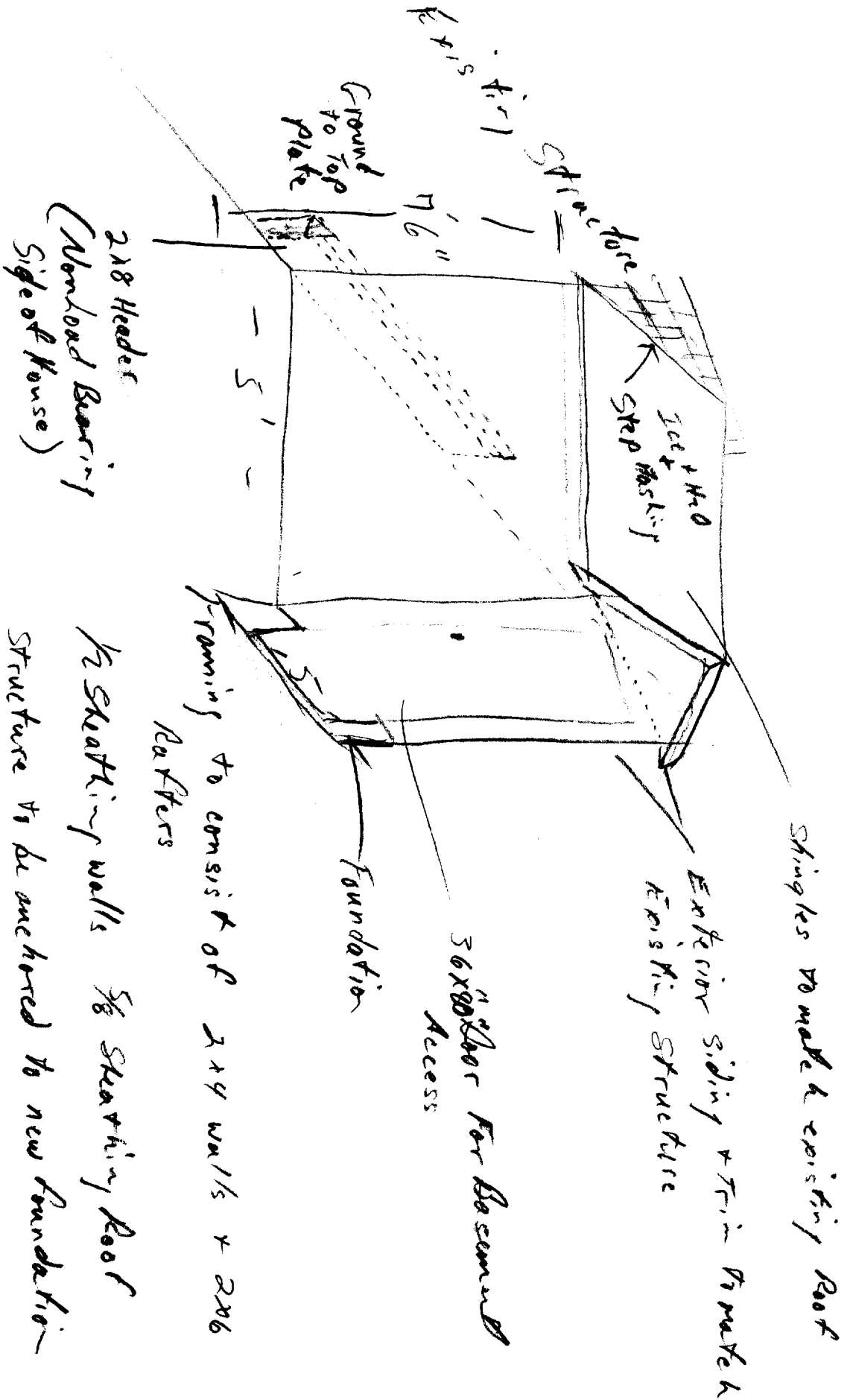
I Richard P. Kelley of 169 Holm Avenue in the City of Portland, ME hereby grant my permission to allow the construction of a foundation bulkhead on the property of Ken Sylvester of 173 Holm Avenue. The above-mentioned bulkhead may encroach within the set back requirements of my property, and I hereby waive any contention to the proposed construction.

Respectfully submitted;



Richard P. Kelley

CONFIDENTIAL



Shingles to match existing Roof

Exterior Siding + Trim to match Existing Structure

36x80" Floor For Basement Access

Foundation

Framing to consist of 2x4 walls + 2x6 Rafters

1/2 Sheathing walls 5/8 Sheathing Roof

Structure to be anchored to new Foundation

SSB Contracting
 303 Ludlow Street
 Portland, ME 04102

Estimate

Date	Estimate #
12/9/2003	M10617

Name / Address
173 Holm Ave Portland 04102, Maine 04102 772-5158

Project
Finish 1/2 of Basement

Description	Qty	Rate	Total
Job Materials to finish off portion of basement as discussed: 1" Foam insulation, 2x3 studs for walls against foundation. 2x4 studs for all remaining walls, Kraft faced insulation for outer walls without foam and remaining walls, nails/screws, 6 panel Pine Doors for bedroom entrances, basic door knobs, Colonial closet bifold doors for closets, 1/2" sheetrock for walls, 3ea 12x24 basement windows, Colonial Trim for doorways and windows, 1x4 baseboard trim. Per discussion create two bedrooms in one side of basement and an access hallway to them. Each room to have its own closet as discussed. Adjust current steps to be able to turn right or left at bottom of stairs. Create an access to the oil tank and filter.	1	2,406.00	2,406.00
Materials Tax		120.00	120.00
Miscellaneous Materials		200.00	200.00
Labor 168 man hours or three to four weeks		4,032.00	4,032.00
Job Materials For ceiling for bedrooms only: Strapping, Stapled Fiberboard Tile, and Cornice Molding		347.00	347.00
Materials Tax for Ceiling		17.35	17.35
Labor to install ceiling 16 manhours		384.00	384.00

Total	\$7,506.35
Terms	Materials plus 1/3 labor up fro

Any alteration or deviation from above specifications involving extra cost, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accidents or delays beyond our control. The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined.

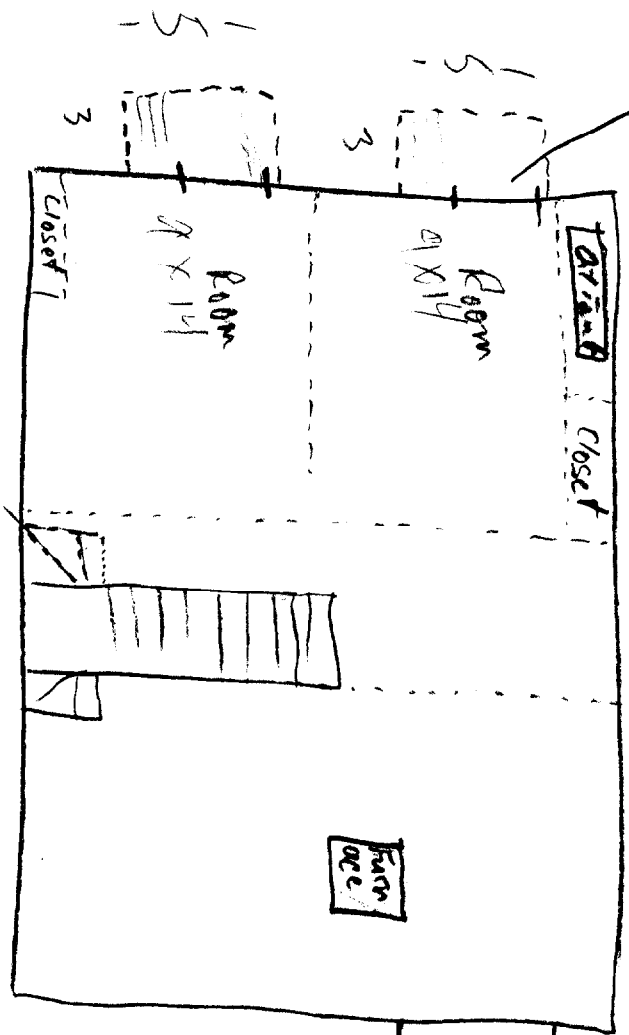
Signed _____ Date _____

Thank you for considering SSB.

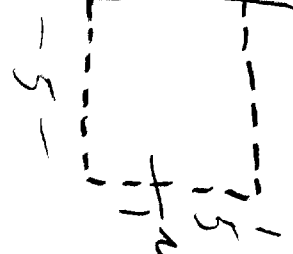
Signature _____

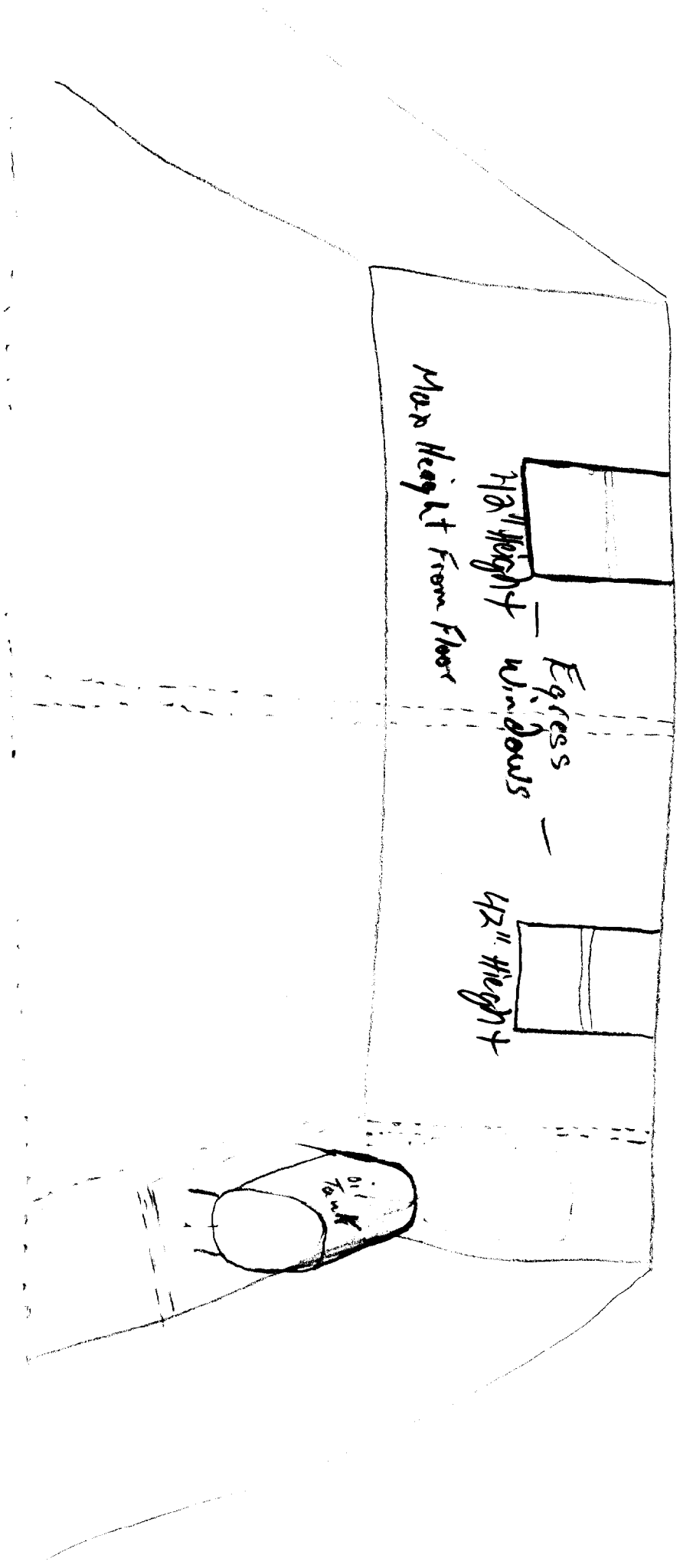
E-mail	Phone #	Fax #
ssb@maine.rr.com	207-774-3312	207-774-3312

Window Size



New Basement Access





- - - - = Proposed walls