

884041

Permit # 884041 City of Portland BUILDING PERMIT APPLICATION Fee 355 Zone 273-B-023 Map #          Lot#           
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Lynne & Kenneth Sylvester Phone #           
Address: 173 Holmex Ave - Ptd, ME 04102  
LOCATION OF CONSTRUCTION 173 Holm Ave.  
Contractor: Thomas Libby Const Sub: 761-0429  
Address: 107 Veranda St; Ptd, ME Phone # 04103  
Est. Construction Cost: 7000 Proposed Use: 1-fam w addition  
Past Use: 1-fam  
# of Existing Res. Units          # of New Res. Units           
Building Dimensions L          W          Total Sq. Ft.           
# Stories:          # Bedrooms          Lot Size:           
Is Proposed Use: Seasonal          Condominium          Conversion           
Explain Conversion construct second story to bldg

**Foundation:**

1. Type of Soil:           
2. Set Backs - Front          Rear          Side(s)           
3. Footings Size:           
4. Foundation Size:           
5. Other         

**Floor:**

1. Sills Size:          Sills must be anchored.  
2. Girder Size:           
3. Lally Column Spacing:          Size:           
4. Joists Size:          Spacing 16" O.C.  
5. Bridging Type:          Size:           
6. Floor Sheathing Type:          Size:           
7. Other Material:         

**Exterior Walls:**

1. Studding Size          Spacing           
2. No. windows           
3. No. Doors           
4. Header Sizes          Span(s)           
5. Bracing: Yes          No           
6. Corner Posts Size           
7. Insulation Type          Size           
8. Sheathing Type          Size           
9. Siding Type          Weather Exposure           
10. Masonry Materials           
11. Metal Materials         

**Interior Walls:**

1. Studding Size          Spacing           
2. Header Sizes          Span(s)           
3. Wall Covering Type           
4. Fire Wall if required           
5. Other Materials         

White - Tax Assessor

**For Official Use Only**  
Subdivision:          Name          Lot          Date: AUG 25 1997  
Ownership:          Public          Private           
Date           
Inside Fire Limits           
Bldg Code           
Time Limit           
Estimated Cost         

**Zoning:** Street Frontage Provided:          Back          Side           
Provided Setbacks: Front          Back          Side           
**Review Required:**  
Zoning Board Approval: Yes          No          Date:           
Planning Board Approval: Yes          No          Date:           
Conditional Use:          Variance          Site Plan          Subdivision           
Shoreland Zoning Yes          No          Floodplain Yes          No           
Special Exception           
Other          (Explain)         

**Ceiling:**

1. Ceiling Joists Size:          Not in District or Landmark           
2. Ceiling Strapping Size          Spacing          Does not require review           
3. Type Ceilings:          Size          Requires Review           
4. Insulation Type           
5. Ceiling Height:          \*\*\*\*\*

**Roof:**

1. Truss or Rafter Size          Span          Advice: Approved  
2. Sheathing Type          Size          Approved with Conditions           
3. Roof Covering Type          Date:         

**Chimneys:**

Type:          Number of Fire Places         

**Heating:**

Type of Heat:         

**Electrical:**

Service Entrance Size:          Smoke Detector Required Yes          No         

**Plumbing:**

1. Approval of soil test if required          Yes          No           
2. No. of Tubs or Showers           
3. No. of Flushes           
4. No. of Lavatories           
5. No. of Other Fixtures         

**Swimming Pools:**

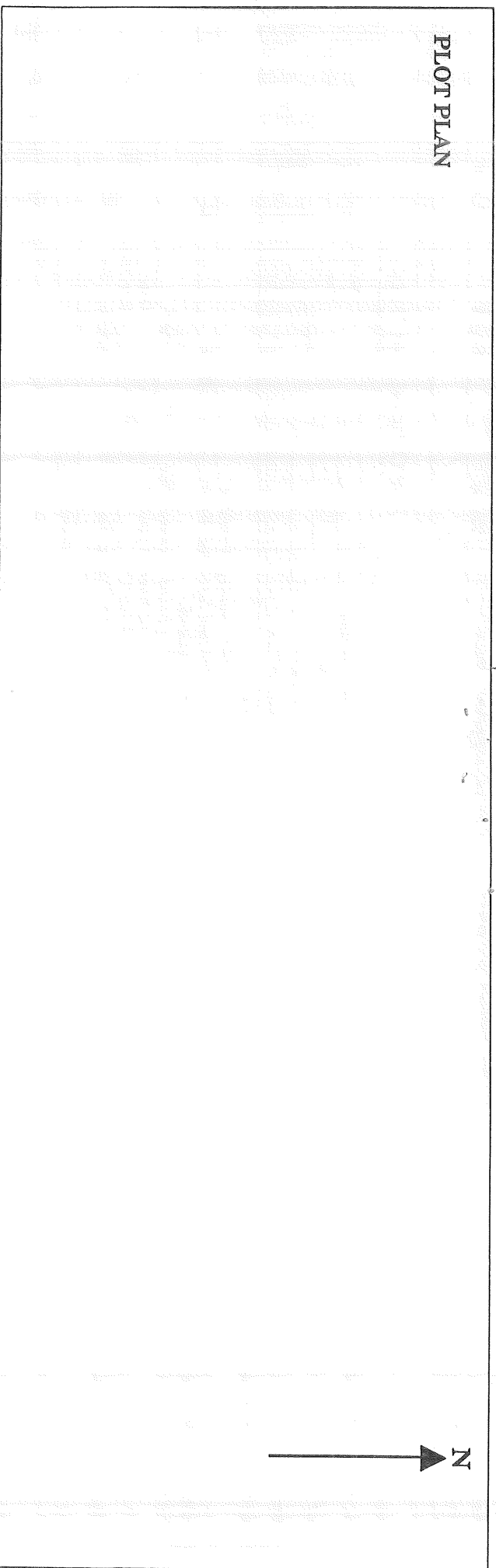
1. Type:           
2. Pool Size:          x          Square Footage           
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase Date           
Signature of Applicant Thomas D. Libby  
CEO's District         

CONTINUED TO REVERSE SIDE

Ivory Tag - CEO

**PLOT PLAN**



**FEES (Breakdown From Front)**

Base Fee \$ 555  
 Subdivision Fee \$ \_\_\_\_\_  
 Site Plan Review Fee \$ \_\_\_\_\_  
 Other Fees \$ \_\_\_\_\_  
 (Explain) \_\_\_\_\_  
 Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

**COMMENTS**

*None about inspection*

**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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*[Signature]*  
 SIGNATURE OF APPLICANT

ADDRESS

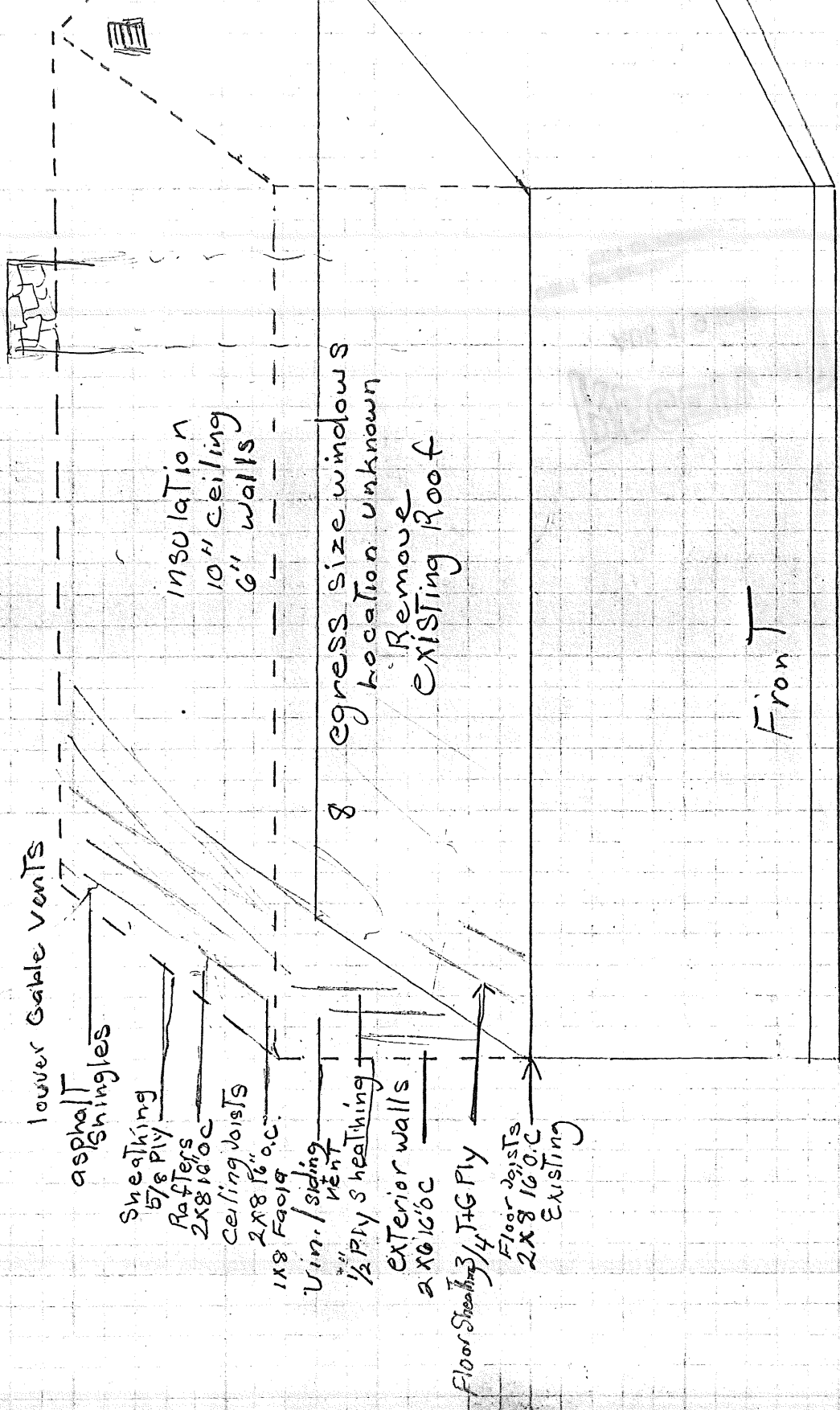
*761-0488*  
 PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.



24' x 30'



DEPT. OF ENVIRONMENTAL AFFAIRS  
RECEIVED  
AUG 19 1992

7017407  
FOLLOW UP  
ATTORNEY  
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8/31/92

10/2/92

10/2/92

New  
2nd Floor

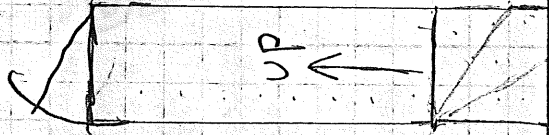


22-141  
22-142  
22-144

50 SHEETS  
100 SHEETS  
200 SHEETS

24' X 30'

Unfinished



Street

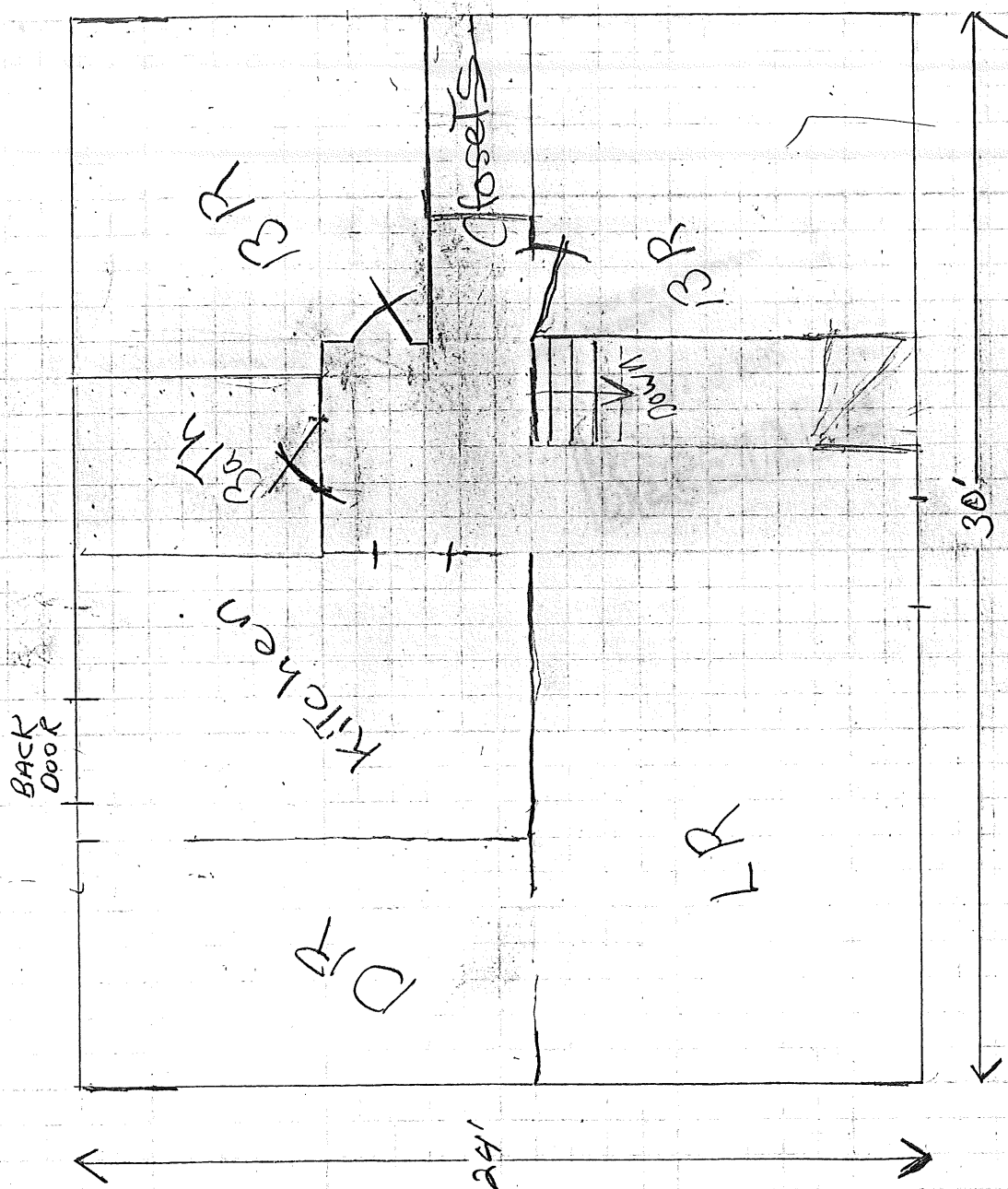
DEPT. OF BUILDING & CONSTRUCTION  
CITY OF PORTLAND  
AUG 19 1992  
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Inventory

108 X 142


108 X 142

First Floor



Scale 1/4" = 1'

Street


 22-141 50 SHEETS  
 22-142 100 SHEETS  
 22-144 200 SHEETS

DEPT. OF BUILDING  
CITY OF PORTLAND  
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300 2000  
100 2000  
20 2000



# THIS IS NOT A BOUNDARY SURVEY

## MORTGAGE LOAN INSPECTION PLAN

173 HOLM AVENUE

No. CH-8-417

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

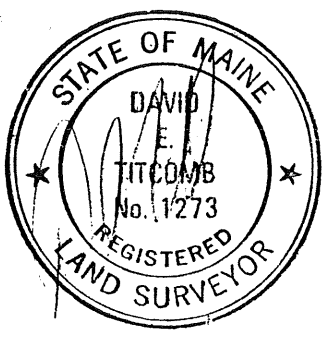
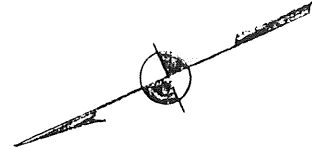
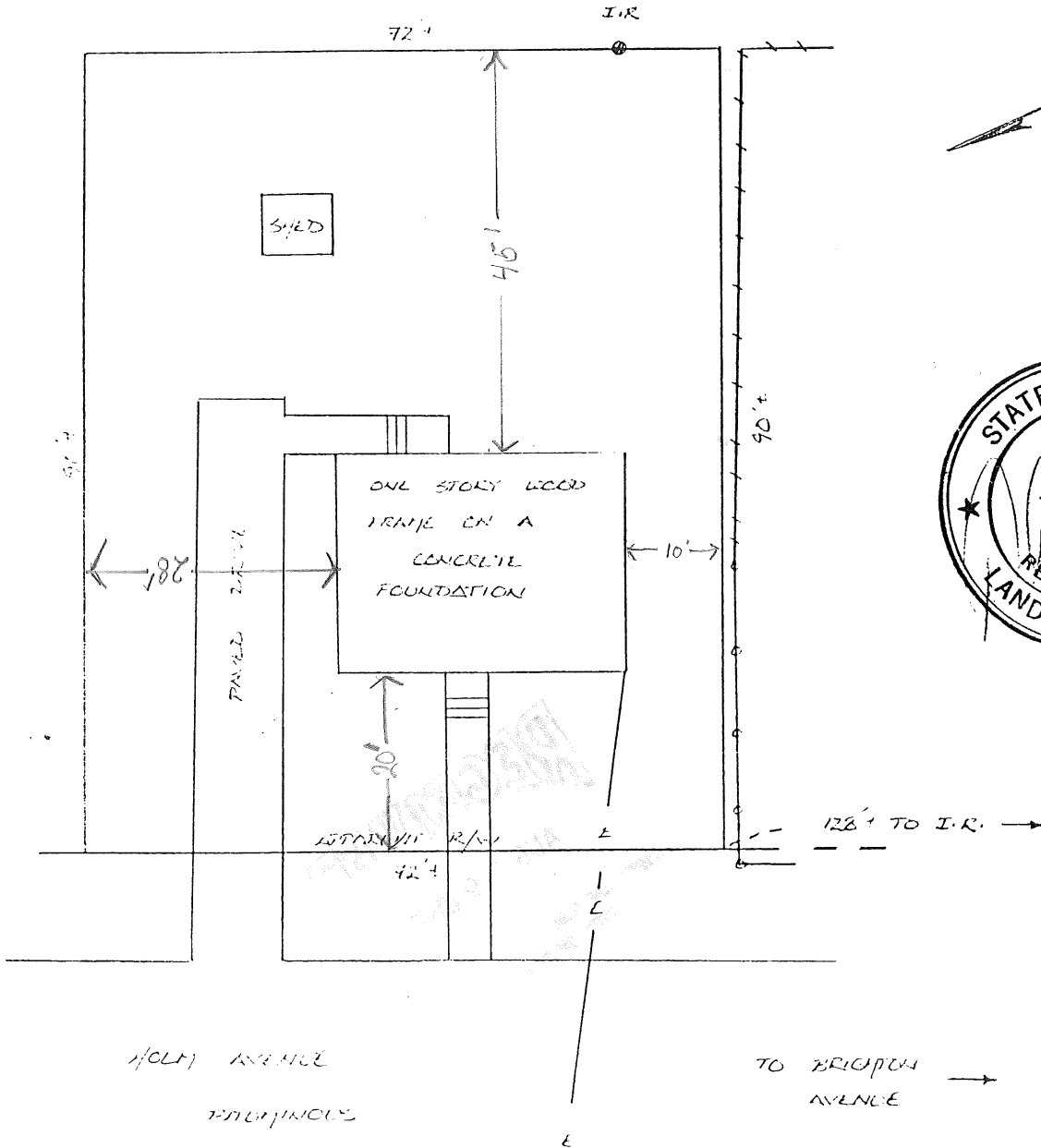
PORTLAND

BUYER: LYNNE & KENNETH  
SYLVESTER

BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ COUNTY CUMBERLAND

PLAN BOOK 12 PAGE 23 LOT \_\_\_\_\_

SELLER: WILLIAM & LAURIE  
DETREN



**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 abutting 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 2/15 1989 Scale 1"=20'

TITCOMB ASSOCIATES Falmouth, Maine

Drawn By AC

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AUG 19 1992

DEPT OF BUILDINGS  
CITY OF PORTLAND

please check off the appropriate description

FOUNDATION \_\_\_\_\_ Frost Wall, min 4' below grade.  
8" thick

\_\_\_\_\_ 8" \_\_\_\_\_ Sono Tube, 4' below grade.  
6" min. on footing, hard pan or  
bedrock.  
\_\_\_\_\_ Other

SILL \_\_\_\_\_ 2x8 PT \_\_\_\_\_ Size

SPAN OF SILL \_\_\_\_\_ 18x24 \_\_\_\_\_ Distance between foundation supports

JOISTS SPAN \_\_\_\_\_ 8' and 9' \_\_\_\_\_

JOISTS SIZE \_\_\_\_\_ 2 x 6  \_\_\_\_\_ 2 x 8 \_\_\_\_\_ 2 x 10

DISTANCE BETWEEN JOISTS \_\_\_\_\_ 16" O.C.  \_\_\_\_\_ 24" O.C. \_\_\_\_\_ other

DECKING \_\_\_\_\_ 5/4 \_\_\_\_\_ other explain

GUARD HEIGHT \_\_\_\_\_ 32" \_\_\_\_\_ 36" \_\_\_\_\_ 42"

DISTANCE BETWEEN BALUSTER \_\_\_\_\_ 4" spacing between

STAIR CONSTRUCTION minimum 9" tread  
maximum 8 1/4" rise

11 1/2  
7 3/8

please use space below for drawing of deck with measurements.

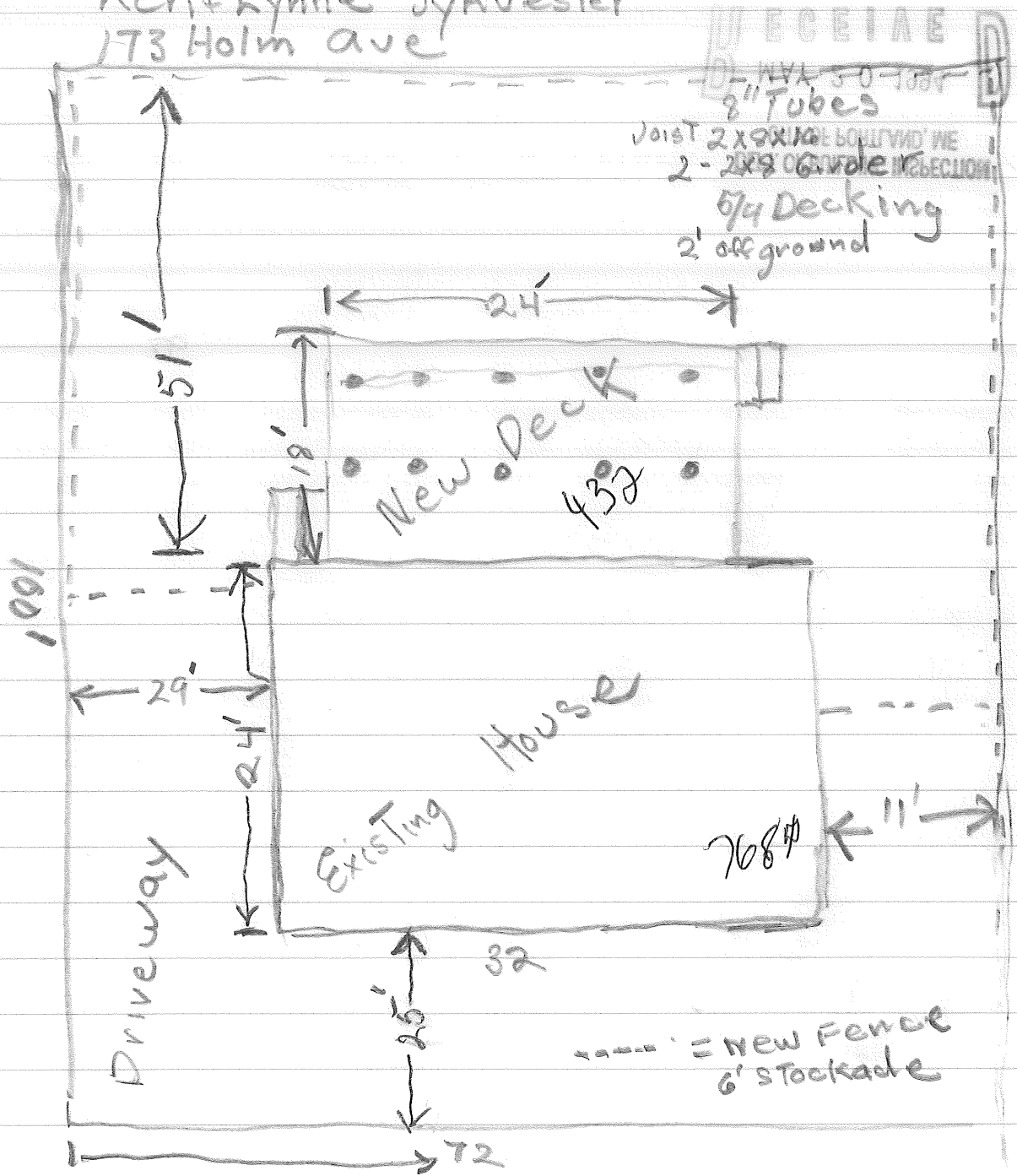
DEPT OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

MAY 20 1904  
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DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

**R** MAY 20 1994 **D**  
RECEIVED

Ken + Lynne Sykvester  
173 Holm Ave



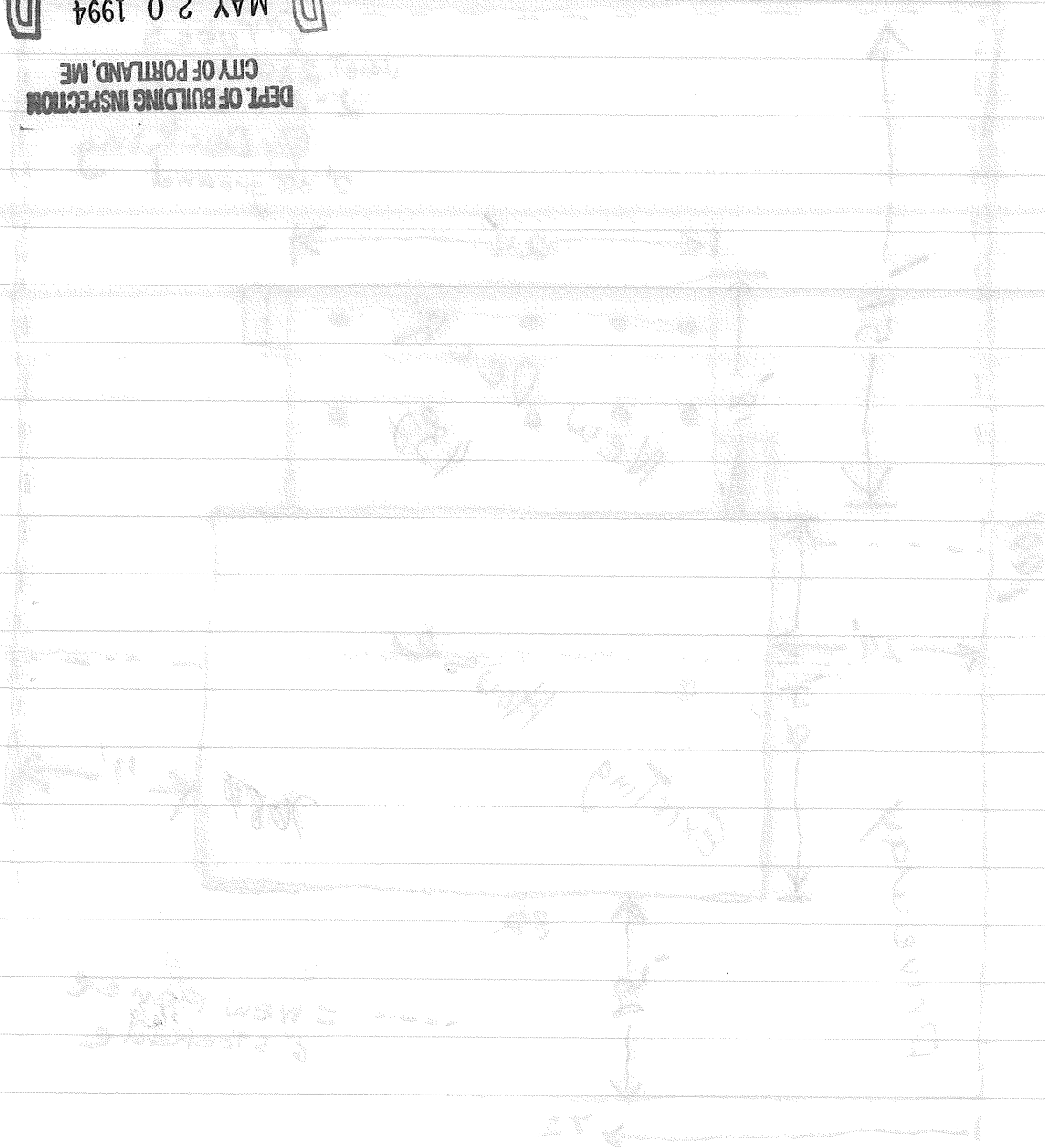
173 Holm Ave

29  
 32  
 11  
 ---  
 72

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MAY 20 1994

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

Ken Jones & Associates  
123 Main St



123 Main St

BUILDING PERMIT REPORT

Address 173 Holm Blvd. Date 23/may/94

Reason for Permit TO CONSTRUCT DEL.K

Bldg. Owner: Ken Sylvester

Contractor: \_\_\_\_\_

Permit Applicant: \_\_\_\_\_

Approval: X / X/0 X/12

CONDITION OF APPROVAL:

1. Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection).
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a register land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible locations between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of special knowledge or separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq.ft.
8. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code 919.3.2 (BOCA National Building Code 1993), and NFPA 101 Chapter 18 & 19.

9. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by Fire Partitions and floor/ceiling assembly ;lies which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993).

10. Guardrails & Handrails - A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.

11. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024.0 of the City's building code (The BOCA National Building Code/1993).

12. Stair construction in Use Group R-3, R-4 is a minimum of 9" tread and 8-1/4" maximum rise.

13. Headroom in habitable space is a minimum of 7'5"...

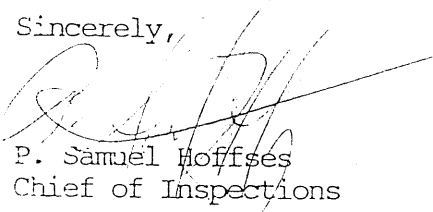
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

15. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final certificate or occupancy is issued or demolition permit is granted.

16. Section 25-135 of the Municipal Code for the City of Portland states: "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

17. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspections

/dmm 01/14/94  
(redo w/additions)