

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

BP 09-1169

2009-0075
Application I. D. Number
10/20/2009
Application Date

Kilmartin Sidney P &
Applicant
174 Barnstable Rd , South Portland , ME 04106
Applicant's Mailing Address

Phil DiPierro

Project Name/Description

Deb Kilmartin
Consultant/Agent
Agent Ph: (207)807-7370 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

22 - 22 Bailey Ave, Portland, Maine
Address of Proposed Site
332 G001001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site _____ Zoning _____

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____ Design Review
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Housing Replacement
- After the Fact - Minor PAD Review 14-403 Streets Review Other _____

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 10/20/2009

DRC Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer Phil DiPierro

Approval Date 1/8/10 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input checked="" type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	_____
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____	_____	_____
	date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	_____
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____	_____	_____
	date		
<input checked="" type="checkbox"/> Performance Guarantee Released	_____	_____	_____
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input checked="" type="checkbox"/> Defect Guarantee Released	_____	_____	_____
	date	signature	

10/26/09
expiration date
Paved road
No curbs
no sidewalks
check on status of Tarbell Ave

MEMORANDUM

To: FILE

From: Philip DiPierro

Dept: DRC

Subject: Application ID: 2009-0075

Date: 1/8/2010

See conditions.

Approval Conditions of DRC

- 1 All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

- 2 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.

- 3 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.

- 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 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.

- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)

- 7 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.

- 8 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.

- 9 The foundation drain outlet shall be located a minimum of 10 feet from the property lines within the bounds of the applicant's property.

Memorandum
Department of Planning and Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: July 29, 2011

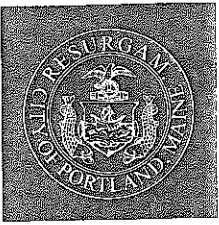
RE: C. of O. for # 5 Eastman Avenue, Twombly Single Family
(Id#2009-0075) (CBL 332 G 001001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight



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www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

November 9, 2009

Applicant: Sidney P. & Deb Kilmartin
174 Barnstable Road
South Portland, Maine 04106

Representative:

RE: Single Family Home, 22 Bailey Avenue & Eastman Road

Dear Mr. & Mrs. Kilmartin:

Thank you for your application dated October 20, 2009 to construct a single family home, and for the plans showing the proposed utility connections at 22 Bailey Avenue and Eastman Road. The application is currently being reviewed by both the Inspections Department and the Planning Department and has not yet been approved. However, it is my understanding that you wish to proceed with the installation of utility stubs in the public right of way to the site's property line in order to meet the November 15, 2009 deadline for completing work in the public right of way under the street opening permits program.

The proposed utility stubs are approved and may be installed by your contractor. Any such installation will be at the applicant's risk and does not guarantee that this location will be approved during site plan/subdivision review. Should any subsequent review of the project require modifications to the utility installations, the applicant will be required to meet the applicable standards prior to the issuance of a certificate of occupancy.

Sincerely,

Alexander Jaegerman, Planning Division Director

cc: Penny St. Louis Littell, Director of Planning and Urban Development
Barbara Barhydt, Development Review Services Manager
Philip DiPierro, Development Review Coordinator
Micahel Bobinsky, Director, Department of Public Services
David Margolis-Pineo, Deputy Engineer
Danielle West-Chuhta, Associate Corporation Counsel

**Philip DiPierro - Certificate of Occupancy/Final Scheduled. Property Addr: 5
EASTMAN AVE Parcel ID: 332 G001001 Dist: 5**

From: Lannie Dobson
To: C of O; nadams
Date: 7/14/2011 3:32 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 5 EASTMAN AVE Parcel ID: 332 G001001
Dist: 5

Date: 7/18/2011 Time: 6:00:00 AM

Note: 332-5463 Rob Property Addr: 5 EASTMAN AVE Parcel ID: 332 G001001

Application Type: Prmt
Application ID: 91169

Contact:
Phone1: Phone2:

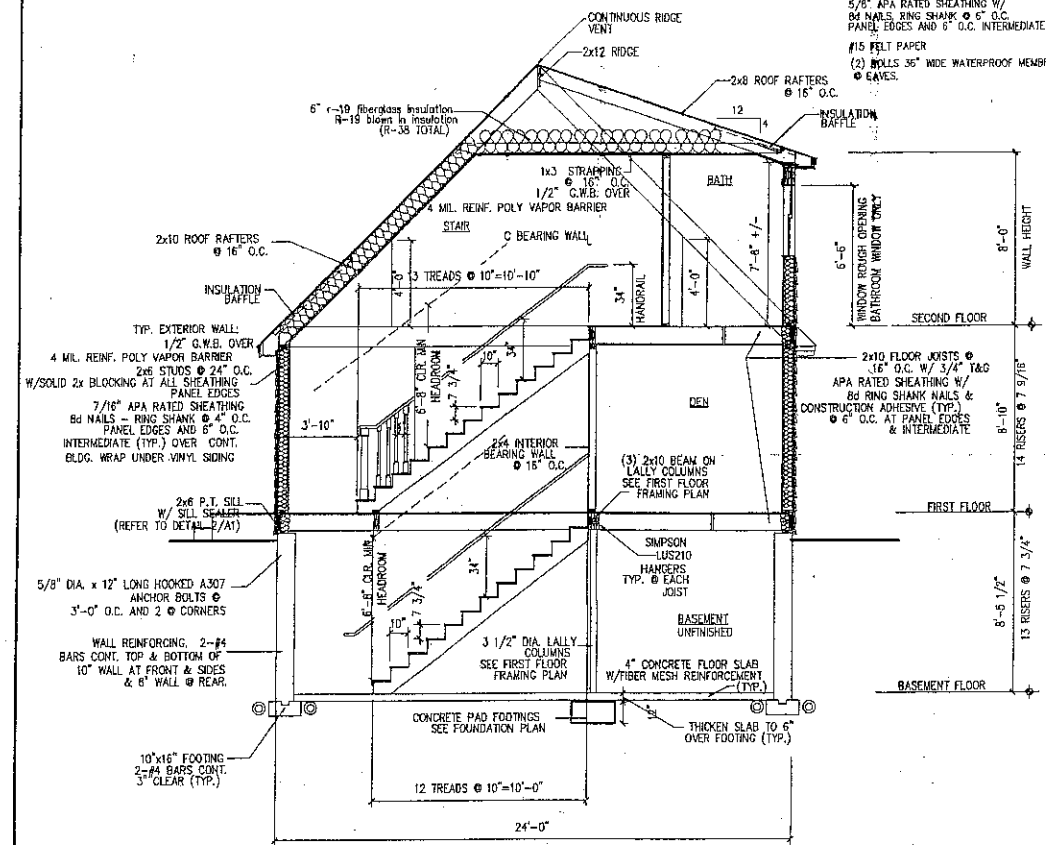
Owner Name: RM INC
Owner Addr: 98 BROADWAY
SOUTH PORTLAND, ME 04106

TYPICAL ROOF CONSTRUCTION

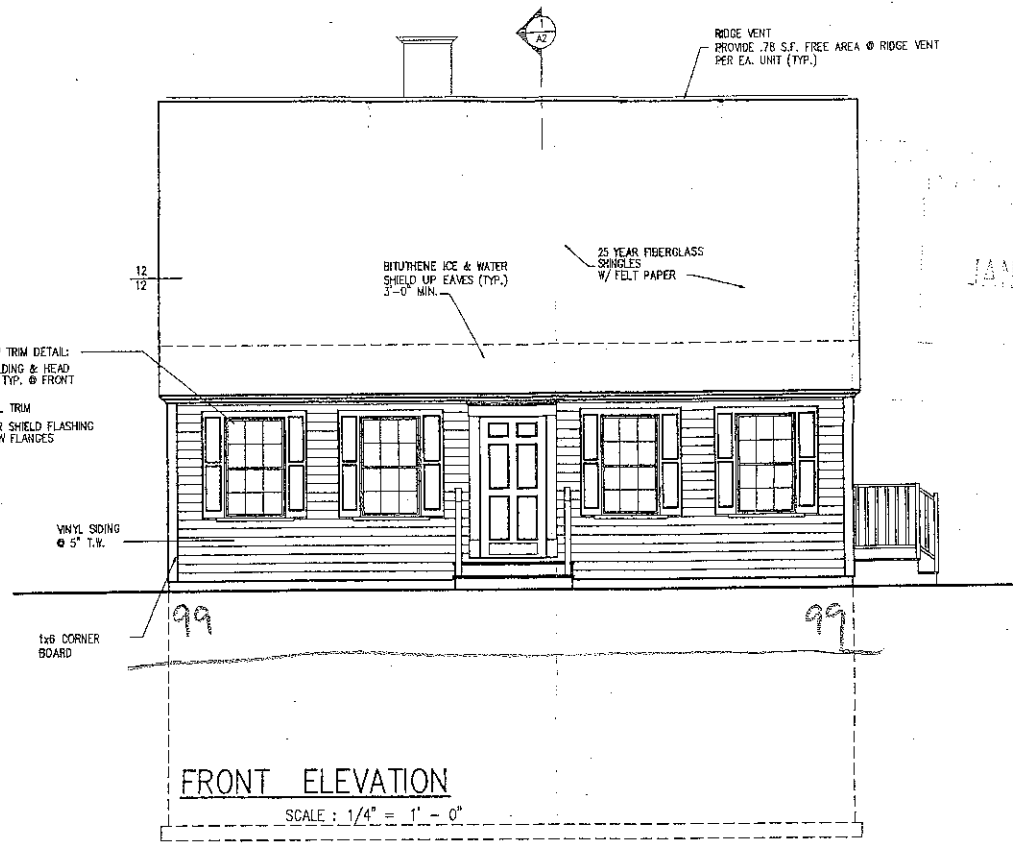
RIDGE VENT
 PRE-MANUFACTURED ROOF
 TRUSSES @ 24" O.C.
 ROOF SHINGLES
 5/8" APA RATED SHEATHING W/
 8d NAILS, RING SHANK @ 6" O.C.
 PANEL EDGES AND 6" O.C. INTERMEDIATE
 #15 FELT PAPER
 (2) BILLS 36" WIDE WATERPROOF MEMBRANE
 @ EAVES.

HEADER SCHEDULE	
ROUGH OPENING	HEADER SIZE
0 - 3'-0"	(3) - 2x6
3'-1" - 4'-0"	(3) - 2x8
4'-1" - 5'-0"	(3) - 2x10
5'-1" - 7'-0"	(3) - 2x12

NOTE: PROVIDE JAMBS BOTH ENDS AS FOLLOWS:
 2x6 JACK PLUS 2x6 KING UP TO 4'-6" ROUGH OPENING
 (2) 2x6 JACKS PLUS (2) 2x6 KINGS UP TO 7'-0" ROUGH OPENING



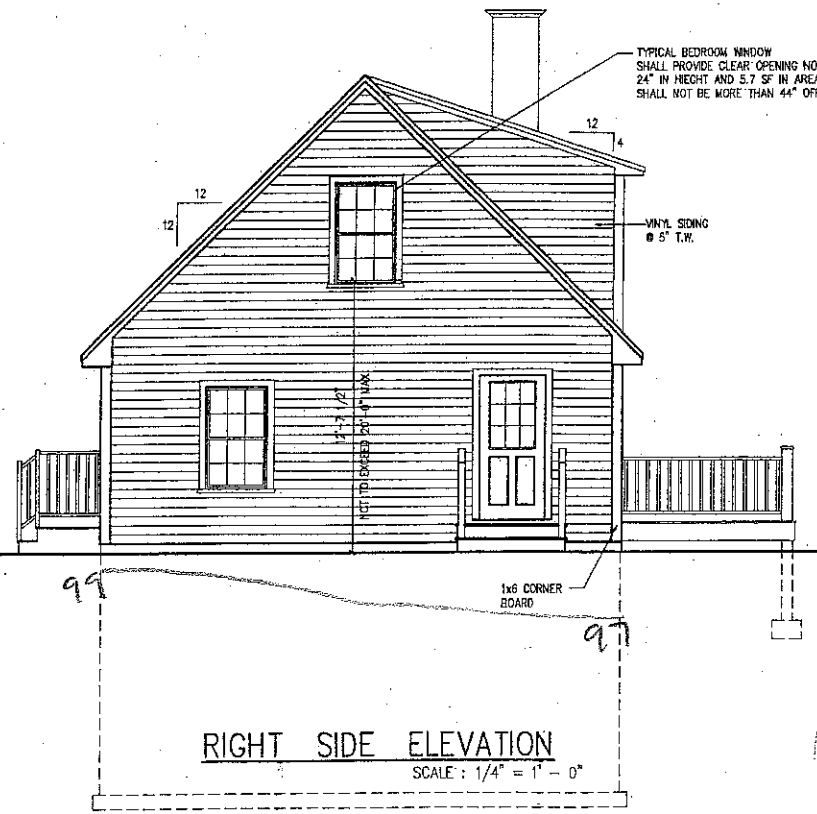
SECTION THRU HOUSE
 SCALE: 1/4" = 1' - 0"



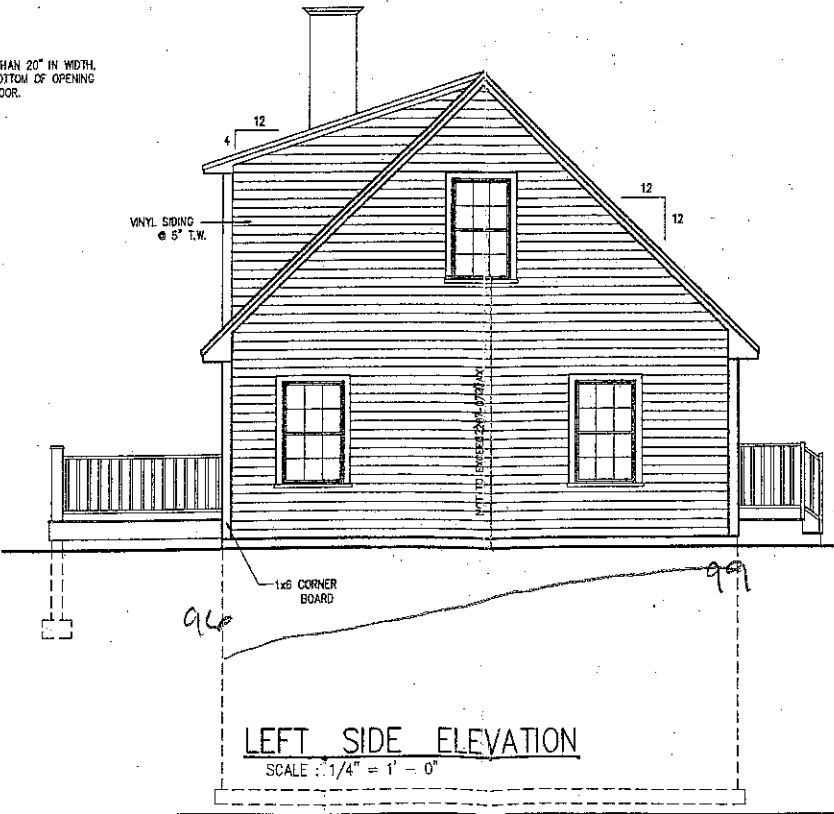
FRONT ELEVATION
 SCALE: 1/4" = 1' - 0"

JAN - 6 2010

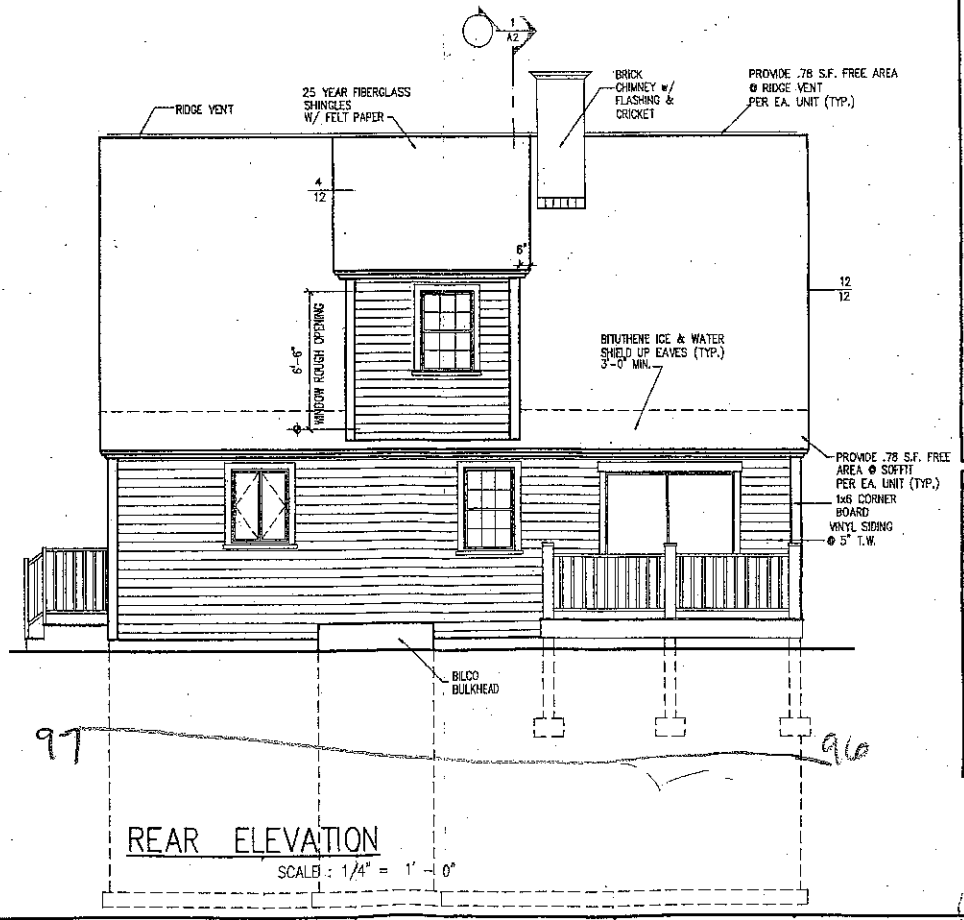
TYPICAL BEDROOM WINDOW
 SHALL PROVIDE CLEAR OPENING NOT LESS THAN 20" IN WIDTH
 24" IN HEIGHT AND 5.7 SF IN AREA. THE BOTTOM OF OPENING
 SHALL NOT BE MORE THAN 44" OFF THE FLOOR.



RIGHT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



LEFT SIDE ELEVATION
 SCALE: 1/4" = 1' - 0"



REAR ELEVATION
 SCALE: 1/4" = 1' - 0"

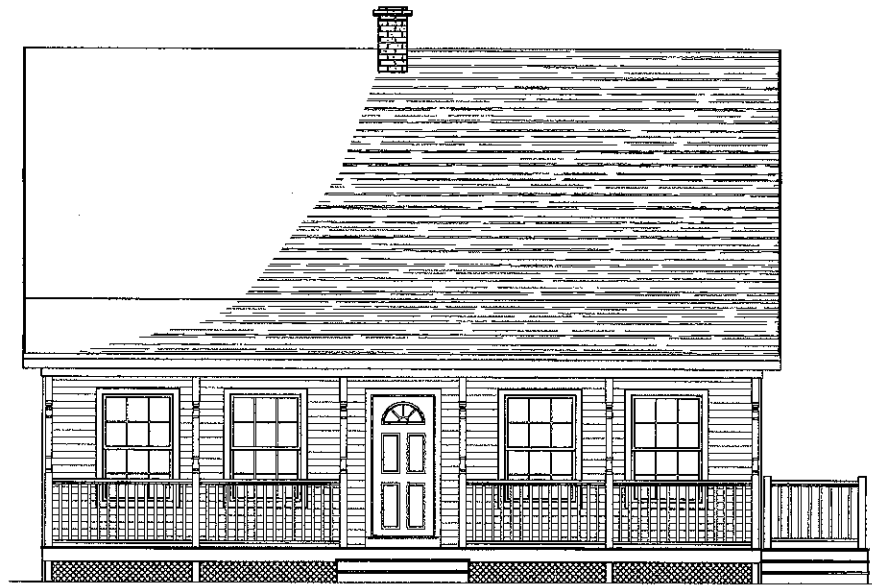
24 x 32 CAPE

DRAWINGS THIS SHEET
 ELEVATIONS / SECTION

DATE
 04/17/06

A2

PROPOSED ELEVATIONS
C-04
BROCHURE PLANS



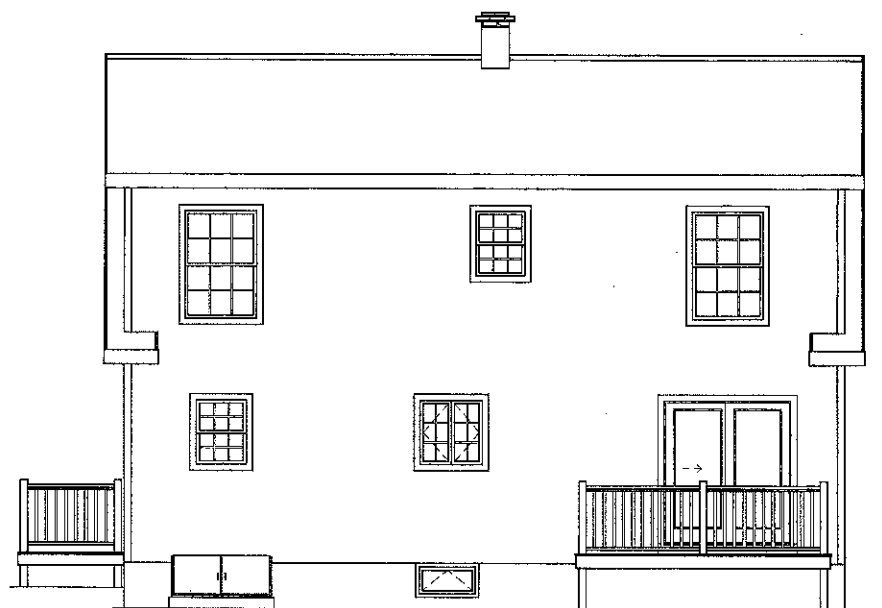
FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



RIGHT ELEVATION
1/4" = 1'-0"

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REAR ELEVATION
1/4" = 1'-0"

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LEFT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
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Revisions:	
01/20/21	
Date:	
Scale:	1/4" = 1'-0"
Drawn By:	
Project:	C-04
Sheet Number:	1 of 3