

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
Permit Number: 072206

This is to certify that HABITATE FOR HUMANITY GREAT PORTLAND INC ab

has permission to Single Family Home - 3 bedrooms, 1 bath, ab-on-side ICE construction

AT 63 DEMEREST ST 6 410 A019001

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 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 inspection must
given and when permission procured
before this building or part thereof
labeled or closed-in.
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 _____

Department Name

Thomas M. Mallon 10/25/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1206	Date Applied For: 09/25/2007	CBL: 410 A019001
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Location of Construction: 63 DEMEREST ST #4	Owner Name: HABITATE FOR HUMANITY/ GR	Owner Address: PO BOX 10505	Phone:
Business Name:	Contractor Name: Habitat for Humanity	Contractor Address: PO Box 10505 Portland	Phone (207) 772-2151
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - 3 bedroom, 1 bath, Slab -on- grade ICF Construction	Proposed Project Description: Single Family Home - 3 bedroom, 1 bath, Slab -on- grade ICF Construction
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/22/2007

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall be 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:** Tom Markley **Approval Date:** 10/25/2007

Note: waiting for approval from DRC before issuance **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

Dept: DRC **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

Applicant: Habitat for Humanity

Date: 10/22/07

Address: 63 Demers St (lot #4)

C-B-L: 410 4-019

permit # 07-1206

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - ^{build} 2 story single family home (24'x28')

Sewage Disposal - City

Lot Street Frontage - 50' min. - 120.34' given

Front Yard - 25' min. - 29' scaled

Rear Yard - 25' min. - 70' scaled

Side Yard - 1 1/2 story - 8' min. right - 24' scaled ok
2 story - 14' min. left - 70' scaled ok

Projections - side yard side st - 20' min.
front porch 6x12; steps 4x4

Width of Lot - 65' min. - ¹²¹122' scaled

Height - 35' max. - 27.75' scaled

Lot Area - 6,500 sq ft min. - 16,858 given

Lot Coverage Impervious Surface - 35% = 5900.3 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required - OK - 40'x12' passed 25' setback.

Loading Bays - N/A

Site Plan - 2007 - 0165, minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

OK

$$24 \times 28 = 672$$

$$6 \times 12 = 72$$

$$4 \times 4 = 16$$

$$\underline{760 \text{ sq ft}}$$

- 7-16-08 OK - set backs + backfill. M E M
- 7-21-08 OK - rough-in under slab plum. (air test) M E M
- 11-14-08 OK - rough-in elec/plum. (air test) M E M

09/13/09 - sheet rock openings to order struts
add drain for pos biten
- self closing, handwring for biten near door
will send pictures

~~MMA~~

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of Applicant/Designee

6/18/08

Date 6-18-08

[Signature]
Signature of Inspections Official

Date

CBL: 410 A 19

Building Permit #: 071206

7/8/08

Footings + Setbacks

O.K.
will need ~~the~~ team
Surveyor on Location.

C.M.

7-16-08 OK setbacks + backfill by E.M.

7-21-08 OK rough-in underlap plumbing by E.M.

11-14-08 OK = rough-in electrical + plum. (air test) by E.M.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

63 DEMEREST ST #4

CBL 410 A019001

Issued to

Habitat For Humanity/ /Habitat for Humanity

Date of Issue

04/16/2009

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. 07-1206, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Dwelling

Use Group R3

Type 5B

IRC 2003

Limiting Conditions:

This is a temporary occupancy certificate, which expires on June 1, 2009.

This certificate supersedes certificate issued

Approved:

04/16/09 Michael A. Cournoyer

(Date)

Inspector

[Handwritten signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



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>Demerest Street Ext</u>			
Total Square Footage of Proposed Structure/Area <u>1344</u>		Square Footage of Lot <u>16,858</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Habitat for Humanity</u>		Telephone: <u>772 2151</u>
<u>410</u> <u>F</u> <u>007</u>	Address <u>83 Bell St</u>		<u>252 2503</u>
	City, State & Zip <u>04104</u>		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name	Cost Of Work: \$ _____	
	Address	C of O Fee: \$ _____	
	City, State & Zip	Total Fee: \$ _____	
Current legal use (i.e. single family) _____			
If vacant, what was the previous use? _____			
Proposed Specific use: _____			
Is property part of a subdivision? _____ If yes, please name _____			
Project description: <u>Revisions for pending permit 071210</u> <u>-> updated floor plans + elevations <-</u>			
Contractor's name: _____			
Address: <u>-same-</u>			
City, State & Zip _____		Telephone: _____	
Who should we contact when the permit is ready: <u>Daniel Wallace</u>		Telephone: <u>252 2503</u>	
Mailing address: _____			

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: [Signature] Date: 6/5/08

This is not a permit; you may not commence ANY work until the permit is issue

me



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>Demarest Street Extension # 4 # 63</u>		
Total Square Footage of Proposed Structure <u>1344</u>	Square Footage of Lot <u>16,858 (0.39 AC)</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>410</u> Block# <u>A</u> Lot# <u>19</u>	Owner: <u>Habitat for Humanity</u>	Telephone: <u>2077722151</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>PO Box 10505</u> <u>83 A Bell Street</u> <u>Portland, ME 04104</u>	Cost Of Work: \$ <u>130,000 -</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>N/A</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>single family residence</u>		
Project description: <u>3 bedroom, 1 bath; slab-on-grade; ICF construction</u>		
Contractor's name, address & telephone: <u>same as owner/applicant</u>		
Who should we contact when the permit is ready: <u>Daniel Wallace</u>		
Mailing address: <u>same</u> Phone: <u>207 252 2503</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>9/24/07</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

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

2007-0165
Application I. D. Number

Habitate For Humanity/

Applicant

Po Box 10505, Portland , ME 04101

Applicant's Mailing Address

Daniel Wallace

Consultant/Agent

Agent Ph: (207)252-2503

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

9/25/2007

Application Date

Single Family Home Lot #4

Project Name/Description

63 - 63 Demerest St , Portland, Maine

Address of Proposed Site

410 A019001

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

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots
 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 Other
 After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 9/27/2007

Zoning Approval Status:

Reviewer

- Approved Approved w/Conditions See Attached Denied

Approval Date 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

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

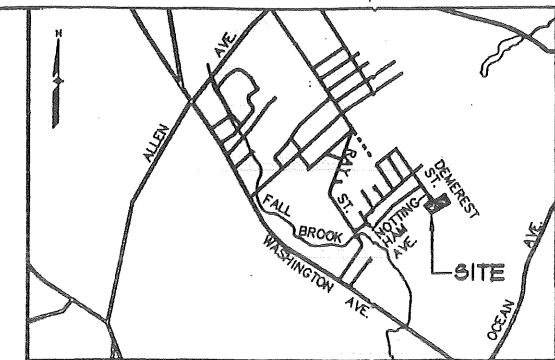
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	10x20 Footing - Slab on 'u' Grade - ICF Foundation	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	perimeter DRAINs / Stone - below	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA			
Anchor Bolts/Straps, spacing (Section R403.1.6)	ICF Wall			
Lally Column Type (Section R407)				
Girder & Header Spans (Table R 502.5(2))	LVL 13/4 x 9 1/4			
Built-Up Wood Center Girder Dimension/Type				
Sill/Band Joist Type & Dimensions	2x8 16" OC			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16 OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	10/12 pitch 24" OC engineered trusses	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Asphalt shingles 5/8 T+G Advantec	
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
Private Garage (Section R309) Living Space ? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	NA	
Emergency Escape and Rescue Openings (Section R310)	Egress windows OK	OK
Roof Covering (Chapter 9)	Asphalt shingles	
Safety Glazing (Section R308)	OK	OK
Attic Access (Section R807)		
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (Section 502.5(1) & (2))	Double 13/4 x 9 1/4 LVL Headers	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R 49 ceilings R24 walls JCF construction	OK

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement Number of Stairways 3 Interior 2 Exterior 1 Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	7 3/4 Rise 10" net tread 3 ft min 80" Headroom 36 Rail AT - Card Hand 36	OK
Smoke Detectors (Section R313) Location and type/Interconnected	each Bedroom + Level Hardwired Battery Backup	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8) Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	per IRC 2003 NA	OK
Deck Construction (Section R502.2.1)	2x8 16" OC 10'5" min tubes 4ft deep	OK



410A19



LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNERS OF THE PARCELS ARE LISTED BELOW AS THEY APPEAR ON CITY OF PORTLAND TAX MAP 489.
 - BLOCK A LOTS 18-21, CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 241
 - BLOCK F LOT 2 ORLANDO CIRIACO HEINS, CORD BOOK 2164, PAGE 489
 - BLOCK F LOT 3 MARY ELIZABETH WORSK CORD BOOK 4869, PAGE 231
 - BLOCK LOTS 483 SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 231
 - BLOCK F LOT 4 CARL SHAW ENTERPRISES, INC. CORD BOOK 1242, PAGE 241
- THE PROPERTY IS SHOWN AS LOTS A-18 THRU A-22 AND LOTS P-1 THRU P-6 ON THE TOWN OF PORTLAND TAX MAP 489 AND IS LOCATED IN THE R-3 ZONE.
- SPACE AND BULK CRITERIA:
 - R-3 ZONE
 - MIN. LOT SIZE: 6,000 SF.
 - MIN. STREET FRONTAGE: 25 FEET
 - MIN. FRONT YARD: 5 FEET
 - MIN. SIDE YARD: 1 STORY - 8 FEET
 - 1 1/2 STORY - 8 FEET
 - 2 STORY - 14 FEET
 - 2 1/2 STORY - 15 FEET
 - MIN. REAR YARD: 25 FEET
 - MAX. BUILDING HEIGHT: 35 FEET
 - MAX. BUILDING COVERAGE: 25 %
- TOTAL AREA OF PARCEL: PARCEL 1 - 4164 SF OR 0.24 ACRES; PARCEL 2 - 21288 SF OR 0.23 ACRES
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS, INC. PERFORMED MARCH AND APRIL OF 2004.
- PLAN REFERENCES:
 - A. PLAN OF "MAY GARDENS" PORTLAND, MAINE OWNED BY J. U. MELSER, SEPTEMBER 1, 1926, FURNISHED FROM ARTHUR L. PARSONS, DRAIN BY ALL ELOT CE, BOSTON, MASS. AND RECORDED IN GUNESLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 11, PAGE 103.
 - B. RECORDING PLAN "THE ABNANT HILL", PORTLAND, MAINE FOR ANASTOS & LOHNS, INC. BY ROYAL RIVER SURVEY CO. LAST REVISED APRIL 1, 1958 AND RECORDED IN CORD PLAN BOOK 189, PAGE 128.
 - C. AMENDED RECORDING PLAN "APPLE LEDGE", PORTLAND, MAINE BY DELICIA ASSOCIATES INC. LAST AMENDED FEBRUARY 1998 AND RECORDED IN CORD PLAN BOOK 182, PAGE 328.
- THE PROJECT IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
- THE ENTIRE SITE SHALL BE DEVELOPED AND OR MAINTAINED AS DEPICTED ON THE SITE PLAN APPROVED BY THE PLANNING AUTHORITY OR PLANNING BOARD. ANY CHANGES TO THE SITE PLAN SHALL BE APPROVED BY THE PLANNING AUTHORITY OR PLANNING BOARD. THE DEVELOPER SHALL BE RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL PRIOR TO ITS ACCEPTANCE BY THE CITY.
- A MINIMUM OF THREE TREES PER LOT SHALL BE CONSERVED OR PLANTED IN THE FRONT YARD OF EACH LOT MEETING THE CITY OF PORTLAND'S ANTI-CUTTING SPECIFICATION AND STANDARDS OF PRACTICE AND LANDSCAPE DESIGN GUIDELINES. DEVELOPER MAY CONTRACT FOR THE PLACEMENT OF LANDSCAPING, BUT SHALL REMAIN LIABLE TO THE CITY OF PORTLAND FOR FINANCIAL OBLIGATION FOR COMPLIANCE WITH ORDINANCES AND APPROVALS. SUCH FINANCIAL OBLIGATION SHALL BE NEITHER TRANSFERABLE NOR AVAILABLE BY THE DEVELOPER.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "EROSION CONTROL AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CONSERVATION AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1998 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- NO CITY OF PORTLAND PUBLIC SERVICES SHALL BE PROVIDED TO THE DEMEREST STREET EXTENSION UNTIL THE STREET HAS BEEN ACCEPTED BY THE CITY. HENCE, THE DEVELOPER IS RESPONSIBLE FOR TRASH PICKUP AND SNOW REMOVAL PRIOR TO ITS ACCEPTANCE BY THE CITY.
- UTILIZATION DELINEATION WAS PERFORMED AND MAPPED BY SEBAGO TECHNICS, INC.
- EACH LOT SHALL REQUIRE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE IV (SITE PLAN) OF CH. 14 OF THE PORTLAND CITY CODE. ALL LOTS SHALL BE GRADED AND CONSTRUCTED TO GENERALLY CONFORM TO THE LOT GRADING PLAN AS SHOWN IN THIS PLAN SET. ANY CHANGES TO THE INTRODUCED LOT GRADING PLAN MAY ONLY BE APPROVED BY THE PORTLAND PLANNING AUTHORITY.
- ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER AND STORM DRAIN INFRASTRUCTURE, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVALS OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
- ALL CURBS SHALL BE DESIGNED AND BUILT WITH TYP-DOWNS AT ALL STREET CORNERS, CROSSINGS AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS AND GUIDELINES.
- ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., BELL ATLANTIC TELEPHONE CO. AND THE WARNER CABLE TV CO. STANDARDS.
- ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.
- THE DRAINAGE EASEMENT SHOWN ON THIS PLAN SHALL BE RECORDED IN THE INDIVIDUAL LOT DEEDS. THE DRAINAGE EASEMENT SHALL BE FOR THE PURPOSES OF MAINTENANCE, REPAIR, OR CLEANING OF DITCHES, CHANNELS AND/OR PIPES.
- ALL GRANITE MONUMENTATION SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS AND GUIDELINES.
- A MAINE DEP PERMIT BY RULE FOR A STREAM CROSSING HAS BEEN FILED AND APPROVED FOR CONSTRUCTION WITHIN THE ALLOWED TIME FRAME AS REQUIRED UNDER AUTHORITY OF THE MAINE DEP WITH THE SERVICES OF A CERTIFIED DEP SITE CONTRACTOR FOR EROSION CONTROL AND BEST MANAGEMENT PRACTICES.
- THE OWNER SHALL BE RESPONSIBLE FOR LOCATING AND REPAIRING A SEWER PIPE 840 WITHIN DEMEREST STREET TO MEET CITY OF PORTLAND STANDARDS UPON REPAIR. THE EXISTING PORTION OF DEMEREST STREET MAY BE CONSIDERED FOR CITY ACCEPTANCE.
- BOUNDARY, PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS REPRESENTED HORIZONTALLY TO NORTH AMERICAN DATUM OF 1983 (NAD83) MAINE STATE PLANS COORDINATE SYSTEM (WEST ZONE) AND VERTICALLY TO NORTH AMERICAN VERTICAL DATUM OF 1985 (NAVD85) COORDINATED WITH DETERMINED BY STATIC GPS POSITIONING TECHNIQUES FROM A BASE STATION LOCATED AT THE OFFICE OF SEBAGO TECHNICS, INC. WESTBROOK, MAINE, ESTABLISHED FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) VERTICAL INFORMATION SHOWN HEREON WAS DERIVED FROM THE GEOID-88 MODEL OF THE U.S. AND HAS NOT BEEN VERIFIED AGAINST LOCAL VERTICAL CONTROL.

Sebago Technics logo and signature.

REV.	DATE	STATUS
D	9-25-06	ADD CONDITIONS OF APPROVAL
C	01-09-06	FINAL PLAN SUBMISSION TO THE CITY OF PORTLAND
B	11-19-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
A	6-7-05	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND

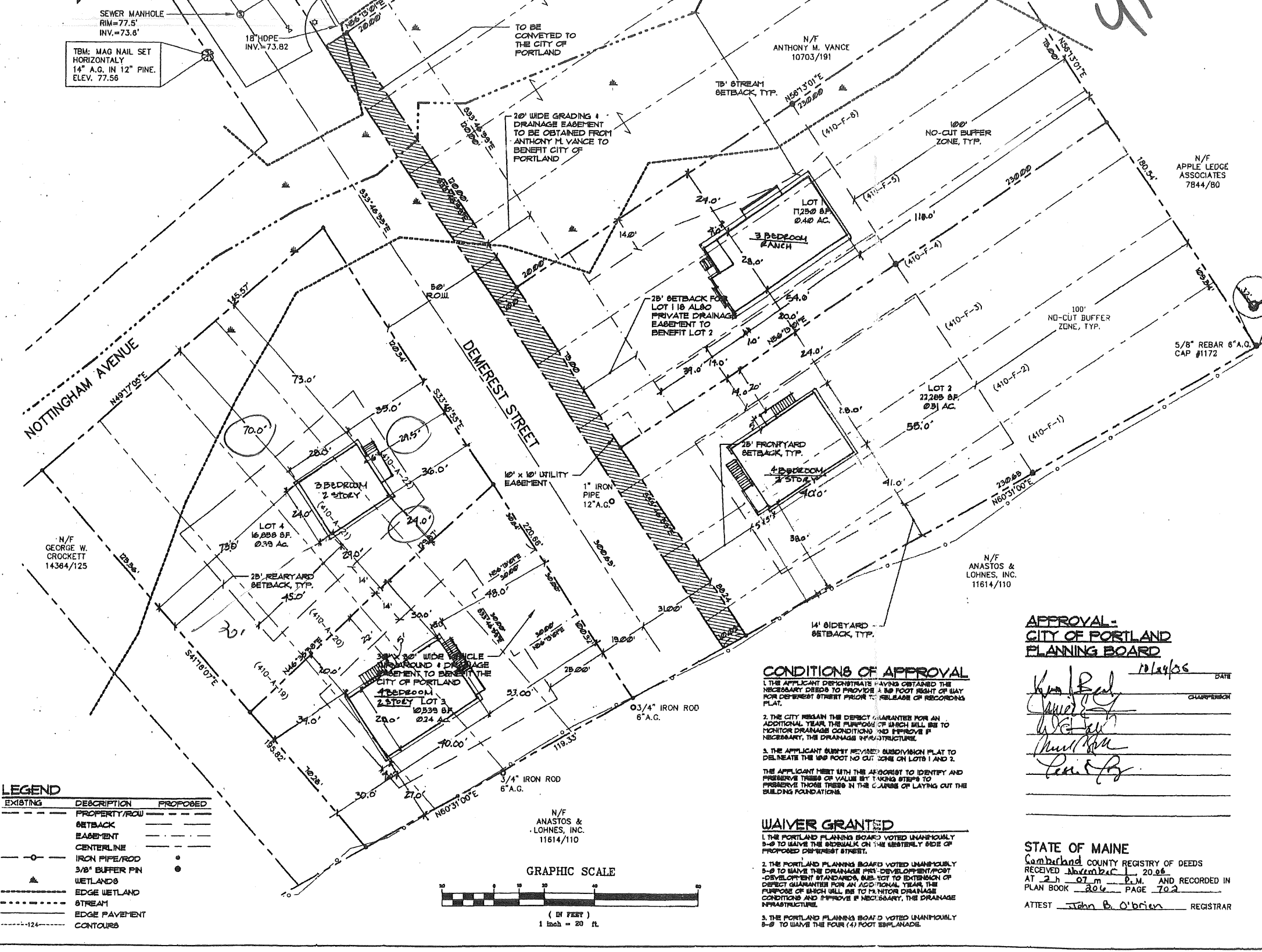
Sebago Technics
 Engineering Engineers You Can Build On
 One Orange Street
 Westbrook, Maine 04092-1139
 Tel: (207) 688-6277

PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
 03110 778 BOY JRS BOY

FINAL SUBDIVISION PLAN
 OF
 DEMEREST STREET EXTENSION
 PORTLAND, MAINE
 FOR: Richard O. O'Brien
 HABITAT FOR HUMANITY OF GREATER PORTLAND/PORTLAND WEST
 585 CONGRESS STREET
 PORTLAND, MAINE 04104

DATE: 5-24-04 SCALE: 1"=20'

SHEET 2 OF 6



CONDITIONS OF APPROVAL

- THE APPLICANT DEMONSTRATE HAVING OBTAINED THE NECESSARY DEEDS TO PROVIDE A 10' FOOT RIGHT OF WAY FOR DEMEREST STREET PRIOR TO RELEASE OF RECORDING PLAN.
 - THE CITY RESIGN THE DEEDS GUARANTEE FOR AN ADDITIONAL YEAR, THE PURPOSE OF WHICH WILL BE TO MONITOR DRAINAGE CONDITIONS AND IMPROVE IF NECESSARY, THE DRAINAGE INFRASTRUCTURE.
 - THE APPLICANT SUBMIT REVISED SUBDIVISION PLAN TO DELINEATE THE 10' FOOT NO CUT SCENE ON LOTS 1 AND 2.
- THE APPLICANT MEET WITH THE ARBORIST TO IDENTIFY AND PRESERVE TREES OF VALUE BY TAKING STEPS TO PRESERVE THOSE TREES IN THE COURSE OF LAYING OUT THE BUILDING FOUNDATIONS.

WAIVER GRANTED

- THE PORTLAND PLANNING BOARD VOTED UNANIMOUSLY 5-9 TO WAIVE THE DRAINAGE PRE-DEVELOPMENT/POST-DEVELOPMENT STANDARDS, BUT NOT TO EXTENSION OF DEEDS GUARANTEE FOR AN ADDITIONAL YEAR, THE PURPOSE OF WHICH WILL BE TO MONITOR DRAINAGE CONDITIONS AND IMPROVE IF NECESSARY, THE DRAINAGE INFRASTRUCTURE.
- THE PORTLAND PLANNING BOARD VOTED UNANIMOUSLY 5-9 TO WAIVE THE FOUR (4) FOOT EASEMENTS.

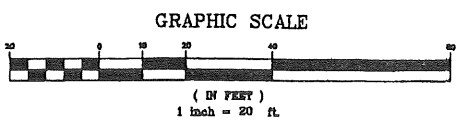
APPROVAL: CITY OF PORTLAND PLANNING BOARD

Handwritten signatures and date: 11/24/06

STATE OF MAINE Cumberland County Registry of Deeds RECEIVED November 1, 2006 AT 2:07 P.M. AND RECORDED IN PLAN BOOK 206 PAGE 702

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	BETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
---	IRON PIPE/ROD	---
---	3/8" BUFFER PIN	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	STREAM	---
---	EDGE PAVEMENT	---
---	CONTOURS	---



AFFPLICANT SHALL IDENTIFY AND FIELD VERIFY LOCATION OF SEWER PIPE FAILURE/BEND AND REPLACE SECTION TO MEET CITY SPECIFICATIONS.

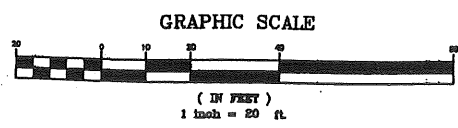
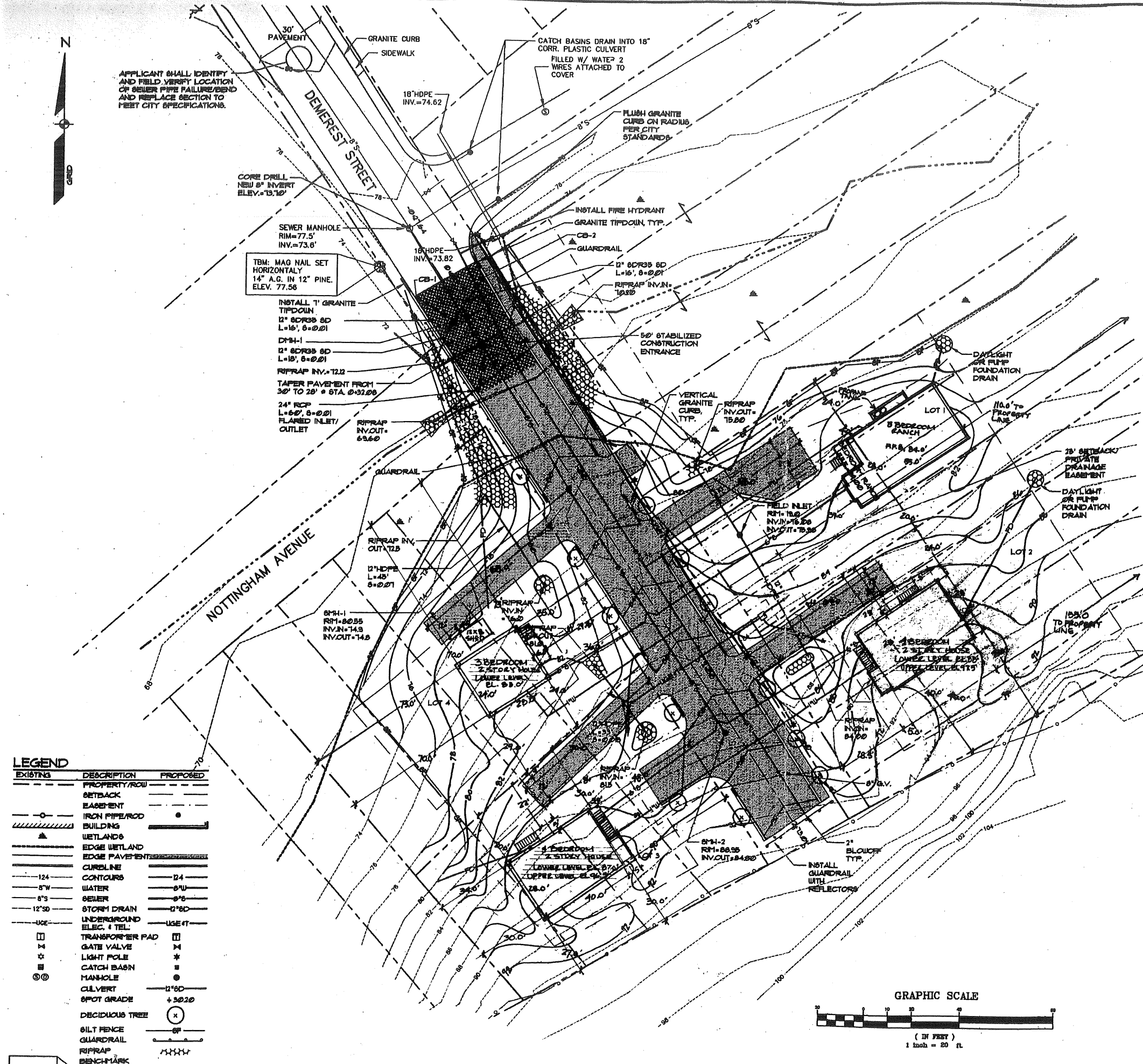
CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY USUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
4. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC SPACES DUE TO CONSTRUCTION.
5. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
6. METHODS AND MATERIALS USED IN THE CONSTRUCTION OF THE IMPROVEMENTS HEREIN SHALL CONFORM TO THE CURRENT CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS AND/OR CURRENT M.D.O.T. STANDARDS AND SPECIFICATIONS.
7. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF PORTLAND PARKS AND PUBLIC WORKS INSPECTION SERVICES DIVISION IN WRITING THREE (3) DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION (8:00-8:00P EXT. (M-F)) SHOULD THE PROJECT INVOLVE THE USE OF SIGNIFICANT CONSTRUCTION IN A SENSITIVE AREA. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED AT THE DISCRETION OF THE PUBLIC WORKS AUTHORITY. A PERMIT MUST BE OBTAINED FROM THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT PRIOR TO BEGINNING ANY WORK WITHIN THE CITY RIGHT-OF-WAY.
8. CONSTRUCTION DEBRIS SHALL BE CONTAINERIZED AND DISPOSED OF IN ACCORDANCE WITH CITY OF PORTLAND'S SOLID WASTE ORDINANCE CHAPTER 12.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "PAINE EROSION AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION BEST MANAGEMENT PRACTICES" PUBLISHED BY THE MOUNTAIN STATE SOIL AND WATER CONSERVATION DISTRICT AND HAVE PORTLAND COUNTY APPROVAL. PROTECTION MARCH RISE OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (1-800-DIGSAFE) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DESTRUCTION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
11. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG SAFE NOTIFIED. DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE CITY WATER AND SEWER DISTRICTS AND LOCAL UTILITIES, AS WELL AS LOCAL PUBLIC WORKS OFFICES.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 FRSA 384-4. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
15. WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE REVIEW AND JUDGMENT OF SEBAGO TECHNICS, INC.
16. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
17. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.

GENERAL NOTES

1. EACH LOT SHALL REQUIRE THE SUBMISSION OF A MINOR SITE PLAN FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT AND SHALL BE SUBJECT TO REVIEW PURSUANT TO ARTICLE V (SITE PLAN) OF CHAPTER 14 OF THE PORTLAND CITY CODE.
2. ALL ROADS, TO INCLUDE BASE AND PAVEMENT, CURBS, SEWER, AND STORM DRAIN INFRASTRUCTURE SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES AND/OR UNDER THE SUPERVISION AND APPROVAL OF THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
3. ALL CURBS SHALL BE DESIGNED AND BUILT WITH TIE-DOWNS AT ALL STREET CORNERS, CROSSLINKS, TURNAROUNDS, AND DRIVEWAYS IN ACCORDANCE WITH THE PUBLIC WORKS TECHNICAL STANDARDS GUIDELINES.
4. ALL ELECTRIC, TELEPHONE AND CABLE TV SERVICES SHALL BE UNDERGROUND AND IN CONFORMANCE WITH CENTRAL PLANE POWER CO. VERIZON, AND THE WARNER CABLE TV, CO. STANDARDS.
5. ALL WATER MAINS, SERVICES AND ASSOCIATED APPURTENANCES SHALL BE IN CONFORMANCE WITH PORTLAND WATER DISTRICT STANDARDS.

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	---
---	SETBACK	---
---	EASEMENT	---
---	IRON PIPE/ROD	---
---	BUILDING	---
---	WETLANDS	---
---	EDGE WETLAND	---
---	EDGE PAVEMENT	---
---	CURBLINE	---
---	CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORM DRAIN	---
---	UNDERGROUND ELEC. & TEL.	---
---	TRANSFORMER PAD	---
---	GATE VALVE	---
---	LIGHT POLE	---
---	CATCH BASIN	---
---	MANHOLE	---
---	CULVERT	---
---	SPOT GRADE	---
---	DECIDUOUS TREE	---
---	SILT FENCE	---
---	GUARDRAIL	---
---	RIPRAP	---
---	BENCHMARK	---



DATE	BY	REVISION
01-09-06	JRS	FINAL PLAN SUBMISSION
11-18-05	JRS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
06-07-05	JRS	PRELIMINARY SUBMISSION TO THE CITY OF PORTLAND
06-07-05	JRS	STATUS

Sebago Technics
 Engineering, Excavation, You Can Build On
 One Orchard Street
 Westbrook, ME 04096-1330
 Tel (207) 836-0277

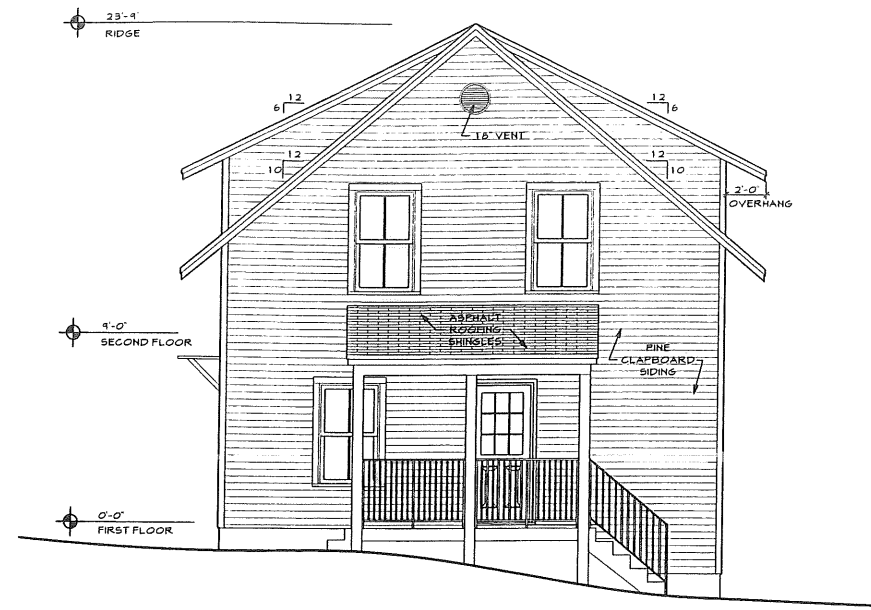
PROJECT NO. FIELD BOOK DESIGN CHKD DRAWN
 03110 778 BGY JRS

GRADING AND UTILITY PLAN
 OF:
DEMAREST STREET EXTENSION
 DEMAREST STREET
 PORTLAND, MAINE
 FOR:
HABITAT FOR HUMANITY OF GREATER PORTLAND
 565 CONGRESS STREET
 PORTLAND, MAINE 04104

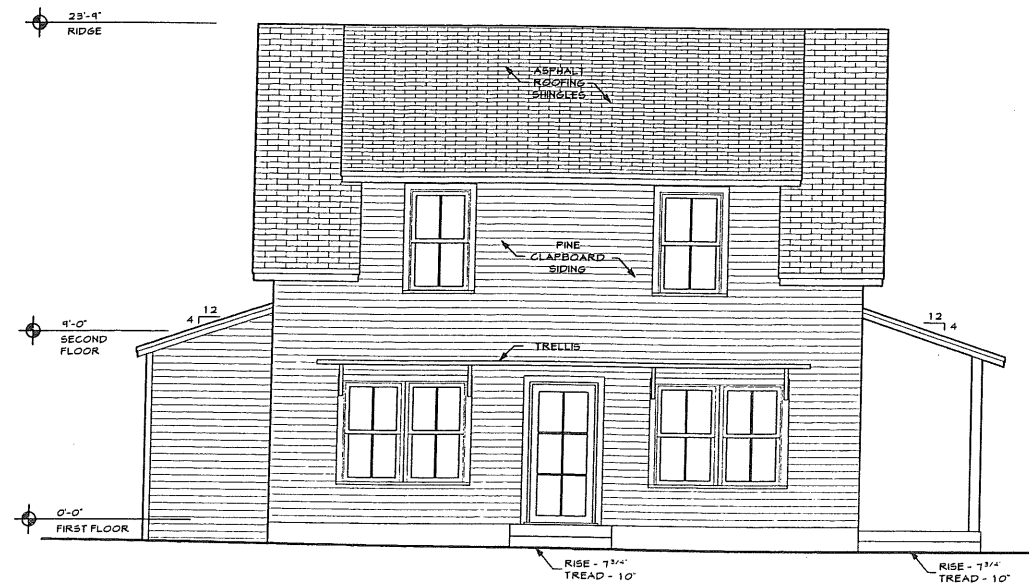
REVISED
 floor plans and
 elevations



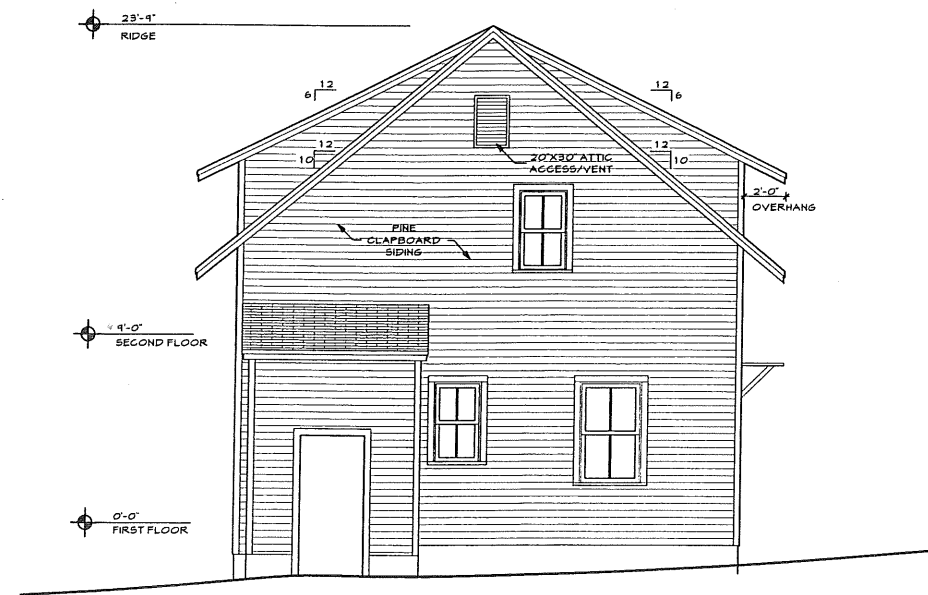
2 NORTH ELEVATION
 A2 SCALE: 1/4" = 1'-0"



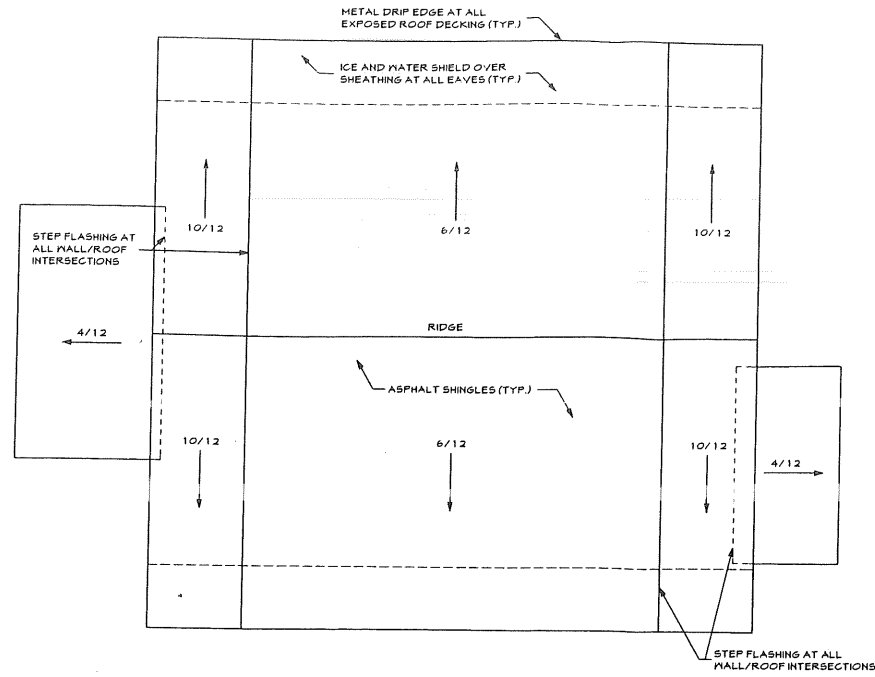
2 EAST ELEVATION
 A2 SCALE: 1/4" = 1'-0"



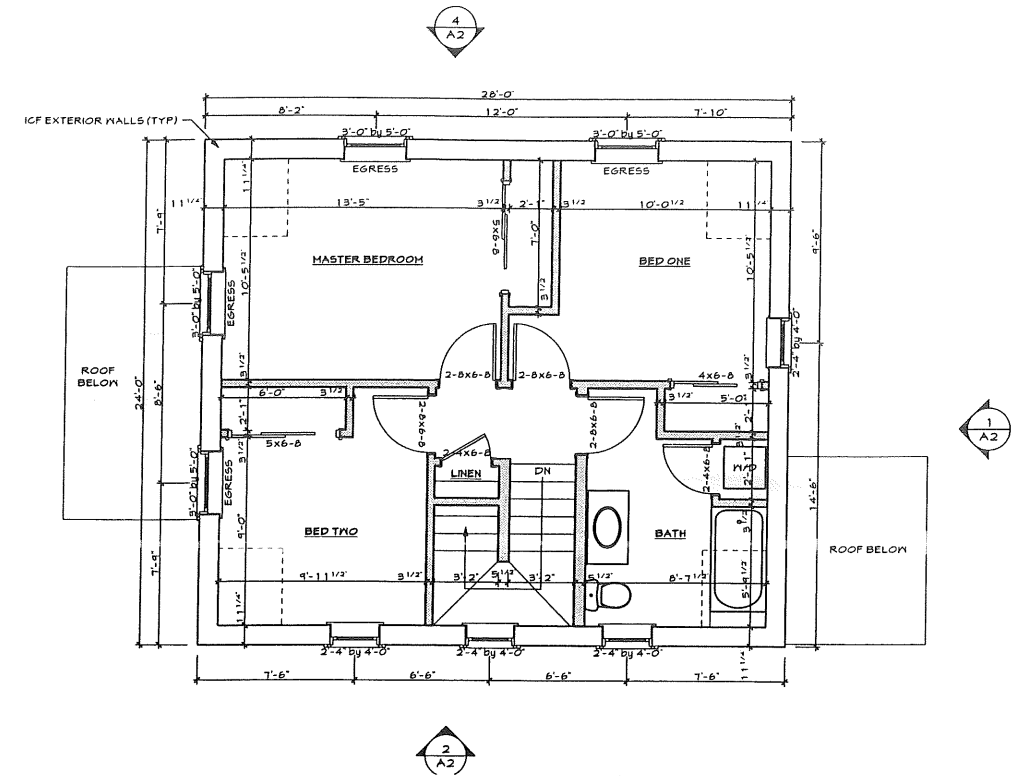
4 SOUTH ELEVATION
 A2 SCALE: 1/4" = 1'-0"



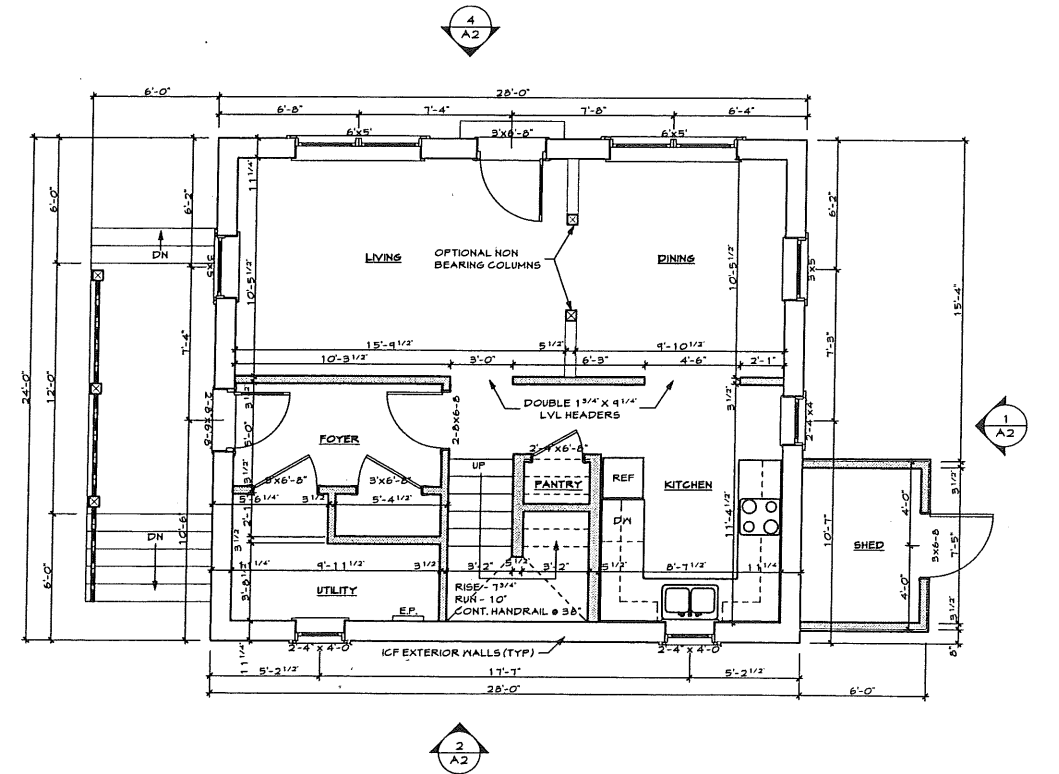
1 WEST ELEVATION
 A2 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
SCALE: 1/4" = 1'-0"



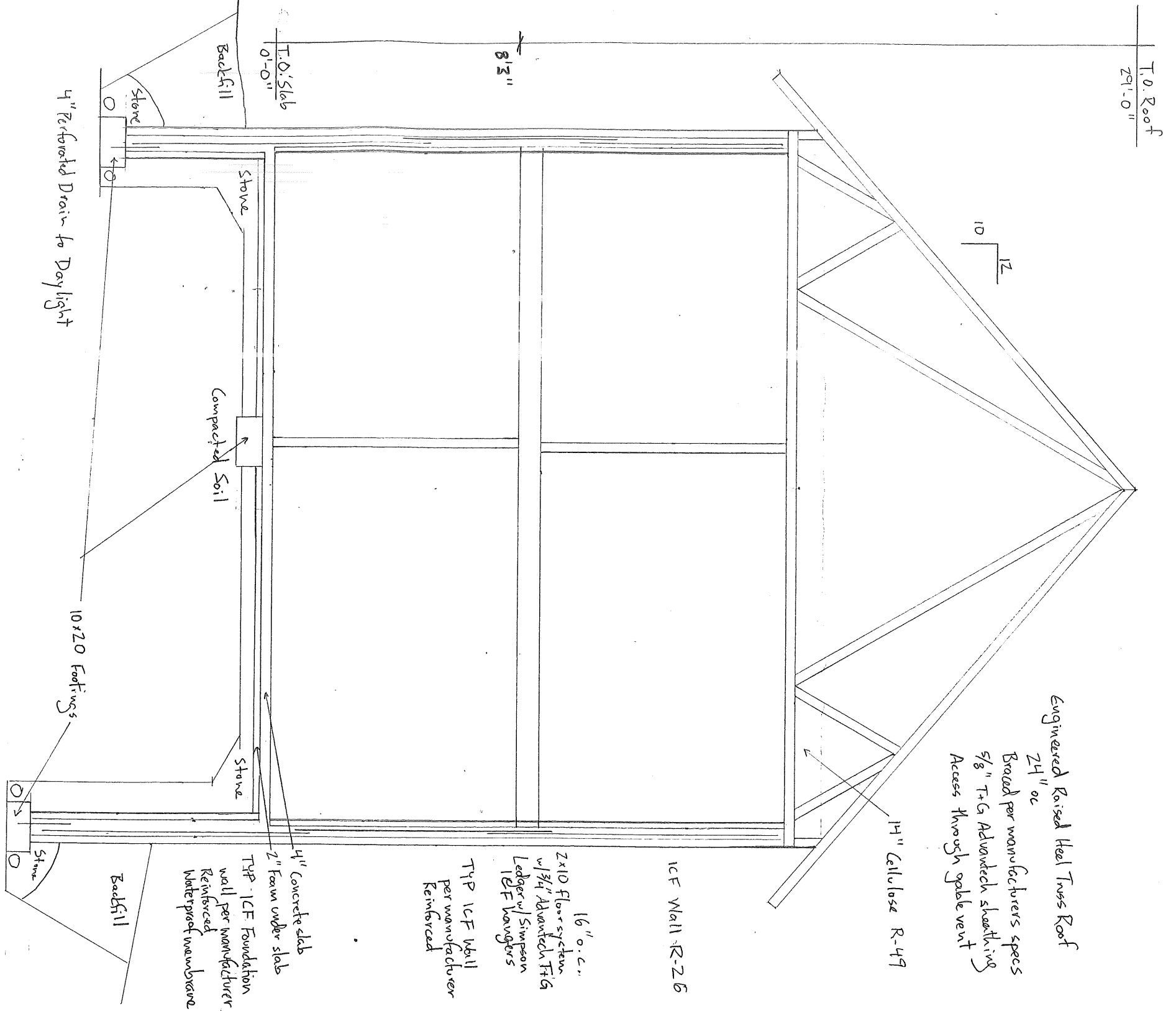
2 SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

- GENERAL NOTES:
1. ALL STAIRS TO HAVE MAX RISE OF 7 1/4" AND MIN TREAD OF 10"
 2. ALL HANDRAILS AT 36" A.F.F.
 3. SMOKE DETECTORS IN ALL BEDROOMS, PROTECTING THE BEDROOMS AND ON EVERY LEVEL
 4. EXTERIOR WALL CONSTRUCTION INSULATED CONCRETE FORM WALL (ICF). SECOND FLOOR FRAMING T.J FLOOR SYSTEM 24" O.C.

DEMAREST STREET, LOT 4
 NORTH/SOUTH BUILDING SECTION
 1/4" = 1'0"



T.O. Roof
29'-0"

10
12

Engineered Raised Heel Truss Roof
 24" oc
 Braced per manufacturer's specs
 5/8" T+G Advanced sheathing
 Access through gable vent

14" Cellulose R-49

ICF Wall R-26

2x10 Floor system
 16" o.c.
 w/ 3/4" Advanced T+G
 Ledger w/ Simpson
 ICF Kanglers

Typ ICF Wall
 per manufacturer
 Reinforced

4" Concrete slab
 2" foam under slab
 Typ. ICF Foundation
 wall per manufacturer
 Reinforced
 Waterproof membrane

4" Perforated Drain to Daylight

10x20 Footings

T.O. Slab
0'-0"

8'3"

Backfill

Stone

Stone

Compacted Soil

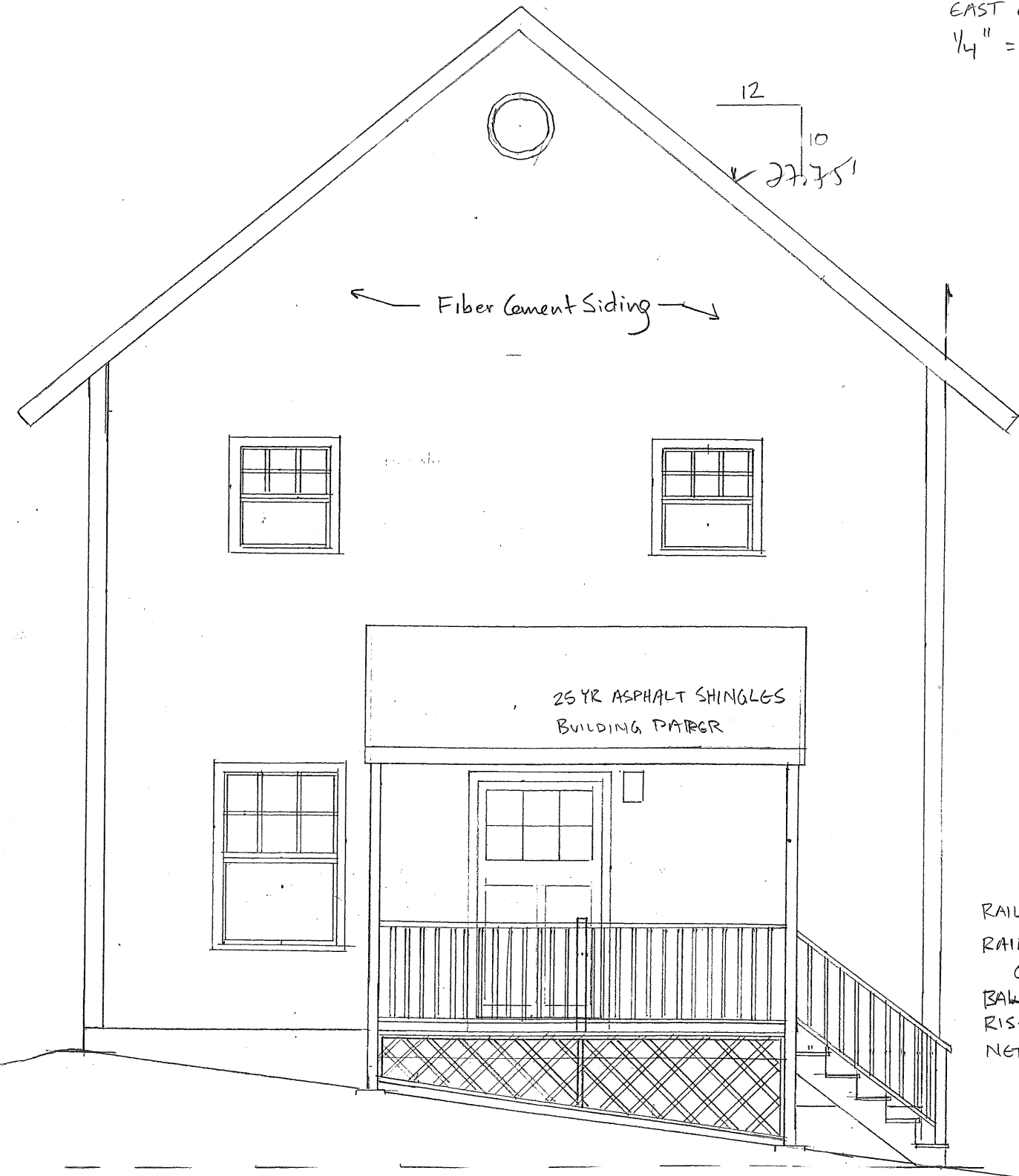
Stone

Stone

Backfill

Dem.

DEMEREST STREET, LOT 4
EAST ELEVATION
1/4" = 1'-0"



← Fiber Cement Siding →

25 YR ASPHALT SHINGLES
BUILDING PAPER

RAIL HEIGHT ON DECK 36"
RAIL HEIGHT ON STAIRS
OFF NOSING 34"
BALUSTERS 4" O.C.
RISE 7 1/2"
NET RUN 10"

DEMEREST STREET, LOT 4
SOUTH ELEVATION
1/4" = 1'-0"



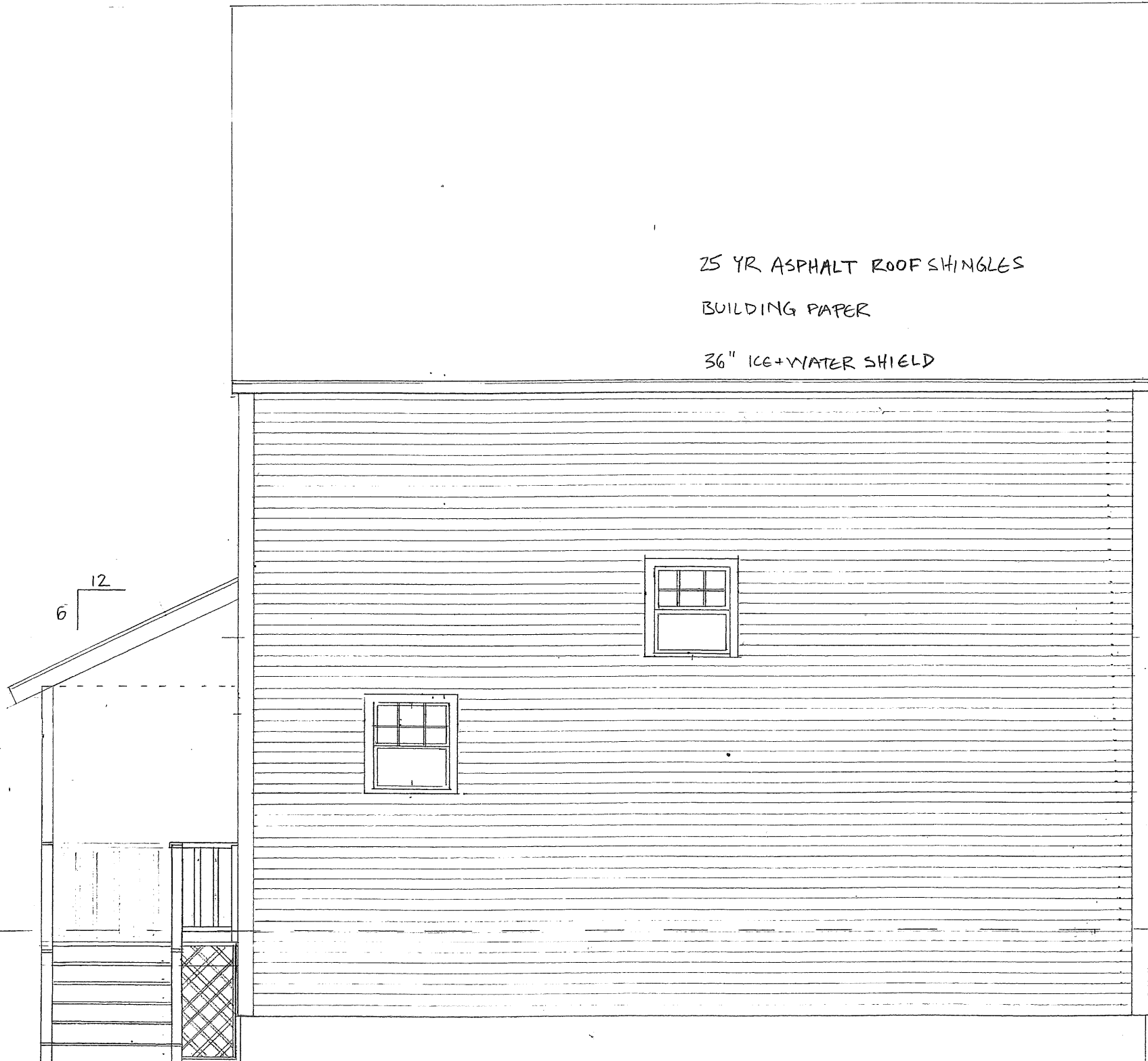
U-Value = 0.35
for all windows

DEMAREST STREET, LOT 4
NORTH ELEVATION
1/4" = 1'-0"

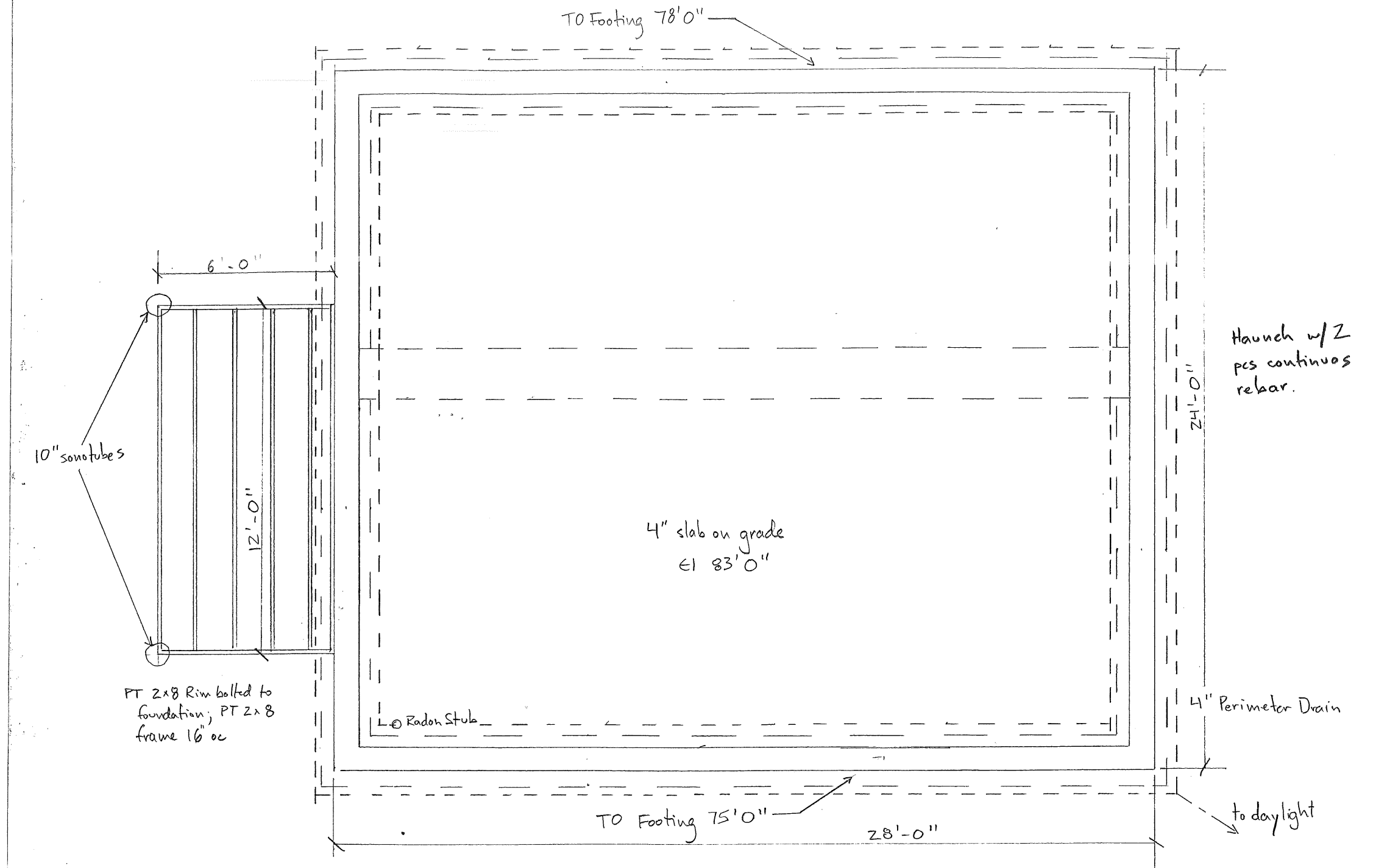
25 YR ASPHALT ROOF SHINGLES
BUILDING PAPER
36" ICE+WATER SHIELD

6 12

FIRST FLOOR
E1 = 83'-0"

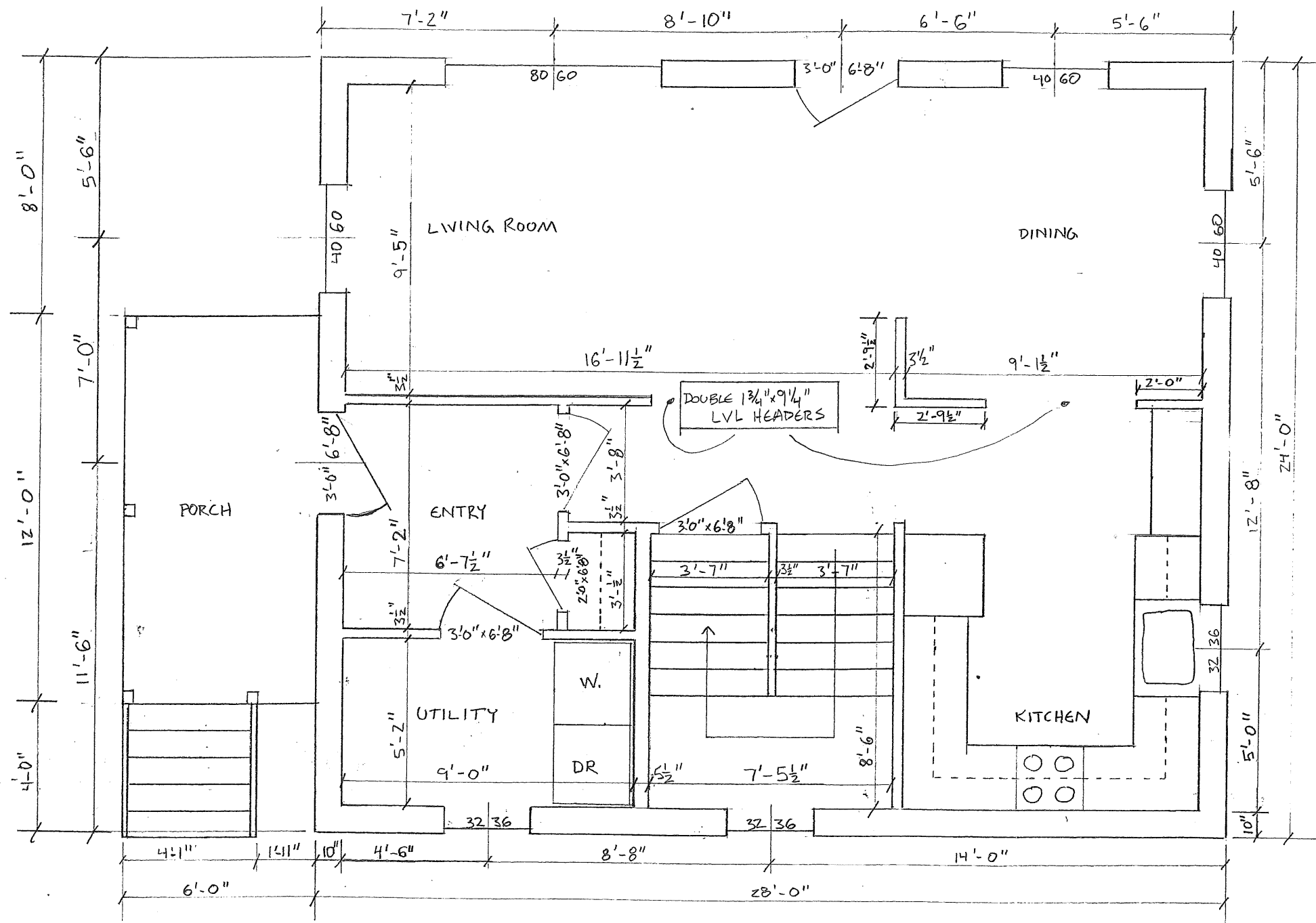


DEMAREST STREET, LOT FOUR
FOUNDATION PLAN
1/4" = 1'-0"



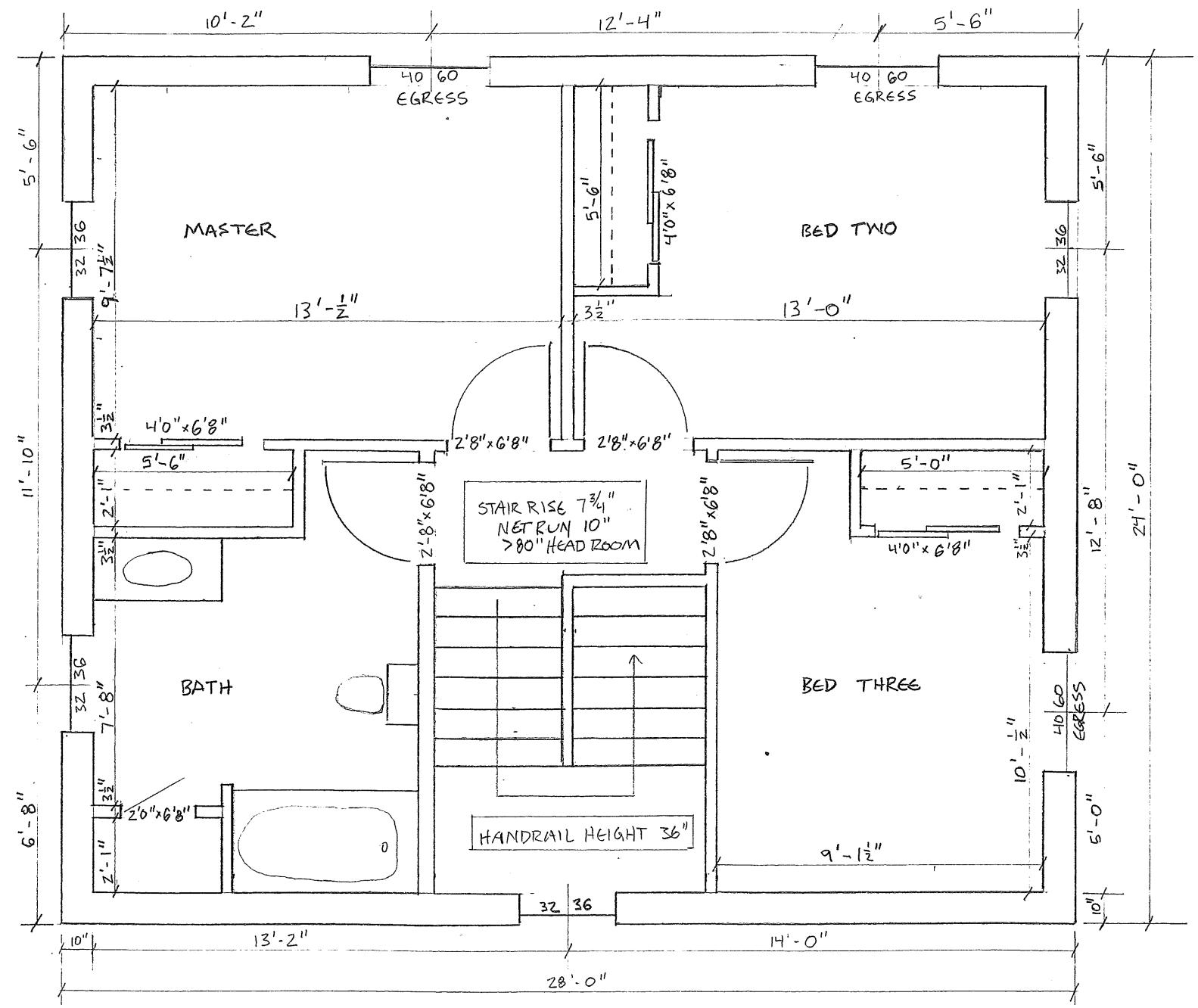
410 A19

DEMAREST STREET, LOT 4
 FIRST FLOOR PLAN
 1/4" = 1'-0"



DEMAREST STREET, LOT 4
 SECOND FLOOR PLAN
 1/4" = 1' 0"

Smoke detectors in all bedrooms, protecting the bedrooms, and on every level.



DEMAREST STREET, LOT 4
WEST ELEVATION
1/4" = 1'-0"



Access To ATTIC SPACE

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date 9/23/08
 Permit # 2008-4681
 CBL# 410-A-19

LOCATION: 63 Demerest (1st on R) METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER Habitat
 TENANT _____ PHONE # _____

TOTAL EACH FEE

OUTLETS	Receptacles	Switches	Smoke Detector	TOTAL EACH FEE
30	10	4	.20	8.80
FIXTURES	Incandescent	Fluorescent	Strips	.20
10				2.00
SERVICES	Overhead	Underground	TTL AMPS <800	15.00
	Overhead	Underground	TTL AMPS >800	25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	(number of)			1.00
1				1.00
MOTORS	(number of)			2.00
RESID/COM	Electric units			1.00
HEATING	oil/gas units	Interior	Exterior	5.00
1				5.00
APPLIANCES	Ranges	Cook Tops	Wall Ovens	2.00
	Insta-Hot	Water heaters	Fans	2.00
	1			2.00
	Dryers	Disposals	Dishwasher	2.00
	1			2.00
	Compactors	Spa	1	2.00
	Others (denote)			2.00
MISC. (number of)	Air Cond/win			3.00
	Air Cond/cent			10.00
	HVAC	EMS	Thermostat	5.00
	Signs			10.00
	Alarms/res			5.00
	Alarms/com			5.00
	Heavy Duty(CRKT)			2.00
	Circus/Carnv			25.00
	Alterations			5.00
	Fire Repairs			15.00
	E Lights			1.00
	E Generators			20.00
PANELS	Service	Remote	✓	Main
1				4.00
TRANSFORMER	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
				TOTAL AMOUNT DUE
	MINIMUM FEE/COMMERCIAL	55.00		MINIMUM FEE 45.00
				45.00

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME.
 SEP 24 2008
 RECEIVED

CONTRACTORS NAME MJR Electric MASTER LIC. # _____
 ADDRESS 70 Box 7312 04112 LIMITED LIC. # 41150016898
 TELEPHONE 831-9387

SIGNATURE OF CONTRACTOR [Signature]

