

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

2007-0165
Application I. D. Number

9/25/2007
Application Date

Habitata 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

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

DRC Approval Status:

Reviewer Phil D. Perno

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 6/13/08 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Phil D. Perno 6/13/08
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 _____ Conditions (See Attached) _____
date 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

Conditions Section:

Add New Condition
From Default List

Add New Condition

Delete Condition

Close

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



Three (3) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.



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.



A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.



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.)



The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. The grading around the foundation shall be performed in a manner that provides positive drainage away from all sides of the foundation.



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.



The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the do not disturb/no-cut zone. All conditions listed on the approved subdivision plan shall be followed.



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 13, 2009

RE: C. of O. for #63 Demerest Street,
(Id#2007-0165) (CBL 410 F 019001)

After visiting the site, I have the following comments:

Site work incomplete:

1. Confirmation of grass fetch,
2. Removal of temporary erosion control measures,
3. Miscellaneous minor site work,

I anticipate this work can be completed by **June 1, 2009**.

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

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

From: Lisa Danforth
To: mc
Date: 4/2/2009 3:36:13 PM
Subject: Certificate of Occupancy/Final Scheduled. Property Addr: 63 DEMEREST ST Parcel ID: 410 A019001 Di

Date: 4/9/2009 Time:

Note: Final C of O , Dan Wallace 252-2503 Property Addr: 63 DEMEREST ST Parcel ID: 410 A019001

Application Type: Prmt
Application ID: 71206

Contact:
Phone1: Phone2:

Owner Name: HABITAT FOR HUMANITY/
Owner Addr: PO BOX 10505
PORTLAND , ME 04101

Lisa Danforth
City of Portland
Planning & Development Department
Inspection Services Division
P-207-874-8703
F-207-874-8716

CC: Certificate of O

4/9/09

- OK for Temp CO
- Misc. site work
- lawn grass fetch

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: May 19, 2009

RE: C. of O. for 63 Demerest Street
(Id#20078-0165) (CBL 410 F 019001)

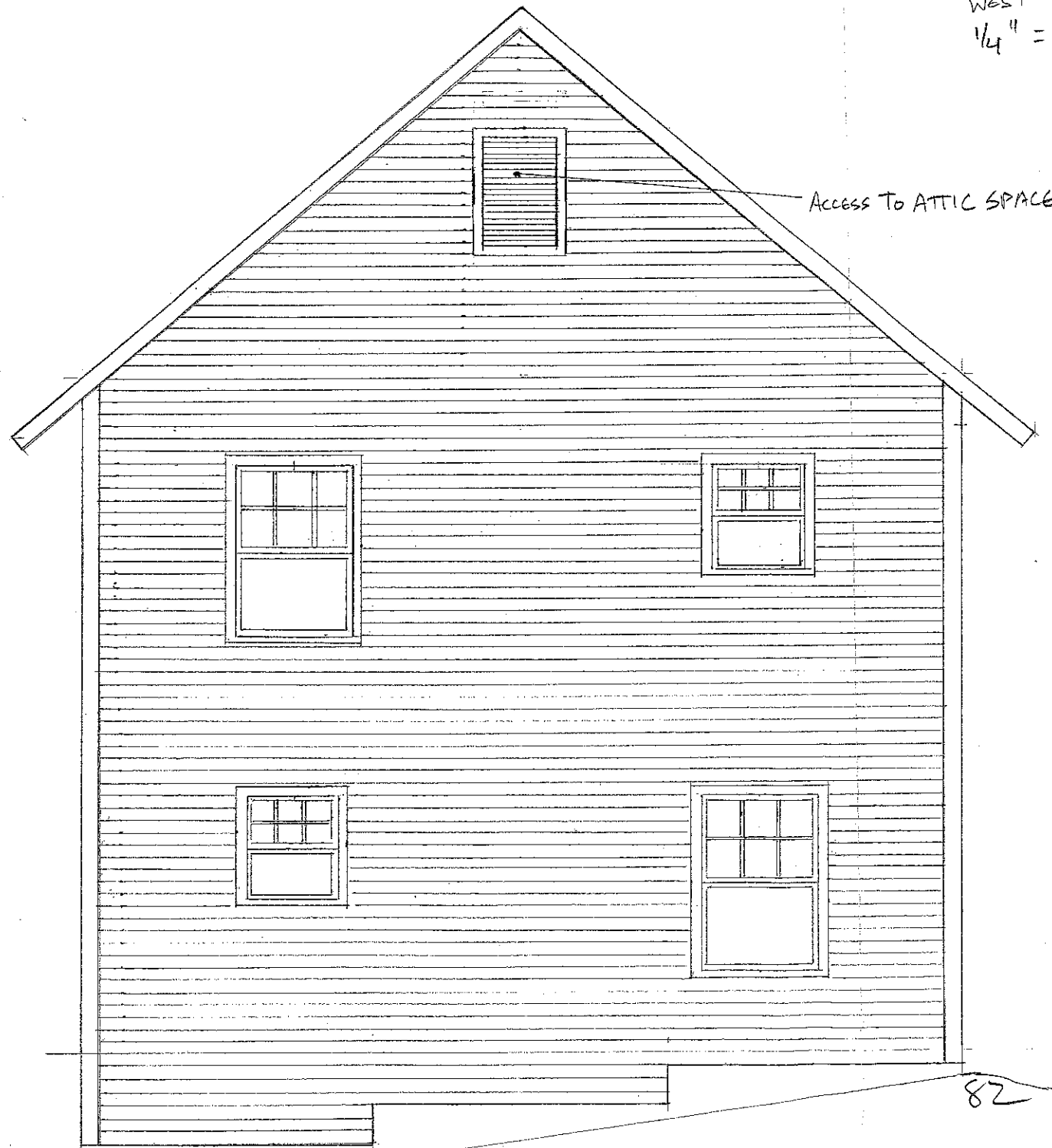
After visiting the site, I have the following comments:

Site work complete

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

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

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



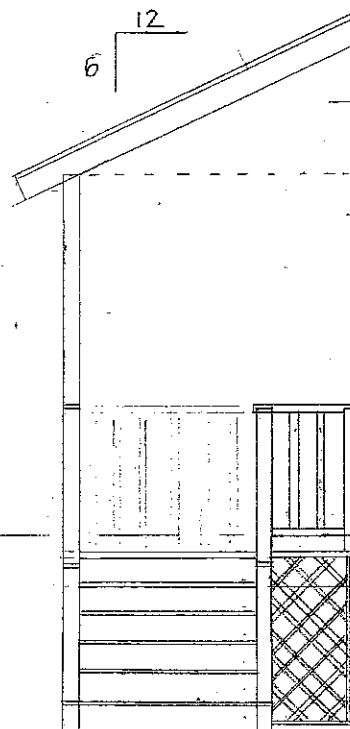
Access to ATTIC SPACE

79

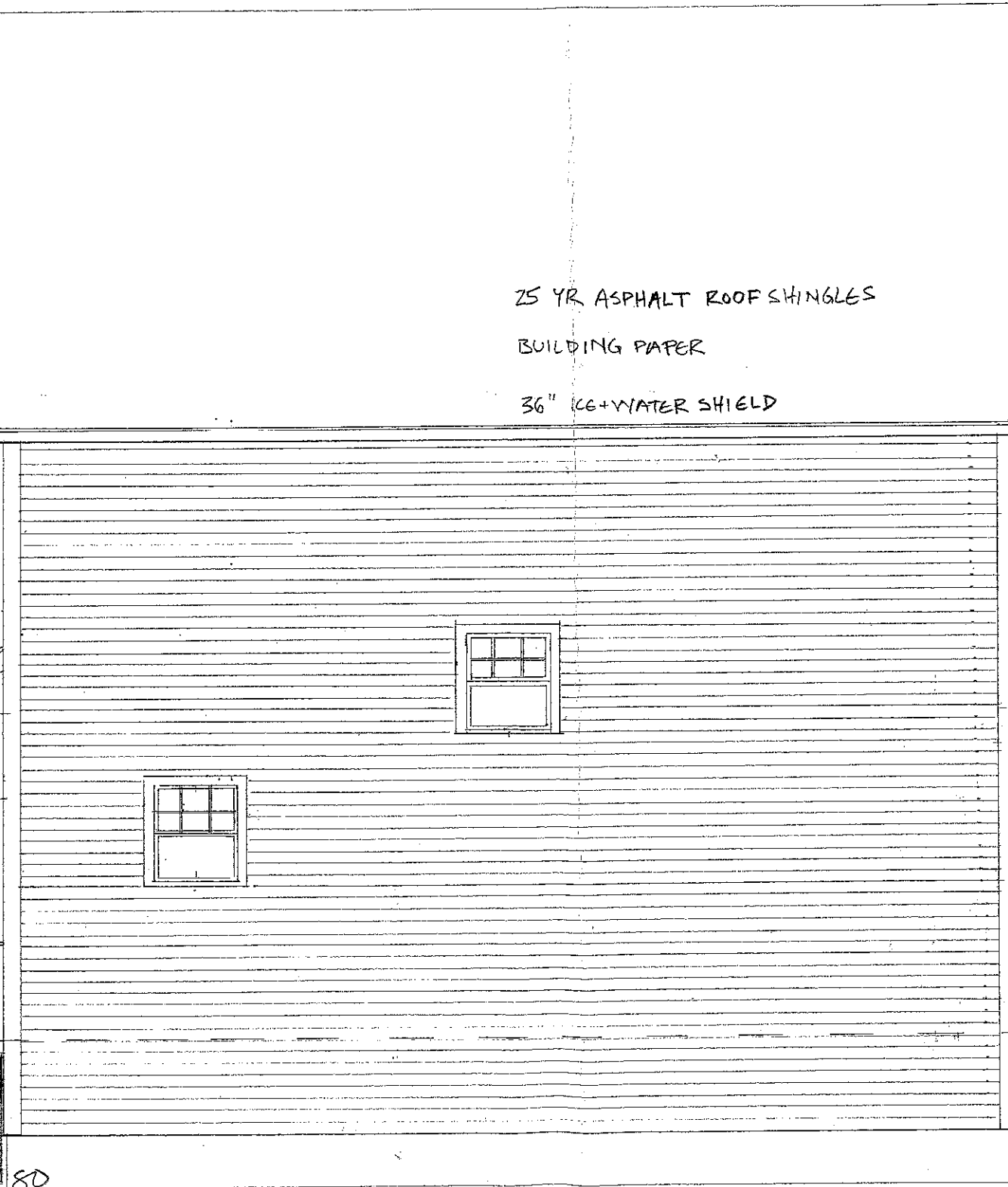
82

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

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



FIRST FLOOR
E1 = 83'-0"

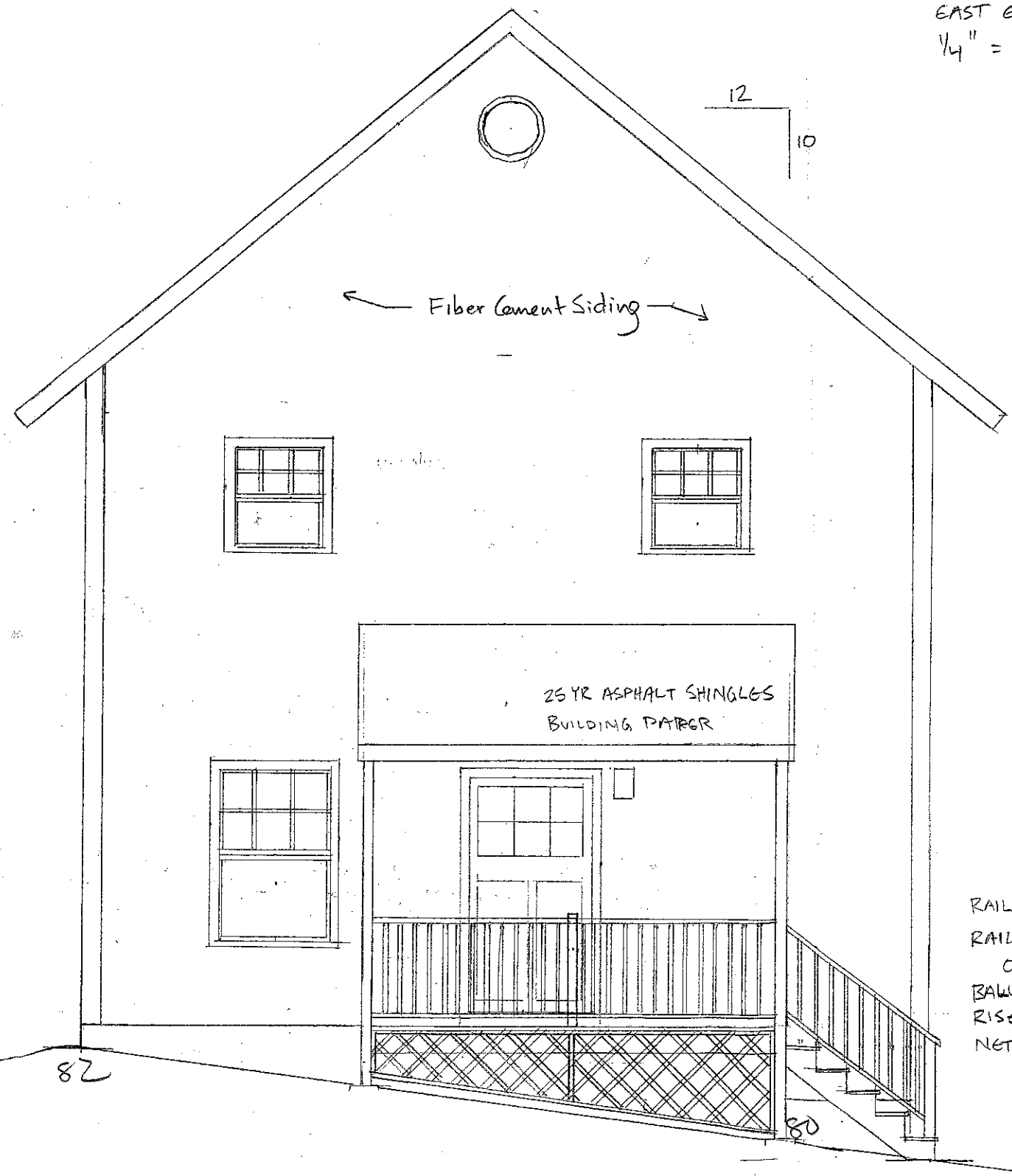


80

79

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"

82

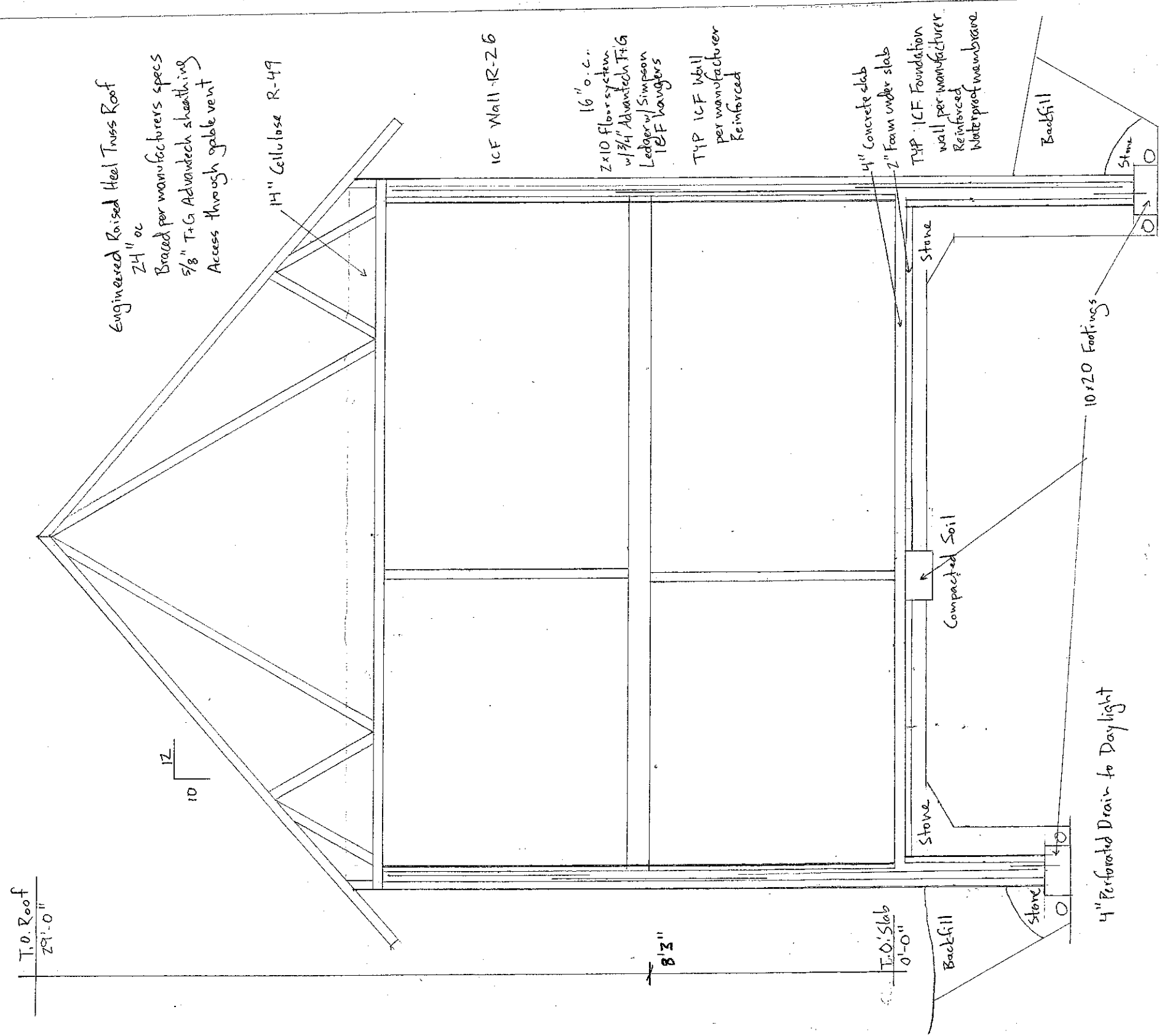
80

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

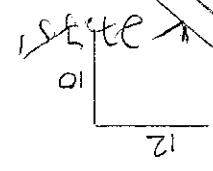


U-Value = 0.35
for all windows

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



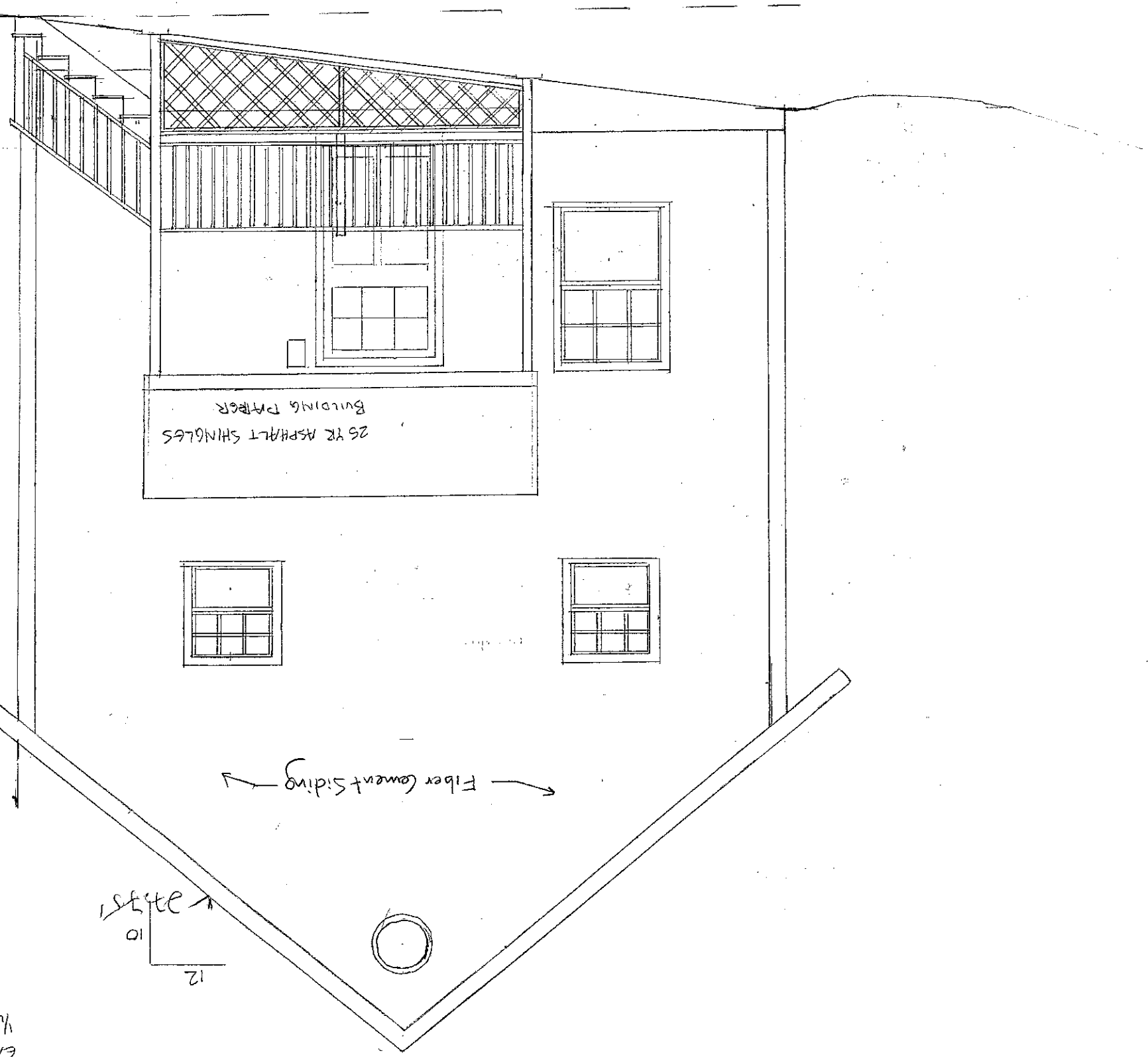
DEMAREST STREET, LOT 4
EAST ELEVATION
1/4" = 1'-0"



Fiber Cement Siding

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

25 YR ASPHALT SHINGLES
BUILDING PAPER



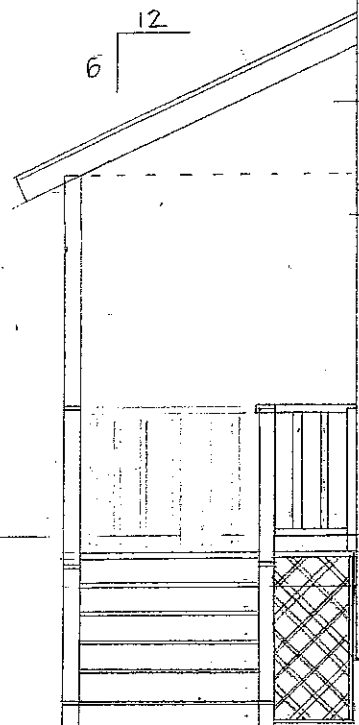
DEMAREST STREET, LOT 4
SOUTH ELEVATION
1/4" = 1'-0"

U-Value = 0.35
for all windows

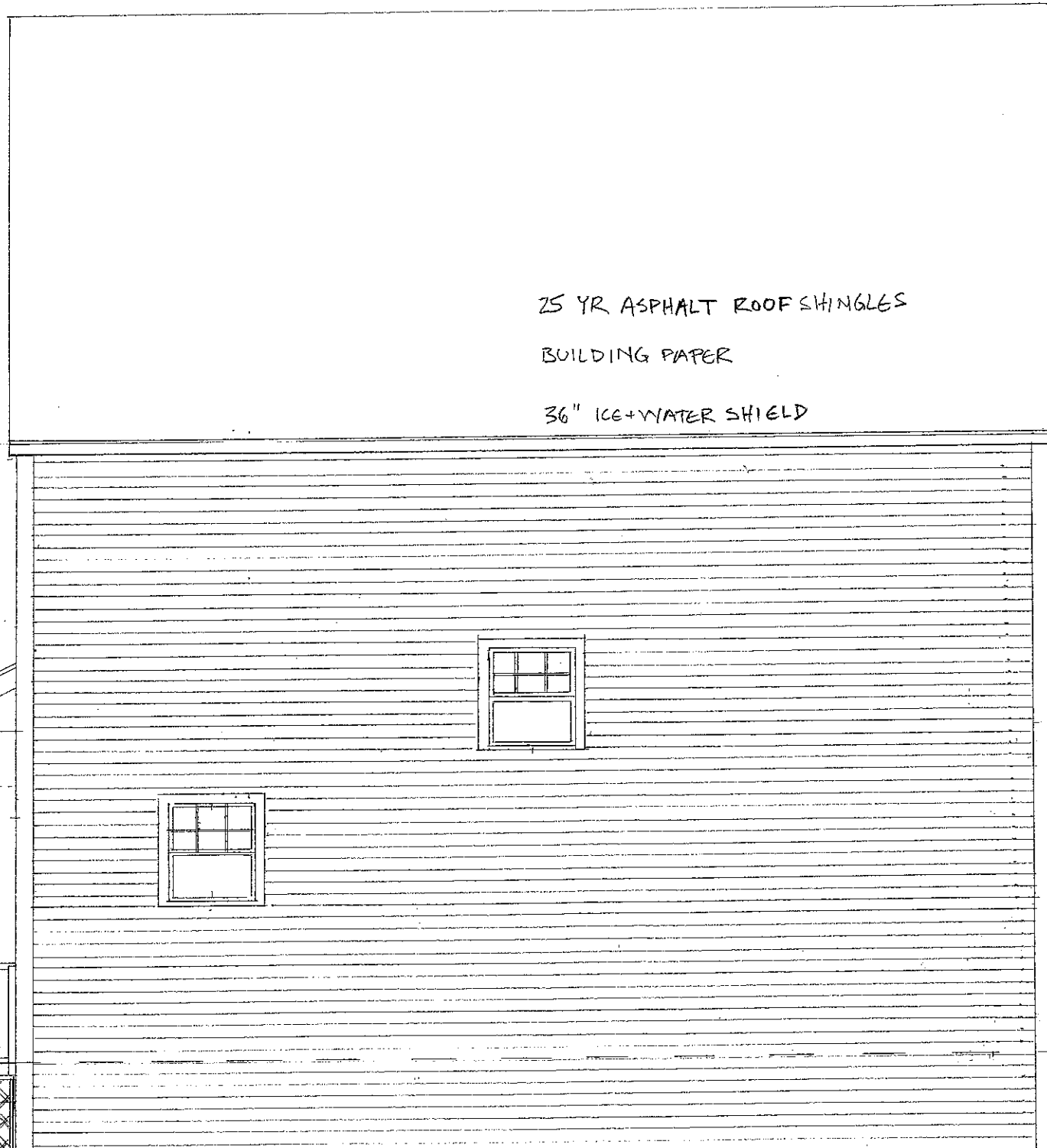


DEMAREST STREET, LOT 4
NORTH ELEVATION
1/4" = 1'-0"

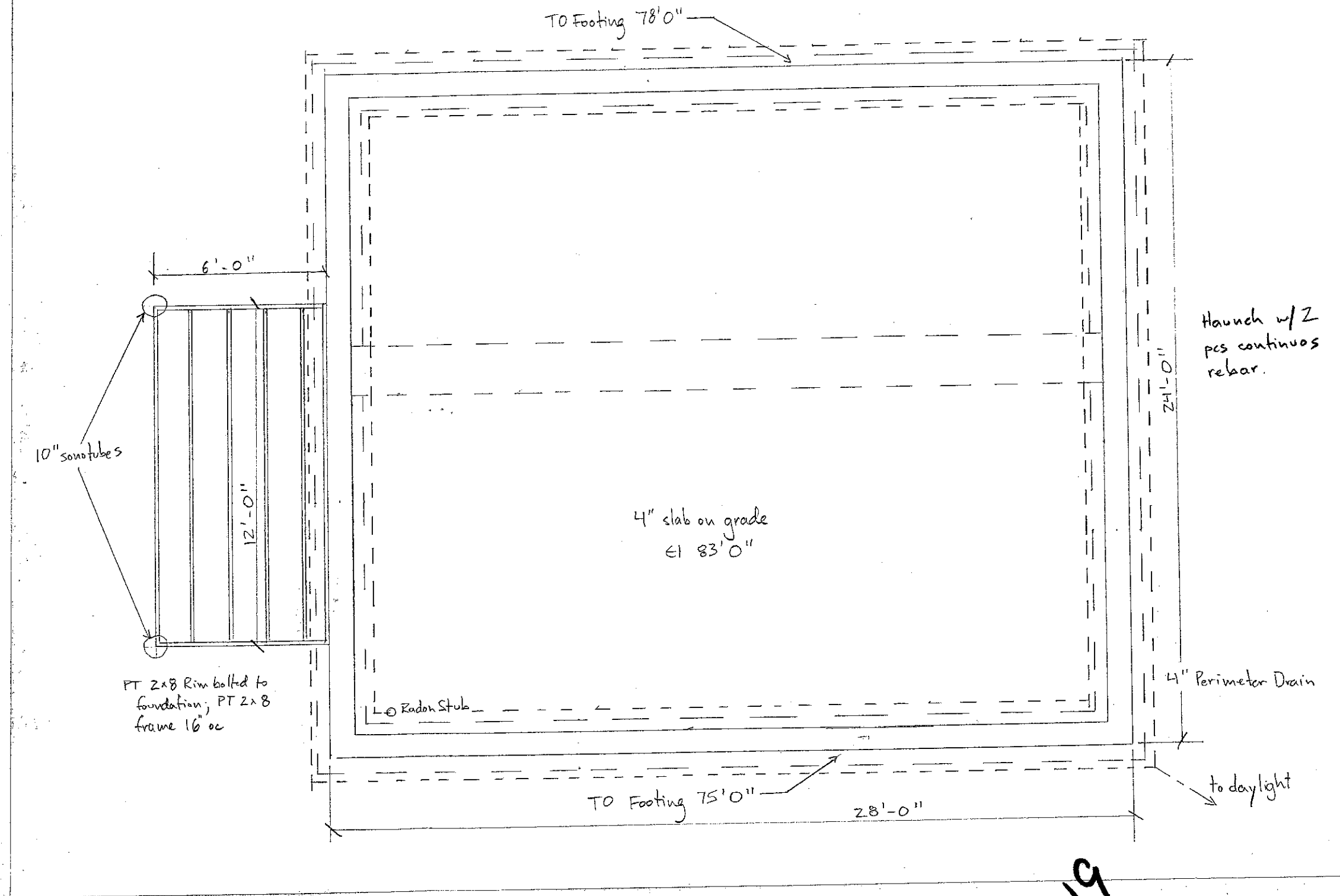
25 YR ASPHALT ROOF SHINGLES
BUILDING PAPER
36" ICE+WATER SHIELD



FIRST FLOOR
E1 = 83'-0"

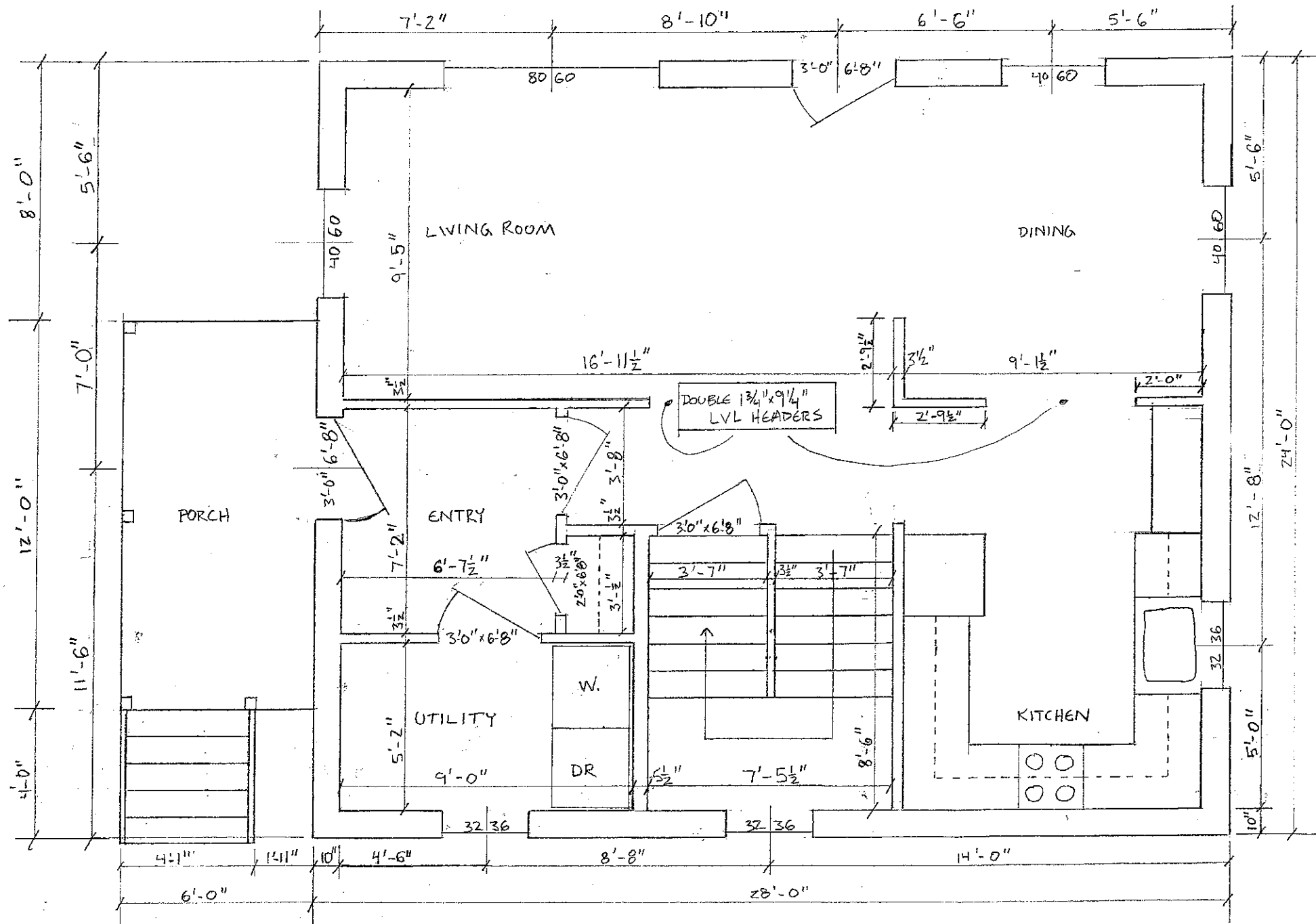


DEMAREST STREET, LOT FOUR
FOUNDATION PLAN
1/4" = 1'-0"



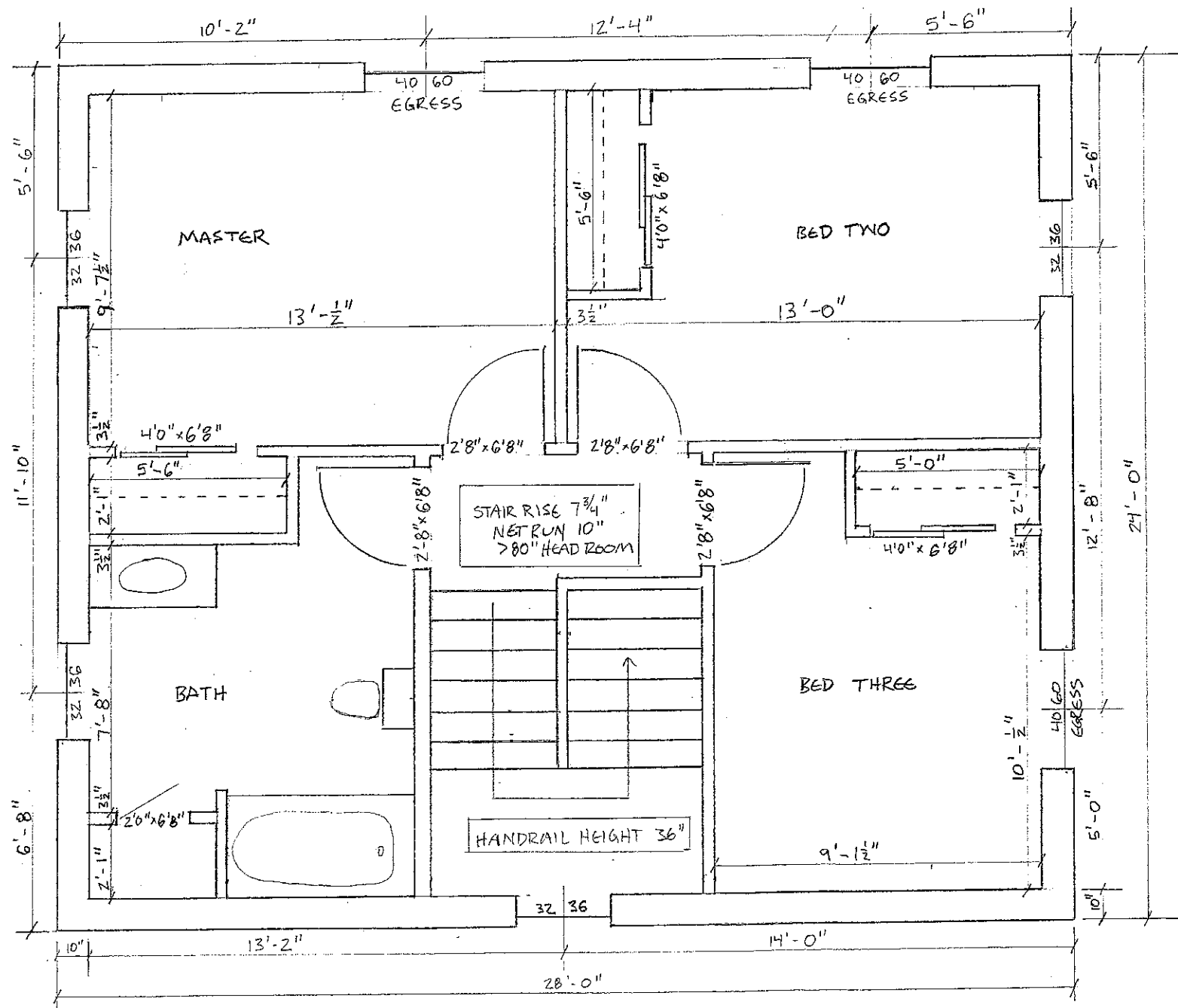
4/10/19

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



DEMEREST 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