

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 100739

PERMIT ISSUED
FEB 18 2011

This is to certify that Shane Robert Jr &/Shane / Martell LLC

has permission to Single Family / New 32' x 26' single family with 8' x 12' rear deck

AT 87 Huntington Ave - 55 Democrat CBL 410 B018001

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 of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR 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


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 25 2010

Received from Albert O Bunker - LLC

Location of Work 55 Dummer

Cost of Construction \$ _____ Building Fee: 1190.00

Permit Fee \$ _____ Site Fee: 300.00

Certificate of Occupancy Fee: 75.00

Total: 1495.00

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 410 B

Check #: 295 Total Collected \$ 1495.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0739	Issue Date:	CBL: 410 B018001
-----------------------	-------------	---------------------

Location of Construction: 87 Huntington Ave (55 Denevest)	Owner Name: Shane Robert Jr &	Owner Address: 46 Devonshire Street	Phone: 207-831-1669
Business Name:	Contractor Name: Shane / Martell LLC	Contractor Address: 46 Devonshire Street Portland	Phone: 2072321833
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

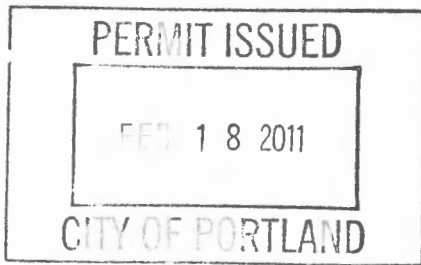
Past Use: Vacant	Proposed Use: Single Family / New 32' x 26' single family with 8' x 12' rear deck.	Permit Fee: \$1,225.00	Cost of Work: \$110,000.00	CEO District: 4
		FIRE DEPT: N/A <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 56 IRC, 2003	

Proposed Project Description: Single Family / New 32' x 26' single family with 8' x 12' rear deck.	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 06/25/2010	Zoning Approval
------------------------	---------------------------------	------------------------

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2010-2014 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	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	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 JBM
Date:	Date:	Date:



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: 10-0739	Date Applied For: 06/25/2010	CBL: 410 B018001
------------------------------	--	----------------------------

Location of Construction: 87 Huntington Ave (55 Demerest)	Owner Name: Shane Robert Jr &	Owner Address: 46 Devonshire Street	Phone: 207-831-1669
Business Name:	Contractor Name: Shane / Martell LLc	Contractor Address: 46 Devenshire Street Portland	Phone (207) 232-1833
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family / New 32' x 26' single family with 8' x12' rear deck.	Proposed Project Description: Single Family / New 32' x 26' single family with 8' x12' rear deck.
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/27/2011**Note:** **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jonathan Rioux **Approval Date:** 02/11/2011**Note:** **Ok to Issue:**

- 1) A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
- 2) Energy Efficiency (N1101.2.1) "R-Factors of Walls, Floors, Ceilings, Building Envelope must be submitted to this Office prior to close-in or backfill.
- 3) Natural or mechanical ventilation is required in each bathroom.
- 4) Fastener schedule per the IRC 2003
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 7) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 8) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 9) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 10) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 01/28/2011**Note:** **Ok to Issue:**

Location of Construction: 87 Huntington Ave (55 Demerest)	Owner Name: Shane Robert Jr &	Owner Address: 46 Devonshire Street	Phone: 207-831-1669
Business Name:	Contractor Name: Shane / Martell LLc	Contractor Address: 46 Devenshire Street Portland	Phone (207) 232-1833
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

1) CITY OF PORTLAND, MAINE
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing, hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection (<http://www.maine.gov/dep/blwq/docstand/escbmps/>). Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.

- 2) The 10 foot wide utility easement must be submitted, reviewed, and approved by the City, and recorded at the Cumberland County Registry of Deeds prior to the issuance of any (temporary or permanent) Certificate of Occupancy.
- 3) 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.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) 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.)
- 6) 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.
- 7) 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.

Location of Construction: 87 Huntington Ave (55 Demerest)	Owner Name: Shane Robert Jr &	Owner Address: 46 Devonshire Street	Phone: 207-831-1669
Business Name:	Contractor Name: Shane / Martell LLc	Contractor Address: 46 Devenshire Street Portland	Phone (207) 232-1833
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 8) 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.
- 9) 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.
- 10) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.
- 11) The site shall be developed and maintained as depicted in the approved site plan, written submission of the applicant, and these written conditions of approval. The modification of the approved site plan or alteration of a parcel which was the subject of site plan approval shall require the prior approval of a revised site plan by the Planning Authority.
- 12) A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- 13) Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
- 14) The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent mounumentation/pins identifying property corners.

Comments:

6/28/2010-amachado: Completed intial review. A few discrepancies between the building plans and siteplan - Building plans have a 2'4" by 12' bump out on left side , not shown on siteplan; building plans have 2.5' x 5' bulkhead two feet of the end of the building, siteplan has 6' x 5' bulkhead nine feet off the end. Rear property line scales at 86.5' yet siteplan gives the number 99.09'. Emailed Phil. Waiting for his review before we talk to owner.

7/7/2010-amachado: Spoke to Bob Shane & Greg Martel at counter. Went over discrepancies between the siteplan & the building plans. They told me that they changed the building plans slightly (bump out & bulkhead) after siteplan was done. They will wait for Phil's review & then either submit the original building plans or change the siteplan.

11/17/2010-mes: The City Has agreeede to swap the land we own at 410-B-43 for land closer to an Urban Impaired Stream on the opposite side of the property. We are awaiting final approvals and a revised site plan.

12/28/2010-amachado: Received revised site plan and building plans that reflect the lot split based on the land swap with the city.

12/28/2010-amachado: Spoke to Bob Shane. Deck on site plan is 8' x 14'. It should be 12' x 8'. The second parking space needs to be bumped out a fot so it is 9' wide at the bulkhead. Bob is going to wait for Phil to do his review to see if Phil needs anything changed on the site plan. He will bring in a corrected site plan. Moving permit forward in the review system I can't sign off yet.

1/10/2011-jrioux: Spoke with Owner, i.e. More info. Needed (Contractors # does not work). .

1/27/2011-amachado: Received revised site plan. Parking requirement is now met and the deck on the site plan now matches the deck on the buildngn plans (8' x 12'). Zoning has signed off on permit.

2/11/2011-jrioux: Recieved corrected info. from Owner.

10 0739



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>55 Denmark</u>		
Total Square Footage of Proposed Structure/Area <u>1592</u>	Square Footage of Lot <u>10,885.1 s.f.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>410 3 016</u> Block# <u>B</u> Lot# <u>415-417</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Shane/Martell LLC</u> Address <u>46 Devonshire St</u> City, State & Zip <u>Portland, 04103</u>	Telephone: <u>3065, 232-1833</u> <u>Grym, 831-1669</u>
Lessee/DBA (if Applicable) <u>one lot</u> RECEIVED JUN 25 2010 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000.00</u> Bidding Fee <u>1,120.00</u> C of O Fee: \$ <u>175.00</u> Total Fee: \$ <u>Site 300.00</u> <u>13130</u> <u>1,495.00</u>
Current legal use (i.e. single family) <u>vacant empty lot</u> Number of Residential Units <u>1</u>	If vacant, what was the previous use? <u>" "</u>	
Proposed Specific use: <u>new home</u>	Is property part of a subdivision? <u>no</u> If yes, please name	
Project description: <u>single family</u> <u>3 Bedrooms 1 1/2 Baths</u> <u>28' x 28'</u> <u>26' x 32'</u>		<u>6' x 11'</u> <u>Front Porch</u> <u>Back 8' x 12'</u> <u>deck</u> <u>4' x 4' deck</u> <u>entry</u>
Contractor's name: <u>same as above applicant</u>	Address: <u>owners & Contractors</u>	Telephone: _____
City, State & Zip _____	Who should we contact when the permit is ready: <u>anyone above</u>	Telephone: _____
Mailing address: _____		<u>DEP Variance</u> <u>will drop off</u> <u>Today</u> <u>6/25/10</u>

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit. Today 6/25/10

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: Robert E. Shane Jr Date: June 24, 10

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 X **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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

Type of Heating System		
Means of Egress (Sec R311 & R312) Basement		
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 9/16" x 7 1/4" x 10"	
Width (Section R311.5.1)	4-2	
Headroom (Section R311.5.2)	6-8" shown	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" > 4" Bl. opening	
Smoke Detectors (Section R313) Location and type/Interconnected	5th det / CO2 shown	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	CO required 7
Deck Construction (Section R502.2.1)		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x10" @ 16" o.c. 2x6" collar ties	okay
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 1/2" sheath; Wall: 1/2" Floor: 3/4"	okay 1 5/8" Sheathing on Roof
Fastener Schedule (Table R602.3(1) & (2))		2
Private Garage (Section R309) Living Space? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	Egress windows shown	okay
Roof Covering (Chapter 9)	Asphalt	okay
Safety Glazing (Section R308)	Shown @ stairwells/landing	okay
Attic Access (Section R807)	22x20" shown	okay
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	3) 2x10" Need specs for LVL's	3
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-35 ceiling R-21 floor windows: U-32	4 Will send specs

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16"x10" w/ 8" wall	okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Biluxious Damp-proofing & 4" DIA Pref. Pipe	okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Bulkhead	okay
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" x 1'-0", 4'-0" max O.C. 1'-0" from corners	okay
Lally Column Type (Section R407)	6'-10" max spans	5) Need specs
Girder & Header Spans (Table R 502.5(2))	(2) 3' 1/2" x 9 1/2" Beam	
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6" PT: 2x10 Box sill	okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" O.C. Stump 11.0.11.11	okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" @ 16" O.C.	okay
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	→ 2x6" collar ties Floor Joist 1/2"	

New Single Family (split from 87 Huntington)

Applicant: Shore/Martell LLC
(Bob Shore) (Greg Martell)

Date: site plan 2010-2014
original application 6/28/10
revised site plan 12/28/10
C-B-L: 410-B-18 (19, 20, 21)
permit #10-0739

Address: 55 Demarest St. (split from 87 Huntington)

CHECK-LIST AGAINST ZONING ORDINANCE

*received revised site plan 1/27/11

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 2 story single family (32'x26') no garage.

Sewage Disposal - city

Lot Street Frontage - 50' min. - 68.91' given (OK)

Front Yard - 25' min. - 26' scaled (OK)

Rear Yard - 25' min. - 61' scaled (OK)

Side Yard - 2 stories - 14' min. - 12' on right side scaled - OK? can borrow 2' from left side (OK)
25' on left side scaled (OK)
24'

Projections -

Width of Lot - 65' min. - 68' scaled (OK)

Height - 35' min. - 27'4" scaled @ lowest grade (OK)

Lot Area - 6500 ϕ - 8797.6 ϕ (OK)

Lot Coverage Impervious Surface - 35% = 3079.16 ϕ

Area per Family - 6500 ϕ (OK)

32' x 26' = 832
18' x 8' = 144 (deck)
5' x 6' = 30 (bulkhead)
974 (OK)
958

* Off-street Parking - 2 spaces required - ~~eastern~~ (OK)

Loading Bays - N/A

- one 8' wide @ bulkhead

Site Plan - 2010 - 2014

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

Demarest built when Habitat for Humanity built 4 houses @ end

Existing House

Applicant: Share/Markell LLC
(Bob Stone) (Greg Markell)
Address: 87 Huntington St.

Site plan 2010-0014
Date: original application 6/28/10
revised application 12/28/10
C-B-L: 410-B-40(41, 42, 43) - was part of *
permit # 10-0739
410-B-18

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built 1916

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - lot split off for new single family - zoning for remaining house lot.

Sewage Disposal - city

Lot Street Frontage - 50' min - 214.06' total (ok)

Front Yard - N/A

Rear Yard - 25' min - 34.33' sited & scaled.

Side Yard - 14' min' 60' scaled on ~~right~~ left side (ok)

Projections -

Width of Lot - 65' min - 137' scaled

Height - N/A

Lot Area - 6700 sq ft min - 9877.1 sq ft

Lot Coverage Impervious Surface - 35% = 3456.99 sq ft

759 sq ft existing (ok)

Area per Family - 6500 (ok)

Off-street Parking - two spaces required. - ok existing.

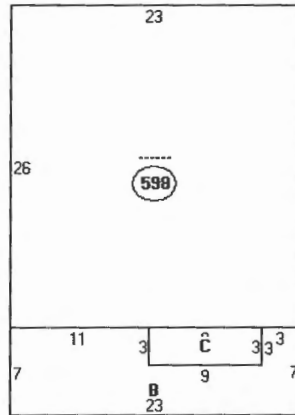
Loading Bays - N/A

Site Plan - 2010-0014

Shoreland Zoning/Stream Protection - N/A

Flood Plains - N/A

87 Huntington.



Descriptor/Area

- A: -----
598 sqft
- B: OFF
134 sqft
- C: 2FBAY
27 sqft

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 410 B018001
Land Use Type SINGLE FAMILY
Property Location 87 HUNTINGTON AVE
Owner Information SHANE ROBERT JR & GREGORY A MARTELL
 87 HUNTINGTON AVE
 PORTLAND ME 04103
Book and Page 27659/274
Legal Description 410-B-18 TO 21-40 TO42
 HUNTINGTON AVE 83-89
 DEMEREST ST 51-57
 NOTTINGHAM AVE 84-92 18676 SF
Acres 0.429

410-B-20818-21 - Demerest
 410 B- 40 to 42 - 87
 Huntington

Current Assessed Valuation:

TAX ACCT NO. 42478 **OWNER OF RECORD AS OF APRIL 2009**
 RIDEOUT MICHAEL F &
 PATRICIA A RIDEOUT JTS
 87 HUNTINGTON AVE
 PORTLAND ME 04103
LAND VALUE \$78,900.00
BUILDING VALUE \$95,100.00
NET TAXABLE - REAL ESTATE \$174,000.00
TAX AMOUNT \$3,086.76

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

Card 1 of 1
Year Built 1916
Style/Structure Type OLD STYLE
Stories 2
Bedrooms 3
Full Baths 1
Total Rooms 6
Attic NONE
Basement FULL
Square Feet 1250

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
3/22/2010	LAND + BUILDING	\$110,000.00	27659/274
3/5/2010	LAND + BUILDING	\$174,000.00	27629/225
4/9/2004	LAND + BUILDING	\$171,000.00	21090/19
11/19/1998	LAND + BUILDING	\$99,900.00	14318/101

[New Search!](#)



Best viewed at 800x600, with Internet Explorer

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

2010-0014

Application I. D. Number

6/28/2010

Application Date

55 Demerest Street

Project Name/Description

Shane Robert Jr &

Applicant

87 Huntington Ave , Portland, ME 04103

Applicant's Mailing Address

87 - 87 Huntington Ave, Portland, Maine

Address of Proposed Site

410 B018001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 232-1833 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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) _____

0

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 6/28/2010

Building 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

SCHEDULE "A"

THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND STATE OF MAINE:

SEVEN LOTS OR PARCELS OF LAND, WITH THE BUILDINGS THEREON, BEING LOTS NUMBERED 414, 415, 416, 417, 422, 423, AND 424 AS SHOWN ON A PLAN OF LOTS AT RAY GARDENS BELONGING TO J.S. WILBUR, SAID PLAN BEING MADE BY A.L. ELLIOTT, SURVEYOR, DATED SEPTEMBER 1, 1914 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 103, TO WHICH REFERENCE MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION, TOGETHER WITH THE FEE IN STREETS AND WAYS SHOWN ON SAID PLAN, INsofar AS WE HAVE THE RIGHT TO CONVEY THE SAME SUBJECT TO THE RIGHTS OF OWNERS OF LOTS SHOWN ON SAID PLAT, TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS.

THE PREMISES ARE CONVEYED TOGETHER WITH AND SUBJECT TO ANY AND ALL EASEMENTS OR APPURTENANCES OF RECORD, INsofar AS THE SAME ARE IN THE FORCE AND APPLICABLE.

BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. RESLEWIC BY DEED FROM TERESA A. VISINARE AND BETH E. HARTMAN RECORDED 11/19/1998 IN DEED BOOK 14318 PAGE 101

TAX ID# MAP 410 BLOCK B LOT 18-21 & 40-42
BEING THE SAME PROPERTY CONVEYED TO PATRICIA A. RESLEWIC BY DEED FROM TERESA A. VISINARE AND BETH E. HARTMAN RECORDED 11/19/1998 IN DEED BOOK 14318 PAGE 101, IN THE REGISTRY OF DEEDS OF CUMBERLAND COUNTY, MAINE.

Received
Recorded Register of Deeds
Mar 22, 2010 01:58:35P
Cumberland County
Pamela E. Lovley

EXHIBIT A

84-92 Nottingham/51-57 Demerest

A certain lot or parcel of land with any buildings thereon situated on the westerly side of Demerest Street in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Four lots or parcels of land, being lots numbered 414,415,416 and 417 as shown on a plan of lots at Ray Gardens belonging to J.W. Wilbur, said plan being made by A.L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds in Plan Book 12 Page 103, to which reference may be made for a more particular description, together with the fee in streets and ways shown on said plan, insofar as we have the right to convey the same subject to the rights of owners of lots shown on said plat, to make any customary use of said streets and ways.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in the force and applicable.

Together with a 10' wide underground utility easement on remaining lands of the Grantors herein, specifically lot 423 as shown on said plan of lots at Ray Gardens. Said easement centerline commencing at existing utility pole on southerly side of Huntington Avenue, said utility pole lying being between existing structure, 87 Huntington and the driveway for 87 Huntington.

Being a portion of the property conveyed to Robert Shane Jr. and Gregory A. Martell by QuitClaim Deed with Covenant from Cumberland County Federal Credit Union filed March 22, 2010 and recorded in said Registry Book 27659 Page 274.

Tax ID Map 410 Block B Lots 18,19,20 and 21.

Reference is to a Standard Boundary Survey, prepared for Shane Martell Builders, LLC, prepared by TKM Land Surveyors, Inc., dated May 27, 2010 and being job number 10-11.

EXHIBIT A

87 Huntington Avenue

A certain lot or parcel of land with the buildings thereon situated on the southerly side of Huntington Avenue in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Three lots or parcels of land, being lots numbered 422, 423 and 424 as shown on a plan of lots at Ray Gardens belonging to J.W. Wilbur, said plan being made by A.L. Eliot, C.E., dated September 1, 1914 and recorded in Cumberland County Registry of Deeds in Plan Book 12 Page 103, to which reference may be made for a more particular description, together with the fee in streets and ways shown on said plan, insofar as we have the right to convey the same subject to the rights of owners of lots shown on said plat, to make any customary use of said streets and ways.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in the force and applicable.

Together with a 10' wide underground utility easement for the benefit of remaining lands of the Grantors herein, specifically lots 414,415,416 and 417 as shown on said plan of lots at Ray Gardens. Said easement centerline commencing at existing utility pole on southerly side of Huntington Avenue, said utility pole lying being between existing structure, 87 Huntington and the driveway for 87 Huntington.

Being a portion of the property conveyed to Robert Shane Jr. and Gregory A. Martell by QuitClaim Deed with Covenant from Cumberland County Federal Credit Union filed March 22, 2010 and recorded in said Registry Book 27659 Page 274.

Tax ID Map 410 Block B Lots 40,41 and 42.

Reference is to a Standard Boundary Survey, prepared for Shane Martell Builders, LLC, prepared by TKM Land Surveyors, Inc., dated May 27, 2010 and being job number 10-11.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
PERMIT BY RULE NOTIFICATION FORM

(For use with DEP Regulation, Chapter 305)

PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

Name of Applicant: Greg Martell (owner)		Name of Agent: Brady A. Frick	
Applicant Mailing Address: P.O. Box 6631		Agent Phone # (include area code): 207-839-5563	
Town/City: Portland		PROJECT Information Name of Town/City: Portland	
State and Zip code: ME, 04101		Name of Wetland or Waterbody: None	
Daytime Phone # (include area code): 831-1669		Map #:	Lot #: 417,416,415,414
Detailed Directions to Site: Take Washington Ave. to Ray Street. Turn right onto Ivaloo Street. At end take a left and then a quick right onto Huntington Ave. Take the first right which is Demerest Street. Property is located behind #87 Huntington Ave.			
Ave.		UTM Northing: (if known)	UTM Easting: (if known)
		N 43 41' 45.2"	W 70 16' 21.3"
Description of Project: Proposed single family dwelling on a 10,800 sq. ft. lot of record. Permit by rule needed in order site a modest sized dwelling in the building window 53' from a stream.			
Part of a larger project? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	After the Fact? (check one) →	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Check one → This project <input type="checkbox"/> does (or) <input checked="" type="checkbox"/> does not involve work below mean low water (average low water).			

PERMIT BY RULE (PBR) SECTIONS: (Check at least one)

I am filing notice of my intent to carry out work which meets the requirements for Permit By Rule (PBR) under DEP Rules, Chapter 305. I and my agents, if any, **have read** and will comply with all of the standards in the Sections checked below.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Sec. (2) Act. Adj. to Protected Natural Res.
<input type="checkbox"/> Sec. (3) Intake Pipes
<input type="checkbox"/> Sec. (4) Replacement of Structures
<input type="checkbox"/> Sec. (5) REPEALED
<input type="checkbox"/> Sec. (6) Movement of Rocks or Vegetation
<input type="checkbox"/> Sec. (7) Outfall Pipes
<input type="checkbox"/> Sec. (8) Shoreline stabilization
<input type="checkbox"/> Sec. (9) Utility Crossing | <input type="checkbox"/> Sec.(10) Stream Crossing
<input type="checkbox"/> Sec. (11) State Transportation Facil.
<input type="checkbox"/> Sec. (12) Restoration of Natural Areas
<input type="checkbox"/> Sec. (13) F&W Creation/Enhance/Water Quality Improvement
<input type="checkbox"/> Sec. (14) REPEALED
<input type="checkbox"/> Sec. (15) Public Boat Ramps
<input type="checkbox"/> Sec. (16) Coastal Sand Dune Projects | <input type="checkbox"/> Sec. (17) Transfers/Permit Extension
<input type="checkbox"/> Sec. (18) Maintenance Dredging
<input type="checkbox"/> Sec. (19) Activities in/on/over significant vernal pool habitat
<input type="checkbox"/> Sec. (20) Activities in existing dev. areas located in/on/over high or moderate value inland waterfowl & wading bird habitat or shorebird nesting, feeding & staging areas |
|--|---|---|

I have attached the following required submittals. **NOTIFICATION FORMS CANNOT BE ACCEPTED WITHOUT THE NECESSARY ATTACHMENTS:**

- **Attach** a check for \$65 made payable to: "Treasurer, State of Maine".
- **Attach** a U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- **Attach** Certificate of Good Standing. If new applicant is a registered corporation, provide either a *Certificate of Good Standing* (available from Secretary of State) or a statement signed by a corporate officer affirming that the corporation is in good standing.
- **Attach photos of the proposed site where activity will take place as outlined in PBR Sections checked above.**
- **Attach** all other required submissions as outlined in the PBR Sections checked above.

I authorize staff of the Departments of Environmental Protection, Inland Fisheries & Wildlife, and Marine Resources to access the project site for the purpose of determining compliance with the rules. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

By signing this Notification Form, I represent that the project meets all applicability requirements and standards in the rule and that the applicant has sufficient title, right, or interest in the property where the activity takes place.

Signature of Agent or Applicant:	Date:
----------------------------------	-------

Keep a copy as a record of permit. Send the form with attachments via certified mail or hand deliver to the Maine Dept. of Environmental Protection at the appropriate regional office listed below. The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Permits are valid for two years. **Work carried out in violation of any standard is subject to enforcement action.**

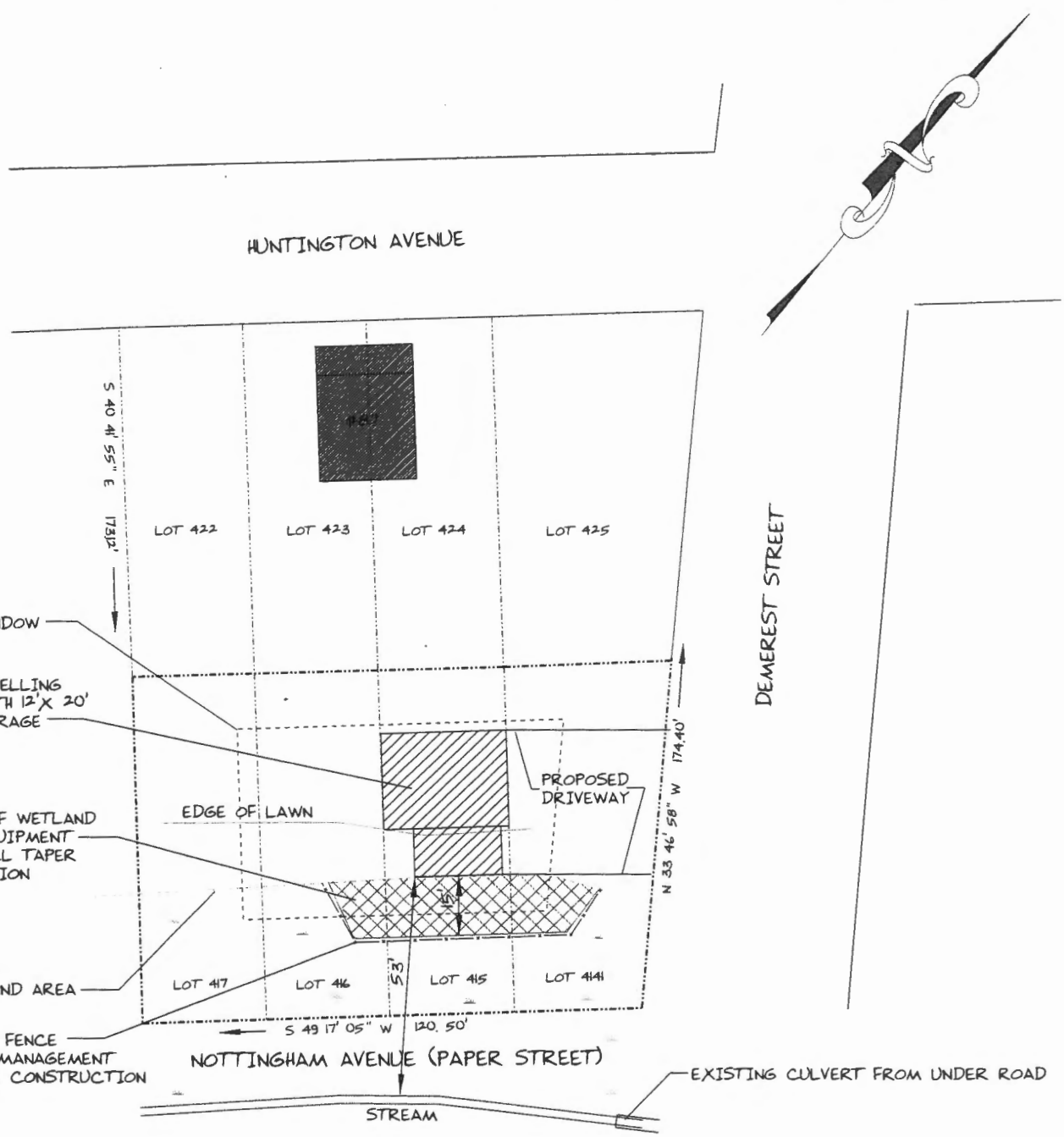
AUGUSTA DEP
 17 STATE HOUSE STATION
 AUGUSTA, ME 04333-0017
 (207)287-3901

PORTLAND DEP
 312 CANCO ROAD
 PORTLAND, ME 04103
 (207)822-6300

BANGOR DEP
 106 HOGAN ROAD
 BANGOR, ME 04401
 (207)941-4570

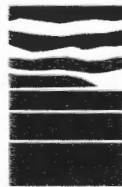
PRESQUE ISLE DEP
 1235 CENTRAL DRIVE
 PRESQUE ISLE, ME 04769
 (207)764-0477

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
PBR #	FP		Acc. Date	Def. Date	After Photos



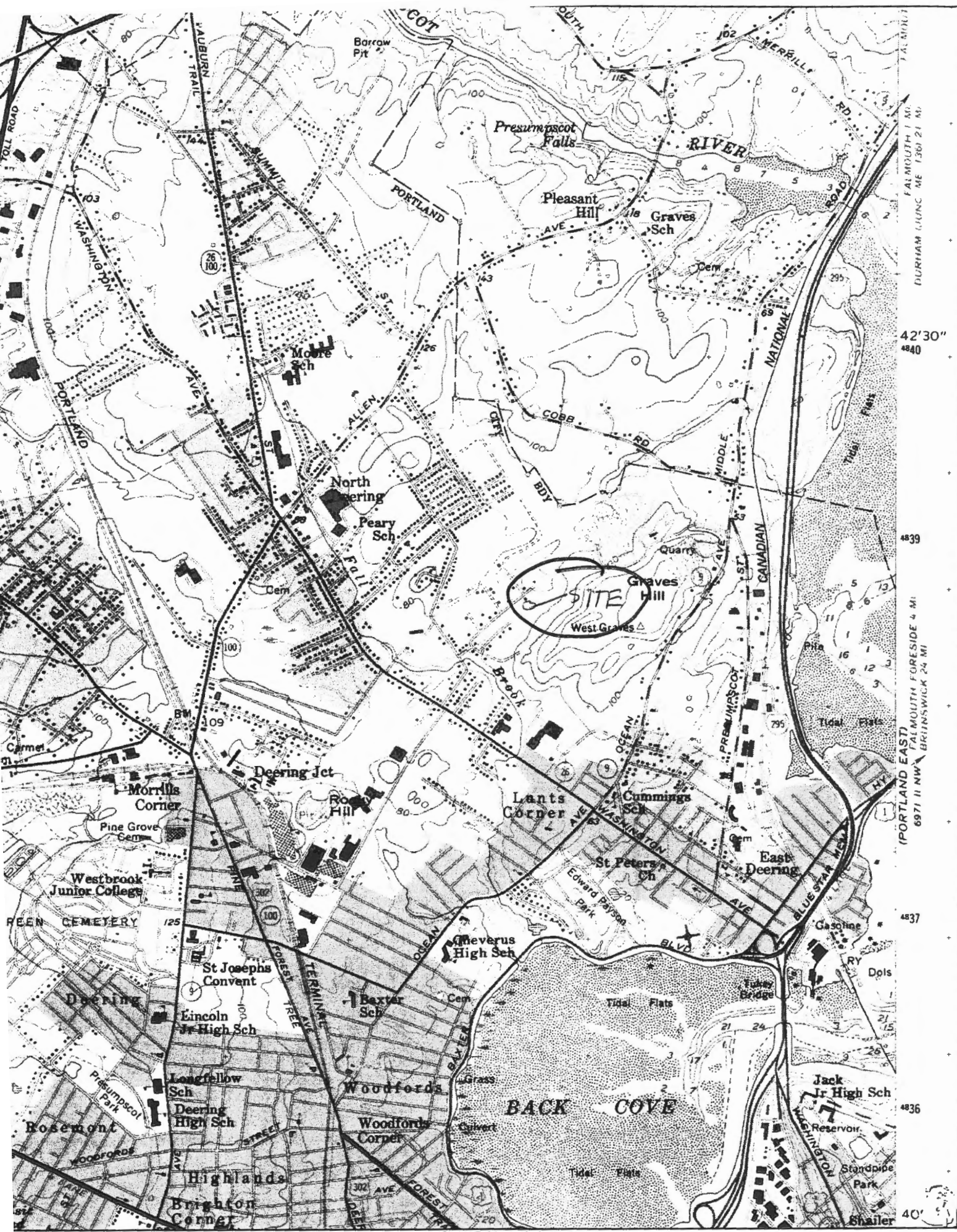
NOTE: PROPERTY LINES PER SITEPLAN PROVIDED BY OWNER. WETLANDS AND STREAM LOCATION PER FIELD MEASUREMENTS

PERMIT BY RULE SKETCH PLAN
 FOR GREG MARTELL
 LOTS 414, 415, 416, & 417
 ON DEMEREST STREET
 PORTLAND, ME 04101

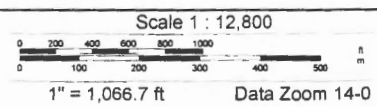
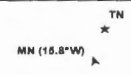
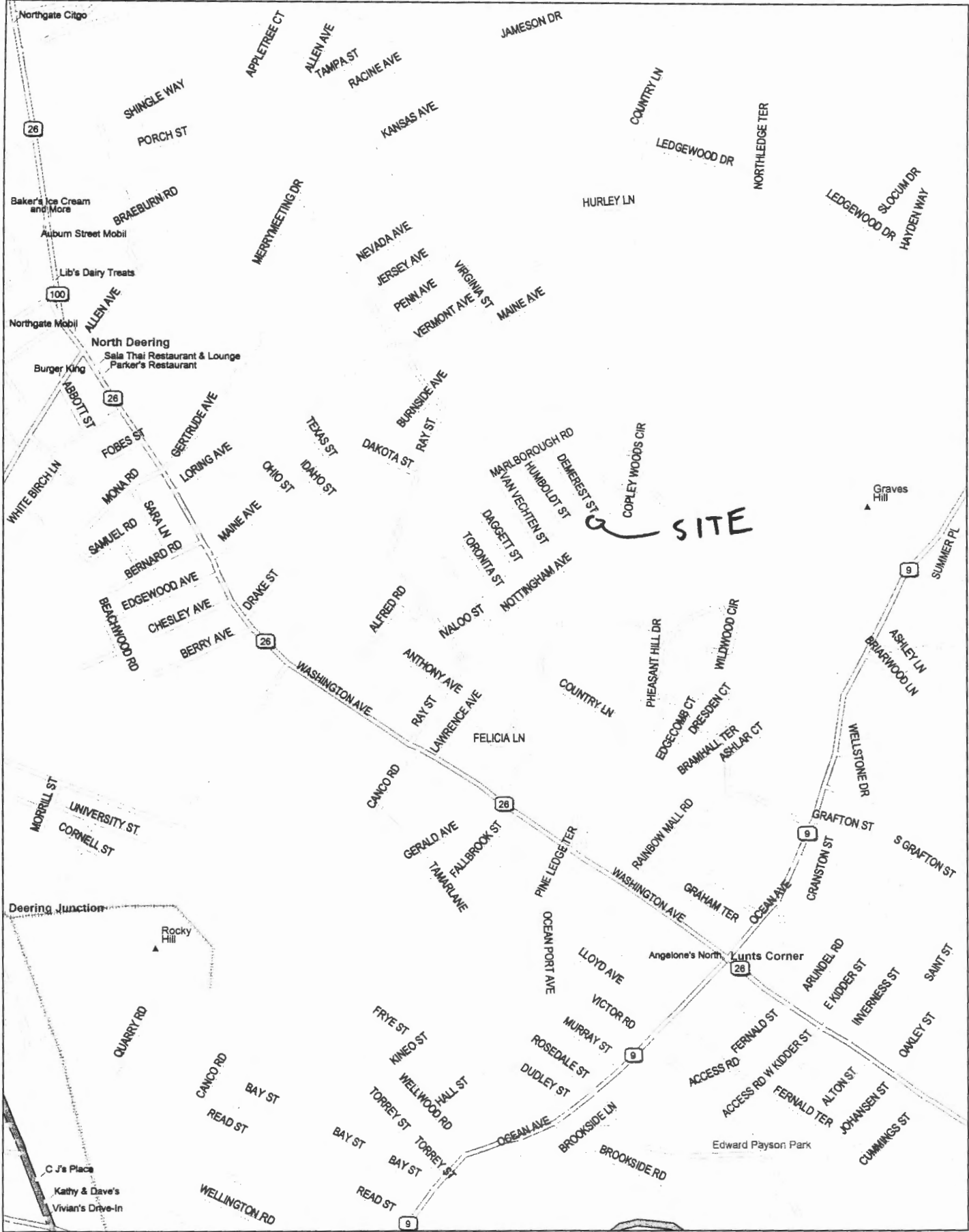


Albert Frick Associates, Inc.
 Soil Scientists & Site Evaluators
 Gorham, Maine 04038

Date:	Revision Description	Drawn By: B.F.	Checked By: A.F.
		Date: 3/23/2010	Scale: 1" = 50'



42'30" 4840
 4839
 (PORTLAND EAST) 4 MI
 6971 II NW BRINSWICK 24 MI
 4837
 4836
 40'

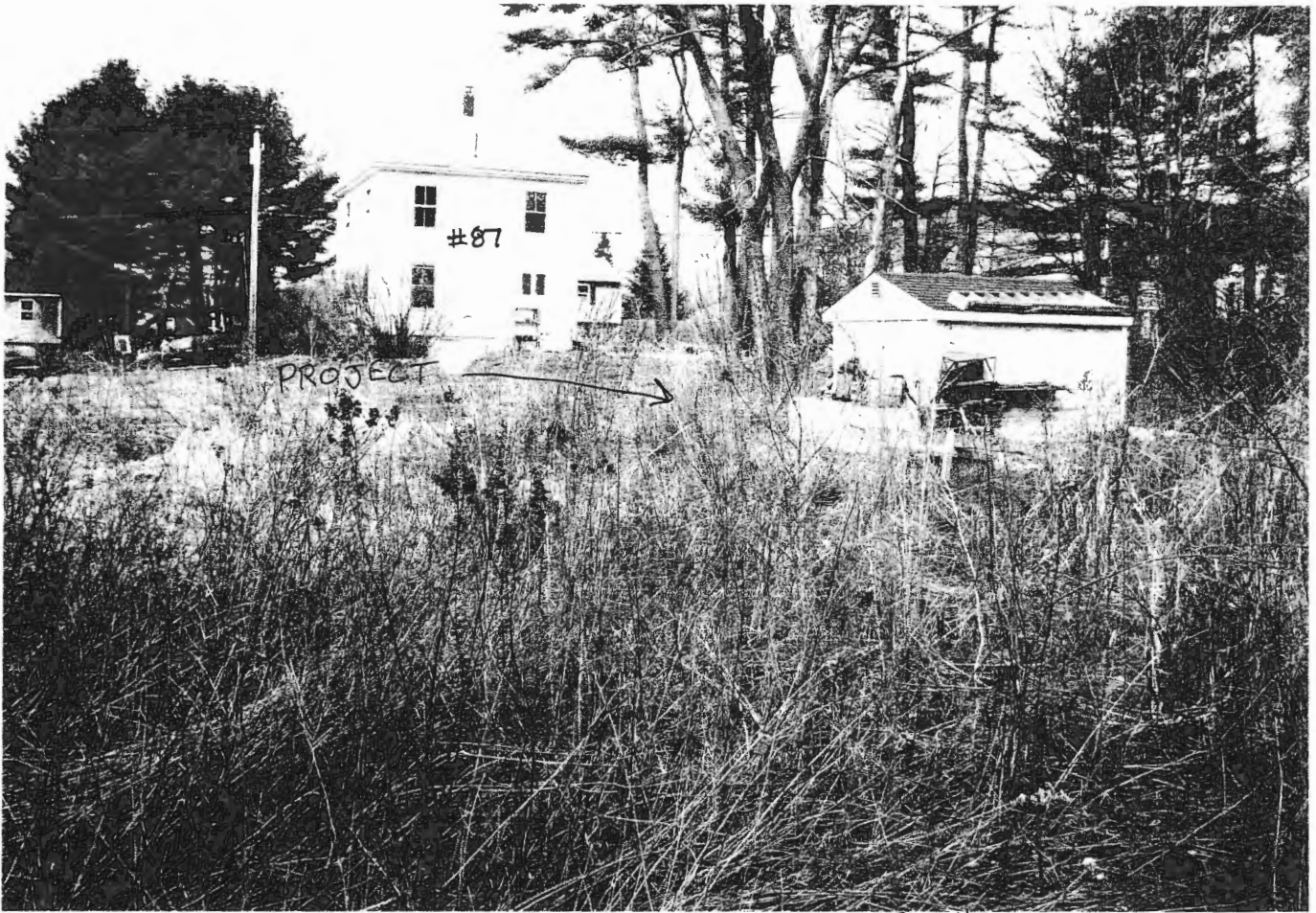




CULVERT FROM DEMEREST STREET



STREAM



"LOOKING AT PROJECT FROM STREAM"



STREAM "LOOKING AT CULVERT"



FROM # 87

Ann Machado - Revised Site Plan for 87 Huntington/55 Demerest

From: Ann Machado
To: Philip DiPierro
Subject: Revised Site Plan for 87 Huntington/55 Demerest

Phil -

I received the revised site plan and building plans for the Huntington/Demerset lot split and new single family (site plan #2010-0014).

I have called Bob Shane but told him to wait for your review. If you don't need anything can you still call Bob Shane to let him know you are set so he can address the issues that I have.

Zoning Issues:

- The deck on the site plan needs to be changed to 8' x 12'.
- The driveway needs to be bumped out another foot at the bulkhead so the parking space is 9' wide.

We still need a legal description of the new lot.

The legal description needs to include the utility easement across 87 Huntington.

Thanks.

- make sure Mila Farmer's comments have been addressed.

Ann

Ann Machado - One more thing on Demerest/Huntington

From: Ann Machado
To: Philip DiPierro
Subject: One more thing on Demerest/Huntington

Will you make sure that all Mike Farmer's concerns are addressed before you do your sign off?

Thanks. Ann

Ann Machado - 55 Demerest Street single unit residential site plan

From: Michael Farmer
To: Machado, Ann
Date: 12/30/2010 8:53 AM
Subject: 55 Demerest Street single unit residential site plan

Here are my comments on the site plan that you gave to me yesterday for review.

1. The proposed grading and drainage are generally OK. I suggest one minor change: locate the discharge point of the foundation drain farther away from the abutter's land to the southwest, so that any flow from the foundation drain flows across the land to be given to the City and not across the abutter's land.
2. The applicant will need a street opening permit from DPS for the driveway and curb work in Demerest Street. There is existing granite curb on Demerest Street. The applicant will have to do some curb work to build the driveway, including removing existing curb and installing new terminal curb pieces at the edges of the driveway. I recommend adding a note to the plan stating that the curb and driveway apron construction work shall follow the City's design standards and the terminal curb pieces shall be at least 6 feet long.
3. The new driveway apron should be graded to prevent water from flowing from Demerest Street into the driveway and toward the house. This can be accomplished by building a slight berm (about 3-inches high) in the driveway about 6 feet from the edge of the street pavement.
4. I could not tell from the plan whether the property pins have been set by the surveyor. If they have not been set, I think they should be.
5. Although not required, we encourage homebuilders to incorporate environmentally friendly stormwater best management practices into their plans.

Michael Farmer, Project Engineer
Portland Dept. of Public Services
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

Ann Machado - New single family home behind 87 Huntington (2010-0014)

From: Ann Machado
To: Philip DiPierro
Date: 6/28/2010 3:53 PM
Subject: New single family home behind 87 Huntington (2010-0014)

Phil I've done my initial review. Just a couple minor things between the building plans & site plan.

A few discrepancies between the building plans and siteplan - Building plans have a 2'4" by 12' bump out on left side , not shown on siteplan; building plans have 2.5' x 5' bulkhead two feet of the end of the building, siteplan has 6' x 5' bulkhead nine feet off the end. Rear property line scales at 86.5' yet siteplan gives the number 99.09'. Emailed Phil. Waiting for his review before we talk to owner.

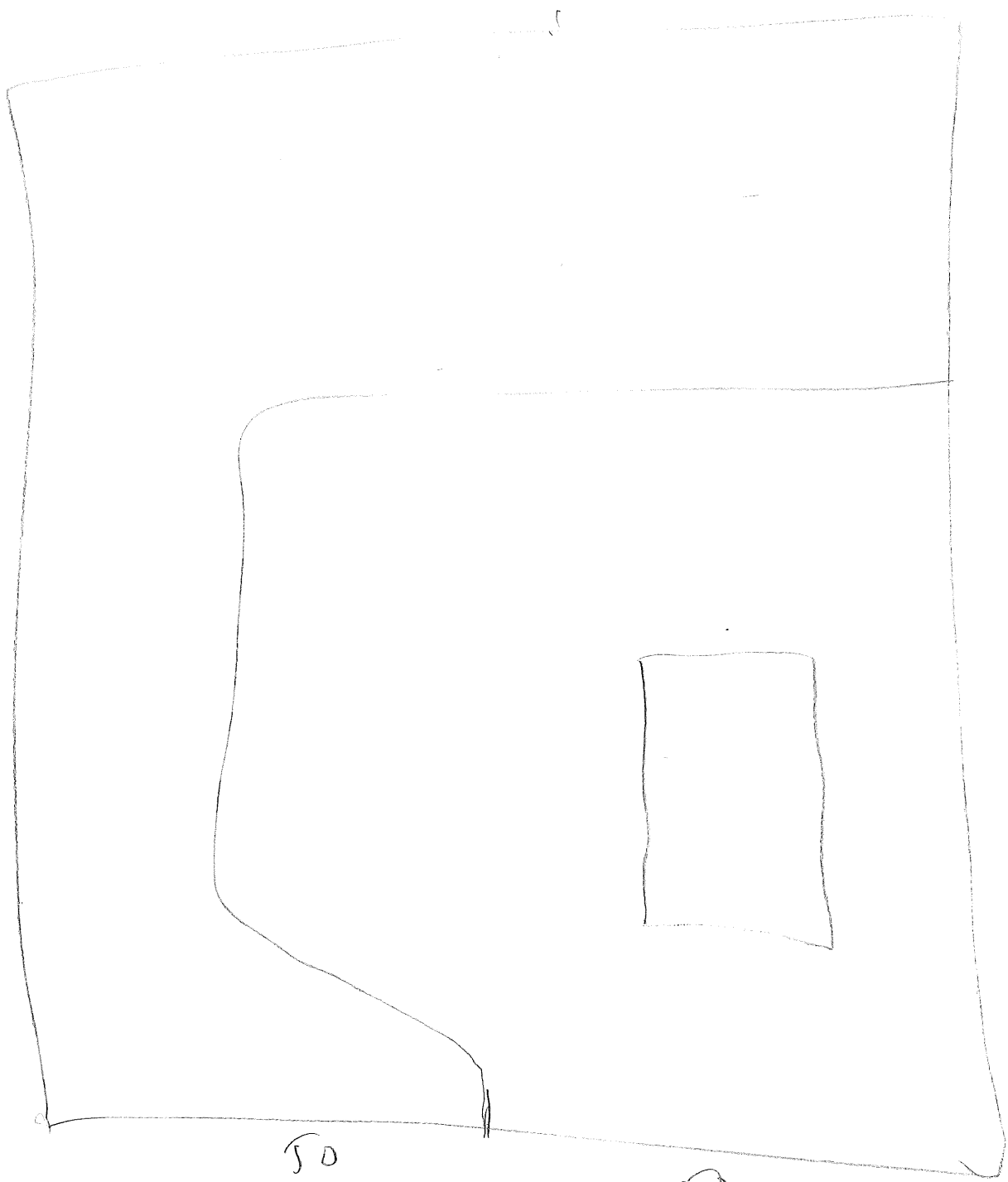
Let me know when you have done your review.

Ann

Ann Machado - Lot at Demerest and Huntington

From: David Margolis-Pineo
To: Alex Jaegerman; Ann Machado; Barbara Barhydt; Doug Roncarati; Jean F...
Date: 7/27/2010 4:25 PM
Subject: Lot at Demerest and Huntington
CC: Greg Mitchell

I just spoke to Al Frick and left a message with Brady Frick that the City is denying the request to build at this location due to the lack of a 75' stream set back.



50

50

Ray -

IN WITNESS WHEREOF, Cumberland County Federal Credit Union, has caused this instrument to be signed in its corporate name by Scott Harriman, its President, this 19th day of March, 2010.

Signed and Delivered in the Presence of:

Cumberland County Federal Credit Union

Catherine Hudson

By: Scott Harriman
Scott Harriman
Its: President

STATE OF MAINE
CUMBERLAND, ss.

March 19, 2009

Then personally appeared the above named Scott Harriman, President of Cumberland County Federal Credit Union and acknowledged the foregoing instrument to be his free act and deed, and the fee act and deed of Cumberland County Federal Credit Union.

Before me,

Linda Shores
Notary Public

LINDA SHORES
Printed Name **Notary Public, Maine**
My Commission Expires March 27, 2010

My Commission Expires

Witness our hands and seals this 19th day of March 2010.

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that Cumberland County Federal Credit Union ("Grantor"), with a mailing address of 101 Gray Road, Falmouth, ME 04105,, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Robert Shane Jr. ("Shane") with a mailing address of 43 Old County Road, Windham, Maine and Gregory A. Martell ("Martell") with a mailing address of 46 Devonshire Street, Portland, Maine 04103 (Shane and Martell collectively herein after "Grantee") the receipt whereof is hereby acknowledged, does hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY, and forever QUITCLAIM** unto the said Shane and Martell as Tenants in Common, with quitclaim covenant, a certain lot or parcel known as 87 Huntington Avenue, located in the City of Portland, County of Cumberland and State of Maine, and being more particularly described on the attached Exhibit A.

Being the same premises conveyed to Cumberland County Federal Credit Union, dated November 30, 2009 and recorded in the Cumberland County Registry of Deeds in Book 27629, Page 225.

TO HAVE AND TO HOLD the same, together with all privileges and appurtenances thereunto belonging, to the said Shane and Martell.

Grantor covenants with the said Grantee, his/her/their heirs, successors and assigns, that it shall and will covenant and defend the premises to the said Grantee, his/her/their heirs and assigns forever, against lawful claims and demand of all persons claiming by, through or under Grantor.

MAINE REAL ESTATE TAX PAD

Handwritten signature/initials

Tim DeFilipp

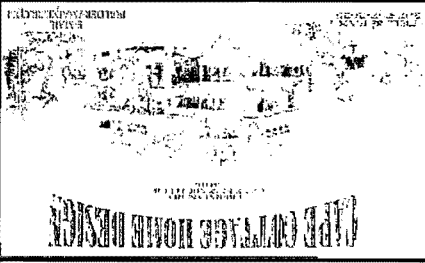
From: Tim DeFilipp
Sent: Thursday, May 27, 2010 3:50 PM
To: 'oceanparkllc@gwi.net'
Subject: Shane Martell PDF
Attachments: 18x24.pdf

Hi Bob, I'm glad you did design for Shane Martell. Attached is my drawing to be submitted along with yours to the City. Let me know if I need to do anything else. Tim

From: Tim DeFilipp
Sent: Monday, May 10, 2010 10:05 AM
To: 'oceanparkllc@gwi.net'
Subject: Martell, Huntington progress CAD

Good morning, I've been asked by Greg Martell to forward my progress drawing to you. Tim

Timothy DeFilipp
President
TKM Land Surveyors, Inc.
29 Rosewood Drive
Westbrook, ME 04092
(207) 854-4205 phone & fax
www.tkmlandsurveyors.net

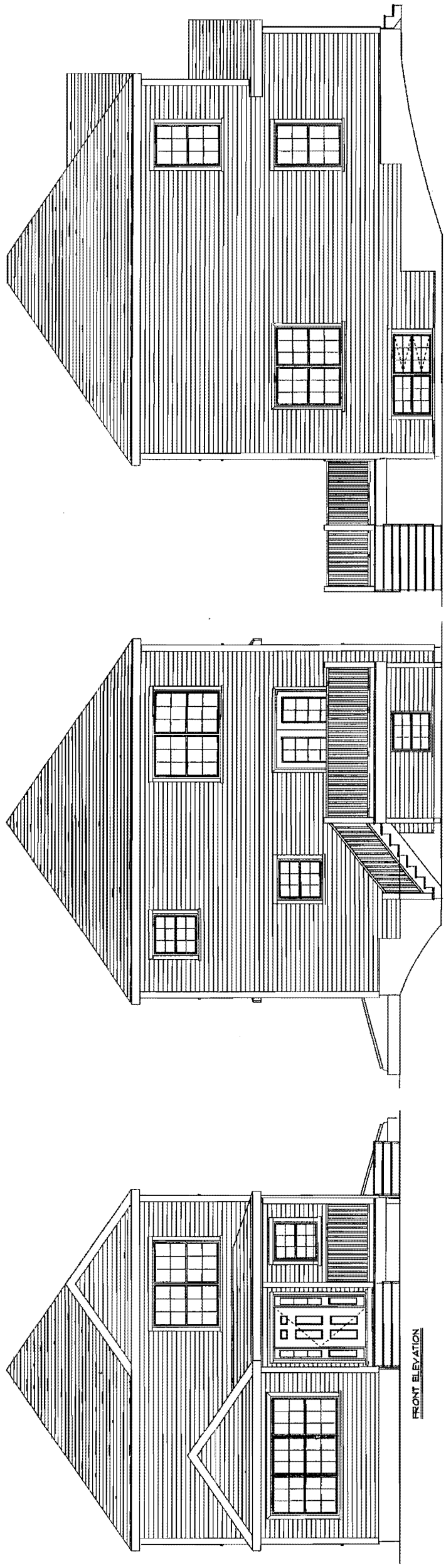


THESE PLANS ARE TO BE CONSIDERED ONLY AS GENERAL GUIDELINES FOR THE CONSTRUCTION OF THIS PROJECT. PALMADA RES. DESIGN INC. OR OTHER PALMADA RES. DESIGN INC. OR OTHER PALMADA RES. DESIGN INC. DO NOT GUARANTEE THAT THESE PLANS ARE COMPLETELY CORRECT OR IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES. CONTRACTORS ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.

CONTRACTOR
SHANE MARTELL

PROJECT NAME
DEMAREST STREET

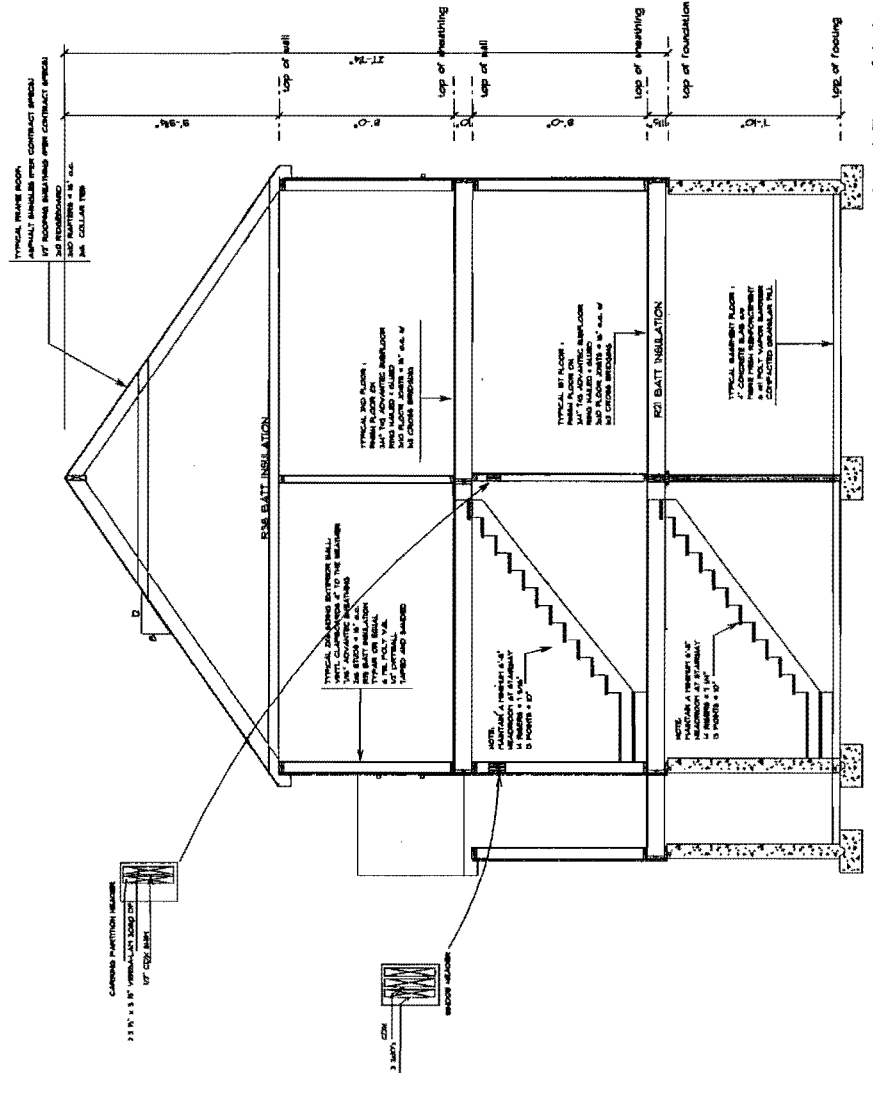
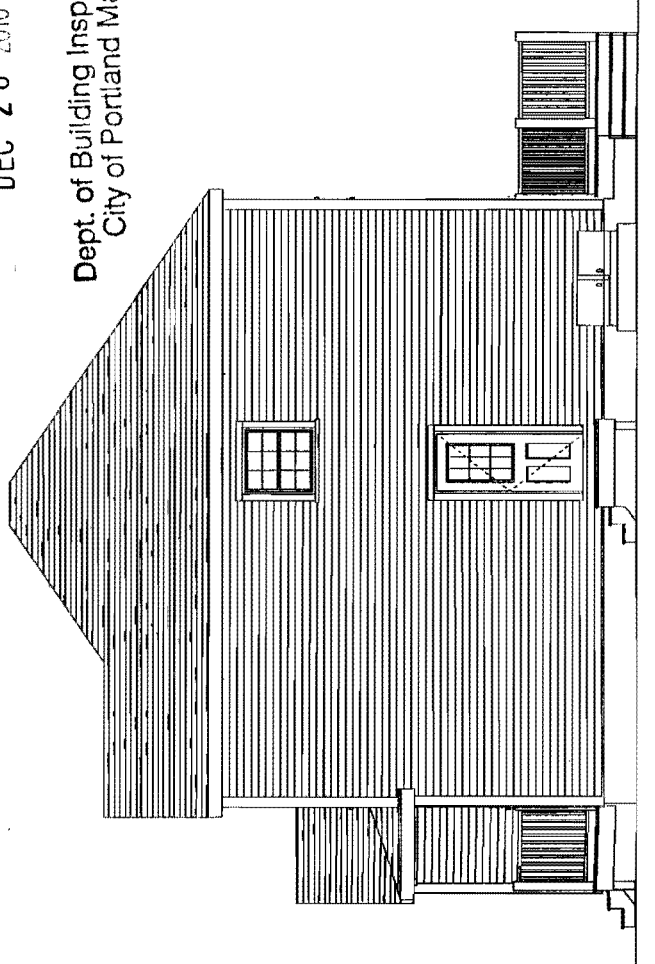
DATE: November 04, 2010
SCALE: AS NOTED
DRAWN
PLC
SHEET: 1 of 1

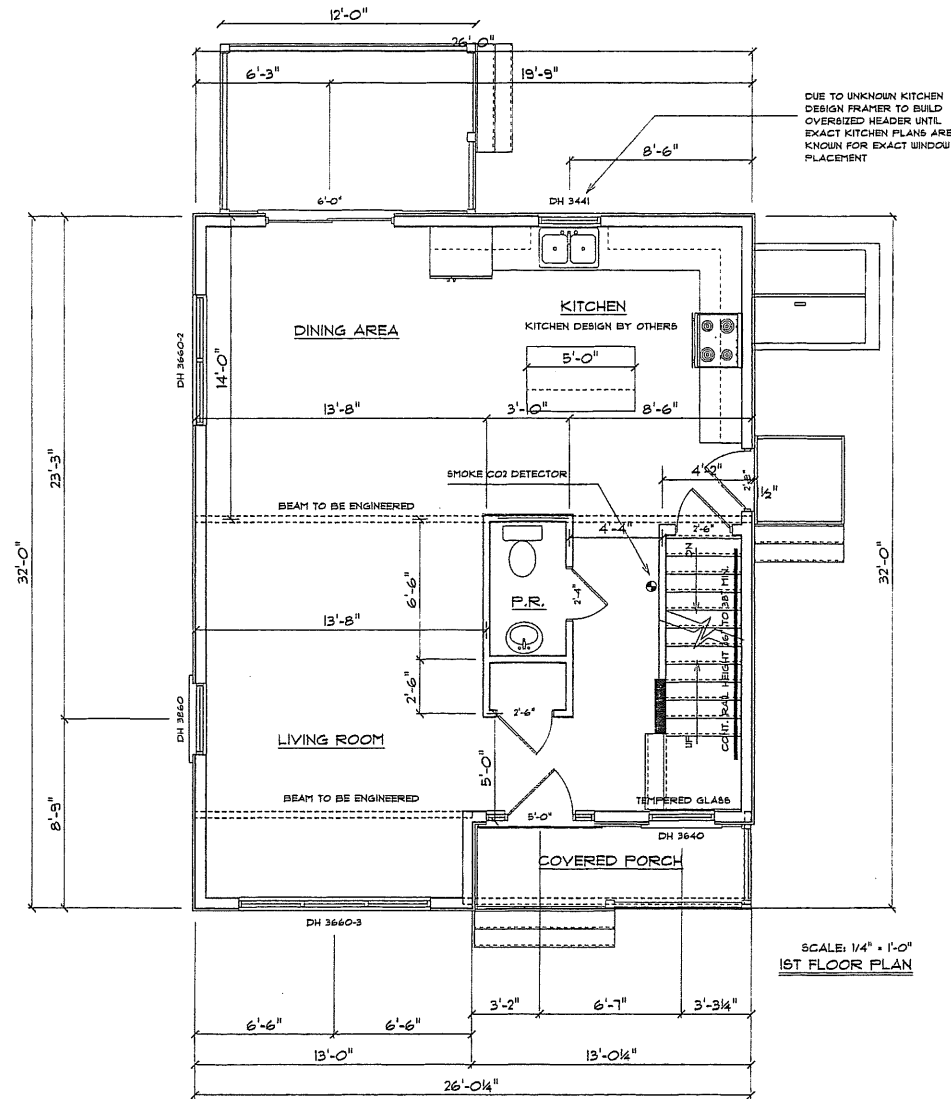


RECEIVED

DEC 28 2010

Dept. of Building Inspections
 City of Portland Maine

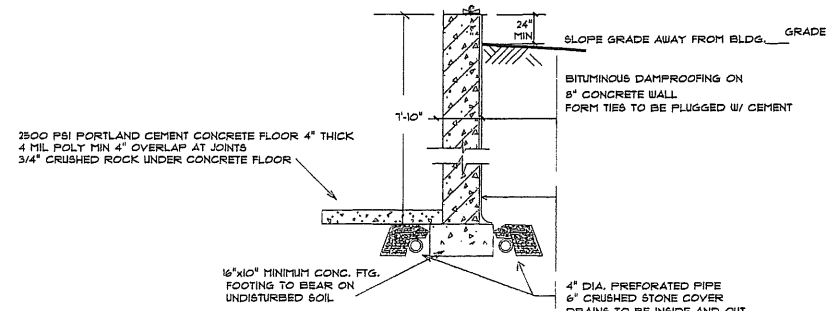




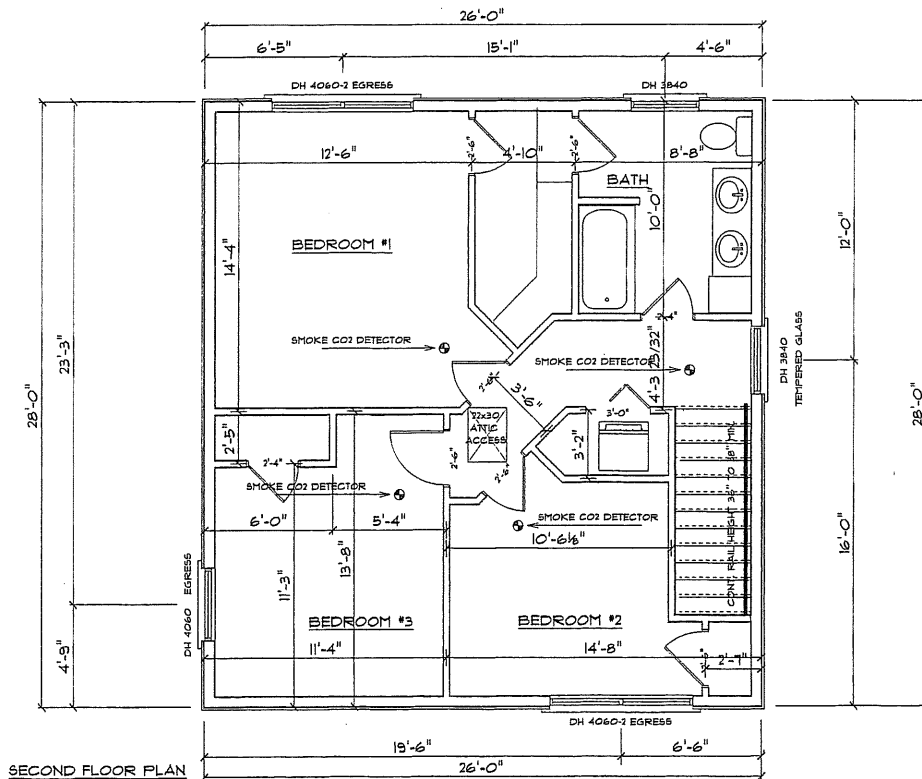
DUE TO UNKNOWN KITCHEN DESIGN FRAMER TO BUILD OVERSIZED HEADER UNTIL EXACT KITCHEN PLANS ARE KNOWN FOR EXACT WINDOW PLACEMENT

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

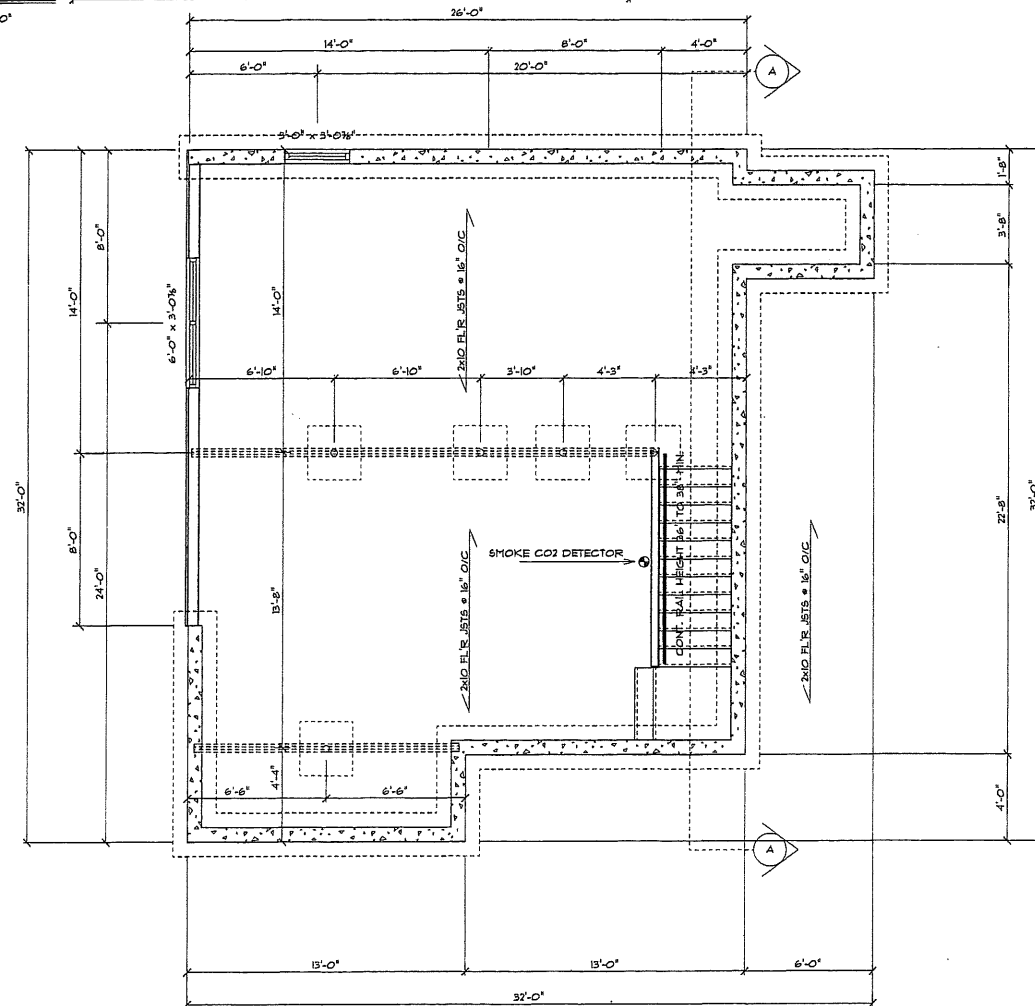
NOTE: ALL WINDOWS U-FACTOR = .31



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE



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



CONTRACTOR: SHANE MARTELL

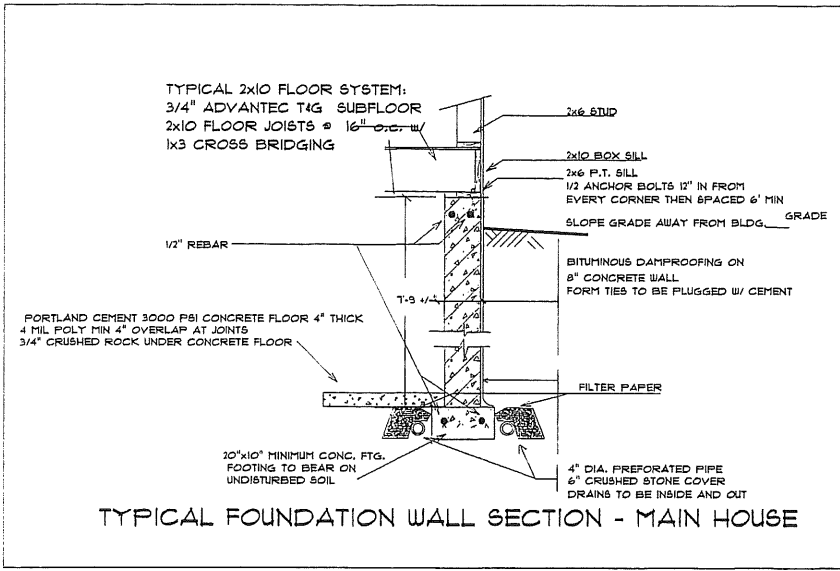
PROJECT NAME: DEMEREST STREET

CONTRACTOR: SHANE MARTELL

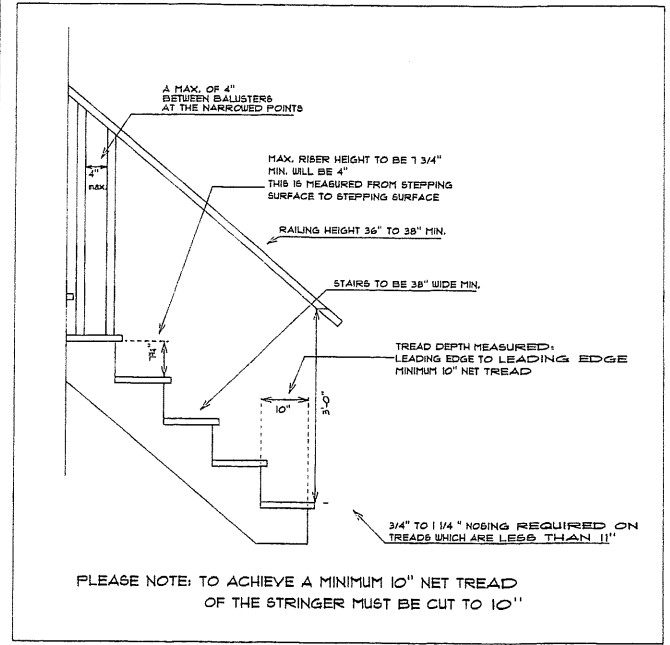
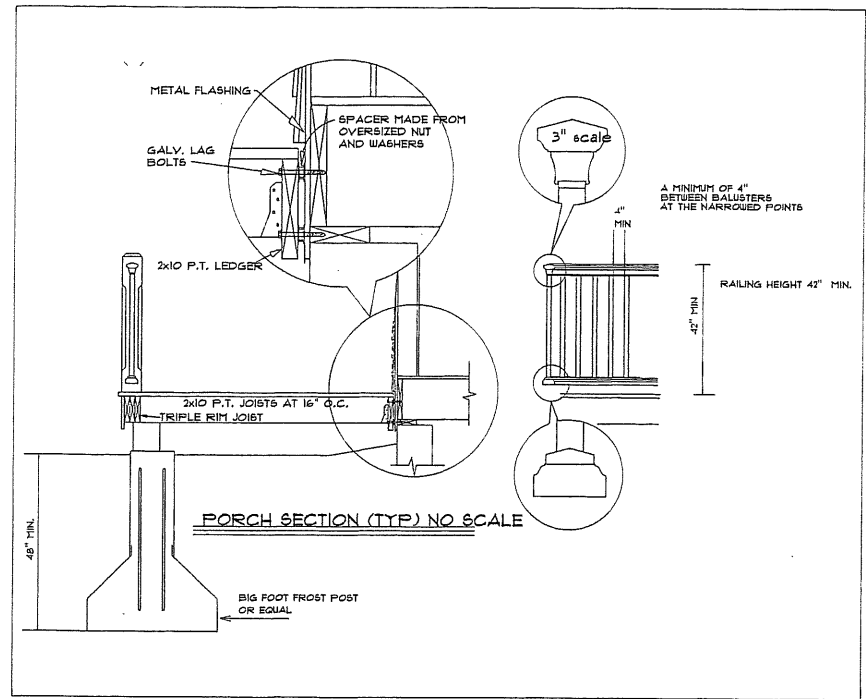
PROJECT NAME: DEMEREST STREET

REVISIONS

DATE: November 04 200
SCALE: AS NOTED
DRAWN:
FILE:
SHEET: ___ OF ___



- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPINGS, SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR, OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
 3. ALL ANCHOR BOLTS SHALL BE 1/2"x1'-0" HOOKED OR EQUIVALENT, 4'-0" MAX. OC, 1'-0" MIN. FROM ALL CORNERS.
 4. ALL LALLY COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
 5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
 6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
 9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING JOIST & SUBFLOOR IS COMPLETE.
 10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
 11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.



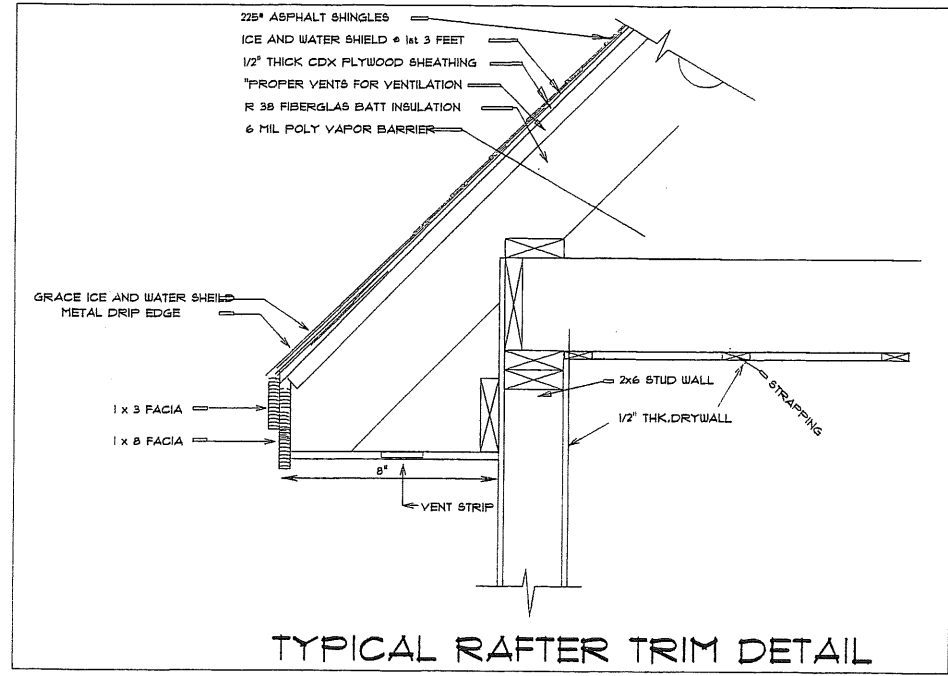
FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE WALL SHEATHING AND 3 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING. FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS AND ROOF SHEATHING APPLICATIONS, FASTENERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS. PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 8 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS.

FOR 1/2 INCH SHEATHING & 1-3/4 INCH LENGTH FOR 2x2 INCH SHEATHING CORROSION-RESISTANT ROOFING NAILS #7/16 INCH DIA. HEAD & 1-1/2 INCH LENGTH FASTENERS SPACED 3 INCHES OC AT EXTERIOR EDGES AND 6 INCHES OC AT INTERMEDIATE SUPPORTS OR CASING NAIL DEFORMED SHANK COMMON D WALLS. REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING SPANS ARE 48 INCHES OR MORE FOR WALLING OF WOOD STRUCTURAL PANEL AND PARTICLE BOARD DIAGRAMS AND SHEAR NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT AT SUPPORTS WHERE COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

SEE NOTE:	LOCATION	FASTENING	CONNECTION
SEE NOTE: F	6d	PANEL SIDING (TO FRAMING) 1/2" OR LESS	
SEE NOTE: C	6d	SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION TO FRAMING) 3/4" OR LESS	
SEE NOTE: P	2" x 16 GAGE	A PARTICLE BOARD WOOD STRUCTURAL PANELS 19 1/2" x 36"	
SEE NOTE: D	2-3/8 x 11 1/2" NAIL	6d OR 8d	
SEE NOTE: O	1-3/4" x 16 GAGE	A PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS	
SEE NOTE: J	4-3" x 14 GAGE STAPLE	3-3/8 x 13 1/2" NAIL	LEADER STRIP
	FACE NAIL	3-3/8 x 13 1/2" NAIL	JOIST TO BAND JOIST
	FACE NAIL	3-3" x 14 GAGE STAPLE	2-BY RIDGE BEAM ROOF RAFTER TO
	FACE NAIL	3-3" x 14 GAGE STAPLE	2-BY RIDGE BEAM ROOF RAFTER TO
	TOENAIL	3-3" x 14 GAGE STAPLE	JACK RAFTERS TO HIP
	FACE NAIL	3-3" x 14 GAGE STAPLE	JACK RAFTERS TO HIP
	TOE NAIL	4-3" x 14 GAGE STAPLE	COLLAR TIE TO RAFTER
	FACE NAIL	3-3" x 14 GAGE STAPLE	BUILT-UP GIRDER & BEAMS
	AT EACH SPLICE FACE NAIL AT ENDS	3-3" x 14 GAGE STAPLE	BUILT-UP GIRDER & BEAMS
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3" x 14 GAGE STAPLE @ 24" OC 3" x 10, 13 1/2" NAIL @ 24" OC 2x6 COMMON 2x4 OC	BUILT-UP CORNER STUDS
	16" OC	3" x 14 GAGE STAPLE	EACH STUD & PLATE 1" DIAGONAL BRACE TO
	18" OC	2-3" x 14 GAGE STAPLE	
	24" OC	2-3" x 14 GAGE STAPLE	
	FACE NAIL	2-3" x 14 GAGE STAPLE	
	TOENAIL	3-3" x 14 GAGE STAPLE	

COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	FASTENING	CONNECTION
	FACE NAIL	4-3" x 14 GAGE STAPLE	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1 CEILING JOISTS TO PARALLEL RAFTERS
	FACE NAIL	4-3" x 14 GAGE STAPLE	SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1 CEILING JOISTS, LAPS OVER PARTITIONS
	TOENAIL	4-8d COMMON	CONTINUOUS HEADER TO STUD
	TOE NAIL	5-3" x 14 GAGE STAPLE	CEILING JOISTS TO PLATE
	16" OC ALONG EDGE	16d COMMON	CONTINUOUS HEADS, 2 PCS. AND INTERSECTIONS TOP PLATES, LAPS
	FACE NAIL	3-3" x 14 GAGE STAPLE	RIM JOIST TO TOP PLATE
	TOE NAIL	3-3" x 14 GAGE STAPLE	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
	LAP SPLICE	12-3" x 14 GAGE STAPLE TYP. FACE NAIL	DOUBLE TOP PLATES
	TYPICAL FACE NAIL	3" x 14 GAGE STAPLE @ 12" OC	DOUBLE TOP PLATES
	FACE NAIL	3" x 14 GAGE STAPLE @ 12" OC	DOUBLE STUDS
	END NAIL	3-3" x 14 GAGE STAPLE	STUD TO SOLE PLATE
	TOE NAIL	3-3" x 14 GAGE STAPLE	TOP PLATE TO STUD
	BRACED WALL PANEL	3" x 14 GAGE STAPLE @ 12" OC	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
	TYPICAL FACE NAIL	3" x 14 GAGE STAPLE @ 12" OC	OR BLOCKING SOLE PLATE TO JOIST
	TOENAIL EACH END	3-3" x 14 GAGE STAPLE	BRIDGING TO JOIST
	TOENAIL	3-3" x 14 GAGE STAPLE	JOIST TO SILL OR GIRDER

FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)



TYPICAL RAFTER TRIM DETAIL

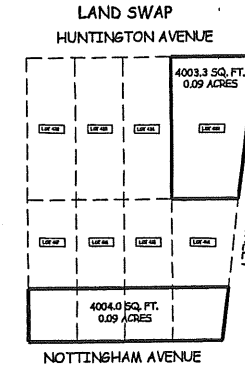
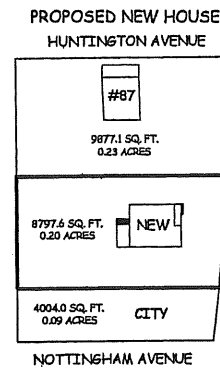
4004.0 SQ. FT. 0.09 ACRES AREA TO BE CONVEYED TO CITY
 4003.3 SQ. FT. 0.09 ACRES AREA TO BE CONVEYED TO DEVELOPER
 8797.6 SQ. FT. 0.20 ACRES AREA OF NEW HOUSE LOT ON DEMEREST
 9877.1 SQ. FT. 0.23 ACRES AREA OF 87 HUNTINGTON
 22678.7 SQ. FT. 0.52 ACRES TOTAL AREA OF PARCEL SURVEYED

LEGEND:

- SURVEY MARKER FOUND
- NO. 5 REBAR SET, PLS #2246
- ⊕ UTILITY POLE
- N/F NOW OR FORMERLY
- ▣ EXISTING STRUCTURE
- BK REGISTRY BOOK#
- PG REGISTRY PAGE #
- PB REGISTRY PLAN BOOK #
- CCRD CUMBERLAND COUNTY REGISTRY OF DEEDS
- R/W APPARENT RIGHT OF WAY
- EP EDGE OF PAVEMENT
- IPF IRON PIPE FOUND
- CIRF CAPPED IRON ROD FOUND
- x77.27 SPOT ELEVATION
- ⊕ FIRE HYDRANT
- [222.8'] RECORDED DISTANCE/DIRECTION
- UTILITY POLE
- - - ORIGINAL LOT LINES
- - - ZONE, BUILDING SETBACKS
- GUARD RAIL
- NEW SPLIT RAIL FENCE
- EROSION CONTROL
- WETLANDS PER FRICK PLAN

CERTIFICATION

TKM Land Surveyors, Inc. hereby certifies that this STANDARD BOUNDARY SURVEY & SITE PLAN conforms to the Standards of the Maine State Board of Licensure for Professional Land Surveyors.



DETAILS NOT TO SCALE

REFERENCES:

- (1) CITY OF PORTLAND COUNTY OF CUMBERLAND STATE OF MAINE
- (2) TAX MAP 410 BLOCK B LOTS 18-21 & 40-42
- (3) RAY GARDENS - PORTLAND, MAINE OWNED BY: J.W. WILBUR PREPARED BY: A.L. ELIOT, C.E. DATED: SEPTEMBER 1, 1914. RECORDED: PLAN BOOK 12 PAGE 103
- (4) FINAL SUBDIVISION PLAN of DEMEREST STREET EXTENSION PREPARED FOR: HABITAT FOR HUMANITY of GREATER PORTLAND/PORTLAND WEST PREPARED BY: SEBAGO TECHNICS DATED: MAY 24, 2004 RECORDED: PLAN BOOK 206 PAGE 702
- (5) PROPOSED SINGLE FAMILY DWELLING at DEMEREST STREET, PORTLAND, MAINE PREPARED FOR: SHANE MARTELL BUILDERS LLC PREPARED BY: OCEAN PARK LAND SURVEYORS, LLC DATED: MAY 21, 2010 JOB NUMBER: 2008028
- (6) PERMIT BY RULE SKETCH PLAN LOTS 414, 415, 416 & 417 ON DEMEREST STREET PORTLAND, MAINE PREPARED FOR: GREG MARTELL PREPARED BY: ALBERT FRICK ASSOC.

NOTES:

- (1) SOURCE DEED: BOOK 27659 PAGE 274
- (2) OWNERS OF RECORD: ROBERT SHANE JR GREGORY A. MARTELL 87 HUNTINGTON AVE PORTLAND, ME 04103
- (3) AREA OF SURVEYED PARCEL(S): 22,678.7 SQ.FT.
- (4) BEARINGS ARE PER REFERENCE #4
- (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE AT THE CUMBERLAND COUNTY REGISTRY OF DEED IN PORTLAND, ME
- (6) ZONING: R-3 RESIDENTIAL
- (7) LOT MAY BE SUBJECT TO ANY AND ALL EASEMENTS OR APPURTENANCES OF RECORD
- (8) BENCHMARK ELEVATION 77.56 FROM PLAN REFERENCE #4
- (9) SEE PLAN REFERENCE #5 FOR PROPOSED ELEVATION CHANGES AND UTILITY LOCATIONS
- (10) DEVELOPER TO INSTALL RAIL FENCE ALONG NEW PROPERTY LINE BEING CONVEYED TO CITY

REVISED NOVEMBER 17, 2010

ADDED WATER SERVICE
 ADDED 1' TO DRIVEWAY WIDTH AT PROPOSED HOUSE

REVISED OCTOBER 12, 2010

LAND SWAP BETWEEN CITY & DEVELOPER
 SPLIT RAIL FENCE ALONG NEW CITY LAND

PROJECT: STANDARD BOUNDARY SURVEY & SITE PLAN

HUNTINGTON AVE
 DEMEREST STREET
 PORTLAND, ME

PREPARED FOR: SHANE MARTELL BUILDERS LLC
 46 DVEONSHIRE ST. PORTLAND, ME 04103

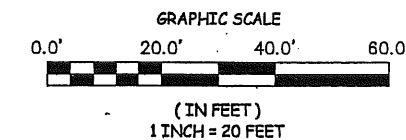
PREPARED BY: TKM LAND SURVEYORS, INC.
 19 BEECHWOOD DRIVE WESTBROOK, MAINE 04091-2344 TEL: (207) 834-4303

DESIGNED: T.D. JOB NUMBER: 10-11
 DRAWN: T.D. DATE: APRIL 2010 TIMOTHY DEFLIPP, PLS 2246
 CHECKED: T.D. SCALE: 1" = 20' NOT VALID UNLESS EMBOSSED

RECEIVED

DEC 28 2010

Dept. of Building Inspections
 City of Portland Maine



Handwritten signature