

PERMIT # 002300

TOWN OF May 30, 1989 BUILDING PERMIT APPLICATION

MAP # 284 C 001 LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Nelovist Real Estate Development Corp. - 761-7080

Address: 891 Brighton Ave., Portland, ME 04102

LOCATION OF CONSTRUCTION Lot # 252-& 253 Demerest Street

CONTRACTOR: same SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: \$40,000.00 Type of Use: Single Family - Cape

Past Use: new house

Building Dimensions L 26' W 24' Sq. Ft. 864 # Stories: 1 1/2 Lot Size: 6900 S.F.

Is Proposed Use: S.F. Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain To construct single family - no garage, as per plan

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

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

Floor:

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

Exterior Walls:

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

Interior Walls:

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

For Official Use Only	
Date <u>May 30, 1989</u>	Subdivision: Yes / No _____
Inside Fire Limits _____	Name _____
Bldg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost <u>\$40,000.00</u>	Permit Expiration: _____
Value/Structure <u>Minor Minor</u>	Ownership: _____ Public _____ Private _____
Fee <u>\$220.00</u>	<u>50.00 Site Plan</u>

Ceiling:

- 1. Ceiling Joists Size: _____
- 2. Ceiling Strapping Size _____ Spacing _____
- 3. Type Ceilings: _____
- 4. Insulation Type _____ Size _____
- 5. Ceiling Height: _____

Roof:

- 1. Truss or Rafter Size _____
- 2. Sheathing Type _____
- 3. Roof Covering Type _____
- 4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

- 1. Approval of soil test if required 00.055 Yes _____ No _____
- 2. No. of Tubs or Showers _____
- 3. No. of Flushes 00.02 _____
- 4. No. of Lavatories _____
- 5. No. of Other Fixtures _____

Swimming Pools:

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

Zoning:

District B-1 Street Frontage Req.: _____ Provided _____
Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____
Planning Board Approval: Yes _____ No _____ Date: _____
Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
Shore and Floodplain Mgmt. _____ Special Exception _____
Other (Explain) _____
Date Approved with letter 7-6-89

Permit Received By Joyce M. Rinaldi

Signature of Applicant [Signature] Date 5-30-89

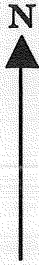
Signature of CEO _____ Date _____

Inspection Dates _____



67 MA MacI Saac

PLOT PLAN



BP 002300

284-C-001

Done w/out Insp.

FEES (Breakdown From Front)

Base Fee \$ 220.00
Subdivision Fee \$ _____
Site Plan Review Fee \$ 50.00
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Inspection Record

Type	Date
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____
_____	____/____/____

COMMENTS

Signature of Applicant W. J. Kuh

Date 5-30-89

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Nelquist Real Estate Development Corp. - 761-7080

May 30, 1989

Applicant 891 Brighton Ave., Portland, ME 04102

Date

Mailing Address

Lots #252 & 253 Demerest Street
Address of Proposed Site

Single Family - Unfinished 2nd. Floor

Site Identifier(s) from Assessors Maps

Proposed Use of Site

R-3

6900 S.F. / 864 S.F.

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1 1/2

Board of Appeals Action Required: () Yes () No

Total Floor Area 864 S.F.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning:
SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

OK WDF 7-6-89

SIGNATURE OF REVIEWING STAFF/DATE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Nelquist Real Estate Development Corp. - 761-7080
Applicant

May 30, 1989
Date

891 Brighton Ave., Portland, ME 04102
Mailing Address

Lots #252 & 253 Demerest Street
Address of Proposed Site

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COMPLIES																			
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DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS:

OK WDJ 7-6-89

SIGNATURE OF REVIEWING STAFF/DATE



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

July 7, 1989

RE: Lots #252-253 Demerest St.

Nelquist Real Estate Dev. Corp.
891 Brighton Avenue
Portland, Maine 04102

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspection Services Approved Wm. Giroux
Public Works A field inlet, private drainage easement and drainage maintenance agreement with the City of Portland must be executed prior to issuance of a certificate of occupancy.

Building Code Requirement

1. ;Please read and implement items 1, 6, 7 and 9 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

cc: Steve Harris, Public Works Department
William Giroux, Zoning Codes Enforcement Officer

BUILDING PERMIT REPORT

ADDRESS: 252-253 Demarest ST DATE: 7/July/89

REASON FOR PERMIT: To construct a single family dwelling

BUILDING OWNER: Nelquist Real Estate Deve. Corp.

CONTRACTOR: Owners

PERMIT APPLICANT: LI

APPROVED: *1 *6 *7 *9 DENIED: _____

CONDITION OF APPROVAL OR DENIAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained.
- 2.) Precaution must be taken to protect concrete from freezing.
- 3.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- * 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- * 7.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

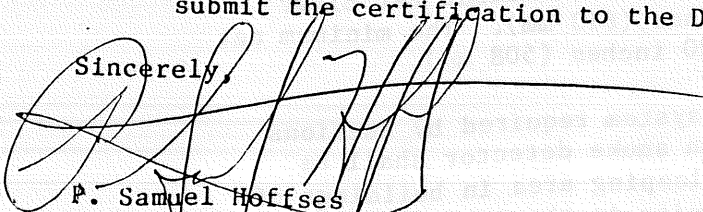
8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

~~9.)~~ A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.

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

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

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el
11/16/88

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Nelquist Real Estate Development Corp. - 761-7080

May 30, 1989

Applicant _____

Date _____

391 Brighton Ave., Portland, ME 04102

Lots #252 & 253 Demerest Street

Mailing Address _____

Address of Proposed Site _____

Single Family - Unfinished 2nd. Floor

Site Identifier(s) from Assessors Maps _____

Proposed Use of Site _____

R-3

6900 S.F. / 864 S.F.

Acreage of Site / Ground Floor Coverage _____

Zoning of Proposed Site _____

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1 1/2

Board of Appeals Action Required: () Yes () No

Total Floor Area 864 S.F.

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) _____

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED																CONDITIONS SPECIFIED BELOW
APPROVED CONDITIONALLY																
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: A field inlet, private drainage easement and drainage maintenance agreement with the City of Portland must be executed prior to issuance of a certificate of occupancy
 (Attach Separate Sheet if Necessary)

Stephen K. Harris 6/19/89
 SIGNATURE OF REVIEWING STAFF/DATE

Applicant: *Velquist Real Estate*

Date: *7-6-89*

Address: *Lot # 252+253 Demerect*

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date - *7-6-89*

Zone Location - *R-3*

Interior or corner lot -

Use - *single*

Sewage Disposal - *city*

Rear Yards - *25' req. 26'*

Side Yards - *8' req. 8'*

Front Yards - *25' req. 25'+*

Projections - *front steps*

Height - *1 1/2 story*

Lot Area - *6932 #*

6500# req.

Building Area - *24 x 36*

Area per Family - *single*

Width of Lot - ~~*63.64*~~ *25'*

Lot Frontage - *63.64'*

Off-street Parking - *2 cars OK*

Loading Bays - *NA*

Site Plan -

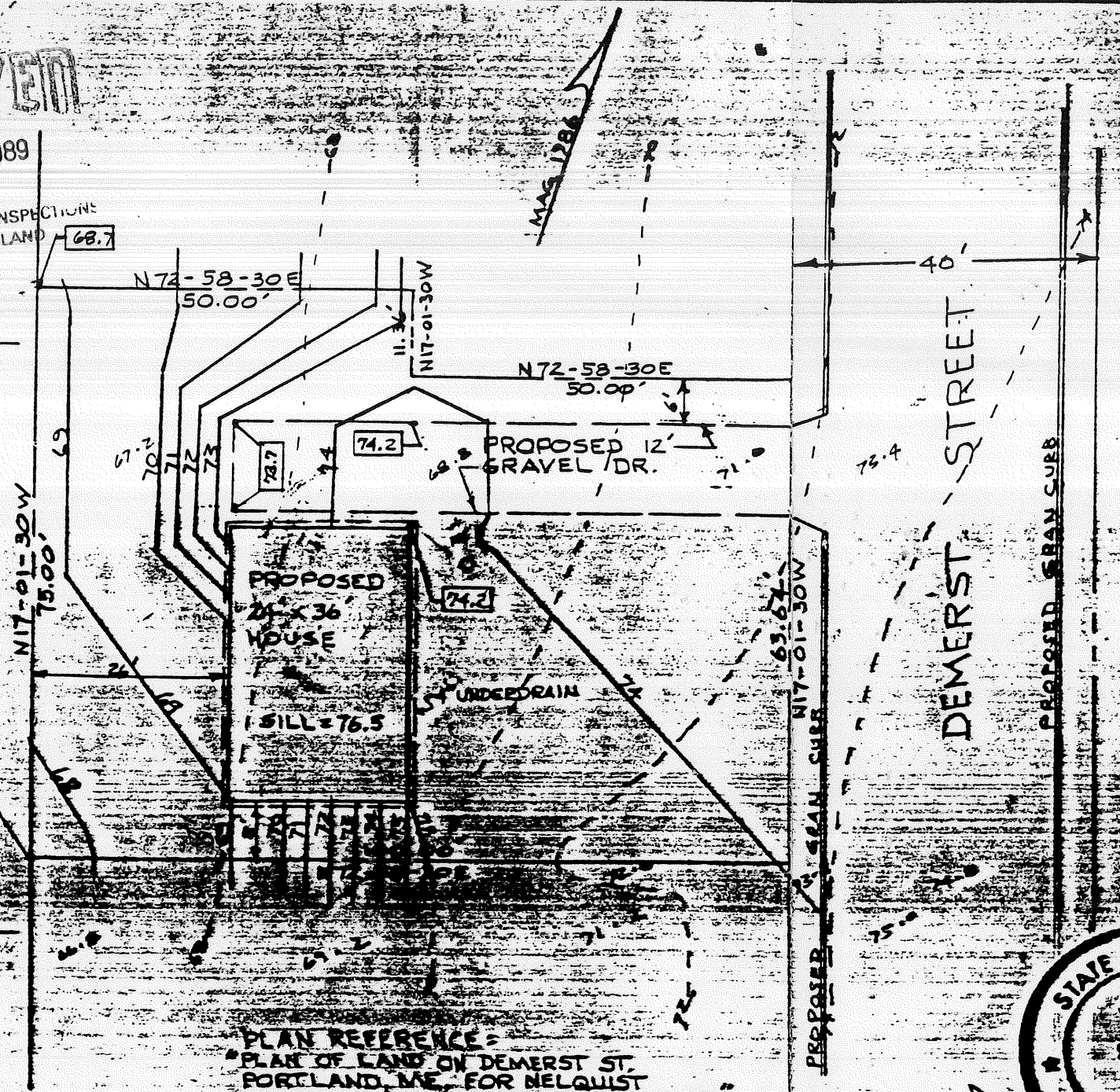
Shoreland Zoning -

must have 8' side yards

Flood Plains -

RECEIVED
MAY 30 1989

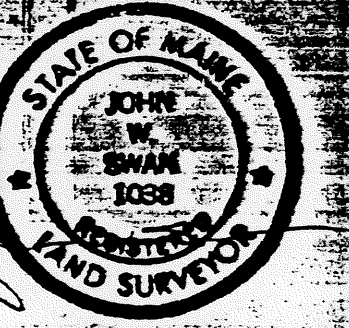
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND



PLAN REFERENCE:
PLAN OF LAND ON DEMERST ST.
PORTLAND, ME., FOR NELQUIST
REAL ESTATE DEVELOPMENT CORP.
BY OWEN HASKELL, INC., SOUTH PORT.
ME. DRW'G ONE, DATED JUNE 12, 1987

LEGEND:
 PROPOSED CONTOUR
 EXISTING CONTOUR
 SPOT ELEVATION
 PROPOSED SPOT ELEV.

- NOTES:**
- 1) BENCHMARK IS MANHOLE RIM AT INTERSECTION OF HUNTINGTON AVE. & HUMBOLDT ST., ELEV. 64.52 BASED ON CITY DATUM
 - 2) SEE CONSTRUCTION PLANS BY DELUCA & HOFFMAN ASSOC. CONSULTING ENGINEERS PORTLAND ME. DATED 4-5-87, FOR UTILITY & FOR SITE & STREET ELEVATIONS
 - 3) SITE IS LOT 233A PORTION OF LOTS 252, 253 & 254 OF PLAN REFERENCE



DEMERST STREET
PORTLAND, MAINE
NELQUIST REAL ESTATE
DEVELOPMENT CORP.

Owen Haskell, Inc.
Civil Engineer
South Portland, Maine

Drawn By: DRP	Date: 5-24-88	Scale: 1" = 20'
Traced By: DRP		
Checked By: JWS		
Scale:		