

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

2007-0167

Application I. D. Number

9/25/2007

Application Date

Single Family Home Lot# 2

Project Name/Description

Habitat 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

76 - 76 Demerest St , Portland, Maine

Address of Proposed Site

410 F001001

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:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| | | <input type="checkbox"/> DEP Local Certification |
| | | <input type="checkbox"/> Site Location |
| | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/28/2007

DRC Approval Status:

Reviewer Philip DiPiero

- Approved Approved w/Conditions See Attached Denied

Approval Date 6/13/08 Approval Expiration _____ Extension to _____
 Condition Compliance Philip DiPiero signature 6/13/08 date Additional Sheets Attached

Performance Guarantee Required* Not Required

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

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

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.



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.



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: October 27, 2009
RE: C. of O. for # 76 Demerest Street
(Id#2007-0167) (CBL 410 F 001001)

After visiting the site, I have the following comments:

Site work complete

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

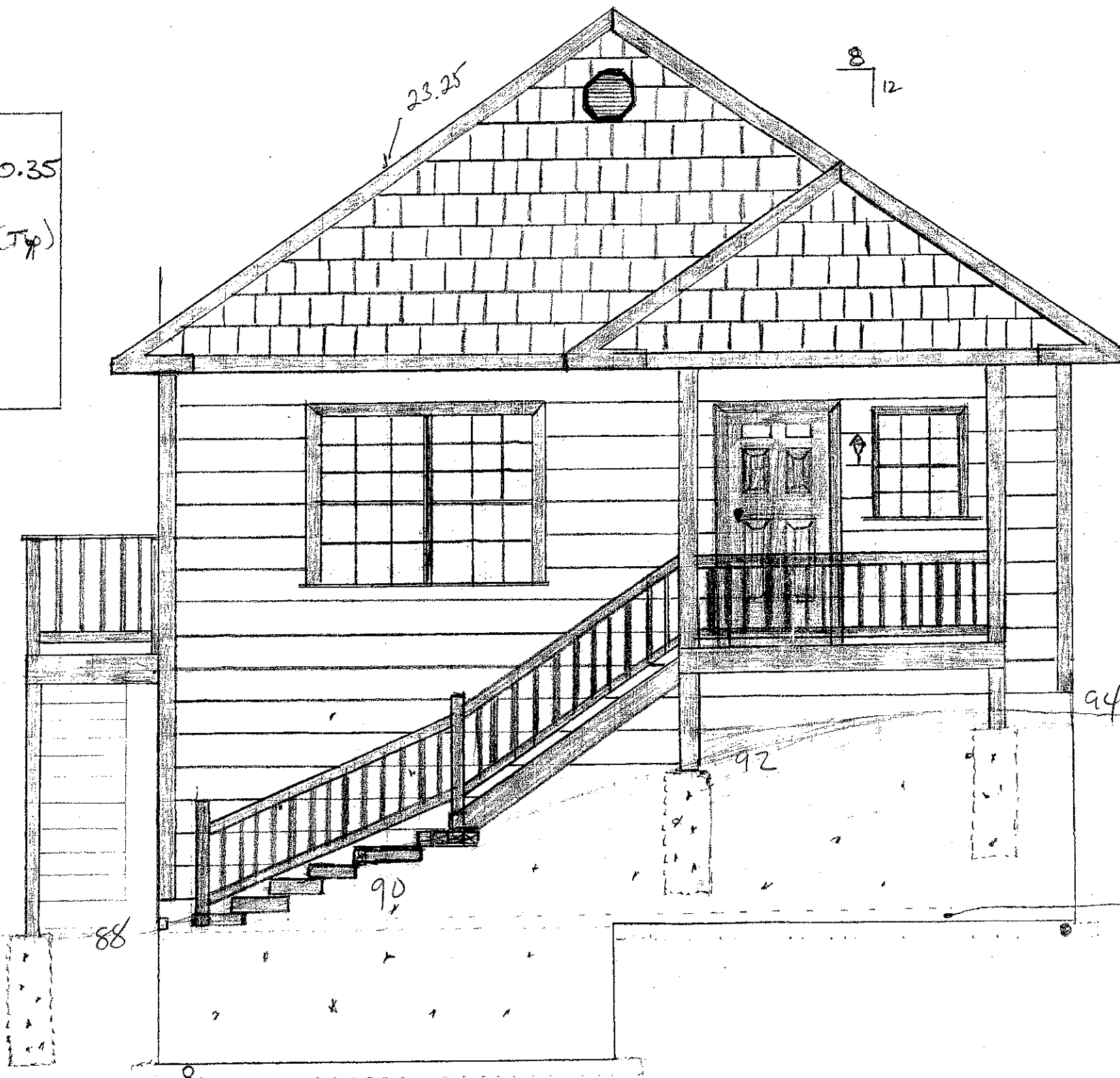
Cc: Barbara Barhydt, Development Review Services Manager
Tammy Munson, Director of Inspection Services
File: Urban Insight

HANCOCK Lumber House - DEMAREST ST. LOT # 2

FRONT VIEW ELEVATION - 1/4" = 1'

W/W

Window + Doors.
 - All U-factor 0.35
 - Bedrooms - egress (Typ)



*

11'0"

*

8'

12"x12"

8'

*

12"x4"

K 4'0" *
 K 6'0" *

14'0"

* 28'0"

14'0"

10'0"

Lower Level Conc. Floor

A-2

HANCOCK Lumber Demerest St. Lot #2

North Side Elevation 1/4" = 1"
(left)

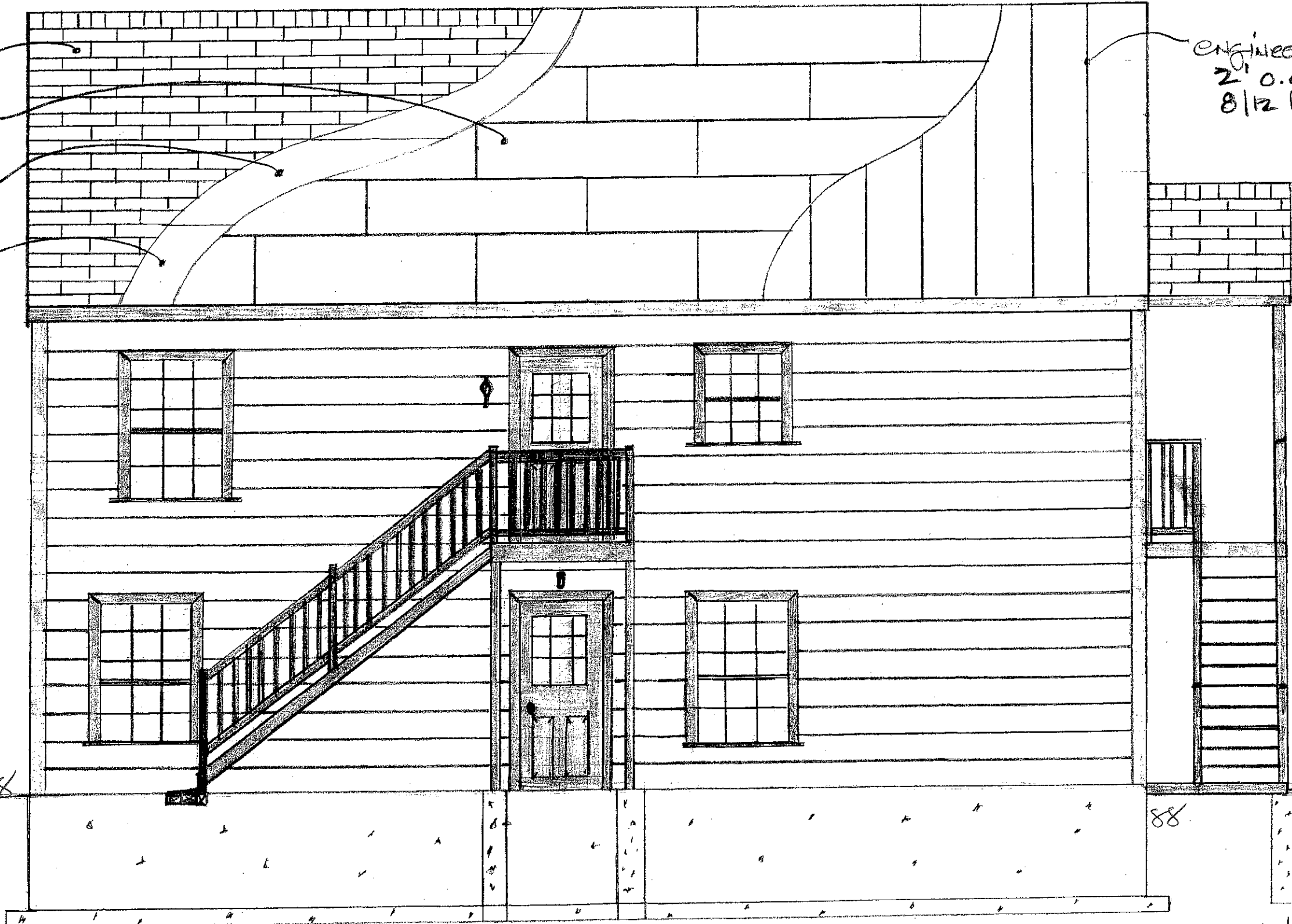
25 YR.
Roof Shingle

5/8" T&G
ADVANTEC.

15' Felt Paper

3' Ice Water

ENGINEERED TRUSS
2' O.C.
8/12 Pitch



12" x 12" KNOX

K

40'0"

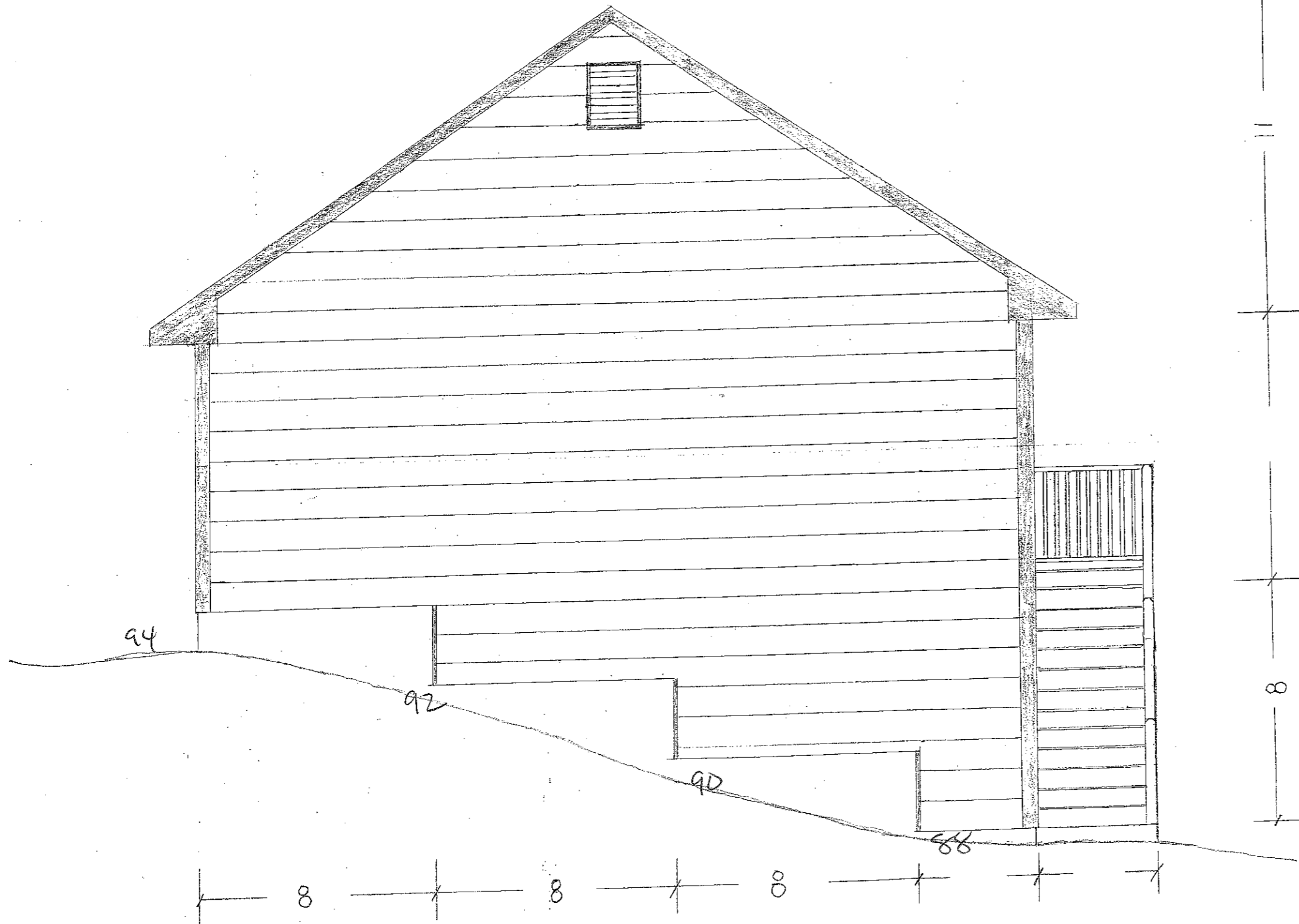
* K 36" >
5'0" >

A-3

Demerest.

DEMAREST STREET EXTENSION LOT #2

Rev. 1
EAST ELEVATION $\frac{1}{4}'' = 1'$

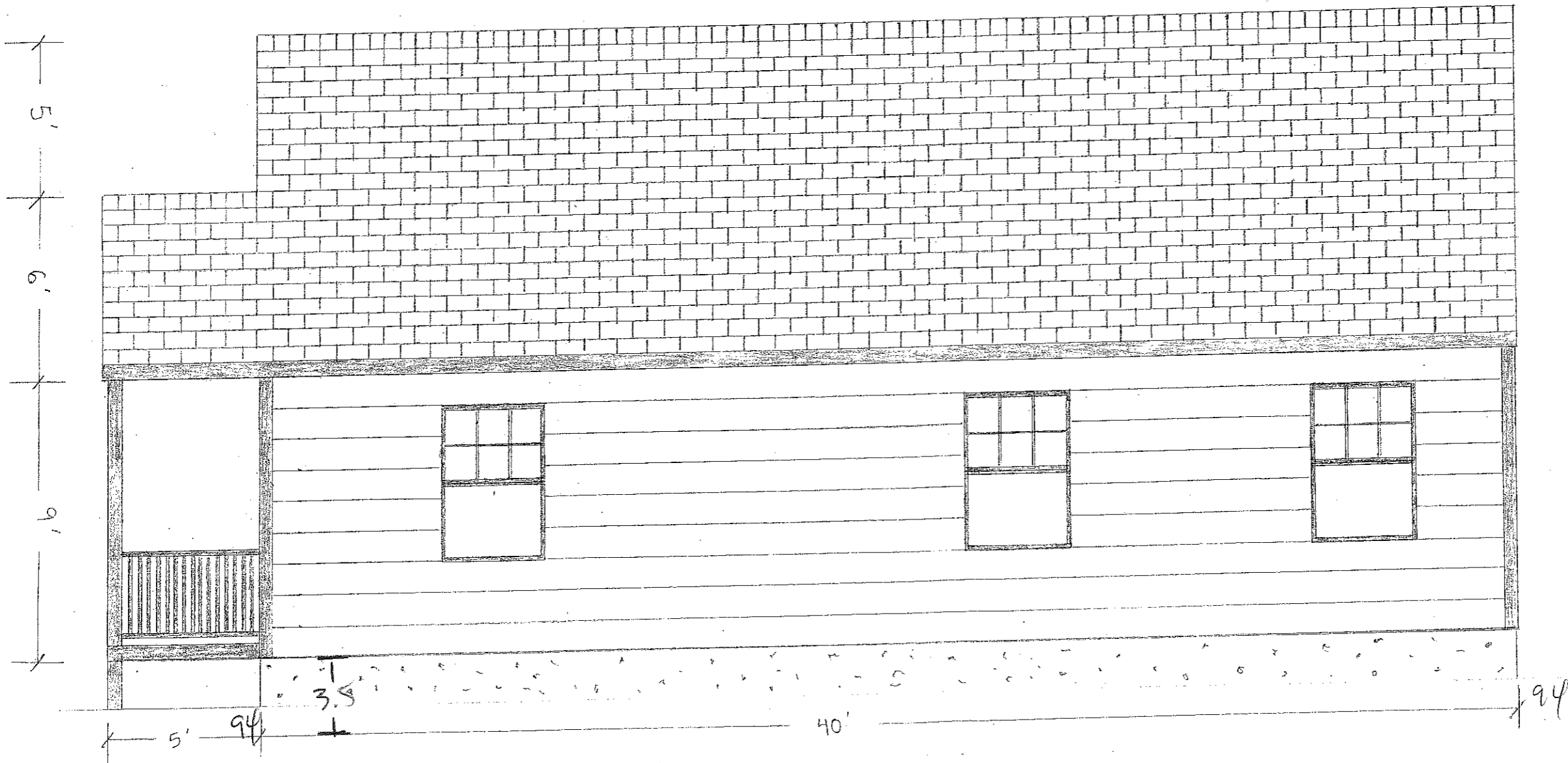


DEC 7 2007

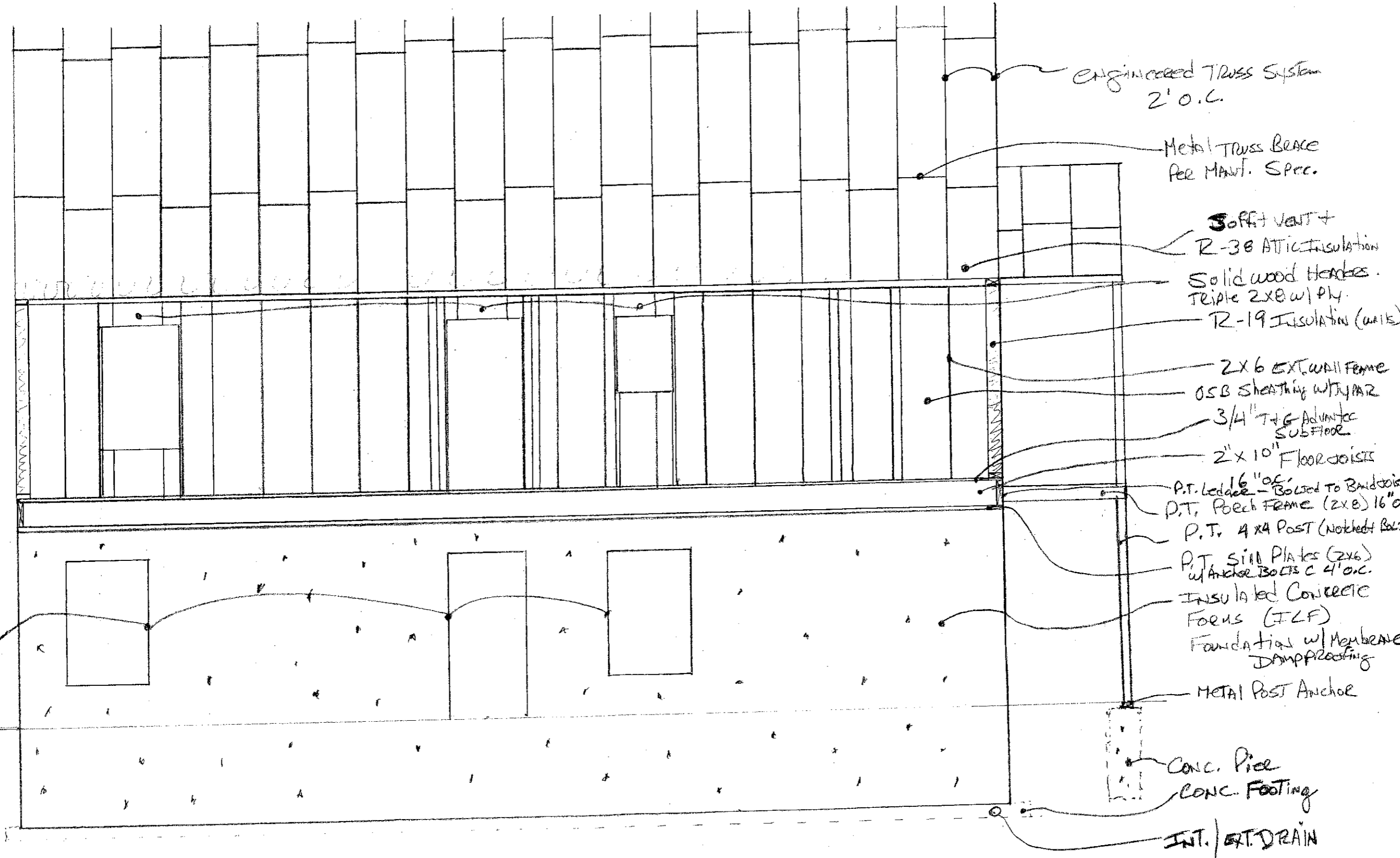
DEMAREST STREET EXTENSION LOT #2

SOUTH ELEVATION $\frac{1}{4}'' = 1'$

(152A)



Hancock Lumber House Demorest St. Lot # 2
 Side Frame/Foundation cross section 1/4" = 1'



Engineered Truss System
2' o.c.

Metal Truss Brace
Per Manuf. Spec.

Soffit Vent +
R-38 Attic Insulation

Solid wood Headers
Triple 2x8 w/ Ply.

R-19 Insulation (walls)

2x6 EXT. WALL FRAME
OSB Sheathing w/ Ty PAR

3/4" T & G ADVANCE
SUBFLOOR

2" x 10" Floor Joists

P.T. Ledger - 16" oc.
Bolted to Band Joist

P.T. Post Frame (2x8) 16" oc.

P.T. 4x4 Post (Notched Bolt)

P.T. Sill Plates (2x6)
w/ Anchor Bolts @ 4' o.c.

INSULATED CONCRETE
FORMS (ICF)

Foundation w/ Membrane
DAMP PROOFING

METAL POST ANCHOR

CONC. PIER
CONC. FOOTING

INT./EXT. DRAIN

P.T. Window
FRAME

Finish GRADE

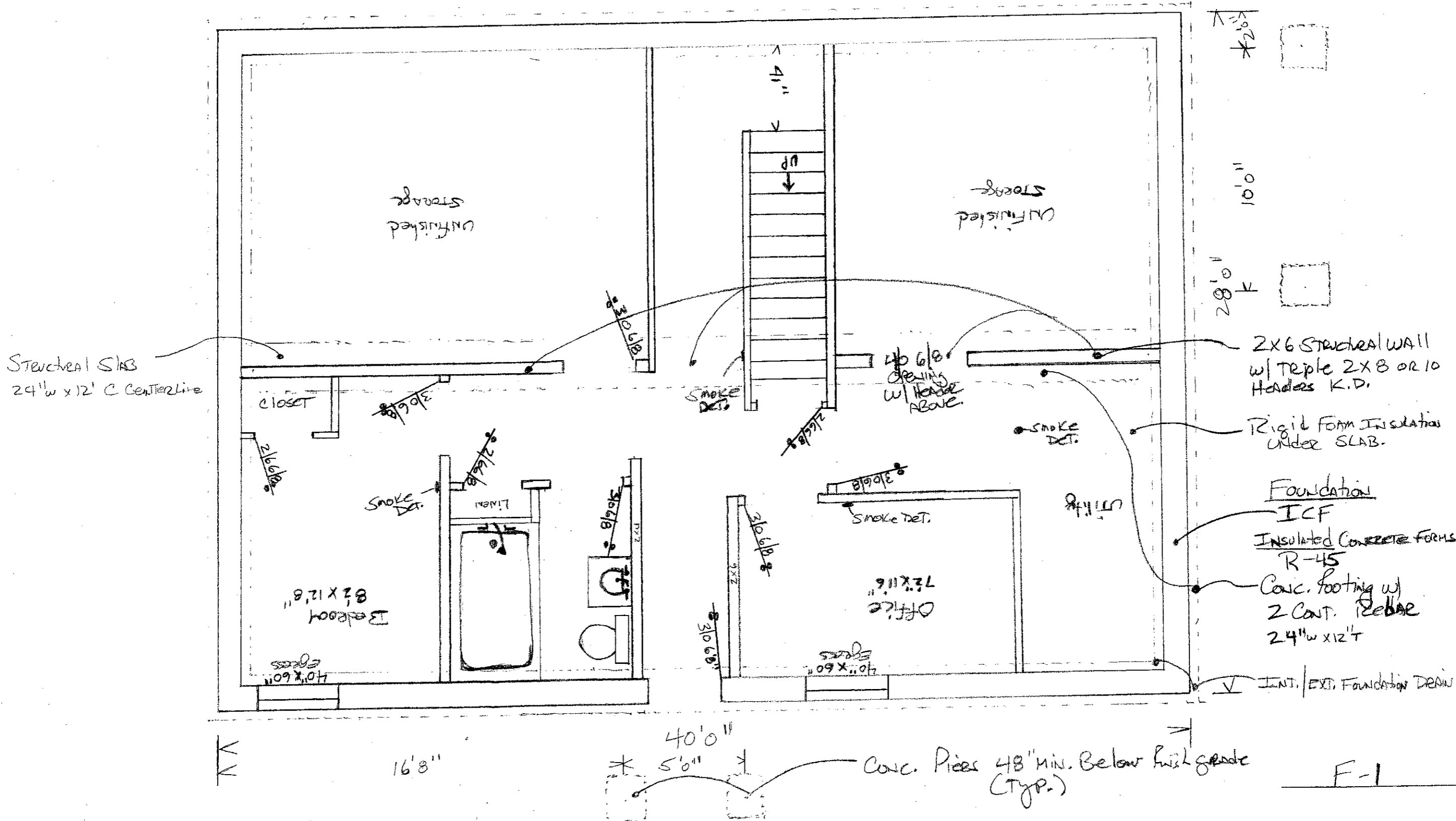
K

40' 0"

* 5' 0" *

S-1

HANCOCK Lumber House Demarest St. LOT#2
Lower Level PLAN 1/4" = 1'
Foundation PLAN



HANCOCK LUMBER HOUSE - DENEVEST ST. LOT #2
 1ST FLOOR PLAN 1/4" = 1'

