

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ROBERT C HAINS

Located At 104 NORTH ST

Job ID: 2012-08-4658-SF

CBL: 012-Q-004-001

has permission to New SF, 2.5 stories, 2.5 bath, 3 bed, att Garage  
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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-08-4658-SF

Located At: 104 NORTH ST

CBL: 012- Q-004-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
3. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
4. Renovations of residential dwellings 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.
5. Safeguards during construction shall be implemented and installed per Chapter 6 of the municipal ordinance, specifically pertaining to dust control, protection for pedestrians and proximity of adjacent properties.
6. The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
7. Tempered glazing must be installed in any window abutting a stairway.

### **Fire**

All construction shall comply with City Code Chapter 10.

A sprinkler system shall be installed.

A separate no fee One- or Two-family Fire Sprinkler Permit is required.

All smoke detectors and smoke alarms shall be photoelectric.

Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

#### **Sprinkler requirements**

The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.

All control valves shall be supervised in accordance with NFPA 13D. Pad locks shall only be installed on valves designed to be secured in the open position by pad lock.  
Application requires State Fire Marshal approval.

## DRC

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. 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.
6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. 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.
8. 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.
9. 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.
10. 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.
11. Prior to constructing the retaining wall, a plan designed and stamped by a Maine licensed professional engineer, must be submitted, reviewed, and approved by the City of Portland.
12. A crushed stone drip strip must be installed along the foundation wall on the north side of the house in order to facilitate drainage of storm water. Storm water drainage must not negatively impact abutting properties.
13. The foundation drain will connect to the City drainage system as approved by the Public Services Department. All work must be constructed in compliance with City of Portland Department of Public Services construction standards.



2012-08-4658

Project Address: 104 NORTH STREET, PORTLAND 04101

Total Square Footage of Proposed Structure/Area:  
2950

Area of lot (total sq. ft.):  
Garage: Yes  No   
Attached   
Detached   
Sq. Ft.: 440

Number of Stories: 2 1/2  
Number of Bathrooms: 2 1/2  
Number of Bedrooms: 3

Tax Assessor's Chart, Block & Lot(s):  
Chart# 12 Block # Q Lot # 4

Extend 8/9/12  
RECEIVED  
BS

Current legal use: Vacant lot  
Number of Residential Units: -  
If vacant, what was the previous use? residential  
Is property part of a subdivision? NO If yes, please name \_\_\_\_\_  
Project Description: New single-family home.

AUG 08 2012  
Dept. of Building Inspections  
City of Portland Maine

Applicant - must be owner, Lessee or Buyer  
Name: Peter + Deborah Murray  
Business Name, if applicable:  
Address: 89 West Street  
City/State: Portland Zip Code: 04102

Applicant Contact Information  
Work # 207-523-8220  
Home# 207-772-3811  
Cell # 207-409-3179  
e-mail: dmurray@gwi.net  
pmurray@gwi.net

Owner - (if different from Applicant)  
Name:  
Address:  
City/State: Zip Code:

Owner Contact Information  
Work #  
Home#  
Cell #  
e-mail:

Billing Information  
Name: Peter L. Murray  
Address: 89 West St.  
City/State: Portland, ME Zip Code: 04102  
Phone Number: 207 772-3811

Contact when Building Permit is Ready:  
Name: Applicant  
Address:  
City/State: Zip Code:  
Phone Number:

**DEVELOPMENT REVIEW FEES:**

Payment may be made in cash, credit card or check addressed to the City of Portland.

<b>Level I Minor Residential Site Plan</b>	<b>Fees Paid:</b>
1. Application Fee - \$300.00	\$ <u>300</u>
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ <u>100</u>
3. Certificate of Occupancy Fee - \$75.00	\$ <u>75</u>
4. Building Permit (Cost of Work)	\$ <u><del>4020</del> 400,000</u>
<b>Total Due:</b>	\$ <u>4495</u>
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

$$\begin{array}{r}
 3990 \\
 + 3 \\
 \hline
 4020
 \end{array}$$

**Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

**Property Taxes:**

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 a permit of any kind is accepted.

**Separate Permits:**

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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.

<b>Signature of Applicant:</b> <i>John L Murray</i> <i>Deborah D Murray</i>	<b>Date:</b> <i>08/08/2012</i>
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**This is not a permit - you may not commence any work until the permit is issued.**



(A CD or PDF (e-mailed to [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)) of the entire application, including all plans, must be submitted with the application.)

<b>General Submittal Requirements – Level I Minor Residential</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		2	Completed application form and check list.
✓	✓	1	Application fees.
✓	✓	2	Evidence of right, title and interest.
-	H/A	2	Copies of required state and/or federal permits.
-	H/A	2	Written Description of existing and proposed easements or other burdens.
-	H/A	2	Written requests for waivers from individual site plan and/or technical standards.
✓	✓	2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

<b>Site Plans and Boundary Survey Requirements – Level I Minor Residential</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓		<ul style="list-style-type: none"> <li>▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &amp;/or Stream Protection Zone.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Location and dimension of existing and proposed paved areas.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Proposed ground floor area of building.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Finish floor elevation (FEE) or sill elevation.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Exterior building elevations (show all 4 sides).</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Existing and proposed utilities (or septic system, where applicable)</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Existing and proposed grading and contours.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Proposed stormwater management and erosion controls.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Total area and limits of proposed land disturbance.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Proposed protections to or alterations of watercourses.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Proposed wetland protections or impacts.</li> </ul>	
✓		<ul style="list-style-type: none"> <li>▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).</li> </ul>	



✓		▪ Existing and proposed curb and sidewalk, except for a single family home.
✓		▪ Existing and proposed easements or public or private rights of way.
✓		▪ Show foundation/perimeter drain and outlet.
✓		▪ Additional requirements may apply for lots on unimproved streets.

<b>Building Permit Submittal Requirements –Level I: Minor Residential Development</b>			
<b>Applicant Checklist</b>	<b>Planner Checklist (internal)</b>	<b>Number of Copies</b>	<b>Submittal Requirement</b>
✓		<b>1</b>	<b>One (1) complete set of construction drawings must include:</b>
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
✓			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing, if applicable
✓			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
✓			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**\*\* Reminder: \*\***

- 1. A CD or PDF of the entire application, including all plans, must be submitted with the application.**
- Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
- Please submit all of the information outlined in this application checklist.
- If the application is incomplete, the application may be refused.
- The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

**WARRANTY DEED**  
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **ROBERT C. HAINS**, an individual, of Portland, in the County of Cumberland, and State of Maine, for consideration paid, grants to **PETER L. MURRAY** and **DEBORAH D. MURRAY**, individuals, both of Portland, County of Cumberland, State of Maine, whose mailing address is 89 West Street, Portland, Maine 04102, with **WARRANTY COVENANTS, as joint tenants**, the land, together with any improvements thereon, located in the City of Portland, County of Cumberland and State of Maine, and more particularly described in Exhibit "A" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the said **ROBERT C. HAINS** has signed and sealed this instrument this 16 day of April, 2012.

WITNESS:

Sharon C. Giggey

Robert C. Hains  
Robert C. Hains

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
COUNTY OF CUMBERLAND

April 16, 2012

Personally appeared the above-named Robert C. Hains and acknowledged the foregoing to be his free act and deed, before me.

Sharon C. Giggey  
Notary Public/Attorney at Law

Printed Name **SHARON C. GIGGEY**  
**A NOTARY PUBLIC OF MAINE**  
**MY COMMISSION EXPIRES JULY 24, 2018**



**SEAL**

**EXHIBIT A  
TO  
WARRANTY DEED**

A certain lot or parcel of land, with any improvements thereon, situated on the westerly side of North Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows: Beginning on the westerly side of North Street at the northeasterly corner of land formerly of C.F. Rundlett and thence running southwesterly by said Rundlett land 135 feet, more or less, to land which Ingram B. Wheelock bought from the heirs of W. Newhall; thence northwesterly by said land so conveyed to Wheelock and land now or formerly of H.D. Barbour 43 feet, more or less, to land now formerly of one Irish, formerly A. Howes; thence northeasterly by said Irish land and land now or formerly of Rufus A. Soule, formerly of M.A. Bowdren, 135 feet, more or less, to said North Street; thence southeasterly by said North Street 42 feet, more or less, to the point of beginning. Said lot contains 5,489 square feet, more or less.

**ALSO RELEASING TO THE GRANTEES**, and their heirs and assigns, **without warranty or quitclaim covenants**, the following lot or parcel of land located in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

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

Beginning on the westerly side of North Street at a 1 inch iron pipe found flush with the ground on a magnetic bearing of South 22°-58'-18" East, a distance of 82.75 feet from the inside corner of granite "M" monument found at the southwesterly street line intersection of Walnut and North Street, said iron pipe marking the most southeasterly property corner of the land now or formerly of Ryan Pierce as described in a deed recorded in the Cumberland County Registry of Deeds in Book 27255, Page 048, said iron pipe also marking the most northeasterly property corner of the herein described land of the grantor, now or formerly of Robert Hains, as described in a deed recorded in the Registry in Deed Book 6913, Page 100;

Thence, by and along the land now or formerly of the said Ryan Pierce and the land now or formerly of Shopov Properties, LLC as described in a Deed recorded in said Registry of Deeds in Book 25421, Page 256, following a Magnetic North bearing of South 66°-50'-22" West, a distance of 130.07 feet to a capped 5/8 inch steel rebar inscribed with

RLS #509, found at the land now or formerly of Anthony Mancini Trustee as described in a deed recorded in the Registry in Deed Book 24477, Page 131;

Thence, by and along land now or formerly of said Mancini and other land now or formerly of said Mancini as described in a deed recorded in said Registry of Deeds in Book 12184, Page 022, South 19°-10'07" East, a distance of 44.06 feet;

Thence, through the land now or formerly of said Mancini, and by and along the land now or formerly Thomas Doherty as described in a deed recorded in said Registry of Deeds in Book 12901, Page 156, North 66°-25'-03" East, a distance of 133.00 feet to the aforementioned westerly sideline of North Street;

Thence, by and along the westerly sideline of North Street, North 22°-58'-18" West, a distance of 42.97 feet to the Point of Beginning.

The above described parcel of land is comprised of 5715 square feet or 0.13 of an acre.

The above bearings are based upon a magnetic North observation taken on the above described parcel during December 2011.

The above description is based upon a survey and plan thereof titled "Existing Conditions/Site Plan at 104 North Street Portland Maine, prepared for Peter Murray by Robert T. Greenlaw, PLS of 134 Portland Avenue, Old Orchard Beach Maine said plan is dated January 7, 2012.

Meaning and intending to convey and hereby conveying the same premises conveyed to Robert C. Hains by Quitclaim Deed Without Covenant from Edwin C. McLaughlin, a/k/a E. Carl McLaughlin, dated September 26, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6913, Page 100. Reference is also made to a Release Deed from the City of Portland to Robert C. Hains, dated September 19, 1985 and recorded in said Registry of Deeds in Book 6905, Page 345.

S:\MMPMC24\Murp01\104 North St\Deed from Hains to Murray.doc

Received  
Recorded Register of Deeds  
Apr 17 2012 09:17:03A  
Cumberland County  
Pamela E. Lovley

## Written Statement for 104 North Street, Portland, ME 04101

1. Description of Proposed Use: Single-Family Residential building with full basement.
2. Total Land Area of Site: 5,715 SF square feet
3. Total Floor Area: First floor habitable footprint is 820 sf. Second Floor = 1,264, Third Floor = 866. Total Occupied SF = 2,950 SF, with 820 sf of basement.
4. Proposed Easements:
  - a. None
5. Solid Waste: It is expected that occupants will use the “blue bags” available for purchase to city residents for solid waste disposal.
6. Utility Connections: City water & sewer, electric and natural gas connections will be required.
7. Storm Water Narrative: to be submitted as required upon review of submitted site plan.
8. Construction Plan: All construction will be done in a single phase taking 9-12 months to be completed in the summer of 2013.
9. N/A
10. Financial Capacity: Owners will be financing from savings pending sale of existing house. No mortgage lender will be needed.
11. Evidence of Title: Please see accompanying Deed.
12. N/A
13. CAD files included in submission.

The project at 104 North St is a single-family home designed with the traditional massing, scale, form and details found on many projects in the east end. The dimensions of the lot fall within the R-6 Small Lot requirements. All zoning rules have been met, and we will not be asking for any exceptions.

The owners and development team of 104 North St. are: Peter and Deborah Murray – owners. Kaplan Thompson Architects – Architect. Residence will be owner occupied.

KAPLAN THOMPSON  
ARCHITECTS

PORTLAND FIRE DEPT. CHECKLIST FOR 104 NORTH STREET  
PORTLAND, ME 04101

1. Owners: Peter and Deborah Murray
2. Architect: Kaplan Thompson Architects, 424 Fore St., Portland, ME 04101
3. Proposed Uses:
  - a. IRC: Residential, one- and two-family dwellings not more than three stories in height (R101.2 Scope).
4. Square Footage of all structures:
  - a. First Floor: 820 SF
  - b. Second Floor: 1,264 SF
  - c. Third Floor: 866 SF
  - d. **TOTAL Habitable: 2,950 SF**
  - e. Basement: 820 SF
5. Proposed Building Height: 32'-6" above average grade.
6. Fire Protection: 2 1/2 stories, Type V(B) Construction): Sprinklered NFPA 13D system.
7. Hydrant Locations: ~45' from lot to hydrant on North Street.
8. Water Main Size and Location: Water Main at Street (See Site Plan).
9. Access to Fire Department Connections: N/A – Standpipe not required: IRC 2003.
10. Access to all structures (min. 2 sides): North Street side, and to the southeast driveway.
11. Code Summary: See attached document.
12. Elevator is a one-unit residential elevator: exempt from larger elevator dimensions.
13. N/A



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 1046  
**Tender Amount:** 4495.00

## Receipt Header:

**Cashier Id:** bsaucier  
**Receipt Date:** 8/9/2012  
**Receipt Number:** 46881

## Receipt Details:

Referance ID:	7561	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4658-SF - SF, 2.5 stories, 2.5 bath, 3 bed, att Garage			
Additional Comments: 104 North			

Referance ID:	7562	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	4020.00	Charge Amount:	4020.00
Job ID: Job ID: 2012-08-4658-SF - SF, 2.5 stories, 2.5 bath, 3 bed, att Garage			



Additional Comments:

Referance ID:	7563	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-08-4658-SF - SF, 2.5 stories, 2.5 bath, 3 bed, att Garage			
Additional Comments:			

Referance ID:	7564	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-08-4658-SF - SF, 2.5 stories, 2.5 bath, 3 bed, att Garage			
Additional Comments:			

Thank You for your Payment!



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Greg Mitchell - Acting Director of Planning and Urban Development  
Marge Schmuckal, Zoning Administrator

December 29, 2011

Peter L. Murray  
89 West Street  
Portland, ME 04102

RE: 104 North Street – 12-Q-4- (the “Property”) – R-6 zone

Dear Peter Murray,

I am in receipt of your request for a determination letter concerning the Property. The Property is located within an R-6 zone. Under 14-139(2) of The Land Use Zoning Ordinance the R-6 zone allows for an alternative set of zoning regulations for *Small residential lot development*, if certain criteria is met.

The first criteria is that the lot is vacant or is used exclusively for parking or contains a structure not used for residential purposes as of January 1, 2005; and the lot existed as of January 1, 2005. My research of the Property and all abutting properties indicate that the Property has been a separate lot prior to 1957 and has not been cut-off from any adjoining lot. The lot has existed prior to January 1, 2005 and has not been used for residential purposes as since January 1, 2005. The first criteria are being met.

The *Small residential lot development* has no minimum lot size. However, there is a maximum lot size requirement of 10,000 square feet. Per the assessor’s records, the Property is 5,839 square feet in lot size. Therefore, the Property is meeting the maximum lot size requirement.

It is noted that the *Small residential lot development* does not list a minimum street frontage. It also lists that there is no minimum lot width requirement. The regular R-6 zoning lists a minimum street frontage and minimum lot width of 40 feet each. The Property is shown to have 43.5 foot of street frontage. The lot widens slightly from the front to a rear of 45 foot. The Property is meeting both the regular R-6 zone and *Small residential lot development* requirements.

All the other listed requirements refer to yard dimensions, building height, open space requirement, minimum land area per dwelling unit and parking. Because there is no specific plot plan, or construction plans for review at this time, I cannot determine zoning compliance.

# 104 North ST



Copyright 2011 Esri. All rights reserved. Tue Aug 14 2012 03:33:12 PM.

179 Sheridan



179 Sheridan  
122003

~ 30'

30  
+ 31.42  

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61.42 ÷ 5 = 12.28

**IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level I Minor Residential Development application was submitted to the Portland Inspections Division by Peter and Deborah Murray to build a new single family home at 104 North Street.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Inspections Division, Room 315, City Hall. If you have any questions or wish to submit comments, contact Ann Machado, Zoning Specialist at 874-8709 or email [amachado@portlandmaine.gov](mailto:amachado@portlandmaine.gov)

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015 B013

015 A002

015 A003

012 H002

015 A001

112 - 246  
111 - 235

34 - 64  
35 - 63

015 E001  
015 E002  
015 E003  
015 E004  
015 E005  
015 E006  
015 E007

012 H003  
012 H007  
012 H005

012 H012

012 H014

012 H009

012 H016

015 E008

015 E022

012 H022

012 H020

015 E009

015 E021

015 E018

012 H013

012 H018

015 E012

015 E020

015 E014

015 F007

015 F008

190 - 196  
189 - 195

012 G006

SHERIDAN ST

WALNUT ST

66 - 86  
65 - 83

012 Q002

012 Q016

NORTH ST

96 - 110  
95 - 109

MONTREAL ST

40 - 72  
39 - 69

015 F010

015 F011

012 G010  
012 G011  
012 G012  
012 G013  
012 G014  
012 G015  
012 G016

0-0-0  
0-0-0

012 Q017

012 Q004

012 Q001

012 Q006

012 Q020

012 Q007

015 F012

015 F019

88 - 108  
85 - 107

146 - 188  
145 - 187

012 Q003

012 Q005

012 Q009

78 - 94  
77 - 93

015 F014

015 F020

012 P003

012 P001

012 P006

012 P004

012 P009

012 Q018

012 Q008

012 Q019

012 Q010

012 Q009

012 Q011

012 Q013

54 - 80  
55 - 79

014 M024

014 M010

58 - 74  
57 - 75

012 P007

012 P012

012 P014

012 P017

012 Q012

012 Q015

013 K015

012 P013

012 P016

012 P021

013 K014

013 K001

**Labels Requested For CBL:**

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012 Q001

012 Q003

012 Q004

012 Q006

012 Q016

012 Q017

015 E014

ASSESS\_OWNER



## Gayle Guertin - 104 North St.

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**From:** Gayle Guertin  
**To:** Ann Machado; Marge Schmuckal  
**Date:** 8/15/2012 11:06 AM  
**Subject:** 104 North St.  
**CC:** Gayle Guertin

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Abutters notices were sent out as of 8-15-12 for 104 North St.

Gayle

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	O/C - 8" x 18" 8' - OK			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Shows drainage			
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	OK			
Lally Column Type (Section R407)	Steel beams			
Girder & Header Spans (Table R 502.5(2))	" "			
Built-Up Wood Center Girder Dimension/Type	" "			
Sill/Band Joist Type & Dimensions				
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	LVL'S			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	" "			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	OK			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	OK	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	OK	
Fastener Schedule (Table R602.3(1) & (2))	per IRC	
<b>Private Garage</b> (Section R309) Living Space? <i>Yes</i> (Above or beside)		
Fire separation (Section R309.2) <i>OK Shows 5/8"</i>		
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	<i>Need egress</i>	
Roof Covering (Chapter 9)	OK	
Safety Glazing (Section R308)	<i>Need in stair</i>	
Attic Access (Section R807)	<i>OK - shows 22" x 30"</i>	
Chimney Clearances/Fire Blocking (Chap. 10)	<del>Structure</del> <i>N/A</i>	
Header Schedule (Section 502.5(1) & (2))	OK	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	OK	

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	<p>7 1/2" R w/ 11" tread 10" Tread OK</p> <p>OK</p> <p>OK</p> <p>OK</p>	
Smoke Detectors (Section R313) Location and type/Interconnected	Condition	
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK	



## **104 North St. Design Principles and Standards**

Below are our responses to design principles and standards as required. We believe that we meet and exceed these standards.

The proposed 104 North Street home for Peter & Deborah Murray has been designed to complement and resonate with the established building styles of its immediate and larger neighborhoods on Munjoy Hill. The house itself is an end-gable structure with a steeply pitched roof placed longitudinally on the long narrow lot in a manner very similar to most of the houses in the immediate neighborhood and hundreds of houses on Munjoy Hill. Window placements and proportions echo those of the neighboring structures. The street facade and placement of the house between its neighbors maintains the rhythm of the streetscape. Most important, the garage is located behind the main element of the house and is not visible from the street. Much effort has been expended to make sure that this new structure will embody the spirit of the infill housing regulations as well as comply with their terms.

### **PRINCIPLE A Overall Context**

*A building design shall contribute to and be compatible with the predominant character-defining architectural features of the neighborhood.*

#### **STANDARD A-1 Scale and Form**

This project is a single-family home, common to its two-block neighborhood. As well, the scale and bulk have been carefully designed to present a front façade with a scale in keeping with its immediate neighbors to each side. The roof eave aligns with dominant features of its immediate neighbors as well.

#### **STANDARD A-2 Composition of Principal Facades**

The rhythm, size, and proportion of the proposed façade have been carefully and creatively designed to relate to the neighboring buildings.

#### **STANDARD A-3 Relationship to the Street**

The principle façade is oriented towards the street, and has the character-defining features common to the neighborhood: porch, gable roof, inset entry with stoops and overhangs. In addition, the building holds tightly to the street edge, further defining this edge and reinforcing the existing patterns of North Street.



### **PRINCIPLE B Massing**

*The massing of the building reflects and reinforces the traditional building character of the neighborhood through a well composed form, shape and volume.*

#### **STANDARD B-1 Massing**

The massing and form used in our building is common to other buildings in the neighborhood. It is narrow at the street façade and lengthened along the axis of the property with a gable that extends the length of the lot.

#### **STANDARD B -2 Roof Forms**

The steep pitch roof and decorative entry overhangs are both common to the neighborhood.

#### **STANDARD B -3 Main Roofs and Subsidiary Roofs**

There is a clear main roof form facing the street. All major roof forms are gable with shed roofed dormers, and the entry roofs are subsidiary to this. All roof pitches are sloped leading to a single roof form.

#### **STANDARD B-4 Roof Pitch**

The gable roof is symmetrical to the street with balanced dormers, perpendicular to the street.

#### **STANDARD B-5 Facade Articulation**

We have provided features 1, 2, 3, & 4: Gable & dormers, balcony, recessed entry, covered entry & stoop.

#### **STANDARD B-6 Garages**

The attached garage is tucked behind the front mass of the house along the side of the building and will not open onto North St directly.

### **PRINCIPLE C Orientation to the Street**

*The building's façade shall reinforce a sense of the public realm of the sidewalk while providing a sense of transition into the private realm of the home.*



### STANDARD C-1 Entrances

The main entrance is oriented towards the street, and is covered with a front porch.

### STANDARD C-2 Visual Privacy

Visual privacy is provided by means of a front porch, and that the main level is more than 24" above the adjoining sidewalk grade. All first floor windows on the street will be >48" above grade.

### STANDARD C-3 Transition Spaces

The front entrance with stoop and roof acts as a transition space.

### PRINCIPLE D Proportion and Scale

*Building proportions must be harmonious and individual building elements shall be human scaled.*

### STANDARD D-1 Windows

The majority of the windows are rectangular with a vertical orientation.

### STANDARD D-2 Fenestration

The building fenestration is appropriately scaled to the mass of the building, and is over 12% of the total façade area.

### STANDARD D-3 Porches

N.A.

### PRINCIPLE E Balance

*The building's façade elements must create a sense of balance by employing local or overall symmetry and by appropriate alignment of building forms, features and elements.*

### STANDARD E-1 Window and Door Height





The majority of window and door heights align along a common datum.

#### STANDARD E-2: Window and Door Alignment

Windows and doors are vertically aligned whenever possible.

#### STANDARD E-3: Symmetricality

Windows are arranged symmetrically about the roof centerline at the street façade.

### **PRINCIPLE F Articulation**

*The design of the building is articulated to create a visually interesting and well composed residential façade.*

#### STANDARD F-1 Articulation

The architecture of the building has extensive trim and detailing that articulate the façade in an appropriate manner.

#### STANDARD F-2 Window Types

No more than two window types are shown, and the sizes are appropriate for the room functions contained within.

#### STANDARD F-3 Visual Cohesion

The predominant siding material will be fiber cement clapboard siding with composite trim. Building cornices will be wrapped in architectural metal and painted composite trim.

#### STANDARD F-4 Delineation Between Floors

Each floor of the building is articulated with an architectural element. First floor: Front Entry. Second floor: balcony. Third floor: change in roof form and material.

#### STANDARD F-5: Porches, etc.

The front porch is integrated into the façade design with cohesive detailing and consistent building materials.

#### STANDARD F-6: Main Entries



The main entry is oriented towards the street emphasized by its front porch and clearly visible front door.

#### STANDARD F-8: Articulation

Building is articulated through the use of the following features: 1) deep eaves and cornices; 2) trim width is appropriate for the general scale of the house; 3) all building offsets are greater than 12”

#### **PRINCIPLE G Materials**

*Building facades shall utilize appropriate building materials that are harmonious with the character defining materials and architectural features of the neighborhood.*

#### STANDARD G-1 Materials

All siding materials are harmonious and compatible with buildings located within a 2 block radius. As well, clapboard siding is the predominant siding material on Munjoy Hill and the building’s immediate neighbors.

#### STANDARD G-2 Material and Façade Design

All materials are consistent with the building design.

#### STANDARD G-3 Chimneys

NA

#### STANDARD G-5 Patios and Plazas

There are no patios or plazas visible from the street. All walkways shall be constructed from permanent materials.

#### NEIGHBORING BUILDING PHOTOGRAPHS

KAPLAN THOMPSON  
ARCHITECTS



KAPLAN THOMPSON  
ARCHITECTS



KAPLAN THOMPSON  
ARCHITECTS



**Brad Saucier - 104 North Street, Murray Single Family Home - BP Issuance**

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**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 9/24/2012 9:52 AM  
**Subject:** 104 North Street, Murray Single Family Home - BP Issuance

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Hi all, this project, site plan #2012-08-4658-SF, the Murray single family home located at 104 North Street, meets minimum DRC site plan requirements for the issuance of a building permit. Please see 1S for sign off and conditions of approval.

Thanks,

Phil