

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that JESSICA A RUSSELL

Located At 363 DEERING AVE

Job ID: 2012-02-3318-SF

CBL: 118-E-011-001

has permission to build a New Single Family Residence with an Attached Garage.

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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**

04/23/2012

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.**
1. Footings/Setbacks prior to pouring concrete
  2. Foundation prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insulation prior to Close-In
  5. Final Inspection/ Certificate of Occupancy

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)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-02-3318-SF

Located At: 363 DEERING AVE

CBL: 118- E-011-001

## **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. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed.
3. A separate no fee One- or Two-family Fire Sprinkler Permit is required.
4. All smoke detectors and smoke alarms shall be photoelectric.
5. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.
6. **Sprinkler requirements**
  - a. The sprinkler system shall be installed in accordance with NFPA 13D. A compliance letter is required.
  - b. 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.
  - c. Application requires State Fire Marshal approval.
  - d. install an NFPA 13D automatic sprinkler system.

### **Building**

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems (Solar Panel), commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Structural insulated panel (SIP)
  - a. R613.6 Interior load-bearing walls. Interior load-bearing walls shall be constructed as specified for exterior walls.
  - b. R613.7 Drilling and notching. The maximum vertical chase penetration in SIPs shall have a maximum side dimension of 2 inches centered in the panel core. Vertical chases shall have a minimum spacing of 24-inches on center. Maximum of two horizontal chases shall be permitted in each wall panel, one at 14 inches from the bottom of the panel and one at mid-height of the

wall panel. The maximum allowable penetration size in a wall panel shall be circular or rectangular with a maximum dimension of 12 inches. Overcutting of holes in facing panels shall not be permitted.

4. R316.5.10 Interior finish. Foam plastics shall be permitted as interior finish where approved in accordance with Section R316.6 Foam plastics that are used as interior finish shall also meet the flame spread index and smoke-developed index requirements of Sections R302.9.1 and R302.9.2.
5. 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 (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.

**DRC**

1. See attached letter/ Conditions of Approval from the Planning Division.

## Planning Department Conditions of Approval

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. Trees that will be removed within the setback that are typically required to be saved, will need to be replaced in kind consistent with the Site Plan Ordinance, Section 14-526 (b) 2 Landscaping and Landscape Preservation. The applicant is required to meet with the Development Review Coordinator and City Arborist to identify locations on the site for tree replacement, and for approval of tree types and sizes. This condition must be met prior to the issuance of a Certificate of Occupancy.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-02-3318-SF	Date Applied: 2/17/2012	CBL: 118- E-011-001	
Location of Construction: 363 DEERING AVE	Owner Name: JESSICA A RUSSELL	Owner Address: 25 MOTLEY ST  PORTLAND, ME 04102	Phone:  207-944-5512
Business Name:	Contractor Name: John Gordon	Contractor Address: 17 Bayview AVE BUCKSPORT ME 04416	Phone:  (207) 902-1068
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  R-5
Past Use:  Vacant	Proposed Use:  New Single family home – build a two story, single family home with one car garage	Cost of Work: 500000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: RS Type: SB  MUBEC Signature: <i>[Signature]</i>
Proposed Project Description: New Single Family Residence		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>panel 13 - Zone C</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Level I</i> <i>Minor Residential</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>02 w/ conditions</i> <i>4/12/12 ABM</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABM</i></p>
	<b>CERTIFICATION</b>		

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
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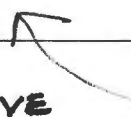
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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#2022 02 338

Entered 2/11 (35)

Location/Address of Site: <b>303 DEERING AVENUE</b>		
Total Square Footage of Proposed Structure/Area: HOUSE: 2045 SF GARAGE: 687 SF TOTAL: 2732 SF	Area of lot (total square feet): <b>8850 S.F.</b>	Number of Stories: <b>TWO</b>
Tax Assessor's Chart, Block & Lot(s) Chart# <b>118</b> Block # <b>E</b> Lot# <b>11</b>	Fees Paid: (for Office Use Only) Site Plan _____ Building Permit _____ Inspection _____	Cost of Work: Work: <b>\$500K est.</b> C of O Fee <b>\$75.00</b>
Current Legal Use: Number of residential Units <b>0 - VACANT</b>	If vacant, previous use? <b>UNKNOWN</b>	Is property part of a subdivision? <b>YES.</b> If yes, please name: <b>DEERING ESTATES</b>
Proposed Use and Project Description: <b>NEW SINGLE FAMILY RESIDENCE</b>		
Applicant - must be owner, Lessee or Buyer Name: <b>JESSICA A. RUSSELL</b> Business Name, if applicable: Address: <b>25 MOTLEY STREET</b> City/State: <b>PORTLAND</b> Zip Code: <b>04102</b>		Applicant Contact Information Work # <b>—</b> Home# <b>—</b> Cell # <b>207.944.5512</b> e-mail: <b>JAG207@GMAIL.COM</b>
Owner - (if different from Applicant) Name: <b>SEE APPLICANT ABOVE</b> Address: City/State: Zip Code:		Owner Contact Information Work # Home# Cell # e-mail:
Agent/ Contractor Name: <b>JOHN GORDON, ARCHITECT</b> Address: <b>17 BAYVIEW AVE.</b> City/State: <b>BUCKSPORT</b> Zip Code: <b>04416</b>		Agent/Contractor Contact Information Work # <b>207.902.1068</b> Home# <b>—</b> Cell # <b>207.299.6172</b> e-mail: <b>JPG@JOHNGORDONARCH.COM</b>
Billing Information Name: <b>SEE APPLICANT ABOVE</b> Address: City/State: Zip Code: Phone Number:		Contact when Building Permit is Ready: Name: <b>SEE AGENT ABOVE</b> Address: City/State: Zip Code: Phone Number:

RECEIVED  
FEB 17 2012  
Dept. of Building & Construction  
City of Portland



**DEVELOPMENT REVIEW FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p><b>Level I Minor Residential Site Plan</b></p> <p>✓ Application Fee (\$300.00 flat fee)</p> <p>✓ Inspection Fee (\$100.00 flat fee) (for an inspection conducted by the Planning Division)</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> <li>• Notices (\$.75 each)</li> </ul>	<p><b>Fees Paid</b> (office use)</p> <p>—</p> <p>—</p>
<p><b>Performance Guarantee</b></p> <p>NA</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>
<p><b>Building Permit Fee</b></p> <p>\$5020.</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>

**Application Check List:**

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Inspections Division to start the review process.

**Refer to the application checklist for a detailed list of submittal requirements.**

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.

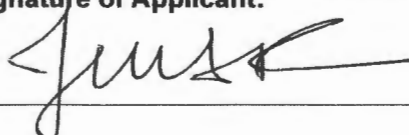
**Property Taxes:**

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.

<p><b>Signature of Applicant:</b></p> 	<p><b>Date:</b></p> <p>02.16.2012</p>
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This is not a permit; you may not commence any work until the permit is issued.

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Completed application form and check list.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of right, title and interest.
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Copies of required state and/or federal permits.
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written Description of existing and proposed easements or other burdens.
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Written requests for waivers from individual site plan and/or technical standards.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	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>SEE PROJECT SUMMARY.</b>

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)	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.)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>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.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Location and dimension of existing and proposed paved areas.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed ground floor area of building.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Finish floor elevation (FEE) or sill elevation.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Exterior building elevations (show all 4 sides).</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed utilities (or septic system, where applicable)</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Existing and proposed grading and contours.</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ <i>Proposed stormwater management and erosion controls.</i>

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Total area and limits of proposed land disturbance.
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, <u>except for a single family home.</u>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input checked="" type="checkbox"/> 11x17 original	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	<b>One (1) complete set of construction drawings must include:</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Cross section with framing details
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Floor plans and elevations to scale
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Window and door schedules
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Foundation plans w/required drainage and damp proofing , if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Detail egress requirements and fire separation, if applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IEEC 2003
<input checked="" type="checkbox"/> NA	<input type="checkbox"/>		▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ 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.)
<input checked="" type="checkbox"/> 11x17 originals	<input type="checkbox"/>		▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**Reminder:** 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**

Corporate Grantor

**Know all Men by these Presents,**

That **M. R. Brewer Fine Woodworking, Inc.**, a corporation organized and existing under the laws of the State of Maine, and having a mailing address of 91 Bell Street, Portland, Maine, for consideration paid, grant to:

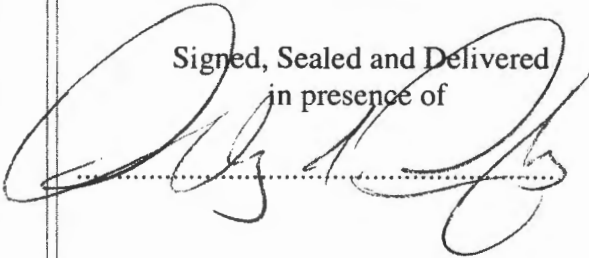
**Jessica A. Russell**

of Portland, in the County of Cumberland, and State of Maine, whose mailing address is: 25 Motley Street, Portland, Maine 04102, with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

**In Witness Whereof**, the said **M. R. Brewer Fine Woodworking, Inc.**, has caused this instrument to be executed by Malcolm R. Brewer, its President, thereunto duly authorized this 22nd day of the month of September, 2010.

Signed, Sealed and Delivered  
in presence of



**M. R. Brewer Fine Woodworking, Inc.**

Malcolm R Brewer

By: Malcolm R. Brewer  
Its: President

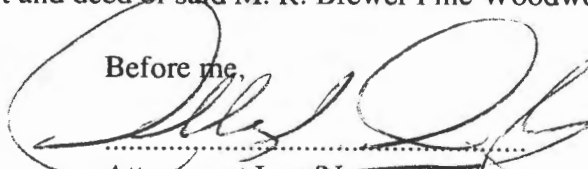
State of Maine  
County of Cumberland

ss.

September 22, 2010

Then personally appeared the above named Malcolm R. Brewer, President, of said M. R. Brewer Fine Woodworking, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said M. R. Brewer Fine Woodworking, Inc.

Before me,



Attorney at Law/Notary Public

Printed Name Donnelly S. Douglas

## EXHIBIT A

A certain lot or parcel of land situated on the easterly side of Deering Avenue, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at the intersection of the southerly line of Noyes Street with the easterly line of Deering Avenue;

Thence S 19° 18' 05" E along said Deering Avenue 62.08 feet to the southwest corner of the land of Congregation Shaarey Tphiloh and the point of beginning;

Thence from said point of beginning, N 70° 50' 27" E leaving said Deering Avenue and proceeding along said Congregation Shaarey Tphiloh 104.19 feet to land now or formerly of Congregation Shaarey Tphiloh;

Thence S 23° 54' 00" E along said Congregation Shaarey Tphiloh land and land now or formerly of Woolf, 82.23 feet to the northeast corner of other land of Congregation Shaarey Tphiloh;

Thence S 70° 11' 34" W along said land of Congregation Shaarey Tphiloh 110.06 feet to the easterly side of Deering Avenue;

Thence N 19° 48' 05" W along said Deering Avenue, 83.20 feet to the point of beginning.

Containing 0.20 acres, more or less.

Reference is made to a plan entitled "Boundary Survey of 94 Noyes Street, Portland, Maine, made for Congregation Shaarey Tphiloh, 76 Noyes Street, Portland, Maine", dated August 2, 2007 and revised on October 30, 2007 by Owen Haskell, Inc.

Being the premises conveyed to the Grantor by warranty deed from Congregation Shaarey Tphiloh dated December 21, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25725, Page 43.



**UBS Financial Services Inc.**

One City Center, 7th Floor

Portland, ME 04101

Tel. 207-774-1008

Fax 207-774-9684

Toll Free 800-283-1008

Advisory & Brokerage Services

[www.ubs.com](http://www.ubs.com)

City of Portland, ME

To Whom It May Concern:

Jessica Russell has sufficient funds available as of 2/16/12 closing to execute a \$500,000.00 project at 363 Deering Ave.

Please be aware this account is a securities account, not a "bank" account. Securities, mutual funds and other non-deposit investment products are not FDIC-insured or bank guaranteed, and are subject to market fluctuation. The assets in the account, including cash balances, may also be subject to the risks of withdrawal and transfer. The above-referenced account value may reflect assets not held at UBS.

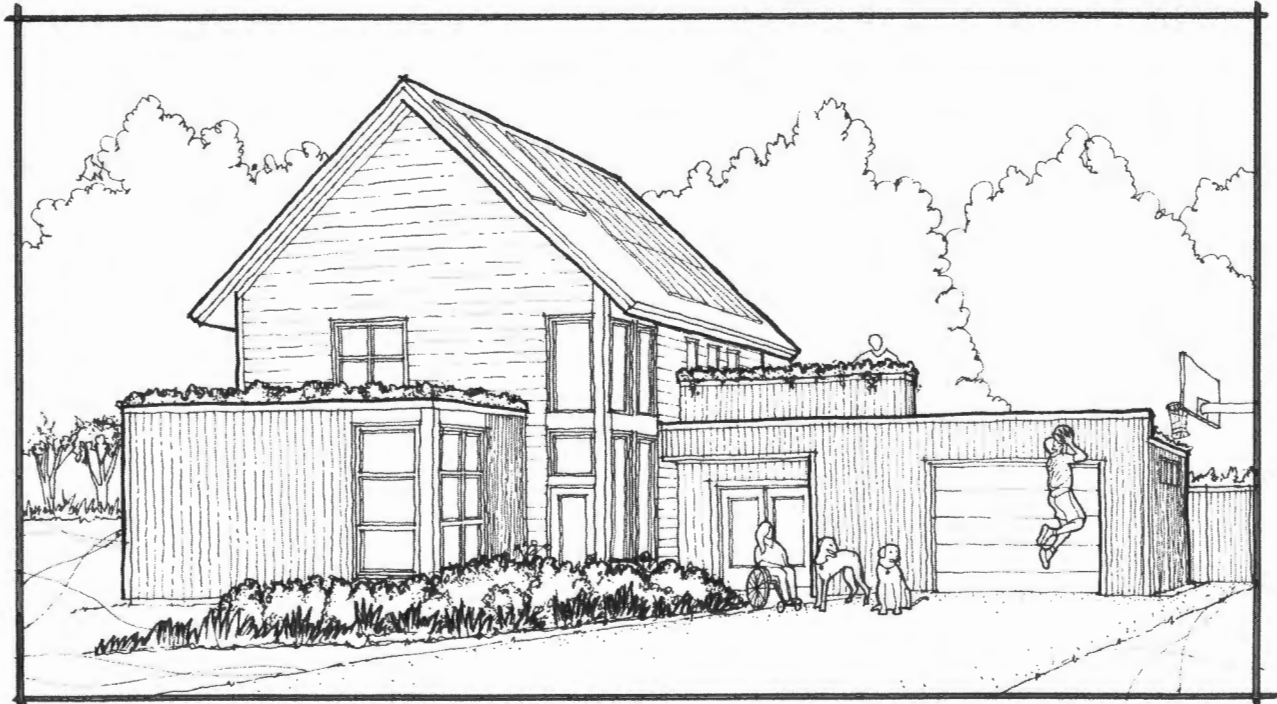
Regards,

A handwritten signature in black ink, appearing to read "Cindy Behan", with a long, sweeping flourish extending to the right.

Cindy Behan  
Branch Administrative Manager  
UBS Financial Services Inc.

# 363 HOUSE

A small, near net-zero family home in Portland, Maine.



**Level I - Minor Residential Development Review Application**  
Portland, Maine

RECEIVED  
FEB 17 2012  
Dept. of Planning  
City of Portland

john gordon | architect  
17 bayview avenue  
bucksport, maine 04416  
207.299.6172

02.14.2012

## 363 HOUSE

Portland, Maine

### Project Summary

1. Owner: Jessica A. Russell.
2. Project: A new, two-story single family residence.
3. Location: 363 Deering Avenue.
4. Lot Info:
  - a. Current lot is vacant.
  - b. Size: 0.20 AC/8,850 s.f.
  - c. Proposed Total Disturbed Area: 8,480 s.f. (96%).
  - d. Lot Coverage: 2,372 s.f. (27%).
5. Zoning: Zone R-5.
6. Proposed Building Height: 32'.
7. Total living space: 2,045 s.f.
8. Three bedrooms, two baths.
9. One car, attached garage. 687 s.f.

### Applicable Building Codes (as adopted and amended by City of Portland)

- Maine Uniform Building and Energy Code
- International Residential Code (2009)
- International Energy Conservation Code (2009)
- NFPA 101 (2009)

### Fire Safety Summary

1. House to be protected throughout by automatic fire sprinkler system in compliance with NFPA 13D.
2. Egress-sized operable windows at bedrooms and where required by code.
3. Separation between house and garage includes 5/8" Type "X" GPDW at garage side of wall. Door between house and garage is UL 20 min.
4. Smoke detectors shall be photoelectric-type alarms, located and installed in accordance with NFPA 101 and the National Electric Code. Smoke alarms shall be hard-wired (with battery back-up) and interconnected. One carbon-monoxide detector per floor shall be provided.
5. Fire hydrants (2) are located within close proximity of lot (see attached Infrastructure Map provided by Portland Water District).

### Heating System

Primary space heating to be provided by electric panel radiators and split-zone air-source heat pump. Based upon estimated electricity demand and rooftop solar gain, a 7.8 kw roof-mounted photovoltaic array coupled with a grid-tied inverter will provide approximately 75% of total energy consumed on-site.

17 bayview avenue  
bucksport, maine 04416  
t: 207.902.1068

[www.johngordonarch.com](http://www.johngordonarch.com)

TAX RECEIPT  
City of Portland, Maine  
P O Box 544  
Portland ME 041120544  
207-874-8856

Paid by: RUSSELL JESSICA A  
25 MOTLEY ST  
PORTLAND ME 04102

Receipt#: 30196 / 992744  
Batch: KELLYG 1/11/2012 01  
Date paid: 1/11/2012

-----  
Account ID: 50356 Parcel Id  
363 DEERING AVE  
Owner: RUSSELL JESSICA A

118 - E-011-001  
REAL ESTATE TAX  
118-E-11  
DEERING AVE 359-365  
8412 SF  
-----

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2012 2 RE TAX	90800	18.28000	829.91			829.91

Printed: 1/11/12 14:09:19

Receipt total: 829.91

Tender: CHECK 1004 829.91

Thank you for your tax payment; City of Portland, Maine Treasury Staff



TAX RECEIPT  
City of Portland, Maine  
P O Box 544  
Portland ME 041120544  
207-874-8856

Paid by: RUSSELL JESSICA A  
25 MOTLEY ST  
PORTLAND ME 04102

Receipt#: 30194 / 992742  
Batch: DJR 1/11/2012 00  
Date paid: 1/11/2012

-----  
Account ID: 50356 Parcel Id 118 - E-011-001  
363 DEERING AVE REAL ESTATE TAX  
Owner: RUSSELL JESSICA A 118-E-11  
DEERING AVE 359-365  
8412 SF  
-----

Year	Value	Rate	Base	Pen & Int	Coll fee	Total paid
2012 1 RE TAX	90800	18.28000	829.91	19.58		849.49

Printed: 1/11/12 14:01:58 Receipt total: 849.49

Tender: CHECK 1003 849.49

Thank you for your tax payment; City of Portland Maine Treasury Staff

UNPAID BALANCE AS OF: 1/11/12	Base	Pen & Int	Coll fee	Total unpaid
2012 2 RE TAX	829.91			829.91

Thank you for your tax payment; City of Portland, Maine Treasury Staff

Applicant: Jessica A. Russell

Date: 2/22/12

Address: 363 Deering Ave.

C-B-L: 118-E-11

perm # 2012-02-3318

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R5

Interior or corner lot -

Proposed Use/Work - build new 2 story single family w/ 20.5' x 34' attached garage (1 car)

Sevage Disposal - public.

Lot Street Frontage - 50' min. - 83.20' min (OK)

Front Yard - 20' min or average - 22' scaled (OK)

Rear Yard - 20' min - 24' scaled to garage (OK)

Side Yard - 1 1/2 spaces 8' - 14.5' scaled on left (OK)

Projections - 2 spaces 12' - 16' " on right (OK)

Width of Lot - 60' min - 82' scaled (OK)

Height - 35' max - 32' from g. side to top of ridge (OK)

Lot Area - 6000 sq ft min - 8,850 sq ft min (OK)

Lot Coverage/ Impervious Surface - 49% = 3,540 sq ft

20.5 x 34 = 697

31 x 23 = 713

17 x 22 = 374

17 x 14 = 238

2022 (OK)

Area per Family - 3000 sq ft for 1 or 2 family

Off-street Parking - 2 off street spaces - 1 in garage 19' x 26.7' (OK)

Loading Bays - N/A

Site Plan - Level I Minor Residential

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	11' Thick ICF Fdn. Wall  8" x 19 ~ 20' Footing w/ #4's Rebar	① Need ICF Specs.
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" Pref. Pipe w/ Fabric Filter	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	→	① Need ICF Specs.
Lally Column Type (Section R407)	N/A	
Girder & Header Spans (Table R 502.5(2))		
Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	4" Thick Reinf. Slab on Grade.	(Okay)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	11 7/8" I-Joists @ 24" O.C.	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	- Wood Trusses 24" O.C. - PT. 2x6" @ 16" O.C. / 1 1/8" Joist - 12" SIPS @ 16" O.C.	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Floor: 3/4" / Wall: 7/16" / Roof: 5/8"	Okay
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)		
Fire separation (Section R309.2)	5/8" Type "X" Gypsum on walls	
Opening Protection (Section R309.1)	"E2" 20 min. Rated (UL)	
Emergency Escape and Rescue Openings (Section R310)	"A" Egress shown	
Roof Covering (Chapter 9)	S.S. Metal Roof	
Safety Glazing (Section R308)	Sliding Door @ 1st Fl. Landing	
Attic Access (Section R807)	22 x 22" shown	0 22 x 30" Min. Required
Chimney Clearances/Fire Blocking (Chap. 10)		
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		

<p><b>Type of Heating System</b></p>		
<p><b>Means of Egress</b> (Sec R311 &amp; R312)  <b>Basement</b>   <b>Number of Stairways</b>   <b>Interior</b>   <b>Exterior</b>   <b>Treads and Risers</b>          (Section R311.5.3)   <b>Width</b> (Section R311.5.1)   <b>Headroom</b> (Section R311.5.2)   <b>Guardrails and Handrails</b>          (Section R312 &amp; R311.5.6 – R311.5.6.3)</p>		
<p><b>Carbon Monoxide Alarms</b> (R315)  <b>Smoke Alarms</b> (Section R313)  <b>Location and Interconnected</b></p>		
<p><b>Dwelling Unit Separation</b> (Section R302.3)</p>		
<p><b>Deck Construction</b> (Section R502.2.1)</p>		

**Jonathan Rioux - Re: 363 Deering Ave.**

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**From:** john gordon <jpg@johngordonarch.com>  
**To:** Jonathan Rioux <JRIOUX@portlandmaine.gov>  
**Date:** 4/23/2012 12:23 PM  
**Subject:** Re: 363 Deering Ave.  
**Attachments:** 363 deering A1.1-REV.pdf; 363 deering A1.2-REV.pdf; 363 deering S0-REV.pdf

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Hi Jon

Thank you for your review comments and taking the time earlier today to discuss the list. Below you will find my responses in red. Also, attached you will find three revised drawings as noted in my comments.

If you have any further questions or require additional information, please don't hesitate to contact me. Thanks, again!

John

—

john p. gordon, aia  
maine licensed architect

john gordon | architect  
17 bayview avenue  
bucksport, maine 04416  
o: 207.902.1068  
c: 207.299.6172

On Apr 20, 2012, at 2:07 PM, Jonathan Rioux wrote:

Mr. Gordon

Can you provide a response (email is sufficient) for the bulleted items below?

- Window and door Girder & Header Spans (Table R 502.5(2)) I have confirmed that all girder and header spans will be in compliance with Table R 502.5(2).
- Ventilation of Space per ASRAE 62.2, 2007 This house will be ventilated in full compliance with ASHRAE 62.2 via Heat Recovery Ventilation system.
- 22 by 22 inches show...R807.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet and have a vertical height of 30 inches or greater. The vertical height shall be measured from the top of the ceiling framing members to the underside of the roof framing members. The rough-framed opening shall not be less than 22 inches by 30 inches and shall be located in a hallway or other readily accessible location. I have revised the attic access to 22x30. Please refer attached drawing A1.2-REV.
- Window sills in locations more than 72 inches from finished grade shall be a

minimum of 24 inches above the finished floor of the room, unless a window fall prevention device is installed in accordance with section R612.3. All second floor window sills are greater than 24" above finished floor.

- A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape. All second floor bedrooms have code compliant emergency escape (egress-sized windows, window Type A). In addition, the Master Bedroom (ground floor) has a door to the exterior.
- A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery. One smoke detector at each floor has been changed to a combined Carbon Monoxide/Smoke Detector/Alarm device, hard-wired with battery back-up and interconnected. Please see attached drawings A1.1-REV and A1.2-REV.
- Provide specifications for Engineered Trusses & ICF Additional specifications/notes have been added to sheet S0-REV (please see attached).
- Are the Trusses designed to support each Solar Panel? Yes. Please see note re: Solar Panels on attached sheet S0-REV.
- Sliding door near the first floor landing vs Safety Glazing (Section R308)? Per our discussion earlier today, this is a non-issue.
- Will there be any crawl spaces? No. Entire foundation is slab-on-grade.
- Basements, habitable attics and every sleeping room shall have at least one operable **emergency escape** and rescue opening. Please see above re: bedrooms. No habitable attic.

Habitable Attics: A finished or unfinished area, not considered a *story*, complying with all of the following requirements:

1. The occupiable floor area is at least 70 square feet, in accordance with Section R304,
2. The occupiable floor area has a ceiling height in accordance with Section R305, and
3. The occupiable space is enclosed by the roof assembly above, knee walls (if applicable) on the sides and the floor-ceiling assembly below.

- Per our discussion this morning re: Roof Terrace, I have changed the perimeter benches to a 36" high guard and added a note to indicate height (36") of Plant Wall.

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101

Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

2/17 20 12

Received from John Gordon

Location of Work 363 Deering Ave

Cost of Construction \$ 500,000 Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75 —

Total: 5495 —

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 118 E011

Check #: 1016 Total Collected \$ 5495.00

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

Taken by: (BS)

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