

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that RUTH S TAYLOR

Located At 15 ALLISON AVE

Job ID: 2012-11-5356-SF

CBL: 353- A-015-001

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

12/21/2012

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

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 wall prior to backfill
 3. Close In Elec/Plmb/Frame prior to insulate or gypsum
 4. 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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-11-5356-SF

Located At: 15 ALLISON AVE

CBL: 353- A-015-001

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.

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 i.e., 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. 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.

10. Roof Rafter framing and Connection shall comply with Section R802.3 & R802.3.1 of MUBEC.

a. Note: Contractor will provide engineered specifications for the shed dormer beam & posting requirements.

11. 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.

**TABLE R302.6
DWELLING/GARAGE SEPARATION**

SEPARATION	MATERIAL
From the residence and attics	Not less than 1/2 inch gypsum board or equivalent applied to the garage side
From all habitable rooms above the garage	Not less than 5/8-inch Type X gypsum board or equivalent
Structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 1/2 inch gypsum board or equivalent
Garages located less than 3 feet from a dwelling unit on the same lot	Not less than 1/2-inch gypsum board or equivalent applied to the interior side of exterior walls that are within this area

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

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. Hardwired photoelectric smoke alarms with battery backup are required in each sleeping room and on each floor outside of sleeping rooms, including basements. Smoke alarm shall be interconnected.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor. CO alarms shall be interconnected.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-11-5356-SF	Date Applied: 11/7/2012	CBL: 353- A-015-001	
Location of Construction: 15 ALLISON AVE	Owner Name: RUTH S TAYLOR	Owner Address: 11 ALLISON AVE PORTLAND, 04103 MAINE - ME	Phone:
Business Name:	Contractor Name: Dwane Christian – Construction Systems	Contractor Address: 5 Rear Industry Rd., South Portland, ME 04106	Phone: 207-749-2236
Lessee/Buyer's Name: Jeffrey & Susan Hight	Phone: 207-838-9693	Permit Type: Building	Zone: R-2
Past Use: Vacant land (split from 11 Allison Ave.)	Proposed Use: New single family home- build two story colonial (32' x 26') with attached garage (22' x 24')	Cost of Work: \$160,000.00	CEO District:
		Fire Dept: 12/21/12 <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R3 Type: SB IRE 2009 11-2009
Proposed Project Description: 26' x 32' colonial with 22' x 24' attached garage		Pedestrian Activities District (P.A.D.) Signature: <i>[Signature]</i> (58)	

Permit Taken By: Gayle	Zoning Approval		
<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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetlands <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 2-Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Level I Minor Res.</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ condition</i> <i>11/8/12 ASU</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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P2 (R3 mwr) entire election co 8ib 2012 11 5356 GG

Project Address: <u>15 Allison St Ue.</u>		
Total Square Footage of Proposed Structure/Area: <u>1630</u>	Area of lot (total sq. ft.): <u>12,800</u> Garage: Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Sq. Ft.: <u>456</u>	Number of Stories: <u>2</u> Number of Bathrooms: <u>2</u> Number of Bedrooms: <u>3</u>
Tax Assessor's Chart, Block & Lot(s): Chart# <u>353</u> Block # <u>A</u> Lot # <u>05</u>		RECEIVED NOV 07 2012
Current legal use: <u>none</u> Number of Residential Units: <u>1</u> If vacant, what was the previous use? _____ Is property part of a subdivision? <u>Yes</u> If yes, please name <u>Deering Run</u> Project Description: <u>single family 26x28 colonial w/ 22x24 garage.</u>		
Applicant - must be owner, Lessee or Buyer Name: <u>Dwane K. Christian</u> Business Name, if applicable: <u>Construction Systems</u> Address: <u>5 rear Industry Rd.</u> City/State: <u>So. Portland</u> Zip Code: <u>04106</u>		Applicant Contact Information Work # <u>#</u> Home# _____ Cell # <u>749-2236</u> e-mail: <u>dkchrist59@yahoo.com</u>
Owner (if different from Applicant) Name: <u>Jeff & Sue Hight</u> Address: <u>17 Racine</u> City/State: <u>Portland</u> Zip Code: <u>04103</u> <u>Maine</u>		Owner Contact Information Work # _____ Home# _____ Cell # <u>Jeff's 838 9693</u> e-mail: _____
Billing Information Name: _____ Address: _____ City/State: _____ Zip Code: _____ Phone Number: _____		Contact when Building Permit is Ready: Name: <u>Dwane K. Christian</u> Address: <u>181 Middle Rd</u> City/State: <u>Falmouth</u> Zip Code: <u>04105</u> Phone Number: <u>207-749-2236</u>

DEVELOPMENT REVIEW FEES:

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

<p>Level I Minor Residential Site Plan</p> <p>1. Application Fee - \$300.00</p> <p>2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)</p> <p>3. Certificate of Occupancy Fee - \$75.00</p> <p>4. Building Permit (Cost of Work) 160K</p> <p style="text-align: right;">Total Due:</p>	<p>Fees Paid:</p> <p>\$ <u>300</u></p> <p>\$ <u>100</u></p> <p>\$ <u>75</u></p> <p>\$ <u>1530</u></p> <p>\$ <u>2005⁰⁰</u></p>
<p>Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.</p>	
<p>Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>	

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) 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 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>Signature of Applicant:</p> 	<p>Date:</p> <p>11/5/12</p>
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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) of the entire application, including all plans, must be submitted with the application.)

General Submittal Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
/		2	Completed application form and check list.
/	✓	1	Application fees.
/	✓	2	Evidence of right, title and interest. purchase/sales
N/A.	N/A.	2	Copies of required state and/or federal permits.
N/A.	✓ *	2	Written Description of existing and proposed easements or other burdens. Ph.I will check subdivision plat
	✓ Done	2	Written requests for waivers from individual site plan and/or technical standards. Site plan
	N/A	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.

Site Plans and Boundary Survey Requirements – Level I Minor Residential			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
/		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.)
/			▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
/			▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
/			▪ Location and dimension of existing and proposed paved areas.
/			▪ Proposed ground floor area of building.
/			▪ Finish floor elevation (FEE) or sill elevation.
/			▪ Exterior building elevations (show all 4 sides).
/			▪ Existing and proposed utilities (or septic system, where applicable)
/			▪ Existing and proposed grading and contours.
/			▪ Proposed stormwater management and erosion controls.
/			▪ Total area and limits of proposed land disturbance.
/			▪ Proposed protections to or alterations of watercourses.
N/A.			▪ Proposed wetland protections or impacts.
✓			▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).

✓		▪ 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.

Building Permit Submittal Requirements –Level I: Minor Residential Development			
Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
✓			▪ 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 IECC 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.
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:**
 - 2.a. Site Access and Circulation (i) and (ii);
 - 2.c. Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
 - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)

 - 14-526 (b) **Environmental Quality Standards:**
 - 1. Preservation of significant natural features.
 - 2.a. Landscaping and landscape preservation
 - 2.b. Site landscaping (iii)
 - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.

 - 14-526 (c) **Public Infrastructure and Community Safety Standards:**
 - 1. Consistency with Master Plan
 - 2. Public Safety and fire prevention
 - 3. Availability and adequate capacity of public utilities; a., c., d., and e.

 - 14-526 (d) **Site Design Standards:**
 - 5. Historic Resources
 - 9. Zoning related design standards
- *Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **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.)**
7. Hydrant locations

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		"Dog house" Bulkhead
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 1/4 x 10" Not	
Width (Section R311.5.1)	4'-0"	(okay)
Headroom (Section R311.7.2)	6-8" "min"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	N/A / ^{proposed} Graspable 34-38"	> closed stairwell
Carbon Monoxide Alarms (R315)		
Smoke Alarms (Section R314)		> smoke & CO. Per code
Location and Interconnected		
Dwelling Unit Separation (Section R302.3)	N/A	
Deck Construction (Section R502.2)	N/A	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12 ¹² / 4 ¹² / 5 ¹² 2x10" @ 16" o.c. 2x6" collar ties	} Engineered report from lumber yard will be provided.
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))		} Per code
Private Garage (Section R302.5) Living Space (Above or beside)? Table R302.6 Fire separation (Section R302.6)		} 5/8 Type X "Entire"
Opening Protection (Section R302.5.1)		} 90 min. steel door
Emergency Escape and Rescue Openings (Section R310)	"Egress" noted in Bedrooms	}
Roof Covering (Section R905)	Asphalt "TBD"	
Safety Glazing (Section R308)		} Bathroom windows
Attic Access (Section R807)		} 22x30"
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Tables R502.5(1) & (2))		} See Table
Energy Efficiency IECC, 2009 R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration Ventilation of Space per ASRAE 62.2, 2007		} Per code

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	20x10" / 24" sq for Girders 8" thick wall	
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		> Filter Fabric; pipe
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)		> 5/8 DIA 1-0" e corner 6-0" O.C.
Lally Column Type (Section R407)	3 1/2" Lally	
Girder & Header Spans (Table R 502.5(2))	(3) 2x12" > see table	
Built-Up Wood Center Girder Dimension/Type	(2) 2x12"	
Sill/Band Joist Type & Dimensions	2x6" P.T	(Okay)
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" o.c. SPF#2	> 14-3" Max
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10" e 16" o.c. SPF#2	> 14-3" Max
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))		



Client

Shipping

Project Name:

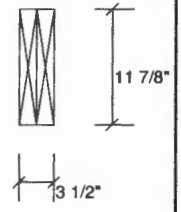
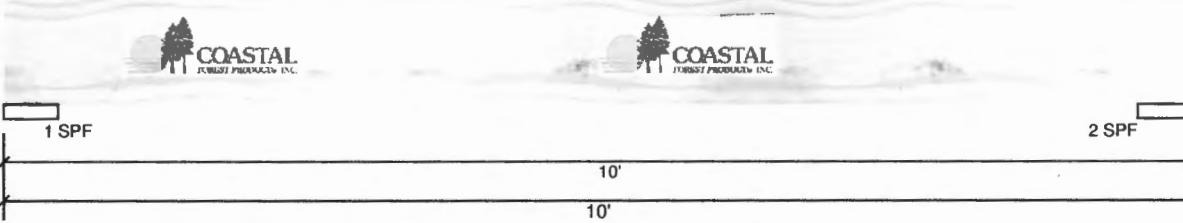
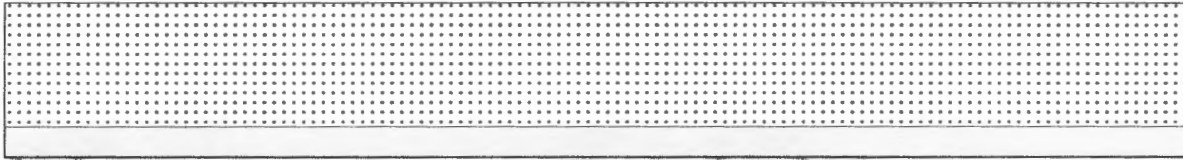
Job#:

Quantity 1 (2pcs.)

Description:

10' Shed Dormer Header 2.0E CP-LAM 1.75" X 11.875" 2-Ply

12/18/2012 11:06 AM
Page 1 of 1
Designer: Frank Gonyea



Type: Girder	Application: Floor
Plies: 2	Design Method: ASD
Moisture Condition: Dry	Building Code: IBC/IRC
Deflection LL: 360	Load Sharing: No
Deflection TL: 240	Deck: 5/8" SPF Plywood Nailed
Importance: Normal	Vibration: Not Checked
Temperature: Temp <= 100 °F	

Reactions						
Brg	Live	Dead	Snow	Wind	Const	
1	0	605	2220	0	0	
2	0	605	2220	0	0	

Analysis	Actual	Location	Allowed	Capacity	Load Comb.	Ld. Case
Moment	6533 ft-lb	5'	24489 ft-lb	0.267 (27%)	D+S	L
Shear	2220 lb	1'4 3/8"	9081.4 lb	0.245 (24%)	D+S	L
LL Defl inch	0.080 (L/1386)	5'	0.308 (L/360)	0.260 (26%)	S	L
TL Defl inch	0.102 (L/1090)	5'	0.462 (L/240)	0.220 (22%)	D+S	L

Bearings							
Bearing	Input Length	In Analysis	Cap. React	D/L lb	Total	Ld. Case	Ld. Comb.
1 - SPF	5.500"	2.000"	95%	605 / 2220	2825	L	D+S
2 - SPF	5.500"	2.000"	95%	605 / 2220	2825	L	D+S

Design OK.
Design Notes
1 Girders are designed to be supported on the bottom edge only.
2 Multiple plies must be fastened together as per manufacturer's details.
3 Top loads must be supported equally by all plies.

ID	Load Type	Location	Trib Width	Side	Dead	Live	Snow	Wind	Const.	Comments
1	Uniform Self Weight		8-0-0	Top	15 PSF 10.79 PLF	0 PSF	60 PSF	0 PSF	0 PSF	

Notes
Calculated Structured Designs is responsible only of the structural adequacy of this component based on the design criteria and loadings shown. It is the responsibility of the customer and/or the contractor to ensure the component suitability of the intended application, and to verify the dimensions and loads.

Lumber
1. Dry service conditions, unless noted otherwise
2. LVL not to be treated with fire retardant or

corrosive chemicals

Handling & Installation

- LVL beams must not be cut or drilled
- Refer to manufacturer's product information regarding installation requirements, multi-ply fastening details, beam strength values, and code approvals
- Damaged Beams must not be used
- Design assumes top edge is laterally restrained
- Provide lateral support at bearing points to avoid lateral displacement and rotation

6. For flat roofs provide proper drainage to prevent ponding

Coastal Forest Products
451 South River Rd, NH
USA
03110

...an independent on site dealers are support

Jonathan Rioux - Re: 15 Allison Ave.

From: dwane christian <dkchrist59@yahoo.com>
To: Jonathan Rioux <JRIOUX@portlandmaine.gov>
Date: 12/18/2012 5:56 PM
Subject: Re: 15 Allison Ave.
Attachments: 10' Shed Dormer[1].pdf

Jonathan -

Here is the spec on the beam which they state that I will need to use HHUS410 hanger.
 Please let me know if you need anything else.

Dwane K. Christian
 749-2236

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>
To: dwane christian <dkchrist59@yahoo.com>
Sent: Tuesday, December 11, 2012 2:53 PM
Subject: Re: 15 Allison Ave.

Dwane,

Can you provide the engineered specifications from the lumber yard for your proposed roof beam & posting requirements?

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

>>> dwane christian <dkchrist59@yahoo.com> 12/3/2012 6:06 AM >>>

Good morning Jonathan -

Thanks for your feed back. I am wondering if you have a complete set of plans where as most of what you have listed is on the plans. The spacing for the columns is in the foundation plans. The size of the girder is in the cross section. I have attached the plans in case you are missing a page. I started to go through your list and am realizing that I should just schedule a time to meet with you to go through this since I to have questions as to what you are asking for. I will bring in anything that is not listed on the plans with me as you have noted. I will call later to try and set up a time to meet sometime this week.

Thanks for your input and time.

Dwane K. Christian

749-2236

From: Jonathan Rioux <JRIOUX@portlandmaine.gov>
To: dkchrist59@yahoo.com
Sent: Friday, November 30, 2012 1:19 PM
Subject: 15 Allison Ave.

The information below was missing on the building permit application. The floor framing plans/ cross sections need to indicate the (3) 2 x 12 girder spans/ spacing between each lally column; the roof framing plan must show how the dormer meets the 2 by 10 inch rafters, with finished headroom. All bulleted items require a response for permit issuance.

- Soil type/Presumptive Load Value (Table R401.4.1) _____

STRUCTURAL

- Footing Dimensions/Depth 20" x 10"
- (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)
- Foundation Drainage, Fabric, Damp proofing Indicated in the cross section but not spelled out. Also clearly shown in the drainage design
- (Section R405 & R406)
- Ventilation/Access (Section R408.1 & R408.3) shown in cross section at eaves with propa vent and ridge vent at peak
- Crawls Space ONLY
- Anchor Bolts/Straps, spacing (Section R403.1.6) Bolts at 6' o.c.
- Girder & Header Spans between lally columns? (Table R 502.5(2)) on foundation plans
- Built-Up Wood Center Girder shown in cross section

First Floor Joist Species

- **Dimensions and Spacing** dimensions are on floor plan. spacing is shown in the cross section
- (Table R502.3.1(1) & Table R502.3.1(2))

Second Floor Joist Species (2 x 10" @ 16 Inches on Center) max span?

- **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))
- Dormer pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) shown in cross section

- **Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)**
 - **Rafter tie connection to top plate?** not shown but I use H2.5 hurricane clips
- **Fastener Schedule (Table R602.3(1) & (2))**not shown

Private Garage

- (Section R302.5)
- Living Space (Above or beside)?
- Table R302.6
- **Fire separation (Section R302.6)**
- **Opening Protection (Section R302.5.1)**

- Safety Glazing (Section R308)
- Attic Access (Section R807)
- Chimney Clearances/Fire Blocking (Chap. 10)
- Header Schedule (Tables R502.5(1) & (2))
- **Windows/ doors/ garage?**

- Energy Efficiency IECC, 2009
- R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration
- Ventilation of Space per ASRAE 62.2, 2007

- Type of Heating System

- Means of Egress (Sec R311 & R312)
- Basement, Bulkhead?

- Guardrails and Handrails
- (Section R312 & R311.5.6 – R311.5.6.3)

- Carbon Monoxide Alarms (R315)
- Smoke Alarms (Section R314)
- Location and Interconnected

- Deck Construction (Section R502.2)

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

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

PURCHASE AND SALE AGREEMENT - LAND ONLY

September 20, 2012
Offer Date

_____, _____ Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Jeffrey Hight ("Buyer") and Ruth Taylor ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 15 Allison Ave and described in deed(s) recorded at said County's Registry of Deeds Book(s) 16918, Page(s) 051.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 90,000.00. Buyer has delivered; or will deliver to the Agency within 1 days of the Offer Date, a deposit of earnest money in the amount \$ 1,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ -- will be delivered --. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. EARNEST MONEY/ACCEPTANCE: REMAX ABSOLUTE ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until September 21, 2012 (date) 5:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on October 31, 2012 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) --. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

January 2012 Page 1 of 4 - P&S-LO Buyer(s) Initials JH Seller(s) Initials RT

RE/MAX Absolute 79 Atlantic Place South Portland, ME 4106
Phone: (207)229-9515

Fax: Tyra-Marie Hatcher

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.ziplogix.com

Taylor to High

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: locate pins	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>21</u>	<u>Buyer</u>	<u>Buyer</u>
2. SOILS TEST Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
3. SEPTIC SYSTEM DESIGN Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
4. LOCAL PERMITS Purpose: building permit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>30</u>	<u>Buyer/Build</u>	<u>Buyer/Build</u>
5. HAZARDOUS WASTE REPORTS Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
6. UTILITIES Purpose: If easement is required, seller to request inclusion in deed	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>21</u>	<u>Buyer</u>	<u>Buyer</u>
7. WATER Purpose: locate water lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>21</u>	<u>Buyer</u>	<u>Buyer</u>
8. SUB-DIVISION APPROVAL Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
9. DEP/LURC APPROVALS Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
10. ZONING VARIANCE Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
11. HABITAT REVIEW/WATERFOWL Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
13. DEED RESTRICTION Purpose: <u>--</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>21</u>	<u>Buyer</u>	<u>Buyer</u>
14. TAX EXEMPT STATUS Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>
15. OTHER Purpose: <u>--</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>--</u>	<u>--</u>	<u>--</u>

Further specifications regarding any of the above: n/a

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

January 2012

Page 2 of 4 - P&S-LO

Buyer(s) Initials

JH

Seller(s) Initials

PT

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

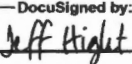
22. OTHER CONDITIONS: A. Subject to buyer providing proof of funds letter within 21 calendar days.

23. GENERAL PROVISIONS:

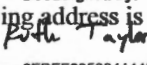
- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

24. ADDENDA: Yes Explain: Deed, MLS Sheet, House plans No

Buyer's Mailing address is 17 Racine Avenue, Portland, ME 04103

DocuSigned by:

 BUYER _____ DATE BUYER _____ DATE
 Jeffrey Hight C40BCED0EE9443F...

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

DocuSigned by:

 Seller's Mailing address is 11 Allison Ave, Portland, ME 04103
 SELLER Ruth Taylor 8FDFE6053041442 _____ DATE SELLER _____ DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ AM _____ PM.

SELLER _____ DATE SELLER _____ DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE BUYER _____ DATE

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

SELLER _____ DATE SELLER _____ DATE

BUYER _____ DATE BUYER _____ DATE

DocuSigned by:


21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their licensees prior to, at and after the closing.

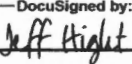
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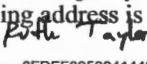
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DocuSigned by:

 BUYER _____ DATE BUYER _____ DATE
 Jeffrey Hight C49BCF90EE9443F...

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DocuSigned by:

 Seller's Mailing address is 11 Allison Ave, Portland, ME 04103
 SELLER Ruth Taylor _____ DATE SELLER _____ DATE
 8FDFE8053941442

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SELLER _____ DATE SELLER _____ DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER _____ DATE BUYER _____ DATE

EXTENSION:

The time for the performance of this Agreement is extended until _____ DATE

SELLER _____ DATE SELLER _____ DATE

BUYER _____ DATE BUYER _____ DATE



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DocuSigned by:


Addendum 1 to Agreement

Addendum to contract dated September 20, 2012

between Ruth Taylor (hereinafter "Seller")

and Jeffrey Hight (hereinafter "Buyer")

property 15 Allison Ave, Portland,

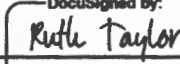
Seller and Buyer agree to the following changes to the contract

- 1. Title and Closing extended to November 30, 2012.
- 2. Local Permits to be extended from 30 to 45 days.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

DocuSigned by:

 Buyer C40BCE90FE9443F... Date _____
Jeffrey Hight

DocuSigned by:

 Seller 6FDFF6053041442... Date _____
Ruth Taylor

Buyer _____ Date _____

Seller _____ Date _____

0084252

B:16918PG051

SHORT FORM WARRANTY DEED

Eva W. Sussman of 8 Berkshire Road, Great Neck, NY 11023, FOR CONSIDERATION PAID, grants to Ruth S. Taylor of 11 Allison Avenue, Portland, ME 04103, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

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

Lot 33, in Deering Run Subdivision - Phase II, containing approximately 12,769 square feet, as shown on the recording plat of Deering Run Subdivision - Phase II, dated April 30, 1987 and recorded in the Cumberland County Registry of Deeds in Book 164, Page 51.

This conveyance is made subject to the notes, easements and restrictions shown on said plan; an easement granted to the Portland Water District recorded in the said Registry of Deeds in Book 7933, Page 179; a sewer and drainage easement dated August 6, 1987, granted to the City of Portland as shown on said plan, recorded in the said Registry of Deeds; a site location Order issued by the Department of Environmental Protection recorded in the said Registry of Deeds in Book 7804, Page 173.

SUBJECT TO the restrictions as set forth in Exhibit A of a deed from Deering Run Partnership to Eva W. Sussman, dated September 30, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7996, Page 88.

ALSO SUBJECT TO those matters as set forth in Exhibit B of a deed from Deering Run Partnership to Eva W. Sussman, dated September 30, 1987 and recorded in the said Registry of Deeds in Book 7996, Page 88.

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

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantees herein, by acceptance of this deed, assume and agree to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor herein by deed of Deering Run Partnership, dated September 30, 1987 and recorded in the Cumberland County Registry of Deeds in Book 7996, Page 88.

MAINE REAL ESTATE TAX PAID

J. H.
9/19/12

WITNESS my hand and seal this 12 day of October, 2001

WITNESS

David Eckert

Eva W. Sussman
Eva W. Sussman

STATE OF NEW YORK
Massena, ss.

October 12, 2001

Personally appeared the above named Eva W. Sussman and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joan Maria Ucincki
Notary Public
Printed Name JOAN MARIA UCINCKI
My Commission Expires: _____

JOAN MARIA UCINCKI
NOTARY PUBLIC, State of New York
No. 41-4704783
Qualified in Queens County
Commission Expires Sept. 30, 2005

J.H.
9/17/02

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 NOV -2 AM 11:26



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Receipts Details:

Tender Information: Check , BusinessName: Construction systems of New England, Check Number: 6304\$2,095.00

Tender Amount: 2095.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 11/7/2012

Receipt Number: 50025

Receipt Details:

Referance ID:	8667	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00 ✓
Job ID: Job ID: 2012-11-5356-SF - 26' x 28' colonial with 22' x24' attached garage			
Additional Comments: 15 Allison Ave./Construction Systems			

Referance ID:	8668	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1620.00	Charge Amount:	1620.00 ✓
Job ID: Job ID: 2012-11-5356-SF - 26' x 28' colonial with 22' x24' attached garage			
Additional Comments:			

Referance ID:	8669	Fee Type:	BP-MSFSR
Receipt Number:	0	Payment	

		Date:	
Transaction Amount:	300.00	Charge Amount:	300.00
Job ID: Job ID: 2012-11-5356-SF - 26' x 28' colonial with 22' x24' attached garage			
Additional Comments:			

Referance ID:	8670	Fee Type:	BP-INSP
Receipt Number:	0	Payment Date:	
Transaction Amount:	100.00	Charge Amount:	100.00
Job ID: Job ID: 2012-11-5356-SF - 26' x 28' colonial with 22' x24' attached garage			
Additional Comments:			

Thank You for your Payment!

Jonathan Rioux - Re: 15 Allison Ave.

From: dwane christian <dkchrist59@yahoo.com>
To: Jonathan Rioux <JRIOMUX@portlandmaine.gov>
Date: 12/3/2012 6:07 AM
Subject: Re: 15 Allison Ave.
Attachments: 15 Allison cross.pdf; 15 Allison Floor plan.pdf; 15 Allison Elev.pdf

** Plan Review ATG.
 Scheduled
 12/06/12
 JGR*

Good morning Jonathan -

Thanks for your feed back. I am wondering if you have a complete set of plans where as most of what you have listed is on the plans. The spacing for the columns is in the foundation plans. The size of the girder is in the cross section. I have attached the plans in case you are missing a page. I started to go through your list and am realizing that I should just schedule a time to meet with you to go through this since I to have questions as to what you are asking for. I will bring in anything that is not listed on the plans with me as you have noted. I will call later to try and set up a time to meet sometime this week. Thanks for your input and time.

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- (Table R502.3.1(1) & Table R502.3.1(2))

Second Floor Joist Species (2 x 10" @ 16 Inches on Center) max span?

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- Dimensions and Spacing (Table R802.4(1) and R802.4(2))
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- Safety Glazing (Section R308)
- Attic Access (Section R807)
- Chimney Clearances/Fire Blocking (Chap. 10)
- Header Schedule (Tables R502.5(1) & (2))
 - **Windows/ doors/ garage?**
- Energy Efficiency IECC, 2009
- R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration
- Ventilation of Space per ASRAE 62.2, 2007
- Type of Heating System

- Means of Egress (Sec R311 & R312)
- Basement, Bulkhead?

- Guardrails and Handrails
- (Section R312 & R311.5.6 – R311.5.6.3)

- Carbon Monoxide Alarms (R315)
- Smoke Alarms (Section R314)
- Location and Interconnected

- Deck Construction (Section R502.2)

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

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.

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 the buyer's Jeff & Sue Hight to build a new single family home at 15 Allison Avenue.

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

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370 A022

370 A020

370 A009

371 A009

371 A012

371 A010

371 A047

370 A008

353 A007

1826 - 1926
1825 - 1925

371 A007

370 B006

353 A019

353 A008

371 A008

370 B007

353 A018

WASHINGTON AVE

353 B009

353 A009

353 A017

371 A006

353 B010

353 A016

353 A010

353 B011

353 A015

353 A011

353 B006

353 B012

353 A014

353 A012

ALLISON AVE

353 B005

353 B013

353 A013

DEERING RUN DR

2-64
1-63

2-24
1-23

353 E013

353 B004

353 B001

353 E006

352 C001

353 B002

353 B003

26-50
25-49

353 E001

352 C004

353 C016

353 E002

352 C005

353 C001

2-62
1-61

353 E003

11/15/2012

353 A015001

7:43 AM

1842 WASHINGTON AVENUE LLC
38 MALILLY RD
PORTLAND, ME 04103

COUTURE GILBERT A &
JOAN O JTS
16 ALLISON AVE
PORTLAND, ME 04103

PEDRO PHILIP J
27 ALLISON AVE
PORTLAND, ME 04103

SHEARER EDWIN A &
DARLENE H JTS
22 ALLISON AVE
PORTLAND, ME 04103

TAYLOR RUTH S
11 ALLISON AVE
PORTLAND, ME 04103

TAYLOR RUTH S
11 ALLISON AVE
PORTLAND, ME 04103

Labels Requested For CBL:

353 A010

353 A014

353 A015

353 A016

353 B012

353 B013

Gayle Guertin - 15 Allison Ave.

From: Gayle Guertin
To: Ann Machado; Marge Schmuckal
Date: 11/15/2012 3:51 PM
Subject: 15 Allison Ave.
CC: Gayle Guertin

Mailed the Abutters notices for the new sf for 15 Allison Ave. as of 11-15-12

Gayle

Proposed House Lot

Contractor - Dwane Christian
Construction Systems

Owner - Jeff & Sue Hight
Applicant: ~~Dwane Christian~~

Date: 11/8/12

Address: 15 Allison Ave (split from 11 Allison Ave) C-B-L: 353-A-15
permit # 2012-11-5356

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-2 (R-3 ~~area~~, just ^{impacts} ~~border~~ rear slightly)

Interior or corner lot -

Proposed Use/Work - build new two story (colonial) single family (26' x 32' x 5' x 24')
w/ attached garage (17' x 24')

Sewage Disposal - public

Lot Street Frontage - 50' min. - 80' given (OK)

Front Yard - 25' min. - 36' scaled to steps (OK)
40' scaled to house

Rear Yard - 25' min. - 83' scaled to bulkhead

Side Yard - 1 or 1 1/2 stories - 10' left & right side - 19' scaled! given * need 15' (OK)
2 stories - 11' left side - 13' given * OK - can reduce to 12 if add bulkhead

Projections - bulkhead - 5' x 6', stairs ^{rear} 4' x 4', front 6' x 4' (size varies between site plan & building plan)

Width of Lot - 80' min. - 80' scaled (OK)

Height - 35' max - 24.25 scaled (OK)

Lot Area - 10,000 sq ft min - 12,768.90 sq ft

front steps 24
rear steps = 16
bulkhead - 31.5
26 x 32 = 832
~~24 x 22 = 528~~
1,431.5 (OK)

Lot Coverage/ Impervious Surface - 30% = 2,553.78 sq ft

Area per Family - 10,000 sq ft (OK)

Off-street Parking - 2 spaces required 1 space in garage, 1 space in front (23' x 21')

Loading Bays - N/A

Site Plan - Level I Minor Residential.

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

Existing House lot.

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

City Home Departments City Council E-Services Calendar Jobs

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

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z



Best viewed at 800x600, with Internet Explorer

CBL	353 A014001
Land Use Type	SINGLE FAMILY
Property Location	11 ALLISON AVE
Owner Information	TAYLOR RUTH S 11 ALLISON AVE PORTLAND ME 04103
Book and Page	8653/179
Legal Description	353-A-14 ALLISON AVE 9-13
Acres	0.3114

Current Assessed Valuation:

TAX ACCT NO.	37792	OWNER OF RECORD AS OF APRIL 2012
		TAYLOR RUTH S
LAND VALUE	\$74,500.00	11 ALLISON AVE
BUILDING VALUE	\$228,900.00	PORTLAND ME 04103
HOMESTEAD EXEMPTION	(\$10,000.00)	
NET TAXABLE - REAL ESTATE	\$293,400.00	
TAX AMOUNT	\$5,521.80	

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

Building Information:

Building 1	
Year Built	1987
Style/Structure Type	CONTEMP
# Stories	2
# Units	1
Bedrooms	3
Full Baths	3
Total Rooms	7
Attic	NONE
Basement	FULL
Square Feet	2204

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



Sales Information:

Sale Date	Type	Price	Book/Page
2/8/1989	LAND + BUILDING	\$0.00	8653/179

[New Search!](#)

R-2

lot size - 10,300 ± 13,564.98 # (OK)

side setback - driveway - 14' - 19' (OK)

street frontage - 50' min 79' 7" 5 min (OK)

lot width 80' min - 80' (OK)

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW.	---
---	ABUTTER LINE/ROW.	---
---	SETBACK EASEMENT	---
□	MONUMENT	---
○	IRON PIPE/ROD	●
C1/L1	CURVE/LINE NO.	---
▭	BENCHMARK	---
▭	BUILDING	▭
▭	EDGE PAVEMENT	▭
▭	CURBLINE	▭
▭	TREELINE	▭
--122-- --120--	CONTOURS	---124---
x30.20	SPOT GRADE	+ 30.20
▭	RETAINING WALL	▭
○	DECIDUOUS TREE	○ X
⊗	CONIFEROUS TREE	⊗ X
W	WATER	W
⊗	WATER GATE VALVE	⊗
⊗	WATER SHUT OFF	⊗
⊗	HYDRANT	⊗
S	SEWER	S
⊙	SEWER MH	⊙
SD	STORM DRAIN	SD
⊙	CATCH BASIN	⊙
⊙	DRAINAGE MH	⊙
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
UGU	UNDERGROUND UTILITY	---
⊞	TRANSFORMER PAD	⊞
⊞	LIGHT POLE/WALL	⊞

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCELS IS RUTH S. TAYLOR BY DEED DATED FEBRUARY 8, 1989 AND RECORDED IN BOOK 8653, PAGE 179 AND DEED DATED OCTOBER 12, 2001 AND RECORDED IN BOOK 16918, PAGE 51 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).

2. THE PROPERTY IS SHOWN AS LOT 14, BLOCK A AND LOT 15, BLOCK A ON THE CITY OF PORTLAND ASSESSORS MAP 353.

3. SPACE AND BULK CRITERIA FOR THE R-2 ZONE ARE AS FOLLOWS:

- MINIMUM LOT SIZE: 10,000 SF.
- MINIMUM STREET FRONTAGE: 50 FEET
- MINIMUM FRONT YARD: 25 FEET
- MINIMUM SIDE YARD: 14 FEET (2 STORIES)
- MINIMUM REAR YARD: 25 FEET
- MAXIMUM BUILDING HEIGHT: 35 FEET
- MAXIMUM BUILDING COVERAGE: 20%

* SEE ORDINANCE FOR ADDITIONAL INFORMATION

4. TOTAL AREA OF THE SURVEYED PARCELS AREA AS FOLLOWS:
 LOT 32 13,564.98 SF 0.31 ACRES
 LOT 33 12,768.90 SF 0.29 ACRES
 * AREAS TAKEN FROM THE SUBDIVISION PLAN AS REFERENCED IN NOTE 6-A.

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON THE SUBDIVISION AS REFERENCED IN NOTE 6-A. TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICS DURING OCTOBER OF 2012.

6. PLAN REFERENCES:

- A. RECORDING PLAT DEERING RUN SUBDIVISION-PHASE II WASHINGTON AVENUE PORTLAND, MAINE" DATED 4-30-87 AND RECORDED IN PLAN BOOK 164 PAGE 51 (CCRD).
- B. ROAD PLAN AND PROFILE OF ALLISON AVENUE DEERING RUN SUBDIVISION WASHINGTON AVENUE PORTLAND, MAINE" DATED DECEMBER 1986 BY SEBAGO TECHNICS ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPT. (APPARENTLY AN AS-BUILT PLAN OF THE UTILITIES).
- C. WATER PLAN AND PROFILE OF ALLISON AVENUE DEERING RUN SUBDIVISION WASHINGTON AVENUE PORTLAND, MAINE" DATED DECEMBER 1986 BY SEBAGO TECHNICS ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPT.
- D. DETAILS DEERING RUN SUBDIVISION WASHINGTON AVENUE PORTLAND, MAINE" DATED FEBRUARY 12, 1981 BY SEBAGO TECHNICS ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPT.

7. PLAN ORIENTATION IS MAGNETIC MAY 1985. ELEVATIONS ARE NGVD 1929 BASED ON DUAL FREQUENCY GPS OBSERVATIONS AND CORPSCON CONVERSION. PORTLAND BENCHMARK OF MONUMENT AT 31 ALLISON AVENUE WAS USED AS A CHECK.

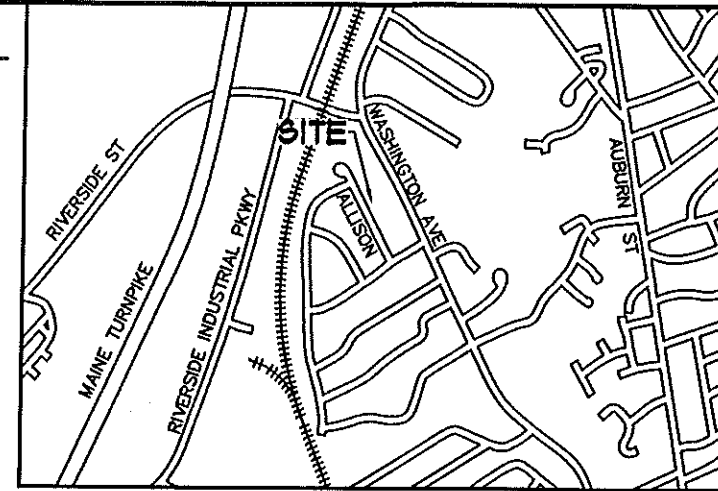
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED FROM PHYSICAL EVIDENCE LOCATED IN THE FIELD, A DIG-SAFE MARK-OUT AND THE PLANS REFERENCED IN NOTE 6. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-800-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

9. UTILITY SUBS SHOWN ARE TAKEN FROM PLAN REFERENCE 6-B.

10. ALL WATER MAIN SERVICE CONNECTIONS SHALL BE MADE UNDER THE SUPERVISION AND INSPECTION OF THE PORTLAND WATER DISTRICT.

11. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

12. ALL ELECTRIC, TELEPHONE AND CABLE T.V. SERVICES SHALL BE INSTALLED UNDERGROUND AND IN CONFORMANCE WITH CENTRAL MAINE POWER CO., VERIZON TELEPHONE CO. AND TIME WARNER CABLE T.V. CO. STANDARDS.



LOCATION MAP

N.T.S.

RECEIVED

NOV - 7 2012

Dept. of Building Inspections
 City of Portland Maine

GENERAL NOTES CONTINUED

13. TOTAL DEVELOPED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 5,406 SQUARE FEET.

14. TOTAL PAVED AREA ASSOCIATED WITH LOT IMPROVEMENT IS APPROXIMATELY 800 SQUARE FEET.

15. SOILS ON THE PROPERTY ARE GENERALLY DEERFIELD LOAMY SAND AND HINCKELY GRAVELLY SAND LOAM AS CLASSIFIED BY THE US DANRCS MEDIUM INTENSITY SOIL SURVEY OF CUMBERLAND COUNTY.

16. THE LOT OWNER SHALL BE RESPONSIBLE FOR PLANTING A MINIMUM OF TWO (2) STREET TREES ON THE PROPERTY AS REQUIRED UNDER SECTION 14-499 OF THE CITY OF PORTLAND LAND USE ORDINANCE. THE SPECIES AND LOCATION OF SAID TREES MAY DIFFER FROM WHAT IS SHOWN ON THIS PLAN SET, BUT SHALL BE IN CONFORMANCE WITH THE "STANDARDS FOR LANDSCAPING AND LANDSCAPE PRESERVATION" CONTAINED IN THE CITY OF PORTLAND TECHNICAL MANUAL AND MUST BE APPROVED BY THE CITY ARBORIST.

17. THERE ARE NO FLOOD PLAINS ASSOCIATED WITH THIS PROJECT. AS INDICATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRMS) COMMUNITY PANEL NUMBERS 230051 0001C AND 230051 0002C DATED 1998

WAIVER REQUEST

- THE APPLICANT IS PROPOSING TO UTILIZE THE EXISTING CURB CUT FOR DRIVEWAY ACCESS. THE PROPOSED DRIVEWAY IS APPROXIMATELY 125' FROM THE ADJACENT DRIVEWAY.
- THE APPLICANT IS REQUESTING A WAIVER FROM THE STREET TREE REQUIREMENT AND WILL MAINTAIN THE TWO EXISTING TREES LOCATED WITHIN THE FRONT SETBACK.

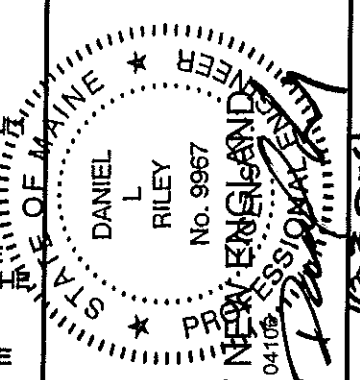
SHEET INDEX

- COVER SHEET (NOTES, LEGEND, LOCATION MAP)
- EXISTING CONDITIONS PLAN
- SITE PLAN
- GRADING/UTILITY PLAN

SEBAGO
 TECHNICS

WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd. - Suite 1A
 South Portland, ME 04106
 Tel: 207-200-2100

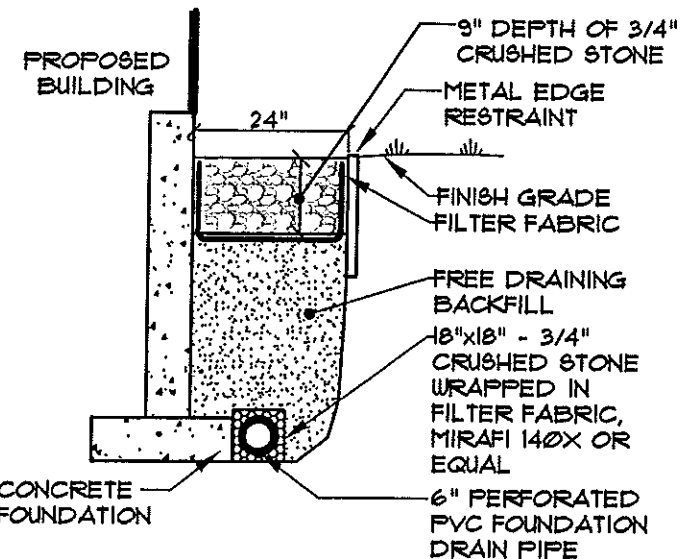
250 Goddard Rd. - Suite B
 Lewiston, ME 04240
 Tel: 207-763-5656



COVER SHEET
 OF: 15 ALLISON AVENUE
 PORTLAND, MAINE 04103
 FOR: CONSTRUCTION SYSTEMS OF NEW ENGLAND
 5 REAR INDUSTRIAL ROAD, SOUTH PORTLAND, MAINE 04106
 FOR RECORD OWNER: RUTH TAYLOR
 11 ALLISON AVENUE, PORTLAND, MAINE

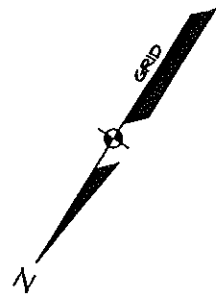
DESIGN BY:	DMR
DRAWN BY:	JAR
CHECKED BY:	DMR
DATE:	10-26-12
SCALE:	1"=20'
FIELD BK:	
PROJ. NO:	12297
DWG:	12297

SHEET 1 OF 4



STONE DRIP EDGE
 NOT TO SCALE

REV BY:	DATE:	STATUS:
A	DLR 10-29-12	ISSUED FOR CLIENT REVIEW
B	DLR 10-30-12	ISSUED FOR CLIENT REVIEW



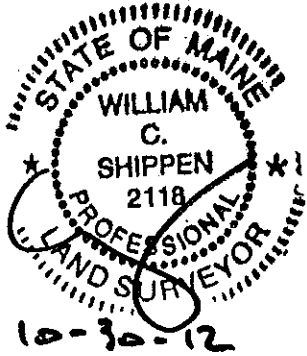
N/F
DAVID W. AND CAROLYN E. ADAMS
25796/158
PHASE I LOT 6

N/F
ARSINE ANTRANIGIAN
15846/83
PHASE I LOT 7

PROJECT BENCHMARK
PK NAIL IN GRANITE MONUMENT
AT DEER RUN DRIVE
ELEV.=143.06 CITY DATUM

N/F
DAVID D. AND TERESA D. COTE
29888/39
PHASE I LOT 5

N/F
RUTH S. TAYLOR
8653/179
PHASE II LOT 32



N/F
1842 WASHINGTON AVENUE LLC
29086/175
PHASE I LOT 4

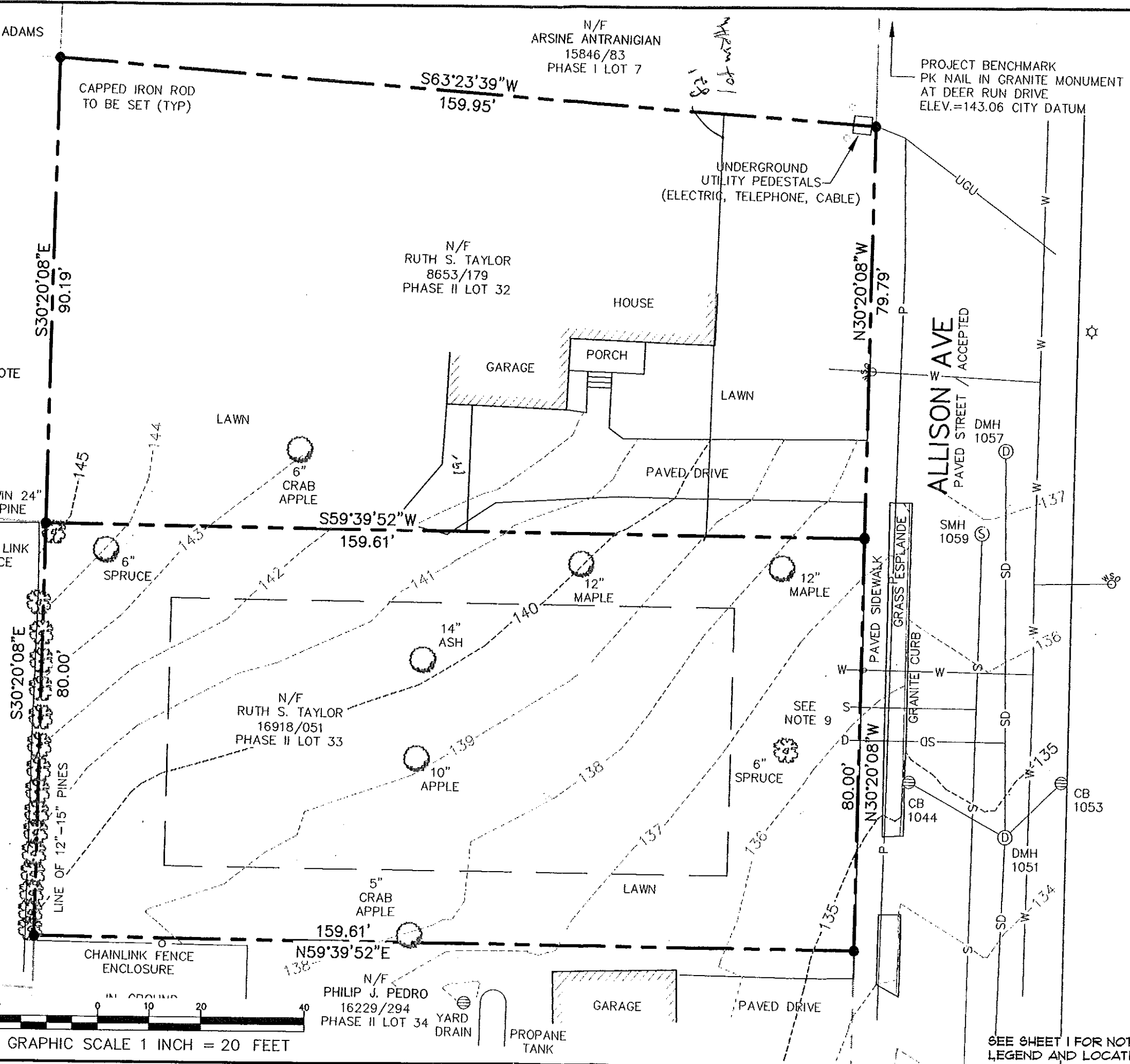
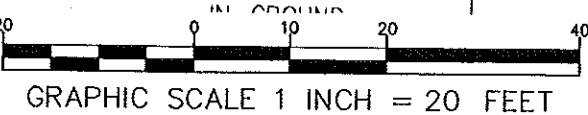
RECEIVED

NOV - 7 2012

Dept. of Building Inspections
City of Portland Maine

N/F
PAUL A. AND BILLIE RAGAN
7244/119
PHASE I LOT 3

N/F
PHILIP J. PEDRO
16229/294
PHASE II LOT 34



EXISTING CONDITIONS PLAN

OF: **LOTS 32 & 33 DEERING RUN SUBDIVISION - PHASE II**
 11 & 15 ALLISON AVENUE, PORTLAND, MAINE 04103

FOR: **CONSTRUCTION SYSTEMS OF NEW ENGLAND**
 5 REAR INDUSTRY ROAD, SOUTH PORTLAND, MAINE 04106

FOR RECORD OWNER: RUTH TAYLOR
 11 ALLISON AVENUE, PORTLAND, MAINE

DESIGN BY:	DMR
DRAWN BY:	JAR
CHECKED BY:	DMR
DATE:	10-26-12
SCALE:	1"=20'
FIELD BK:	-
PROJ. NO:	12297
DWG:	12297

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd. - Suite 1A
 South Portland, ME 04106
 Tel. 207-200-2100

250 Goddard Rd. - Suite B
 Lewiston, ME 04240
 Tel. 207-783-6656

SEE SHEET 1 FOR NOTES,
 LEGEND AND LOCATION MAP

N/F
DAVID W. AND CAROLYN E. ADAMS
25796/158
PHASE I LOT 6

N/F
ARSINE ANTRANIGIAN
15846/83
PHASE I LOT 7
UNDERGROUND
UTILITY PEDESTALS
(ELECTRIC, TELEPHONE, CABLE)

PROJECT BENCHMARK
PK NAIL IN GRANITE MONUMENT
AT DEER RUN DRIVE
ELEV.=143.06 CITY DATUM

N/F
RUTH S. TAYLOR
8653/179
PHASE II LOT 32

N/F
DAVID D. AND TERESA D. COTE
29888/39
PHASE I LOT 5

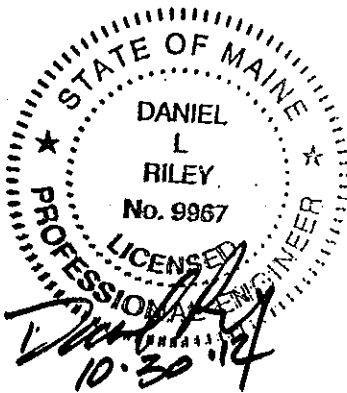
N/F
1842 WASHINGTON AVENUE LLC
29086/175
PHASE I LOT 4

RECEIVED

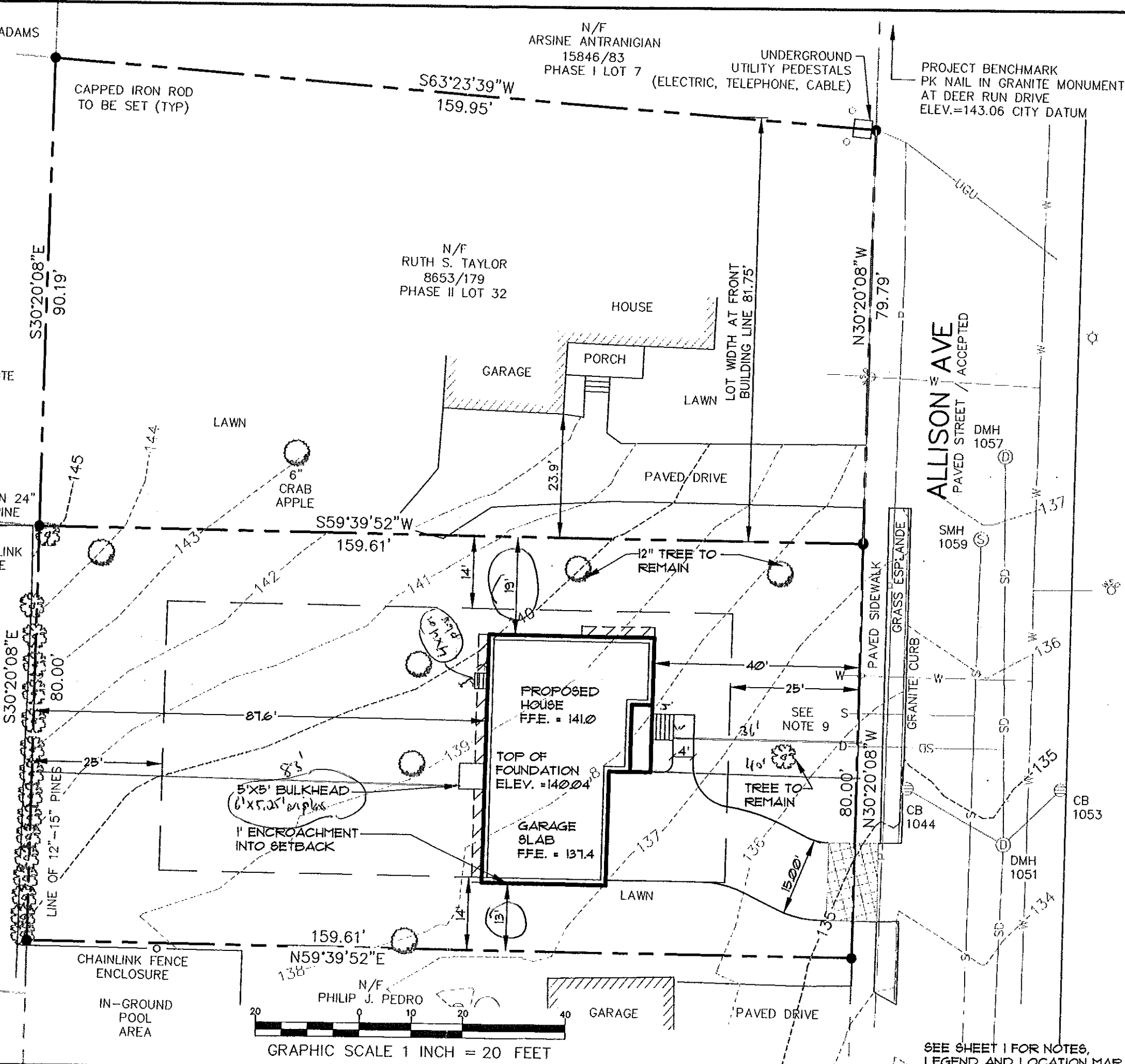
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PAUL A. AND BILLIE RAGAN
7244/119
PHASE I LOT 3



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B	DLR 10-30-12	ISSUED FOR CLIENT REVIEW



GRAPHIC SCALE 1 INCH = 20 FEET

SEE SHEET 1 FOR NOTES,
LEGEND AND LOCATION MAP

SEBAGO
TECHNICS

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SITE PLAN
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SHEET 3 OF 4