

From: Michael Farmer
To: Machado, Ann
Date: 8/23/2007 1:21:55 PM
Subject: Re: 39 Braintree Street - Plan titled SEPTIC SYSTEM LOCATION, dated 8-17-2007

Ann:

My reading of 14-403 is that it applies to lots with frontage on unimproved or improved but not permanently paved streets. In this case the proposed lot would abut the improved and accepted part of Braintree Street, not the unimproved and unaccepted part. Therefore, I see no basis in 14-403 for requiring the applicant to improve or extend Braintree Street. This conclusion applies only to the referenced plan.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

336
07090

>>> Ann Machado 08/23 9:59 AM >>>
Mike -

I was just wondering if you had a chance to look at the lot on Braintree Street and make sure that it meets section 14-403.

Thanks,

Ann Machado
Zoning Specialist
874-8709

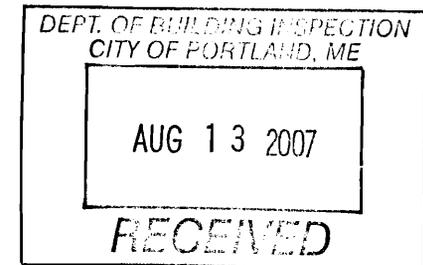
CC: Earley, Katherine

From: Penny Littell
To: Ann Machado; Barbara Barhydt; Marge Schmuckal; Michael Farmer; Philip DiPierro
Date: 8/6/2007 10:25:04 AM
Subject: Maine Plumbing Code

for a subsurface wastewater disposal system the Maine Plumbing Code states:

400.7 Location of the system: A system should be located entirely on property owned or controlled by the owner of the system.

400.7.1 Private property: The owner of the proposed system may locate the system or components partially or completely on other private property, provided the property owners execute an easement in perpetuity for the construction, operation, replacement, and maintenance of the system, giving the system's owner authorization to cross any land or right-of-way between the two parcels. The easement shall be filed and cross-referenced in the Registry of Deeds and the municipality's office prior to issuance of a disposal system permit. The easement shall provide sufficient buffer around the disposal field and fill material extensions for future replacement and maintenance of the system.

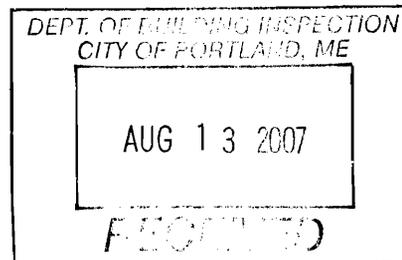


**CITY OF PORTLAND
DEPARTMENT OF PUBLIC WORKS
Engineering Division**

M E M O

TO: Ann Machado
FROM: Michael Farmer, Project Engineer
DATE: August 11, 2007
RE: Braintree Street Single Family House Lot Proposal

I understand that the Code Enforcement and Inspections Department is considering a requirement for this project that Braintree Street would have to be extended to the end of the septic system drain field. If the street is extended, DPW recommends that a turnaround be required. If the turnaround cannot be built on top of the drain field, DPW would not object to constructing the turnaround between the proposed driveway and the proposed drain field, provided there is enough room for proper drainage and to meet appropriate setbacks.



From: Barbara Barhydt
To: DiPierro , Philip; Littell , Penny; Machado, Ann; Schmuckal, Marge
Date: 8/1/2007 1:46:03 PM
Subject: Fwd: Re: Braintree St. House Lot

some more info

>>> Michael Farmer 08/01 1:37 PM >>>

A quick estimate is that the sewer would have to be extended about 350 feet from Newton St. to the lot. However, it may not be feasible to extend a gravity sewer from Newton to the lot because the lot might be too low in elevation. You may want to ask the applicant to investigate the feasibility of extending the sewer from Newton Street.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

>>> Barbara Barhydt 08/01 1:17 PM >>>

Thanks Mike. Could you tell us how far away the sewer line is from this site? I wonder if it is cost effective for them to bring the sewer line up the accepted portion of Braintree, rather than build the street for the full length of their lot to develop or accommodate the septic system.

Second question: Do you know how other towns address the building of homes on unaccepted streets? Is there a cost sharing or reimbursement as other lots are developed to the person who extends or improves a substandard city street?

Thanks.

Barbara

>>> Michael Farmer 08/01 1:08 PM >>>

I checked the our sewer records with regards to this lot. The closest public sewer is in Newton Street, which is more than 200 feet from the proposed lot, as stated by Mark Bergeron. We would have no basis in this case for requiring that the builder connect to the public sewer instead of building a subsurface waste water disposal system.

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

PINKHAM & GREER

CONSULTING ENGINEERS

380 US Route One
Falmouth Maine 04105
Tel 207 781 5242
Fax 207 781 4245

MEMORANDUM

TO: Ann Machado
FROM: Mark Bergeron, P.E. *mb*
DATE: July 20, 2007
RE: BRAINTREE STREET LOT FOR WAYNE HINCKLEY
FILE: 04103

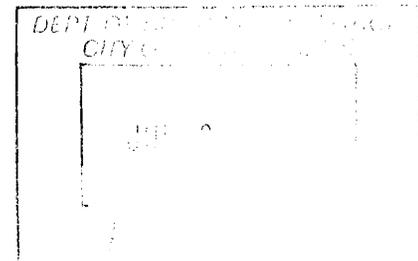
Hi Ann-

Here are some of the items you requested last week. Enclosed are two checks – one for \$1345 for the building permit fee, another one for \$110 for the septic system fee. I understand the City will be reimbursing Wayne for the two other building permit fees he paid previously, minus the 10 percent fee for review already done. I also included four 11 x 17 copies of the site plan, and 4 copies of the full size building elevation views.

I have requested legal descriptions of the two lots and the septic system easement from the surveyor. I hope to have that in a week or so. I have also asked Wayne's attorney to draft up a septic system easement. I will forward that to you when I get it.

Thank you very much.

C: Wayne Hinckley





380 US Route One
Falmouth Maine 04105
Tel 207 781 5242
Fax 207 781 4245

July 12, 2007
File: 04103

Ms. Ann Machado
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

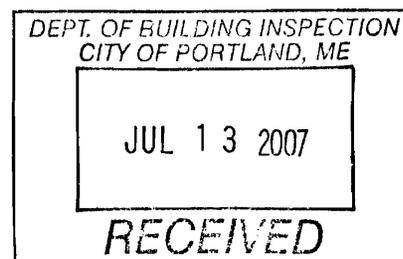
RE: BRAINTREE STREET HOUSE LOT

Dear Ann:

Attached to this letter is a revised set of plans for the proposed house lot at the end of Braintree Street for Wayne Hinckley. Based on your recent comment, we have revised the lot layout to show only 60 feet of frontage on Lot 1. This matches the portion of the Braintree Street right-of-way that the City maintains, so no road improvements are required, other than extending the water main.

Because of the new lot layout the septic system for Lot 1 ends up on Lot 2, so we have shown an easement from Lot 2 to Lot 1 for that purpose. The septic system cannot be located anywhere else due to unsuitable soils. Wayne will keep Lot 2 for his own use, and no improvements can be made on Lot 2 without extending and improving Braintree Street. Also if the street is ever extended, public sewer will be constructed to serve the two lots and the septic system will be removed. We believe this is an acceptable method of handling wastewater from Lot 1.

We look forward to issuance of the building permit for Lot 1. Thank you very much in advance for your consideration.



Sincerely,

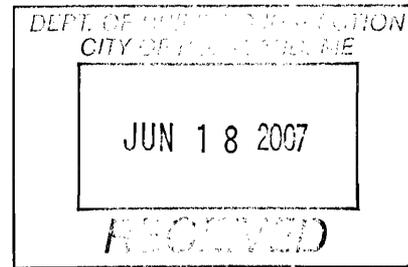
PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Mark R. Bergeron". The signature is written in a cursive style.

Mark R. Bergeron, P.E.

Enclosures

C: Wayne Hinckley



380 US Route One
Falmouth Maine 04105
Tel 207 781 5242
Fax 207 781 4245

June 18, 2007
File: 04103

Ms. Ann Machado
CITY OF PORTLAND
389 Congress Street
Portland, ME 04101

RE: BRAINTREE STREET HOUSE LOT

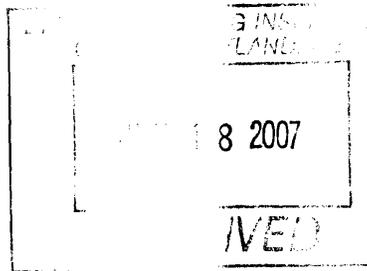
Dear Ann:

This letter is to notify you that Wayne Hinckley of Home Sweet Home Apartments, LLC, is withdrawing the application for two single family house lots (submitted to the City on December 18, 2006), and he is submitting a new building permit application for only one single family house.

As you recall, Mr. Hinckley has 21,000 square feet of land on seven existing lots of record at the end of Braintree Street. The prior applications submitted were for two single family house lots, with road and utility improvements to Braintree Street. Since the cost of improving Braintree Street to current City standards, along with installing approximately 450 feet of public sewer line ultimately proved to be too expensive for this project, Mr. Hinckley has chosen to pursue just one single family house at this time. He is creating a second 10,000 square foot lot for future use, which meets the R-2 zone standards for minimum lot size. There are no current development plans for this lot. If a house is to be built on Lot 2 at a later date, road, sewer, and water utility improvements will be need to be reviewed and approved by the City.

Enclosed is a document describing the limits of Braintree Street that the City has accepted as a public street. This information is also shown on the enclosed plan, and you will see that the proposed Lot 1 has 60 feet of frontage on the publicly-accepted portion of Braintree Street. Since only 50 feet of street frontage is required, we believe no other improvements to Braintree Street are required. The water main will be extended approximately 110 feet per Portland Water District regulations.

We have shown an onsite subsurface wastewater disposal system to service Lot 1. The lot is located more than 200 feet away from a public sewer line, so on site septic systems are allowed per City ordinance. An HHE-200 form is enclosed for approval.



Ms. Ann Machado
CITY OF PORTLAND
June 18, 2007
Page 2

We would greatly appreciate you notifying Barbara Barhydt in Planning and Mike Farmer at the Public Works Department of this change. We look forward to issuance of the building permit for Lot 1. Thank you very much in advance for your consideration.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "Mark R. Bergeron". The signature is written in a cursive, flowing style.

Mark R. Bergeron, P.E.

MRB/s

Enclosures

C: Wayne Hinckley

Page 322

BRADLEY STREET

BRADLEY STREET

322

From Newton Street Accepted by Order of the City Council passed November 1, 1965
City of Portland Records, Volume 81, Page 170

W'ly 375.33'

Beginning at a point in the northerly side line of Newton Street, said point being distant 388.45 feet northeasterly from the first angle on the northerly side line of Newton Street, northeasterly from Forest Avenue;
thence northerly and making an included angle of 120°03½' through the west with the southwesterly direction of the said northerly side line of Newton Street, a distance of 375.33 feet to a point.

Said street to be fifty (50) feet wide and to lie wholly on the easterly side of the above described line.

AVALON TERRACE

From Avalon Road

N'ly, S'ly,

and 53'ly 175'

Post-it® Fax Note 7671

Date 5/8/07 # of pages 1

To MARK BERGERON	From Ret
Co./Dept.	Co. Titcomb
Phone #	Phone # 797-9144
Fax # 781-42-45	Fax #

| point being
on its interesec-

at described

.dins of 50.00 feet
of 235.62 feet

thence southwesterly along the said northerly side line of Avalon Road and making an included angle of 90° with the last described course, a distance of 50.00 feet to the point of beginning.

Said street to lie wholly within the above described lines and to be 50.00 feet wide except in the curved portions.

LUDLOW STREET

LUDLOW STREET

From N'ly

Terminus N'ly

742.00'

Accepted by Order of the City Council passed January 3, 1966
City of Portland Records, Volume 82, Page 27

Beginning at a point in the center line of Ludlow Street distant northwesterly 414.03 feet along the said center line of Ludlow Street from the second angle therein northwesterly of Fuller Street, said point of beginning also being the northwesterly terminus of Ludlow Street as laid out and accepted by order of the City Council, February 17, 1964;
thence northwesterly on a prolongation in a straight line of the said center line of Ludlow Street a distance of 742.00 feet to a point.

Said street to be fifty (50) feet wide and to lie equally on either side of the above described line.

SONNET LANE

SONNET LANE

From Ludlow Street Accepted by Order of the City Council passed January 3, 1966
City of Portland Records, Volume 82, Page 27

S'ly, N'ly, N'ly
S'ly, N'ly, N'ly,
S'ly 459.50'

Beginning at a point in the southerly side line of Ludlow Street, said point being distant 269.45 feet northwesterly along said southerly side line of Ludlow Street from its intersection with the westerly side line of Ludlow Terrace;
thence on a curve to the southwest with a radius of 20.00 feet and tangent to the said southerly side line of Ludlow Street, a distance measured on the arc of 31.42 feet to a point;
thence southwesterly on a course tangent to the last described curve, a distance of 149.24 feet to a point;
thence westerly on a curve to the northwest with a radius of 70.00 feet and tangent to the last described course, a distance measured on the arc of 93.44 feet to a point;
thence northwesterly on a course tangent to the last described curve, a distance of 128.60 feet to an angle in the southerly side line of Sonnet Lane;
thence southwesterly and making an included angle of 146°15' through the south with the southeasterly direction of the last described course, a distance of 25.78 feet to a point;
thence southerly on a curve with a radius of 20.00 feet and tangent to the last described course, a distance measured on the arc of 31.42 feet to a point, and an intersection with the easterly side line of Four Winds Road, so called;

Continued on next page -

781-4245

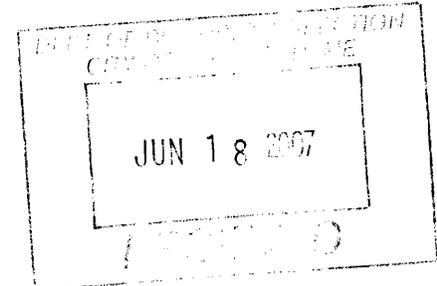


Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

April 21, 2005

Mark Bergeron, PE
Pinkham & Greer
170 US Route One
Falmouth, Me. 04105



Re: Braintree St. house lots

Mark:

This letter is to notify you the two lots you have referenced on your drawing do not have frontage to where there is a water main. In order to serve the two lots with public water a water main extension would be necessary of about 125' of 8" DI water main. As far as going under the District's 48" concrete distribution main with a sewer that should not be a problem and your option "A" would be the best choice. Please contact Norman Twaddel our Right of Way agent at 774-5961 extension 3057 and he should be able to answer any of your questions concerning the right of way requirements.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator



KNOW ALL MEN BY THESE PRESENTS,

THAT, I, Daniel C. McDonald, II, of Naples, Florida in consideration of One Dollar (\$1.00) and other good and valuable considerations paid by Wayne E. Hinckley, whose mailing address is 49 Northern Oaks Drive, Raymond, Maine 04071, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said , Wayne E. Hinckley, his heirs and assigns forever,

Certain lots or parcels of land with the improvements thereon, situated in the City of Portland, Maine, which consists of certain of the lots numbered 259-265 as shown on a certain "Plan of Woodfords Gardens" owned by J.W. Wilbur, Co., dated November 16, 1916 and recorded in Cumberland County Registry of Deeds in Plan Book 13 at Page 75. Said lots are commonly known or referred to as 31-41 Braintree Street and 27-29 Braintree Street.

These lots are a portion of the lots conveyed to said Grantor, by deed of distribution dated March 21, 21, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6409, page 125.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, his heirs and assigns, to their own use and behoof forever.

AND I do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that we/I have good right to sell and convey the same to the said Grantee(s) to hold as aforesaid, and that we/I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee(s), their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I Daniel C. McDonald, II the said Grantor, have hereunto set my hand and seal this 30 day of July, 2004.

SIGNED, SEALED AND DELIVERED
in the presence of,

Mary M Hayes

Daniel C McDonald II
Daniel C. McDonald

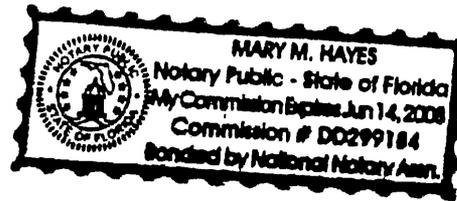
MAINE REAL ESTATE TAX PAID

STATE OF FLORIDA,
COUNTY OF COLLIER, ss.

July 30, 2004.

Personally appeared the above-named Daniel C. McDonald, II and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Mary M Hayes
Notary Public

Print: MARY M HAYES

F:\CLIENTS\hinckley wayne\Deed-MacDonald to Hinckley.doc

Received
Recorded Register of Deeds
Aug 27, 2004 02:52:55P
Cumberland County
John E OBrien

Returns: Perkins Olson
PO Box 449
Portland, ME
DYK.

QUIT-CLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS, THAT I, WAYNE E. HINCKLEY of Raymond, County of Cumberland, and State of Maine, in consideration of One Dollar and other valuable consideration, paid by HOME SWEET HOME APARTMENTS, LLC , whose mailing address is: 49 Northern Oaks Drive, Raymond, Maine 04071 the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Home Sweet Home Apartments, LLC, its heirs and assigns forever, a certain lot or parcel of land, with any buildings thereon, situated in the Town of Portland, County of Cumberland, and State of Maine, being further described as follows:

Certain lots or parcels of land with the improvements thereon, situated in the city of Portland, Maine, which consists of certain of the lots numbered 259-265 as shown on a certain "Plan of Woodfords Gardens" owned by J.W. Wilbur, Co., dated November 16, 1916 and recorded in Cumberland County Registry of Deeds in Plan Book 13 at Page 75. Said lots are commonly known or referred to as 31-41 Braintree Street and 27-29 Braintree Street.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

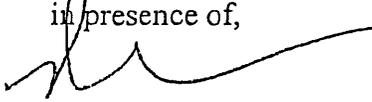
Being the same premises conveyed to Wayne E. Hinckley by deed from Daniel C. McDonald, II dated July 30, 2004, and recorded in the Cumberland County Registry of Deeds in Book 21717, Page 217.

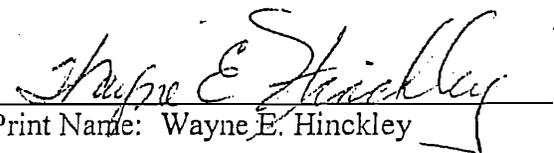
TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said Home Sweet Home Apartments, LLC, its successors and assigns, to their own use and behoof forever.

AND I do COVENANT with the Grantee, its successors and assigns, that I shall and will WARRANT AND DEFEND the premises to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

IN WITNESS WHEREOF, I the said Wayne E. Hinckley, as Grantor, have hereunto set my hand and seal this 14 day of the month of February, 2005.

SIGNED, SEALED AND DELIVERED
in presence of,




Print Name: Wayne E. Hinckley

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

February 14th, 2005

Then personally appeared the above-named Wayne E. Hinckley and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public *ATTM-112*

Print: RICHARD F. OLSON

hinckley wayne\Quit claim deed with cov-ind.doc

**MAINE REVENUE SERVICES
REAL ESTATE TRANSFER
TAX DECLARATION**



TITLE 36, M.R.S.A. SECTIONS 4641 - 4641N

PLEASE TYPE OR USE A BALL POINT PEN. FILE BOTH COPIES WITH THE COUNTY REGISTRY OF DEEDS. DO NOT USE STAPLES OR TAPE AND DO NOT DETACH!

1. MUNICIPALITY OR TOWNSHIP Portland	COUNTY Cumberland
---	----------------------

BOOK/PAGE
(REGISTRY USE ONLY)

GRANTEE (BUYER)	
2. IDENTITY: NAME(S) - LAST, FIRST, MIDDLE OR CORPORATE NAME(S) Home Sweet Home Apartment,s LLC	ENTER SSN OR FED ID HERE 35-2205693

3. NUMBER AND STREET 49 Northern Oaks Drive	CITY OR TOWN Raymond	STATE AND ZIP CODE ME 04071
--	-------------------------	--------------------------------

GRANTOR (SELLER)	
4. IDENTITY: NAME(S) - LAST, FIRST, INITIAL OR CORPORATE NAME(S) Hinckley, Wayne E.	ENTER SSN OR FED ID HERE 014-52-7663

5. NUMBER AND STREET 49 Northern Oaks Drive	CITY OR TOWN Raymond	STATE AND ZIP CODE ME 04071
--	-------------------------	--------------------------------

PROPERTY	6. TAX MAP & LOT NUMBER Map 336, Block F, Lots 25-29 and 27-29	WARNING TO BUYER! If the property is classified as Farmland, Open Space or Tree Growth, a substantial financial penalty could be triggered by Development, subdivision, partition or change in use. <input type="checkbox"/> Classified <input checked="" type="checkbox"/> Not Classified
	7. DATE OF TRANSFER MO DAY YEAR 2 14 05	

CONSIDERATION	8. Tax will be collected at the registry when the deed is recorded. The tax rate is \$2.20 per \$500, or fractional part thereof, of consideration or value. The tax is equally divided between the buyer and the seller. See reverse for instructions. FAIR MARKET VALUE \$ 12,000.00	CONSIDERATION \$ 0.00 (ACTUAL PRICE PAID OR REQUIRED TO BE PAID)
----------------------	---	---

EXEMPTION	9. If one or more parties are exempt from the real estate transfer tax, please explain the basis for exemption pursuant to Title 36 M.R.S.A., Section 4641-C. Complete only if the transfer is claimed to be fully or partially exempt. <input type="checkbox"/> GRANTEE Reason: Transfer is exempt pursuant to 35 M.R.S.A. Section 4641-C Section 16 and 19 as a deed <input type="checkbox"/> GRANTOR Reason: to an LLC by its sole member
------------------	--

SPECIAL CIRCUMSTANCES	10. Were there any special circumstances in the transfer which suggests that the price of the property was either more or less than its fair market value? (IF YES, PLEASE EXPLAIN) member to LLC <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES
------------------------------	---

INCOME TAX WITHHELD	11. <input type="checkbox"/> Buyer(s) certify that they have withheld Maine income tax from the purchase price as required by § 5250-A and will remit to Maine Revenue Services within 30 days after date of transfer. <input checked="" type="checkbox"/> Buyer(s) not required to withhold Maine income tax because: <input checked="" type="checkbox"/> Seller has qualified as a Maine resident <input type="checkbox"/> A waiver has been received from the State Tax Assessor <input checked="" type="checkbox"/> Consideration for the property is less than \$50,000 <input type="checkbox"/> Foreclosure sale: exempt per 36 MRSA §5250-A, sub 3-A
----------------------------	--

OATH	12. Aware of penalties as set forth by Title 36, Section 4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. GRANTEE(S) or AUTHORIZED AGENT DATE GRANTOR(S) or AUTHORIZED AGENT DATE HSH by Wayne E. Hinckley 2/14/05 [Signature] 2/14/05
-------------	--

PREPARER	13. Name, address and phone number of person or firm preparing this form. Richard P. Olson, Esq., Perkins Olson, P.A., 30 Milk St., Portland, ME 04101
-----------------	---

Official Receipt for Recording in:

Cumberland County Registry Of Deeds
142 Federal Street
PORTLAND, MAINE 04101

Issued To:

PERKINS & OLSON
PO BOX 449

PORTLAND ME 04112-

Recording Fees

Document Description	Number	Vol#	Page	Recording Amount
DEED	10903	22337	93	\$13.00
1-HINCKLEY, WAYNE				
2-HOME SWEET HOME APARTMENTS LLC				
12:22:34p				
T-TAX				\$.00
12:22:34p				
				\$13.00

Collected Amounts

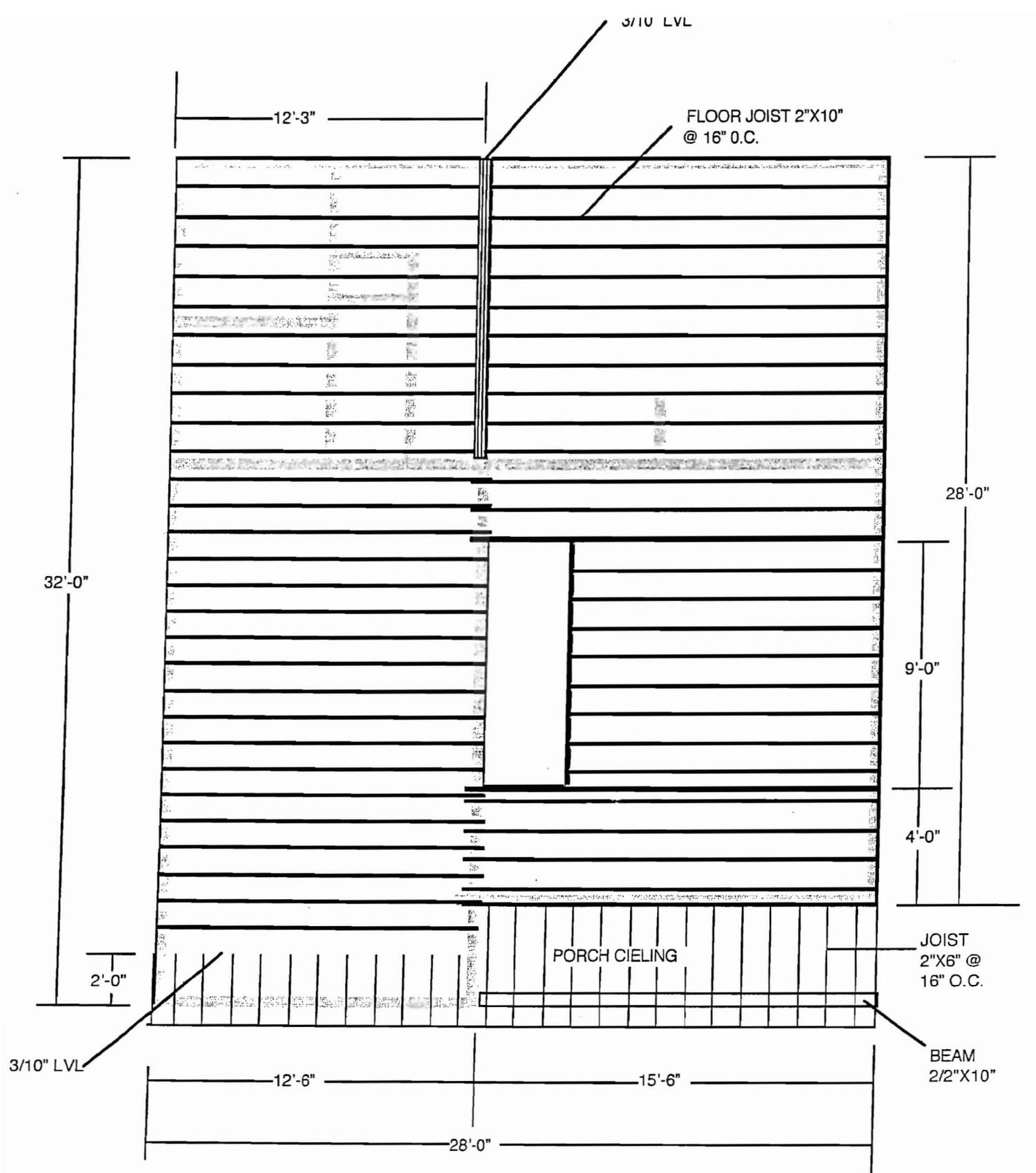
Payment Type	Check Number	Amount
CHECK	110	\$13.00
		\$13.00

Total Received :	\$13.00
Less Total Recordings:	\$13.00
Change Due :	\$.00

Thank You
JOHN B OBRIEN - Register of Deeds

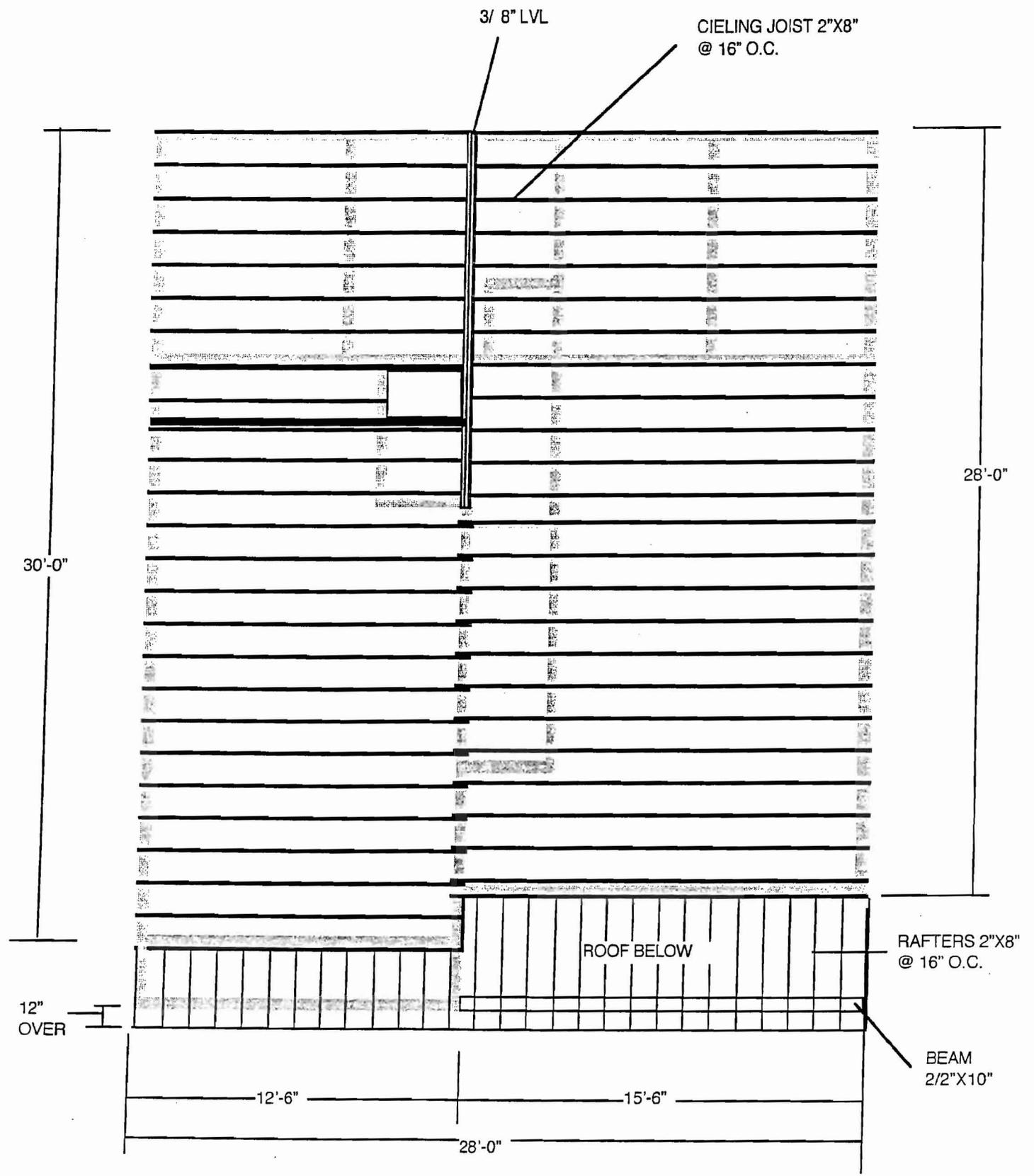
By - Jayne Jordan

Receipt# Date Time
0206317 02/18/2005 12:23p



SECOND FLOOR FRAME PLAN

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE : 10/6/05	SCALE 0.5 CM = 1 FT



CEILING JOIST PLAN

CUSTOMER	CONTRACTOR
WAYNE HINCKLEY	
978-387-9074	
DATE 10/6/05	SCALE 0.5 CM = 1 FT

39 Braintree

336-F-23

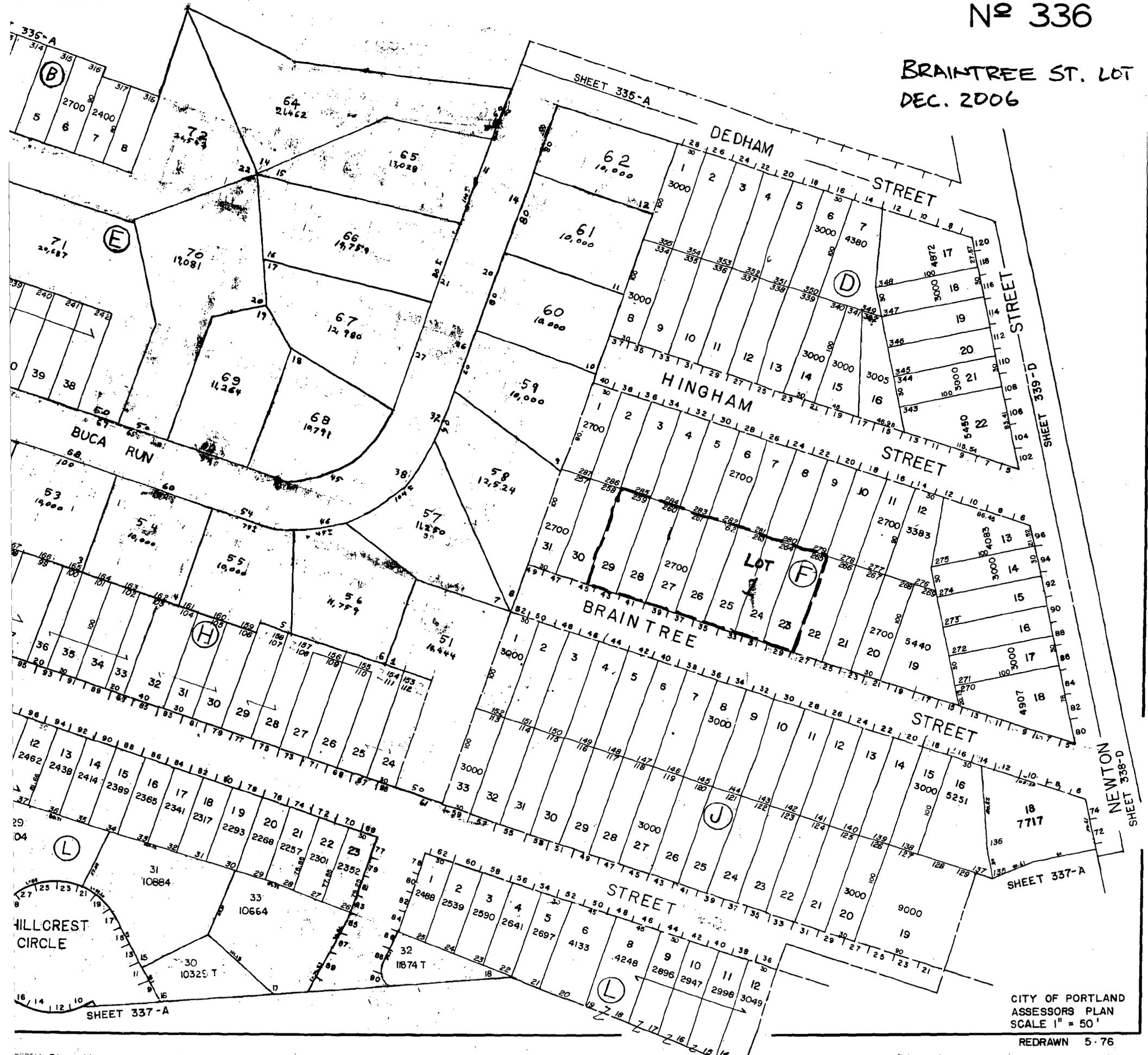
ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	Footings 10x20 10" walls	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Concrete 4" slab - polyurea Barrel	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK		
Anchor Bolts/Straps, spacing (Section R403.1.6)	NA	OK		
Lally Column Type (Section R407)	3/8 LVL's concrete slab	OK		
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type				
Sill/Band Joist Type & Dimensions	2x6 pressure treated			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	on concrete slab	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 12" oc			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 16" oc	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	2x8 16" oc rafters 2 2x10 ridge beam 6' 12" pitch	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" OSB sheathing w/ceiling garage	OK
Fastener Schedule (Table R602.3(1) & (2))	Simpton H 2.5 hold down/rafters	OK
Private Garage (Section R309) Living Space? (Above or beside)	YES	
Fire separation (Section R309.2)	1 hrs walls ceilings	OK
Opening Protection (Section R309.1)	1 hr Doors	
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	OK
Roof Covering (Chapter 9)	Asphalt Shingles, felt	OK
Safety Glazing (Section R308)	NA	NA
? Attic Access (Section R807) 30 sq ft min	22x30 Scuttle hole	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	NA
2 Header Schedule (Section 502.5(1) & (2))	(3) 2x8 Doors windows	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	U factor .31 - .99 R 38 ceilings	

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior		
Exterior 		
? Treads and <u>Risers</u> (Section R311.5.3)	10 incl tread 1" rising	
Width (Section R311.5.1)	3 FT 6 inches	OK
Headroom (Section R311.5.2)	6" 8"?	OK
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)		
? Smoke Detectors (Section R313) Location and type/Interconnected	Each Bedroom and all Common areas	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)		
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	N/A	

Nº 336

BRAINTREE ST. LOT
DEC. 2006



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

REDRAWN 5-76