

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1501	Issue Date: NOV 17 2005	CBL: 342 E 032001
-----------------------	----------------------------	----------------------

Location of Construction: 65 Ruby Ln #14	Owner Name: D.A. Brackett & Company, Inc	Owner Address: 84 Country Lane	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone: 2077728629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use:	Proposed Use: Single Family Home/ Build a 26' x 36' 2 story Single Family Home	Permit Fee: \$1,146.00	Cost of Work: \$125,000.00	CEO District: 5
-----------	---	---------------------------	-------------------------------	--------------------

Proposed Project Description: Build a 26' x 36' 2 story Single Family Home	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 12-3 Type: SB
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 10/17/2005	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>NE</i> <input type="checkbox"/> Flood Zone <i>panel 7 - zone A</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2005-0236</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Approved w/conditions</i> Date: <i>11/1/05</i> <i>ABM</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 checked="" type="checkbox"/> Not in District 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 <i>ABM</i> 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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1501	Date Applied For: 10/17/2005	CBL: 342 B032001
------------------------------	--	----------------------------

Location of Construction: 65 Ruby Ln #14	Owner Name: D.A. Brackett & Company, Inc	Owner Address: 84 Country Lane	Phone:
Business Name:	Contractor Name: Dwight Brackett	Contractor Address: 84 Country Lane Portland	Phone (207) 772-8629
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	
Proposed Use: Single Family Home/ Build a 26' x 36' 2 story Single Family Home		Proposed Project Description: Build a 26' x 36' 2 story Single Family Home	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/01/2005**Note:** **OktoIssue:**

- 1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 11/17/2005**Note:** **OktoIssue:**

- 1) A copy of the enclosed chimney disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 2) Permit approved based on the plans submrtted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The basement is NOT approved as habitable space.
- 4) Separate permits are required for any electrical, plumbing, or heating.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Jay Reynolds **Approval Date:** 11/16/2005**Note:** **Ok to Issue:**

- 1) Revised curb cut location is subject to Public Works review and approval.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext .8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 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) 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.
- 6) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy

Dept: Planning **Status:** Not Applicable **Reviewer:** Jay Reynolds **Approval Date:** 11/15/2005**Note:** **OktoIssue:**



Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105
(207) 797-9199
Fax (207) 878-3142
www.titcombsurvey.com

Thursday, November 17, 2005

Kevin Carroll
Code Enforcement Officer
City of Portland
389 Congress St.
Portland, ME 04101

VIA FAX: (207)874-8716

Re: Lots 13, 14 and 16, Ruby Lane, Portland

Dear Mr. Carroll:

This letter will confirm that Titcomb Associates has staked out the location for the buildings on Lot 13, Lot 14 and Lot 16, Ruby Lane, in accordance with the location shown on the development plan prepared by Deluca-Hoffman Engineers.

The building locations are in compliance with the City of Portland Setback Requirements. The building location is based on established property pins.

Please call if you have any further questions.

Sincerely,

David R. Enberg
PLS #2204

cc: Dwight Brackett

Post-it® Fax Note	7671	Date	11-17	# of pages	1
To	KEVIN CARROLL	From	DAVID ENBERG		
Co./Dept.		Co.	TITCOMB		
Phone #		Phone #			
Fax #		Fax #			

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By **initializing** at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

_____ CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL:

342-B 3

Building Permit #:

05-1501

342-B-31

05-1500

874-8716 Fax #



Titcomb Associates

Land Surveying
Land Planning

133 Gray Road
Falmouth, Maine 04105
(207) 797-9199
Fax (207) 878-3142
www.titcombsurvey.com

Thursday, November 17, 2005

Kevin ~~Carroll~~
Code Enforcement Officer
City of Portland
389 Congress St.
Portland, ME 04101

VIA FAX: (207)874-8716

Re: Lots 13, 14 and 16, Ruby Lane, Portland

Dear Mr. Carroll:

This letter will confirm that Titcomb Associates has staked out the location for the buildings on Lot 13, Lot 14 and Lot 16, Ruby Lane, in accordance with the location shown on the development plan prepared by Deluca-Hoffman Engineers.

The building locations are in compliance with the City of Portland Setback Requirements. The building location is based on established property pins.

Please call if you have any further questions.

Sincerely,

David R Enberg
PLS #2204

cc: Dwight Brackett

Post-it® Fax Note	7671	Date	11-17	# of pages	1
To	KEVIN CARROLL	From	DAVID ENBERG		
Co./Dept.		Co.	TITCOMB		
Phone #		Phone #			
Fax #		Fax #			

Permit 05-460

342-B-31

61 Robey lot 13

PAK# 772-8629

Dwight

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), Section R403.1 & R403.1.4.1)	10" x 16" OK	Need foundation OK on A1
Foundation Drainage, Fabric Damp proofing (Section R405 & R406)	Not labeled	OK on A1 large plans
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" x 12" - 3' oc + 2 @ corners	
Lally Column Type (Section R407)	Not labeled	Go over w/ Dwight spacing for points above.
Girder & Header Spans (Table R 502.5(2)) Built-Up Wood Center Girder Dimension/Type	16 11	
Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x6 PT Shows - 2x10's	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	16 11	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x8-5 OK	

R802.4(2))			
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))		Roof truss - need former framing details 5/8 roof / 7/16 walls / 3/4 floor	
Fastener Schedule (Table R602.3(1) & (2))		Per IRC	
Private Garage (Section R309) Living Space? (Above or beside)		Beside / Above	
Fire separation (Section R309.2)		Shows 5/8"	
Opening Protection (Section R307.1)		1 hour	
Emergency Escape and Rescue Openings (Section R310)		OK	
Roof Covering (Chapter 9)		Asphalt?	Yes - OK
Safety Glazing (Section R308)		OK	
Attic Access (Section R807)		NOT SHOWN	OK - SHOOT AT LANGE P BARS
Chimney Clearances/Fire Blocking (Chap. 10)		OK	
Header Schedule (Section 502.5(1) & (2))		NOT SHOWN	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-		Ceiling - R-38? U-Value windows? - 0.30	

Walls R-19
Floors - Need R-19 - Sheet Al on floor
1 inch

Factor Penetration			
Type of Heating System		Not shown	furnace
Means of Egress (Sec R311 & R312)			
Basement	1		
Number of Stairways	1		
Interior	1		
Exterior	0		
Treads and Risers (Section R311.5.3)	10" T 7 3/4" R		
Width (Section R311.5.1)	OK		OK
Headroom (Section R311.5.2)	6'8"		
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	OK		
Smoke Detectors (Section R313) Location and type/Interconnected		not shown	OK - large plans
Dwelling Unit Separation (Section R317) and IBC-2003 (Section 1207)		N/A	
Deck Construction (Section R502.2.1)		Decks?	Need details - Will amend

Need garage cross section - OK on beams
 Need structural engineering specs on beams
 B Cantilevered joists
 can only be 10"

LOT 13

BEAMS - ANGLES - CHANNELS - PLATES - FLATS
LALLY COLUMNS - WIRE MESH - REINFORCING RODS

GOLDSTEIN STEEL CO.

YARD 36 RUNNING HILL ROAD ■ SCARBOROUGH, ME 04074
PH. (207) 839-3411 ■ FAX (207) 839-3720

W14x26# x 21'
CAPABLE OF A
27,000# UNIFORM
LOAD

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

NOV 14 2005

RECEIVED

$F_y = 36 \text{ ksi}$

BEAMS

W Shapes

Allowable uniform loads in kips
for beams laterally supported

For beams laterally unsupported, see page 2-146

W 12



Designation

W 12

W 12

$F_y = 36 \text{ ksi}$

BEAMS

W Shapes

Allowable uniform loads in kips
for beams laterally supported

For beams laterally unsupported, see page 2-146

W 14



Deflection
in.

Designation	W 14			W 12			Deflection in.
	Wt. #	Flange width B	L _c	Wt. #	Flange width B	L _c	
5	53	8.50	17.7	26	5	5.30	.04
6	58	8.50	15.0	30	5	5.30	.06
7	63	8.50	14.4	34	5	5.30	.08
8	68	8.50	14.4	38	5	5.30	.11
9	73	8.50	14.4	42	5	5.30	.14
10	78	8.50	14.4	46	5	5.30	.18
11	83	8.50	14.4	50	5	5.30	.21
12	88	8.50	14.4	54	5	5.30	.25
13	93	8.50	14.4	58	5	5.30	.30
14	98	8.50	14.4	62	5	5.30	.34
15	103	8.50	14.4	66	5	5.30	.40
16	108	8.50	14.4	70	5	5.30	.45
17	113	8.50	14.4	74	5	5.30	.51
18	118	8.50	14.4	78	5	5.30	.57
19	123	8.50	14.4	82	5	5.30	.63
20	128	8.50	14.4	86	5	5.30	.70
21	133	8.50	14.4	90	5	5.30	.77
22	138	8.50	14.4	94	5	5.30	.85
23	143	8.50	14.4	98	5	5.30	.93
24	148	8.50	14.4	102	5	5.30	1.01
25	153	8.50	14.4	106	5	5.30	1.10
26	158	8.50	14.4	110	5	5.30	1.19
27	163	8.50	14.4	114	5	5.30	1.28
28	168	8.50	14.4	118	5	5.30	1.38
29	173	8.50	14.4	122	5	5.30	1.48
30	178	8.50	14.4	126	5	5.30	1.58
31	183	8.50	14.4	130	5	5.30	1.68
32	188	8.50	14.4	134	5	5.30	1.80
33	193	8.50	14.4	138	5	5.30	1.80
34	198	8.50	14.4	142	5	5.30	2.00

Properties and Reaction Values

S, in. ²	V, kips	R ₁ , kips	R ₂ , kips	R ₁ , kips/in.	R ₂ , kips/in.	R, kips	For explanation of deflection, see page 2-32
77.8	70.3	62.7	54.6	48.6	42.0	35.3	29.0
74	68	60	51	46	40	33	27
31.6	27.8	23.8	19.6	16.9	15.0	14.2	12.0
8.79	8.08	7.25	7.37	6.77	6.42	6.06	5.46
37.3	31.2	25.0	25.3	20.9	17.8	17.0	13.0
3.37	2.93	2.40	2.51	2.23	2.26	1.74	1.62
49	41	33	34	28	26	23	19

Load above heavy line is limited by maximum allowable web shear. Values of R in bold face exceed maximum web shear.

Properties and Reaction Values

S, in. ²	V, kips	R ₁ , kips	R ₂ , kips	R ₁ , kips/in.	R ₂ , kips/in.	R, kips	For explanation of deflection, see page 2-32
60	55	48	40	35.1	30.6	25.6	20.6
58	53	46	38	33.1	28.6	23.6	18.6
56	51	44	36	31.1	26.6	21.6	16.6
54	49	42	34	29.1	24.6	19.6	14.6
52	47	40	32	27.1	22.6	17.6	12.6
50	45	38	30	25.1	20.6	15.6	10.6
48	43	36	28	23.1	18.6	13.6	8.6
46	41	34	26	21.1	16.6	11.6	6.6
44	39	32	24	19.1	14.6	9.6	4.6
42	37	30	22	17.1	12.6	7.6	2.6
40	35	28	20	15.1	10.6	5.6	0.6
38	33	26	18	13.1	8.6	3.6	0.4
36	31	24	16	11.1	6.6	1.6	0.2
34	29	22	14	9.1	4.6	0.6	0.0
32	27	20	12	7.1	2.6	0.6	0.0
30	25	18	10	5.1	0.6	0.6	0.0
28	23	16	8	3.1	0.6	0.6	0.0
26	21	14	6	1.1	0.6	0.6	0.0
24	19	12	4	0.6	0.6	0.6	0.0
22	17	10	2	0.6	0.6	0.6	0.0
20	15	8	0	0.6	0.6	0.6	0.0
18	13	6	0	0.6	0.6	0.6	0.0
16	11	4	0	0.6	0.6	0.6	0.0
14	9	2	0	0.6	0.6	0.6	0.0
12	7	0	0	0.6	0.6	0.6	0.0
10	5	0	0	0.6	0.6	0.6	0.0
8	3	0	0	0.6	0.6	0.6	0.0
6	1	0	0	0.6	0.6	0.6	0.0
4	0	0	0	0.6	0.6	0.6	0.0
2	0	0	0	0.6	0.6	0.6	0.0
0	0	0	0	0.6	0.6	0.6	0.0

Load above heavy line is limited by maximum allowable web shear. Values of R in bold face exceed maximum web shear.

DF 13 154359



ALSIDE WINDOW COMPANY

MODEL 0172 - N.C. 2-LITE CASEMENT

CPD# ALS-A-31-002

SOLID VINYL - WELDED - DOUBLE GLAZO

13/16" IG, OS LO-E, ARGON, GRIDS < 1"

RES97

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.30

Solar Heat Gain Coefficient

0.26

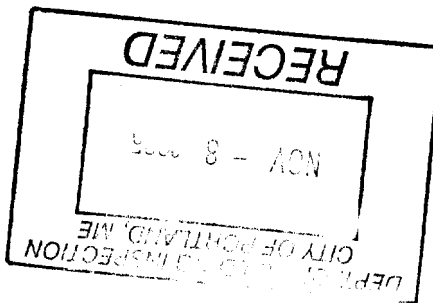
ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.43

Manufacturer stipulates that these ratings conform to applicable NFRC procedures for determining whole product performance. NFRC ratings are determined for a fixed set of environmental conditions and a specific product size. Consult manufacturer's literature for other product performance information.

www.nfrc.org



Permit Number
Checked By/Date



Generated by REScheck Package Generator
Compliance Certificate

Project Title: 65 Ruby Lane Lot 14

Energy Code: **2003 IECC**
 Location: **Portland, Maine**
 Construction Type: **Single Family**
 Window-to-Wall Ratio: **0.15**
 Heating Degree Days: **7378**

Report Date:

Date of Plans:

Project Information:

Builder Information:
 Dwight Brackett

Project Notes:

Compliance: Passes

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0	0.0	
Wall:	19.0	0.0	
Window:			0.300
Door:			0.350
Floor:	19.0	0.0	
Furnace: : 80 AFUE			

Statement of Compliance: The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

 Builder/Designer

 Company Name

 Date



Generated by REScheck Package Generator

REScheck Inspection Checklist

Project Title: 65 Ruby Lane Lot 14

Ceilings:

- Ceiling: , R-38.0 cavity insulation

Comments: _____

Above-Grade Walls:

- Wall: , R-19.0 cavity insulation

Comments: _____

Windows:

- Window: , U-factor: 0.300

For windows without labeled U-factors. describe features:

#Panes _____ Frame Type _____ Thermal Break? _____ Yes _____ No

Comments: _____

Doors:

- Door: , U-factor: 0.350

Comments: Front door exempt

Floors:

- Floor: , R-19.0 cavity insulation

Comments: _____

Heating and Cooling Equipment:

- Furnace: : 80 AFUE or higher

Make and Model Number: _____

Air Leakage:

- Joints, penetrations, and all other such openings in the building envelope that are sources of air leakage must be sealed.
 Recessed lights must be 1) Type IC rated, or 2) installed inside an appropriate air-tight assembly with a 0.5" clearance from combustible materials. If non-IC rated, the fixture must be installed with a 3" clearance from insulation.

Skylights:

- Minimum insulation requirement for skylight shafts equal to or greater than 12 inches is R-19

Vapor Retarder:

- Required on the warm-in-winter side of all non-vented framed ceilings, walls, and floors

Materials Identification:

- Materials and equipment must be installed in accordance with the manufacturer's installation instructions.
 Materials and equipment must be identified so that compliance can be determined.
 Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment must be provided.
 Insulation R-values, glazing U-factors, and heating equipment efficiency must be clearly marked on the building plans or specifications.

Duct Insulation:

- Supply ducts in unconditioned attics or outside the building must be insulated to R-8.

- Return ducts in unconditioned attics or outside the building must be insulated to R-4.
- Supply ducts in unconditioned spaces must be insulated to R-8.
- Return ducts in unconditioned spaces (except basements) must be insulated to R-2.
- Where exterior walls are used as plenums, the wall must be insulated to R-8.
- Insulation is not required on return ducts in basements.

Duct Construction:

- Duct connections to flanges of air distribution system equipment must be sealed and mechanically fastened.
- All joints, seams, and connections must be securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics must be rated UL 181A or UL 1816.
Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system must provide a means for balancing air and water systems.

Temperature Controls:

- Thermostats are required for each separate HVAC system. A manual or automatic means to partially restrict or shut off the heating and/or cooling input to each zone or floor shall be provided.

Service Water Heating:

- Water heaters with vertical pipe risers must have a heat trap on both the inlet and outlet unless the water heater has an integral heat trap or is part of a circulating system.
- Insulate circulating hot water pipes to the levels in Table 1.

Circulating Hot Water Systems:

- Insulate circulating hot water pipes to the levels in Table 1

Swimming Pools:

- All heated swimming pools must have an on/off heater switch and require a cover unless over 20% of the heating energy is from non-depletable sources. Pool pumps require a time clock.

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105°F or chilled fluids below 55°F must be insulated to the levels in Table 2

Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes

Heated Water Temperature (°F)	Insulation Thickness in Inches by Pipe Sizes			
	Non-Circulating Runouts		Circulating Mains and Runouts	
	up to 1"	Up to 1.25"	1.5" to 2.0"	Over 2"
170-180	0.5	1.0	1.5	2.0
140-169	0.5	0.5	1.0	1.5
100-139	0.5	0.5	0.5	1.0

Table 2: Minimum Insulation Thickness for HVAC Pipes. Hot Water Pipes

Piping System Types	Fluid Temp. Range(°F)	Insulation Thickness in Inches by Pipe Sizes			
		2" Runouts	1" and Less	1.25" to 2.0	2.5" to 4"
Heating Systems					
Low Pressure/Temperature	201-250	1.0	1.5	1.5	2.0
Low Temperature	106-200	0.5	1.0	1.0	1.5
Steam Condensate (for feed water)	Any	1.0	1.0	1.5	2.0
Cooling Systems					
Chilled Water, Refrigerant and Brine	40-55	0.5	0.5	0.75	1.0
	Below 40	1.0	1.0	1.5	1.5

NOTES TO FIELD: (Building Department Use Only)

Applicant: ~~Oak~~ D.A. Brackett

Date: 11/1/05

Address: 65 Ruby Lane (Lot #14)
Dartmouth

C-B-L: 342-B-32
permit # 05-1501

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new house

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - Construct ^{new} 26' x 36' 2 story single family home

Sevage Disposal - City

Lot Street Frontage - 50' min. - 72' scaled.

Front Yard - 25' min req. - 37 3/4' scaled

Rear Yard - 25' min. req. - 48.5' scaled

Side Yard - 2 stories - 14' min req. - 17' on right side

Projections - deck 8x12, 5.3x6 bulkhead 17.5' on left.

Width of Lot - 65 min req. - 77.5 scaled
garage 20x21.5, 20.5x5 porch.

Height - 35' max. - 22.5

Lot Area - min 6,500 sq ft min. - 11,730 sq ft per site plan

Lot Coverage Impervious Surface - max 35% = 4105.5

Area per Family - 6,500 sq ft min.

Off-street Parking - 2 parking spaces req. - 2 car garage.

Loading Bays - N/A

Site Plan - 2005-0236 minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

$26 \times 20.5 = 533$
 $14.5 \times 15.5 = 224.75$
 $8 \times 12 = 96$
 $5.3 \times 6 = 31.8$
 $20 \times 21.5 = 430$
 $20.5 \times 5 = 102.5$

1418.05

STATUTORY WARRANTY DEED

THAT, **Oak Ridge Development, Inc.**, a Maine corporation with a principal place of business in the City of Portland, County of Cumberland and State of Maine,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

D.A. Brackett & Company, Inc., a Maine corporation with a principal place of business and mailing address of 84 Country Lane, Portland, Maine,

Certain lots or parcels of land, with the buildings and improvements thereon, situated on the westerly side of Plymouth Street, formerly known as Colonial Avenue, in the City of Portland, County of Cumberland and State of Maine, being more particularly described as Lots 1, 2, 14, 15 and 16 on Plan of Oak Ridge Subdivision dated July 2004, and recorded in the Cumberland County Registry of Deeds in Plan Book 205, Page 145, as amended and revised through November 9, 2004 by plan entitled "Subdivision Plan, **Oak** Ridge Subdivision, Plymouth Street, Portland, Maine, made for **Oak** Ridge Development, Inc." dated July 2004, and recorded in Plan Book 205, Page 499.

Being a portion of the premises conveyed to Grantor herein by deed of Diversified Properties, Inc. dated May 21, 2004, and recorded at the Cumberland County Registry of Deeds in Book 21308, Page 199.

Excepting and reserving to Grantor, its successors and assigns, all right, title and interest that the Grantor may have in and to the fee interest in "Ruby Lane" and the parcel extending from said Ruby Lane to Plymouth Street labeled "N/F **Oak** Ridge Development 21308/199 5,601.18 sq. ft" as shown on the Plans. The purpose of this reservation is to preserve the Grantor's right in and to such ways pursuant to 23 M.R.S.A. §3031(4) and 33 M.R.S.A. §460 et seq., together with the right to convey said Ruby Lane and rights of way, to the City of Portland or the **Oak** Ridge Homeowners Association, at Grantor's sole discretion.

G-rantee covenants and agrees as part consideration of this transaction that this conveyance is made subject to and together with restrictions, covenants, easements, and conditions as set forth in the Declaration of Covenants, Restrictions and Easements dated March 22, 2005, and recorded at said Registry in Book 22543, Page 221, and such rights and easements granted to the Portland Water District in an instrument dated April 11, 2005, and recorded at said Registry in Book 22541, Page 109.

This conveyance is further subject to such state of facts as shown or depicted on plan entitled "Standard Boundary Survey of Land in Portland, Maine, Portland Terminal Company to Diversified Properties", by Titcomb Associates dated December 2003 and recorded at said Registry in Plan Book 203, Page 690.

MAINE REAL ESTATE TAX PAID

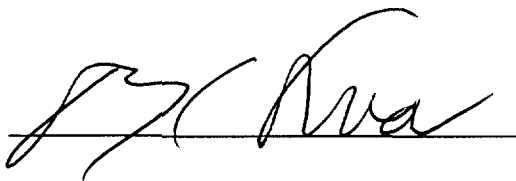
This conveyance **is** further subject to such state of facts **as** shown or depicted on plan entitled "Subdivision Plan *Oak Ridge* Subdivision", dated July 2004 and recorded at said Registry in Plan Book 205, Page 145, **as** amend in Plan Book 205, Page 499, including, but not limited to, setbacks, no cut zones, and drainage easements. In addition, but not limited thereto, Lots 2, **5, 7, 8** and 10 are subject to transformer easements to Central Maine Power; Lots 10 and 11 are subject to a City turnaround easement; and Lots 1, 2 & 3 are subject to a detention pond located thereon, **all** as shown on said Plans

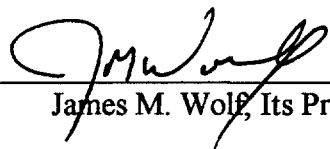
Grantee further covenants and agrees by acceptance of this deed that the following restrictions shall apply to the lots herein conveyed, which restrictions shall be binding upon Grantee, its successors and assigns:

- 1) The lots herein conveyed shall not be further subdivided without the written and recorded approval by *Oak Ridge* Development, Inc.. or its successors and assigns, and the City of Portland. This restriction **shall** include the prohibition against boundary transfers or deeding of easements for any purpose, including any conveyance to an abutting land owner.
- 2) The lots herein conveyed shall be limited to one (1) single-family dwelling. In addition, the lots shall not be used for home occupation, **in-law** apartments or otherwise without the written consent of **Oak Ridge** Development, Inc., or its successors and assigns.
- 3) **Any** changes to the site plans shall require the written approval of **Oak Ridge** Development, Inc., or its successors and assigns, and the City of Portland, which approval shall be recorded at the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the said **Oak Ridge** Development, Inc. **has** caused this instrument to be signed in its corporate name and sealed with **its** corporate seal by James M. Wolf, its President, thereunto duly authorized this 30th day of August, 2005.

Oak Ridge Development, Inc.



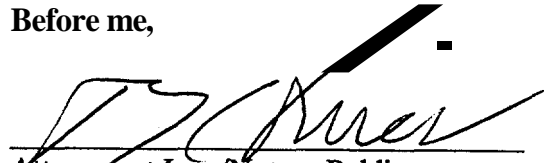
By: 
James M. Wolf, Its President

STATE OF MAINE
CUMBERLAND, S.S.

August 30, 2005

Then personally appeared the above-named James M. Wolf, President of Oak Ridge Development, Inc. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,



Attorney at Law/Notary Public
LEWYN N. SNOW

Received
Recorded Register of Deeds
Sep 01, 2005 09:29:28A
Cumberland County
John B O'Brien

All Purpose Building Permit Application

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 permits of any kind are accepted.

Total Square Footage of Proposed Structure 1536		Square Footage of Lot 11730	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 342 80 32		Owner: D.A. BRACKETT & CO INC 84 COUNTRY LANE PORTLAND, ME 04103	
Lessee/Buyer's Name (if Applicable)		Telephone: 772-8629	
Applicant name, address & telephone: D.A. BRACKETT & CO 84 COUNTRY LANE PORTLAND ME, 04103		cost Of Work: \$ 125000.⁰⁰ Fee: \$	
<p>If the location is currently vacant, what was prior use: VACANT</p> <p>Approximately how long has it been vacant: _____</p> <p>Proposed use: 26x36 2 STORY SINGLE FAMILY RESIDENCE</p> <p>Project description: _____</p> <hr/> <p>Contractor's name, address & telephone: _____</p> <p>Who should we contact when the permit is ready: Dw 16 HT BRACKETT</p> <p>Mailing address: _____</p> <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 10px auto;"> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">RECEIVED</p> <p style="text-align: center; font-size: 0.8em;">OCT 1 1006</p> <p style="text-align: center; font-size: 0.6em;">CITY OF PORTLAND, ME</p> </div> <p>We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-8629</p>			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 Code Official'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.

Signature of applicant: Dw 16 HT Brackett	Date: 10/3/05
--	--

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

PERMIT SECTION

Permit Number: 051501

I hereby certify that D.A. Brackett & Company, Inc. Dwight
has permission to Build a 26' x 36' 2 story Single Family Home
AT 65 Ruby Ln #14 342 B032001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

NOV 17 2005

[Signature]
Director - Building & Inspection Services

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD