

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 445 Ray Street		Owner: *** William E Dalbec	Phone: 878-5708 Cell 756-2490	Permit No: 01-0805
Owner Address: *** 6 Merrymeeting Drive, Portland, ME 04103		Lessee/Buyer's Name:	Phone:	BusinessName:
Contractor Name: William Dalbec		Address: 6 Merrymeeting Drive		Phone:
Past Use: Vacant	Proposed Use: New Single Family	COST OF WORK: \$130.00	PERMIT FEE: \$804.00	Permit Issued: MAR 1 2001
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: 5B BOCA 99 Signature: <i>Hoffman</i>	
Proposed Project Description: New Single Family Home		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: R-3 CBL: 400-A-012
Permit Taken By: Gayle		Date Applied For: February 20, 2001 gg		

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Building Fee: \$804.00
 Site Plan Fee: \$300.00
 Total Fee: \$1,104.00

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 provisions of the code(s) applicable to such permit

February 21, 2001

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

PERMIT ISSUED WITH REQUIREMENTS

Action:

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

CEO [Signature] 2

2

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-0205	Issue Date: MAR 1 2001	CBL: 400 A012001
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Location of Construction: 445 Ray St	Owner Name: William Dalbec	Owner Address: 6 Merrymeeting Drive	Phone: 207-878-5708
Business Name: n/a	Contractor Name: William Dalbec	Contractor Address: 6 Merrymeeting Drive Portland	Phone: 2078785708
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	Zone:

Past Use: Vacant	Proposed Use: New single family	Permit Fee: \$0.00	Cost of Work: \$130,000.00
Proposed Project Description: 1,968 sf new single family w/garage		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
		Signature:	Signature:
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: gg	Date Applied For: 03/19/2001 Feb 20, 2001	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	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 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 Date:
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CERTIFICATION

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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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.**

Location/Address of Construction: 445 RAY STREET, 04103

Total Square Footage of Proposed Structure <u>1,968 sq ft</u>	Square Footage of Lot <u>34,579 sq ft</u>
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Tax Assessor's Chart, Block & Lot Number Chart# <u>400</u> Block# <u>A</u> Lot# <u>36</u> <u>12, 13, 14, 15, 16, 17, 18, 23, 24, 25</u>	Owner: <u>William Dalbe</u> <u>Janet Alexander</u> <u>6 Merrymount Drive</u> <u>Portland, Me. 04103</u>	Telephone#: <u>W 878-5708</u> <u>088773-4753</u> <u>Cell 756-2490</u>
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Lessee/Buyer's Name (If Applicable) <u>6 Merrymount Dr. Portland Me</u>	Owner's/Purchaser/Lessee Address <u>04103</u> <u>William Dalbe, Janet Alexander</u>	Cost Of Work: <u>\$139,000.00</u> Fee: <u>\$ 804.00</u>
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Current use: OPEN LAND Proposed use: Building lot, single family home

Project description: Single Family w/attached garage
Wood Frame, Bed room 1st floor, stoop under roof area and
2 car garage

Contractor's Name, Address & Telephone P#878-5708, CELL 756-2490
William Dalbe 6 Merrymount Dr. Rec'd By: [Signature]

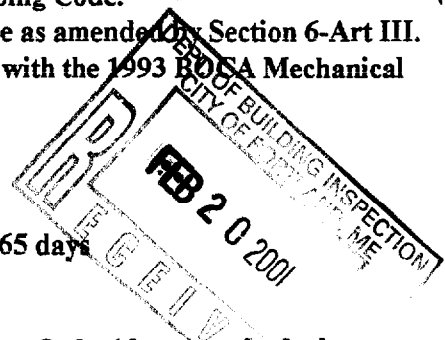
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>William Falber</i>	Date: <i>2/20/2001</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

BUILDING PERMIT REPORT

DATE: 22 February 2001 ADDRESS: 445 Ray Street CBL: 400-A-012

REASON FOR PERMIT: To Construct a Single Family dwelling

BUILDING OWNER: William E. Dalbec

PERMIT APPLICANT: CONTRACTOR William E. Dalbec

USE GROUP: R-3 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: 130,000.00 PERMIT FEES: 804.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *3, *4, *5, *6, *8, *9, *11, *13, *14, *15, *19, *26, *27, *28, *29, 31, *32, *33, *34, *35

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
- *5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
- *6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

2/21

- *19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- *26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached site development review sheets shall be met.*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *SHALL be met.*
- *33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *35. All flashing shall comply with Section 1406.3.10.
- 36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

[Signature]
 P. Santos, Building Inspector
 cc: A. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

0004406

BK15970PG145

WARRANTY DEED
Joint Tenancy

also known as Donald Morse

KNOW ALL MEN BY THESE PRESENTS, THAT I, DONALD F. MORSE III, in consideration of One Dollar (\$1.00) and other valuable considerations, paid by WILLIAM E. DALBEC and JANET M. ALEXANDER whose mailing address is 6 Merrymeeting Drive, Portland, Maine 04103, the receipt whereof he does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said, WILLIAM E. DALBEC and JANET M. ALEXANDER as joint tenants and not as tenants in common, their heirs and assigns forever,

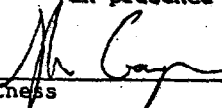
See Exhibit A

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said WILLIAM E. DALBEC and JANET M. ALEXANDER as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

AND he does covenant with the said Grantees, their heirs and assigns, that he is lawfully seized in fee of the premises, that they are free of all encumbrances; that he has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that he and his heirs and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said DONALD F. MORSE III have hereunto set my hand and seal this 5th day of the month of January, 2001.

Signed, Sealed and Delivered
in presence of


Witness

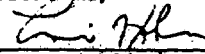

Donald F. Morse III

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

January 5, 2001

Then personally appeared the above named Donald F. Morse III and acknowledged the foregoing instrument to be his free act and deed.

Before me,


Notary Public/Attorney-at-Law
Lewis Holman
Printed Name

MAINE REAL ESTATE TAX PAID

BK 15970 PG 146

EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated on the northeasterly sideline of Ray Street in the City of Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a 5/8" iron rod set on the northeasterly sideline of Ray Street at its intersection with the northwesterly sideline of Wyoming Avenue, said iron rod being distant 267.81 feet as measured along said sideline of Ray Street on a bearing of South 22° 07' 13" East from an iron rod set at its intersection with the southeasterly sideline of Allen Avenue; thence North 22° 07' 13" West along said sideline of Ray Street 50.00 feet to a 5/8" iron rod set; thence North 71° 59' 20" East across land formerly of Jack Wellington 140.00 feet to a 5/8" iron rod set; thence North 22° 08' 06" West across land formerly of Jack Wellington 150.00 feet to a 5/8" iron rod set in the southeasterly boundary of land now or formerly of John Jordan; thence North 72° 11' 44" East along said Jordan land and along land now or formerly of the Portland Water District 142.95 feet to an iron rod set at land now or formerly of Portland Water District; thence South 19° 13' 12" East along said Portland Water District land 200.00 feet to a 5/8" iron rod set on the northwesterly sideline of said Wyoming Street; thence South 72° 11' 44" West along said sideline of Wyoming Street 272.80 feet to the point of beginning.

Reference is made to a plan entitled, "PROPOSED DIVISION OF LAND ON RAY STREET & ALLEN AVENUE PORTLAND MAINE MADE FOR MARY JANE WELLINGTON dated June 7, 2000 by Owen Haskell, Inc. of Portland, Maine.

Being the same premises conveyed to Donald Morse by virtue of a corrective warranty deed from Jack A. Wellington dated January 2, 2001 to be recorded in the Cumberland County Registry of Deeds.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 JAN 19 PM 2: 39

CUMBERLAND COUNTY

John B. O'Brien

Applicant: William Dalbee

Date: 2/22/01

Address: 445 RAY Street

C-B-L: 400-A-012, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36

CHECK-LIST AGAINST ZONING ORDINANCE

Assessors seem to have combined into one number

Date - New

Zone Location - R-3

Interior or corner lot - RAY & Wyoming

No Decks shown with attached garage
2 CAR -

Proposed Use/Work - construct new single family dwelling

Sewage Disposal - City

Lot Street Frontage - 50' req - 50' on A Street up to City Standards + 272.00' on Wyoming Ave (Not up to city street standards)

off of RAY St
Front Yard - 25' req - 41' shown

Rear Yard - 25' req - 35' shown

Side Yard - 14' req - 94' shown
side YARD on side st. 20' req - 53' shown

Projections - NO Decks shown

Width of Lot - 75' req - 200' scaled

Height - 35' MAX - 2 Story shown

Lot Area - 6,500[#] min - 34,579[#] per ASSESSORS

Lot Coverage/ Impervious Surface - 25% MAX or 8644.75[#]

Area per Family - 6,500[#] - well over

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor
20010022

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

40 x 50 = 2000[#]

pergolas are not included in the permit approval

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Inspections Office Copy**

20010022

I. D. Number

William E Dalbec

Applicant

6 Merrymeeting Drive, Portland, ME 04103

Applicant's Mailing Address

2/21/01

Application Date

New Single Family

Project Name/Description

Consultant/Agent

878-5708

Applicant or Agent Daytime Telephone, Fax

445 - 445 Ray St, Portland, Maine 04103

Address of Proposed Site

400-A-012

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) New Single Family

1,968 sf 34,579 sf _____
 Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots _____
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other _____

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date: 2/21/01

Inspections Approval Status:

Reviewer _____

- Approved
- Approved w/Conditions see attache
- Denied
- Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

S. J. [Signature]

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Inspections Office Copy**

20010022
I. D. Number

William E Dalbec

Applicant

6 Merrymeeting Drive, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

878-5708

Applicant or Agent Daytime Telephone, Fax

2/21/01

Application Date

New Single Family

Project Name/Description

445 - 445 Ray St, Portland, Maine 04103

Address of Proposed Site

400-A-012

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **New Single Family**

1,968 sf 34,579 sf Zoning
Proposed Building square Feet or # of Units Acreage of Site

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$250.00 Subdivision _____ Engineer Review \$50.00 Date: 2/21/01

Inspections Approval Status:

Reviewer _____

- Approved Approved w/Conditions see attache Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, ME
BOCA 1999 Plan Review Record
One and Two Family Dwelling**

Valuation: \$130,000.00 Plan Review # 1 / 2001

Fee: \$804.00 Date: 22 February 2001

Building Location: 445 RAY STREET CBL: 400-A-012

Building Description: Single Family Dwelling / garage

Reviewed By: S. Noffses

Use or Occupancy: R-3 Type of Construction: 5-B

*NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All Site plan and building code requirements shall be completed before a Certificate of Occupancy can or will be issued.	111.0 118.0
2.	All lot lines shall be clearly marked before calling for a Foundation inspection.	
3.	Foundation drains shall comply with section 1813	1813.0
4.	Foundation anchors shall comply with section 2305.17	2305.17
5.	Waterproofing & damp proofing shall comply with section 1813.0	1813.0
6.	Protection of concrete or masonry shall comply with sections 1908.9-1908.10 & 2111.3-2111.4	1908.9 1908.10 2111.3 2111.4
7.	Crawl space ventilation shall comply with section 1210.2	1210.2
8.	Access to crawl space and attic space shall comply with section 1211.0	1211.0
9.	Bridging shall comply with section 2305.16	2305.16
10.	Floor Trusses shall comply with section (AFRANs)	
11.	Boring, cutting and Notching shall comply with sections 2305.3, 2305.3.1, 2305.4.4 & 2305.5.1	see section 2305.2
12.	All Fastening shall comply with table 2305.2	Table 2305.2
13.	Concrete Floors shall comply with sec. 1905.0	1905.0

REV: PSH 4-7-00

Correction List		
NO:	Description	Code Section
14.	Roof rafters shall comply with section 2305.15	2305.15
15.	Roof coverings shall comply with sections 1505 Thru 1510	Sec 1505 1510.
16	Chimneys and Fireplaces shall comply with NFPA 211 Ch. 4 & 12 BOCA 99, 1205.0	1205.0 1205.0
17.	Sleeping room egress or rescue windows shall comply with section 1010.4	1010.4
18.	STAIR Construction shall comply with section 1014.9	1014.9
19.	Handrails & guardrails shall comply with section 1021.0 & 1022.0	1021.0 1022.0
20	Smoke detectors shall comply with section 920.3.2	920.3.2

rev:PSH 6-28-98

Foundations (Chapter 18)

Wood Foundation (1808)

NA Design
NA Installation

Footings (1807.0)

X Depth below (outside) grade 4' minimum;
but below frost line except for insulated footings.
X Insulated footing provided
X Soil bearing value (table 1804.3)
X Footing width
X Concrete footing (1810.0) .3.1, 3.2

Foundation Walls

X Design (1812.1)
X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
SA Water proofing and damp proofing Section 1813
X Sill plate (2305.17)
SA Anchorage bolting in concrete (2305.17)
X Columns (1912)
SA Crawl space (1210.2) Ventilation
SA Crawl opening size (1210.2.1)
SA Access to crawl and attic space (1211.0)

Floors (Chapter 16-23)

X Joists - Non sleeping area LL40PSF (Table - 1606)
X Joists - Sleeping area LL30PSF (Table - 1606)
X Grade
X Spacing
X Span
X Girder 4" bearing 2305

Floors (contd.)

- ~~X~~ Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SR~~ Bridging (2305.16)
- ~~SR~~ Boring and notching (2305.5.1)
- ~~SR~~ Cutting and notching (2305.3)
- ~~SR~~ Fastening table (2305.2)
- ~~SR~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~SR~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SR~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SR~~ Notching and boring: (2305.4.4) studs
- ~~I~~ Non load bearing walls (2305.5)
- ~~SR~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NR~~ Metal construction
- ~~SR~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NR~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)

Roof-Ceiling Construction (Chapter 23)

- ~~SR~~ Roof rafters - Design (2305.15) spans
- ~~A~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~NA~~ Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- ~~SR~~ Approved materials (1404.1)
- ~~SR~~ Performance requirement (1505)
- ~~SR~~ Fire classification (1506)
- ~~SR~~ Material and installation requirements (1507)
- ~~NA~~ Roof structures (1510.0)
- ~~SR~~ Type of covering (1507)

**Chimneys and Fireplaces
 BOCA Mechanical/1993**

- ~~SR~~ Masonry (1206.0)
- ~~NA~~ Factory - built (1205.0)
- ~~SR~~ Masonry fireplaces (1404)
- ~~NA~~ Factory - built fireplace (1403)
- ~~SR~~ NFPA 211

**Mechanical
 1993 BOCA Mechanical Code**

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	_____
Floor live load non sleeping	<u>40 PSF</u>	_____
Roof live load	<u>42 PSF</u>	_____
Roof snow load	<u>46 PSF</u>	_____
Seismic Zone	<u>2</u>	_____
Weathering area	<u>S</u>	_____
Frost line depth	<u>4' MIN</u>	_____

Glazing (Chapter 24)

- _____ Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- _____ Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- _____ General (407)
- _____ Beneath rooms (407.3)
- _____ Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)
- _____ Floor surface (407.9)

Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ Sleeping room window (1010.4)
- ~~X~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NR~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~SR~~ Treads (1014.6) 10" min.
- ~~SR~~ Riser (1014.6) 7 3/4" max.
- ~~SR~~ Solid riser (1014.6.1)
- ~~NR~~ Winders (1014.6.3)
- ~~NR~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

**Dwelling Unit Separation
Table 602**

N/A

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

20010022

I. D. Number

William E Dalbec

Applicant

6 Merrymeeting Drive, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

878-5708

Applicant or Agent Daytime Telephone, Fax

02/21/2001

Application Date

Ray St - 445

Project Name/Description

445 - 445 Ray St, Portland, Maine 04103

Address of Proposed Site

400-A-012

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. No decks are shown on your plans. No decks are being approved. Separate permits shall be required for any exterior decks.
3. The pergolas are not being approved with this permit. It is uncertain how this feature is being used. If they are attached to the building and part of a structure permit shall be required. More information shall be required prior to their construction in order to determine their status.
4. Separate permits shall be required for future decks, sheds, pools, and/or garage.

Fire Conditions of Approval

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2001-0022
Application I. D. Number
02/21/2001
Application Date
Ray St - 445
Project Name/Description

William E Dalbec
Applicant
6 Merrymeeting Drive, Portland, ME 04103
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (207) 878-5708 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

445 - 445 Ray St, Portland, Maine 04103
Address of Proposed Site
400 A012001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Single Family w/Garage**

1,968 sf **34,579 sf** **R-3**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **02/21/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions
See Attached** Denied

Approval Date **03/15/2001** Approval Expiration **03/15/2002** Extension to _____ Additional Sheets Attached

Condition Compliance **Jay Reynolds** **03/15/2001**
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0022

Application I. D. Number

02/21/2001

Application Date

Ray St - 445

Project Name/Description

William E Dalbec

Applicant

6 Merrymeeting Drive, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-5708 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

445 - 445 Ray St, Portland, Maine 04103

Address of Proposed Site

400 A012001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Insp

- 1 This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2 No decks are shown on your plans. No decks are being approved. Separate permits shall be required for any exterior decks.
- 3 The pergolas are not being approved with this permit. It is uncertain how this feature is being used. If they are attached to the building and part of a structure, a separate permit shall be required. More information shall be required prior to their construction in order to determine their status.
- 4 Separate permits shall be required for future decks and/or garage.

Approval Conditions of DRC

- 1 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.
- 2 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.
- 3 Your new street address is now 445 Ray Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 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.
- 5 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext. 8828. 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.
- 6 A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 7 As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 8 The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 9 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 10 All final grading will conform to City standards, (3 to 1 slope); Approved plans show slopes in excess of 3 to 1. This must be revised and resubmitted prior to Occupancy.

William Dalbec/Janet Alexander
Single Family Home
445 Ray St., Portland, ME

Special Notes
2/20/01

Stairs

1. All stairs 7½" risers, 10" treads with 1" nose
2. All hand rails 34" to top

Bill work: 773-4753 cell: 756-2490 fax: 774-6471
Janet work: 541-7503 cell: 233-9670 fax: 775-7029
Home: 6 Merymeeting Dr., Portland, ME 04103
before 7:30 am, after 5:00 pm 878-5708

Dalbec/Alexander
WINDOW/DOOR SCHEDULE
445 Ray St., Portland, ME

WINDOWS							
Opening				Window/Door			
Number	Elevation	Level	Room	Type	Qty	Part Number	RO
3	Front	1	Living Room	Cas/Awn	1	1529767 RH	2' 5" x 7' 0-5/8"
3	Front	1	Living Room	Cas/Awn	1	1529767 LH	2' 5" x 7' 0-5/8"
4	Front	1	Living Room	Arch/Cas/Awn	1	AFFCW502	TBD
1	Front	1	Garage	14 light	2		9' 2" x 1' 2-1/8"
5	Right	1	Living Room	Dbl Hung	1	TW2842-2	5' 8" x 4' 5-1/4"
6	Right	1	Kitchen	Casement	1	CW135 RH	2' 5" x 3' 5-3/8"
6	Right	1	Kitchen	Casement	1	CW135 LH	2' 5" x 3' 5-3/8"
9	Left	1	Garage	Awning	3	AW 251	2' 5" x 2' 5"
8	Left	1	Mstr Bedrm	Dbl Hung	1	TW2842-2	5' 8" x 4' 5-1/4"
7	Rear	1	Mstr Bath	Awning	1	AW251 - AW251	4' 9"-3/8" x 2' 5"
7	Rear	1	Half Bath	Awning	1	AW251	2' 5" x 2' 5"
7	Rear	1	Boiler Room	Awning	1	AW252	2' 5" x 2' 5"
6	Rear	1	Kitchen	Casement	1	CW135 RH	2' 5" x 3' 5-3/8"
201	egress Front	2	Storage Area	Casement	3	CW145	7' 2" x 4' 5-3/8"
204		2	Lvg Rm Ceiling	Eyebrow	1	FCFW60	5' 11-3/4" x 1' 4-1/8"
209	Left	2	Storage Area	Dbl Hung	1	TW2842-2	5' 8" x 4' 5-1/4"
206	egress Left	2	Storage Area	Casement	1	CW14	2' 5" x 4' 0-1/2"
208	Rear	2	Storage Area	Dbl Hung	1	TW2842-2	5' 8" x 4' 5-1/4"
DOORS							
C	Front, Ext.	1	Main Entry	Exterior w/ SL	1	3' 0" x 82-1/2" LH	51-3/8" x 82-1/2"
O	Rear, Ext.	1	Mstr Bedrm	Glass Slider	1	PSA6	6' 0-3/4" x 6' 10-1/2"
G	Right, Ext.	1	Kitchen	Glass Slider	1	PSA6	6' 0-3/4" x 6' 10-1/2"
D	Interior	1	Living Room	Closet	1	2' 6" x 6' 8" LH #850	32-3/8" x 82-1/2"
E	Interior	1	to Garage	90" Fire Rated	1	3' 0" x 82-1/2" RH	38-3/8" x 82-1/2"
P	Interior	1	to Stairs	Solid	1	2' 8" x 6' 8" LH #850	34-3/8" x 82-1/2"
H	Interior	1	to 1/2 Bath	Solid	1	2' 6" x 6' 8" LH #850	32-3/8" x 82-1/2"
I	Interior	1	to Boiler	2' 6" x 6" 8"	1	#850 Door Only	Pocket Door
J	Interior	1	Hall	Solid		2' 8" x 6' 8" RH #850	34-3/8" x 82-1/2"
L	Interior	1	Mstr Bath	2' 6" x 6" 8"	1	#850 Door Only	Pocket Door
K	Interior	1	Hall Closet	2' 6" x 6" 8"	1	#850 Door Only	Pocket Door
N	Interior	1	Mstr Bedroom	Solid	1	2' 8" x 6' 8" RH #850	34-1/2" x 82-1/2"
R	Interior	1	Mstr BR Closet	Bifold	1	Four (4) 12" doors	4' 2-3/8" x 82-1/2"

SPECIAL NOTE: All doors 6 panel
Egress windows 5.7 sf or greater

as of 02/20/01

Bill Dalbec 756-2490
Janet Alexander 541-7503
home 878-5708

Plan References:

1. "Proposed Division of Land On Ray Street & Allen Avenue, Portland, Maine Made For Mary Jane Wellington", dated June 7, 2000 by Owen Haskell, Inc.
2. "The Pines @ Wyoming For Pines of Portland, Inc., 426 Forest Avenue, Portland, Maine", developer Amy K. Mulkerin & Gregory T. McCormack, dated August 1999 by Survey, Inc. and recorded at the Cumberland County Registry of Deeds in Plan Book 300, page 27.

General Notes:

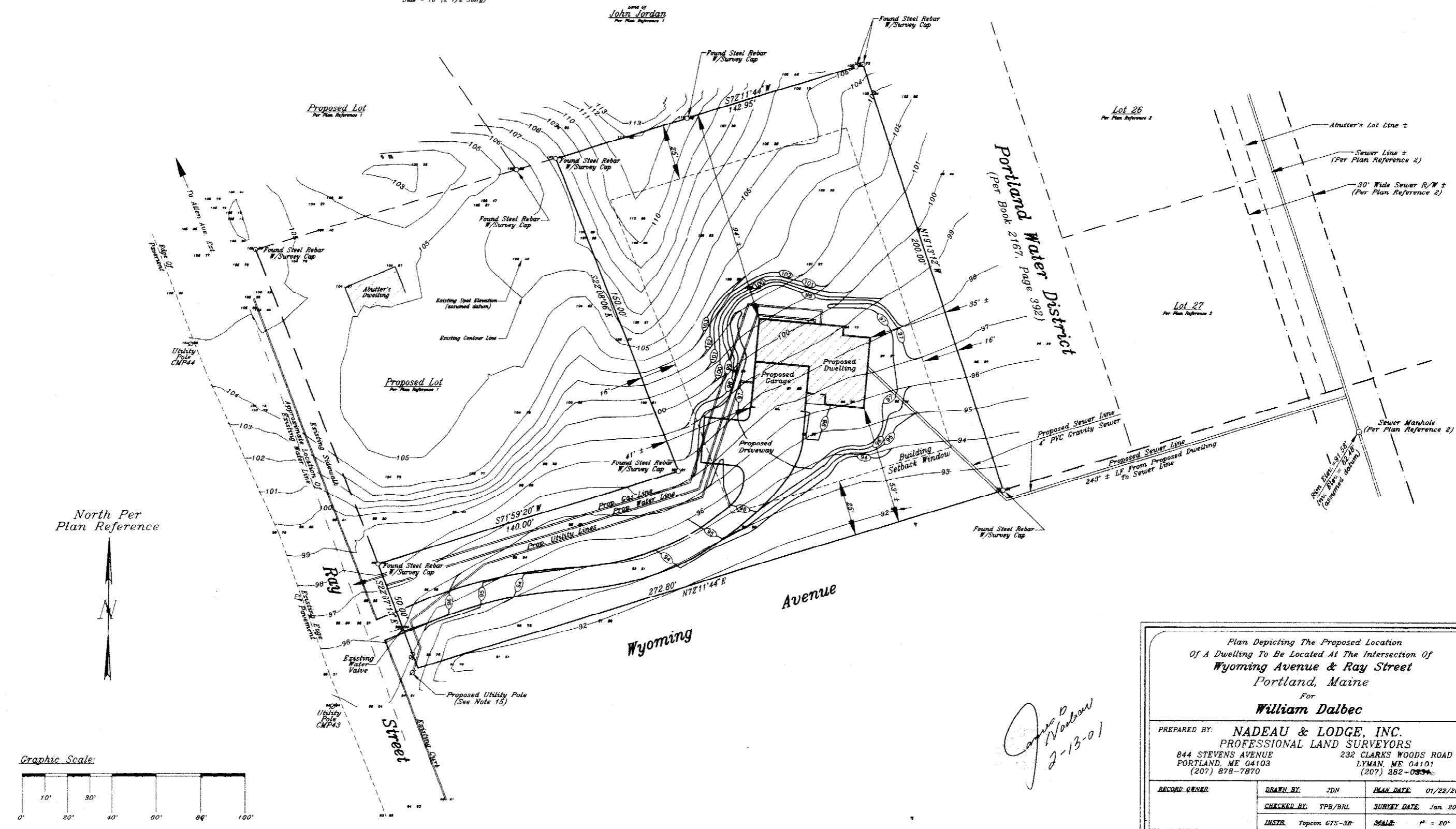
1. Elevations shown on this plan are based on an assumed datum and should only be used for on-site surface drainage purposes.
2. This is not a boundary survey.
3. Monumentation shown on this plan are also shown on the noted Plan Reference 1.
4. This plan does not address any wetland issues and/or approvals.
5. For Plan Reference 1, Area equals 34,579 square feet.
6. Dwelling to be served by water and sewer.
7. Minimum Setback Requirements: (R-3 Zone)
 Front - 25'
 Rear - 25'
 Side - 8' (1 - 1/2 Story)
 Side - 14' (2 Story)
 Side - 16' (2 1/2 Story)

General Notes (continued):

8. This office has not performed any records research verifying that a subdivision is not being created. The services rendered are based solely on the above Plan Reference 1 and should be used for municipal permitting purposes only.
9. This office does not accept any liability for errors and/or omissions in the above Plan Reference.
10. The elevations within ovals are proposed.
11. The lowest dwelling opening will be a minimum of 0.5' above existing centerline.
12. Proposed finish floor elevation of garage is 97.5'. The proposed finish floor of dwelling to be 98.5'.

General Notes (continued):

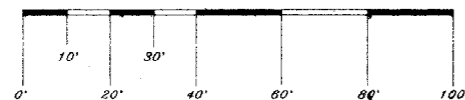
13. Locus parcel is shown on City of Portland Assessor's Map 400, Block A. Said map offers from Plan Reference 1.
14. Locus parcel appears to be part of a plan entitled "The Pines Portland, Maine Owned By The A.H. Chapman Land Co., Portland, Maine", dated June 1926 by O.E. Stephens, C.E. and recorded at the Cumberland County Registry of Deeds in Plan Book 17, page 7. This mentioned plan is consistent to the above noted assessor's map. This office has not performed any records research reviewing the difference between said assessor's map and Plan Reference 1.
15. Final location of all utilities to service proposed dwelling to be determined by municipality, contractor, and owner.
16. Proposed contours shown on this site plan were provided to this office by Godulf-Thomas Architects, Portland, Maine.



North Per Plan Reference



Graphic Scale:

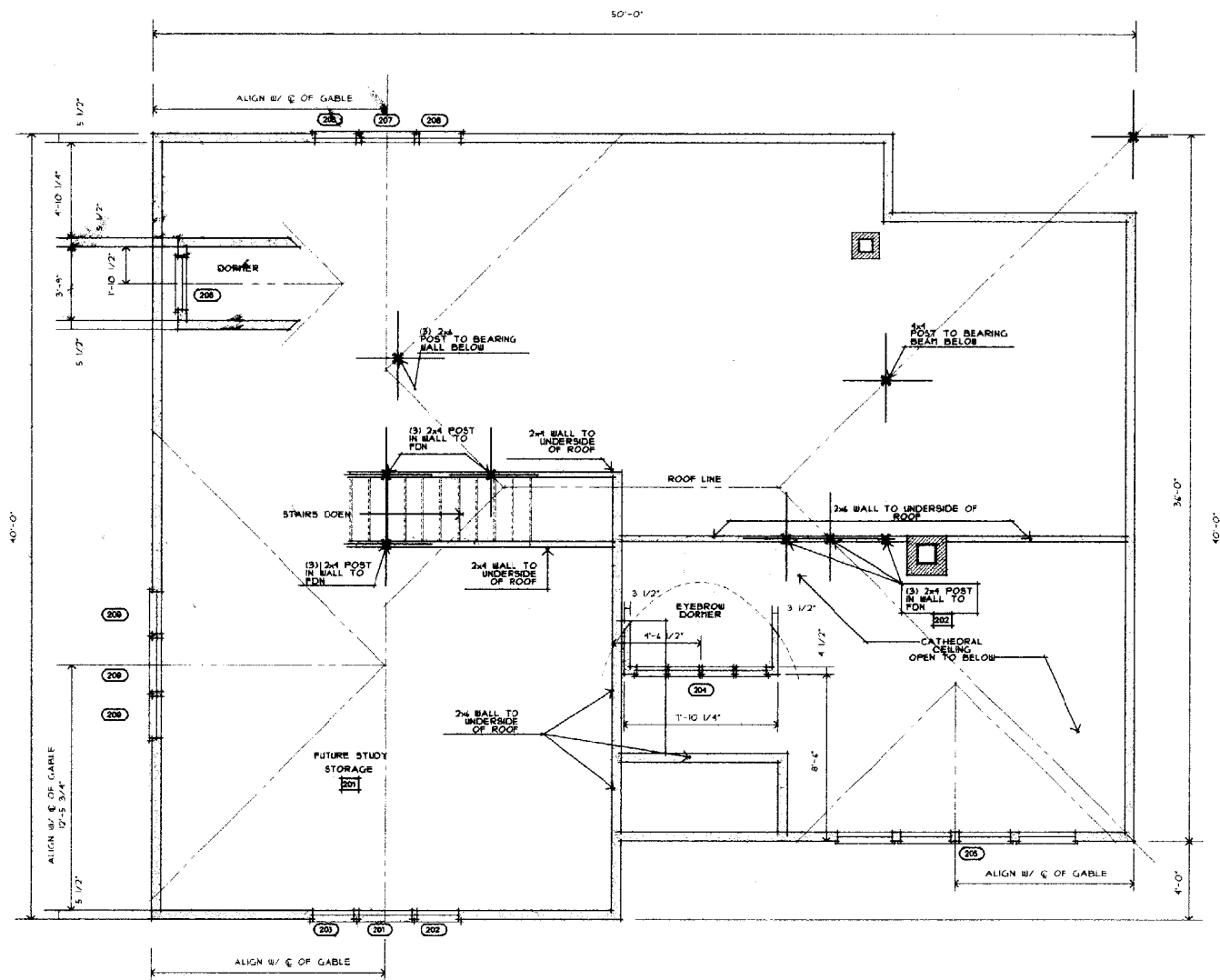


James D. Vanborn
2-13-01

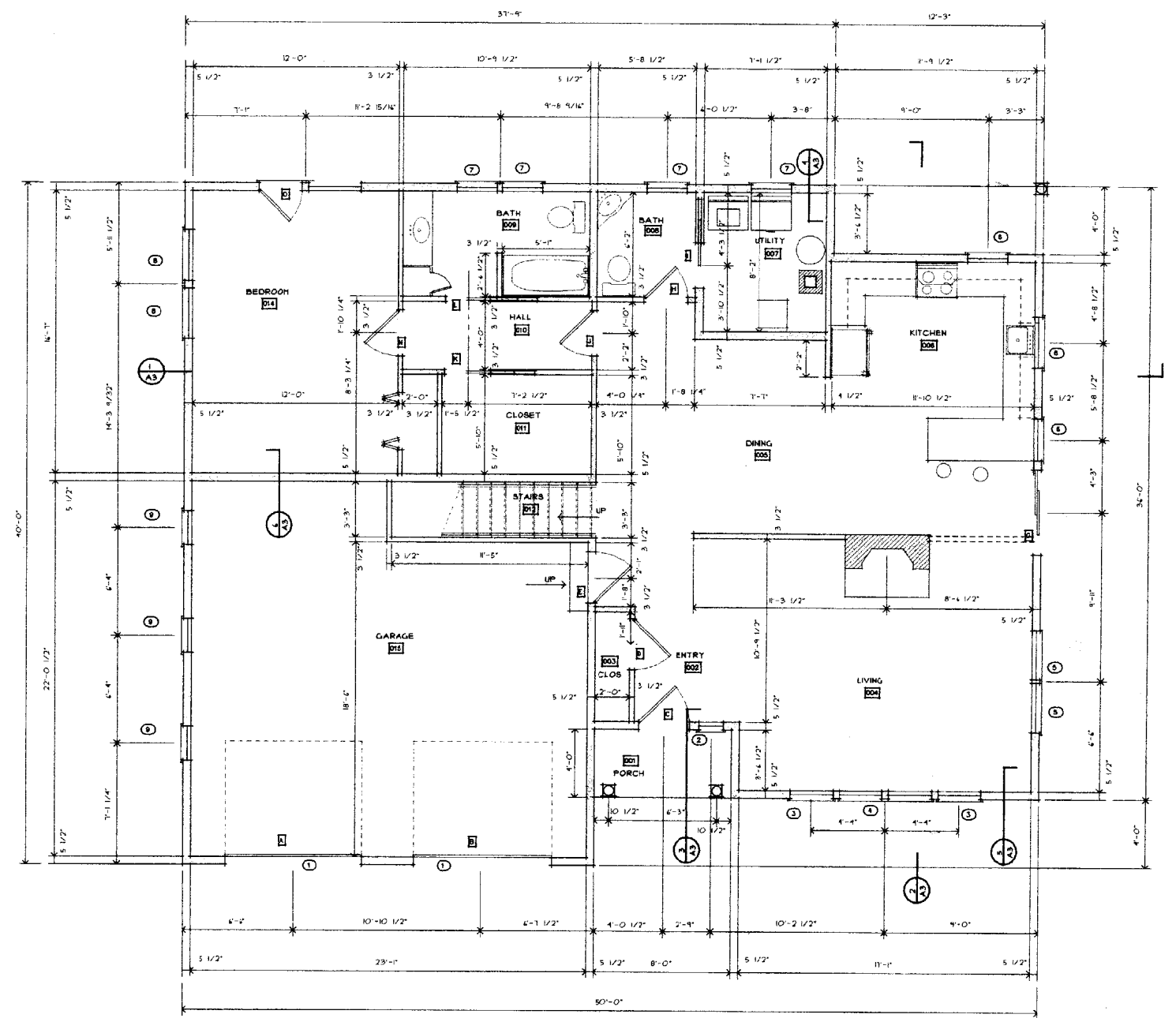
Plan Depicting The Proposed Location
 Of A Dwelling To Be Located At The Intersection Of
Wyoming Avenue & Ray Street
 Portland, Maine
 For
William Dalbec

PREPARED BY: **NADEAU & LODGE, INC.**
 PROFESSIONAL LAND SURVEYORS
 844 STEVENS AVENUE PORTLAND, ME 04103
 232 CLARKS WOODS ROAD LYMAN, ME 04101
 (207) 878-7870

RECORD OWNER:	DRAWN BY: JDN	PLAN DATE: 01/28/2001
	CHECKED BY: TPB/BRL	SURVEY DATE: Jan. 2001
	INSTR. Topcon GTS-3B	SCALE: 1" = 20'
FIELD BOOK: Topcon FSC	JOB No. 200573BP	SHEET No. 1 of 1



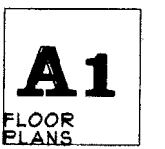
SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

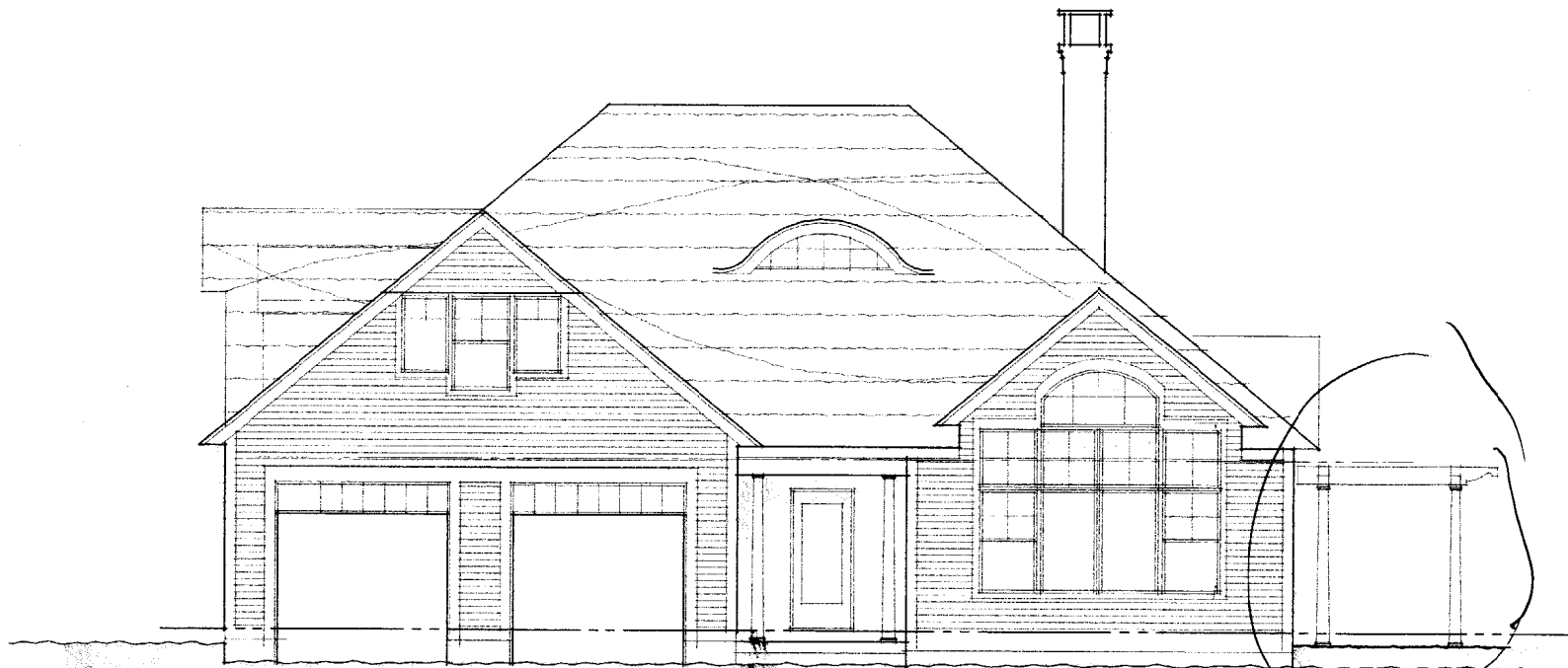


FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

**ALEXANDER/
ALEXANDER
RESIDENCE**

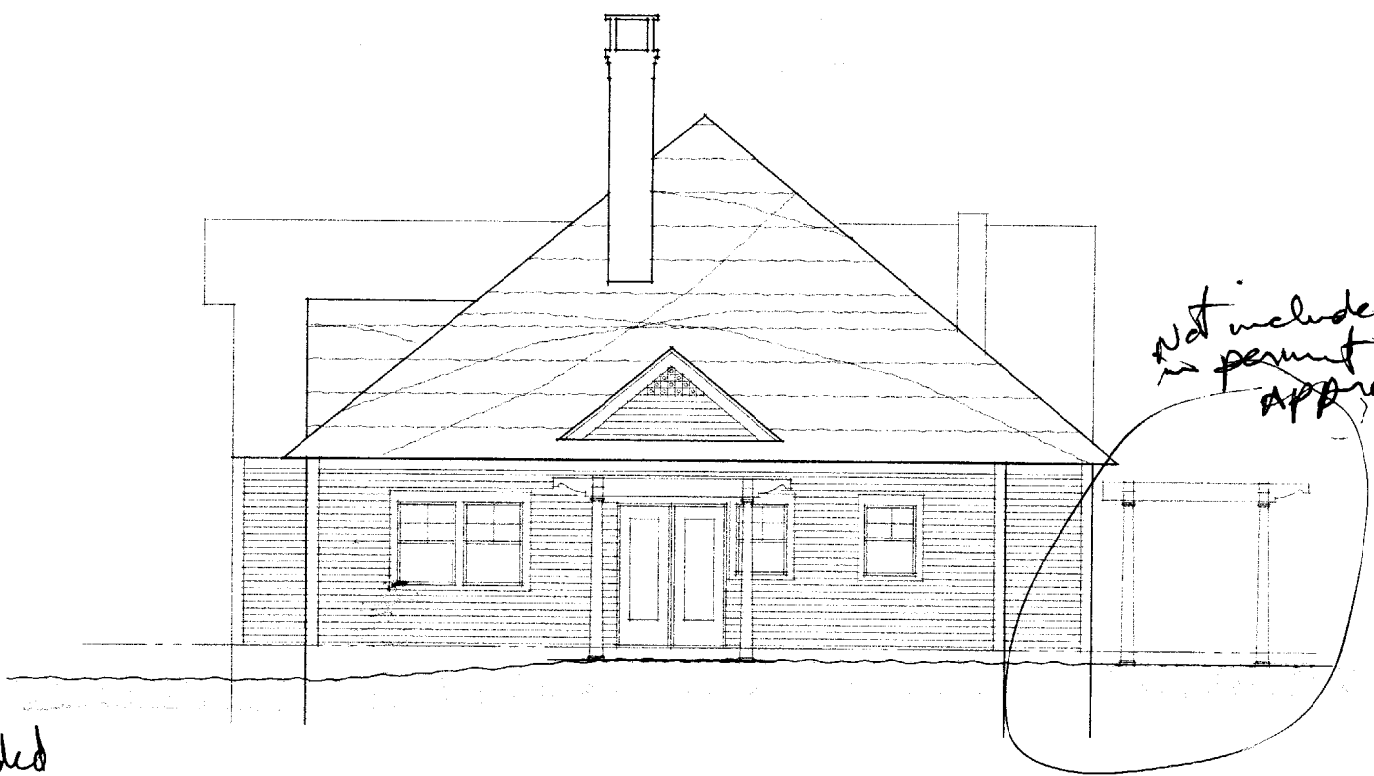
Bill Dalbec/Janet Alexander
445 Ray Street, Portland, ME Residence
Bill work: 773-4753 cell: 756-2490 fax: 774-6471
Janet work: 541-7503 cell: 233-9670 fax: 775-7029
Home: 6 Merrymeeting Dr., Portland, ME 04103
before 7:30 am, after 5:00 pm 878-5708





Note: Doors to be 9'0"

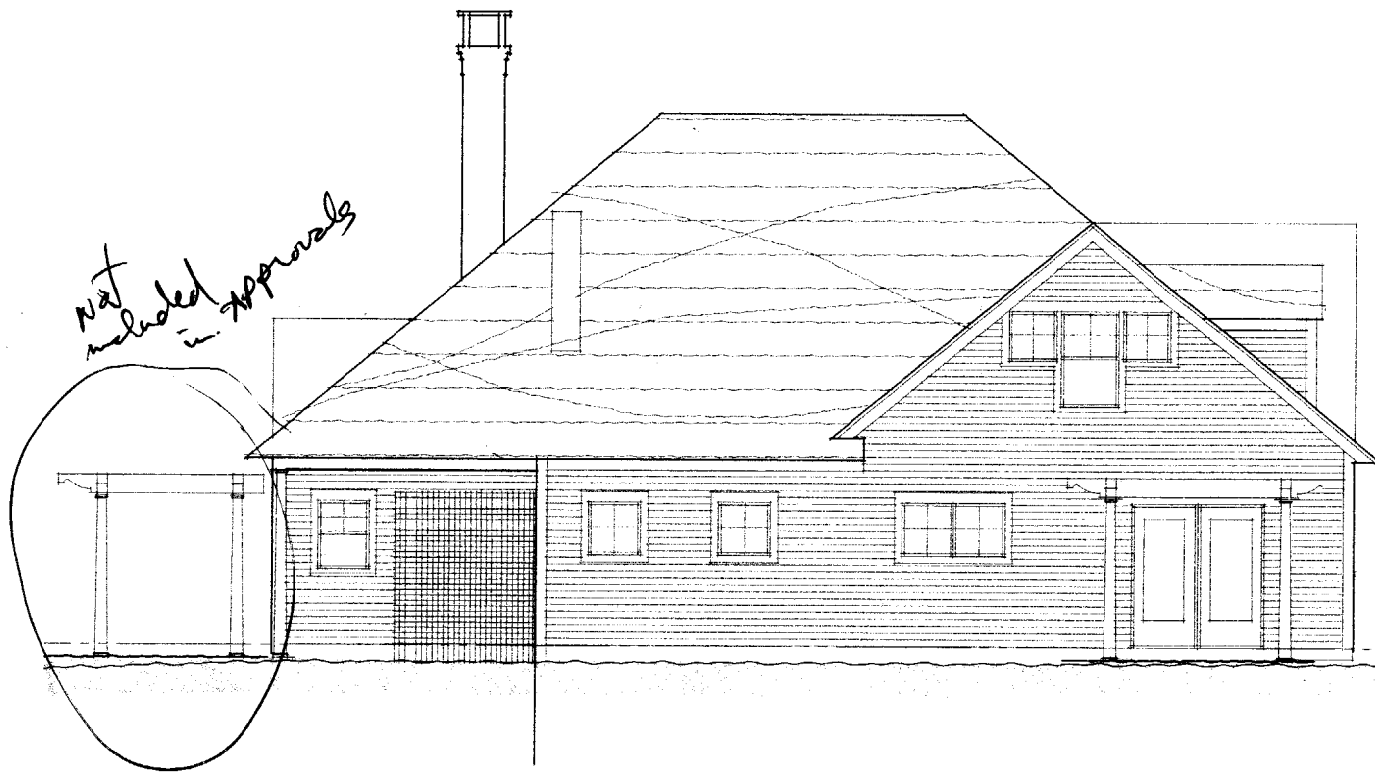
FRONT ELEVATION
SCALE: 1/4"=1'-0"



Not included
in permit
approvals

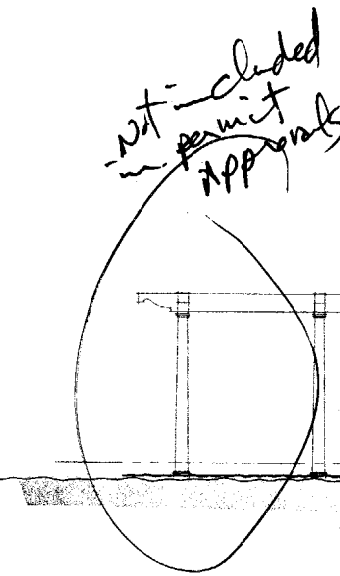
RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Not included
in permit
approvals



Not included
in approvals

REAR ELEVATION
SCALE: 1/4"=1'-0"



Not included
in permit
approvals

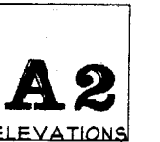
LEFT ELEVATION
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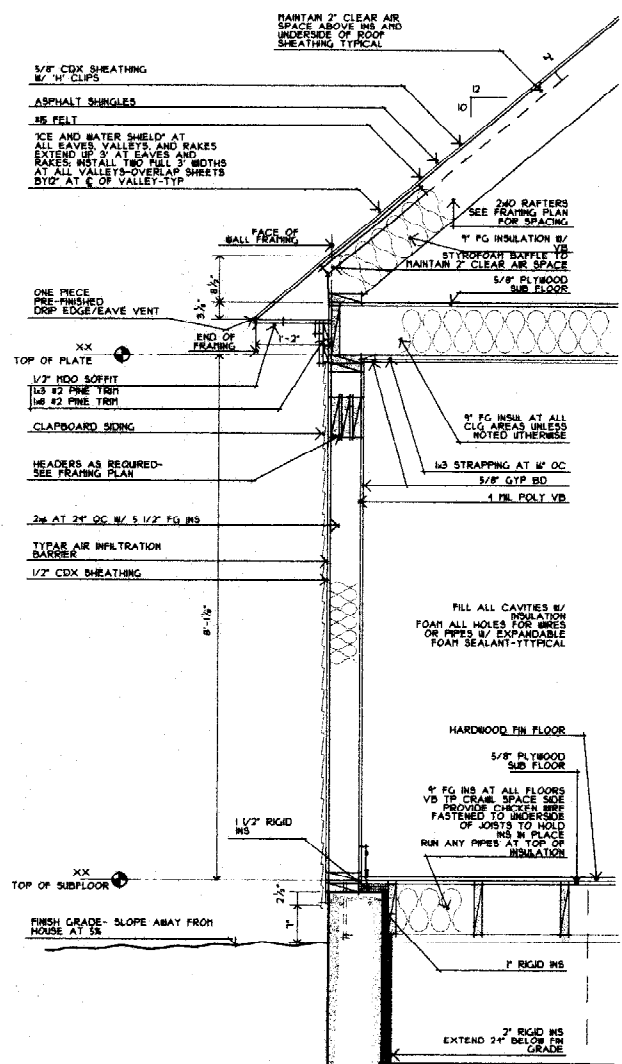
ALEXANDER/
ALEXANDER
RESIDENCE

Bill Dalbec/Janet Alexander
445 Ray Street, Portland, ME Residence

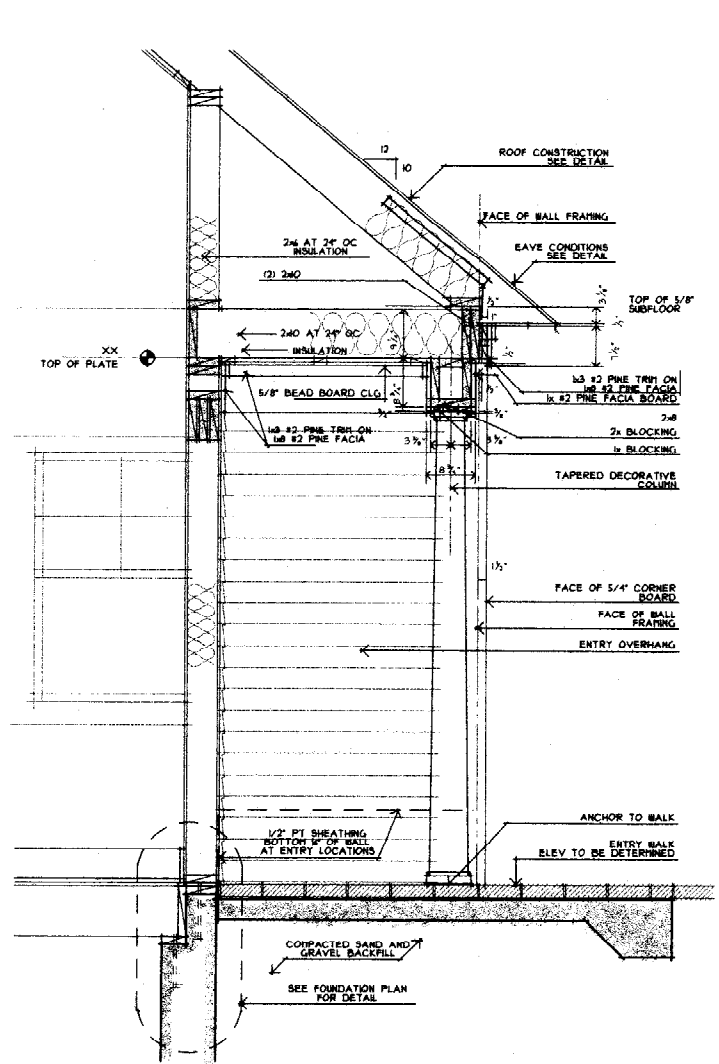
Bill work: 773-4753 cell: 756-2490 fax: 774-6471
Janet work: 541-7503 cell: 233-9670 fax: 775-7029

Home: 6 Merymeeting Dr., Portland, ME 04103
before 7:30 am, after 5:00 pm 878-5708

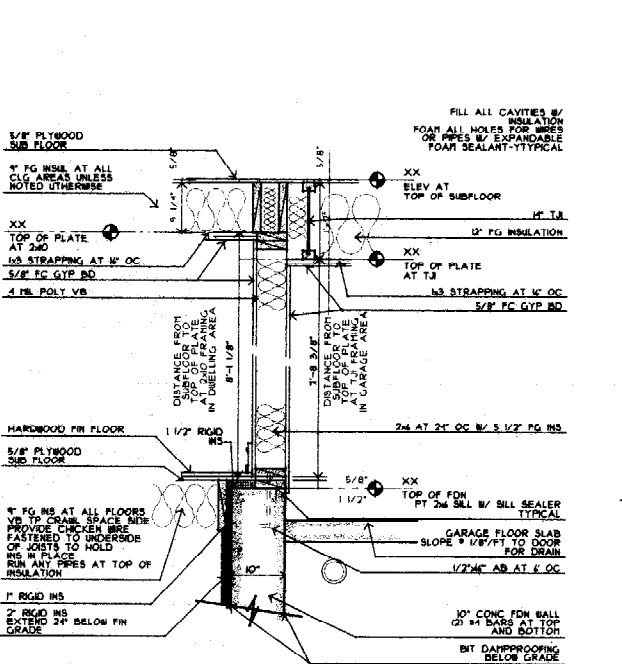




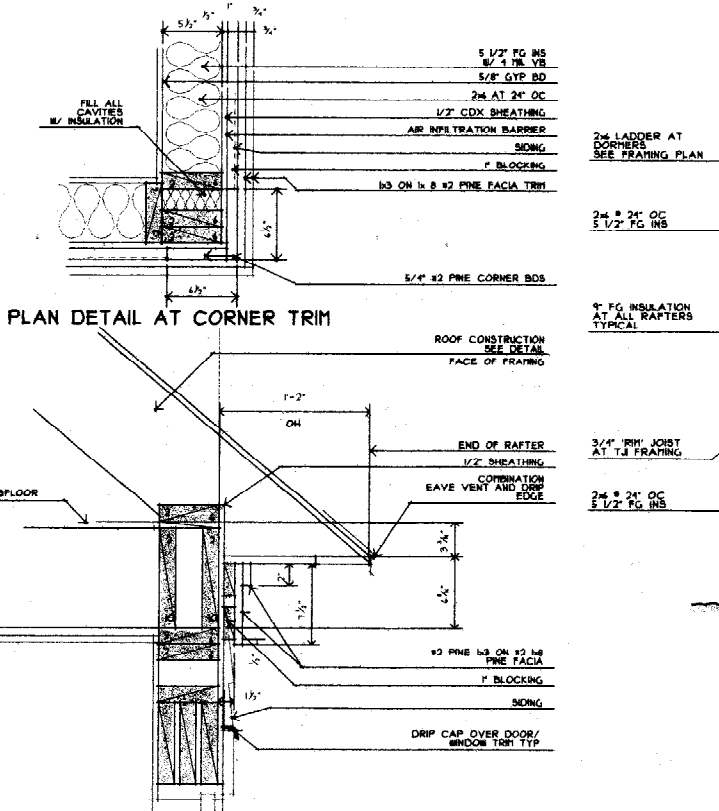
4 WALL DETAIL AT EAVE
SCALE: 3/4" = 1'-0"



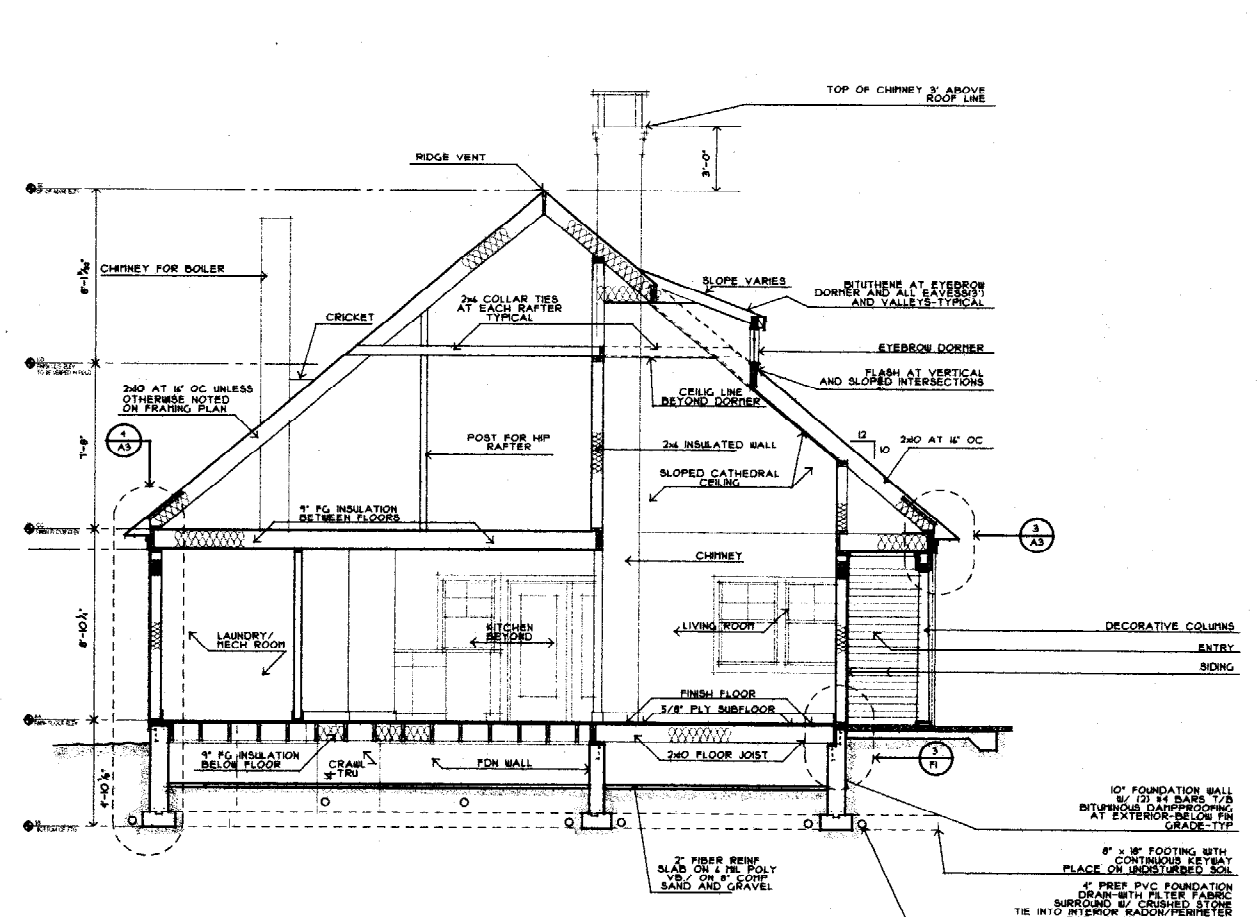
3 WALL DETAIL AT ENTRY
SCALE: 3/4" = 1'-0"



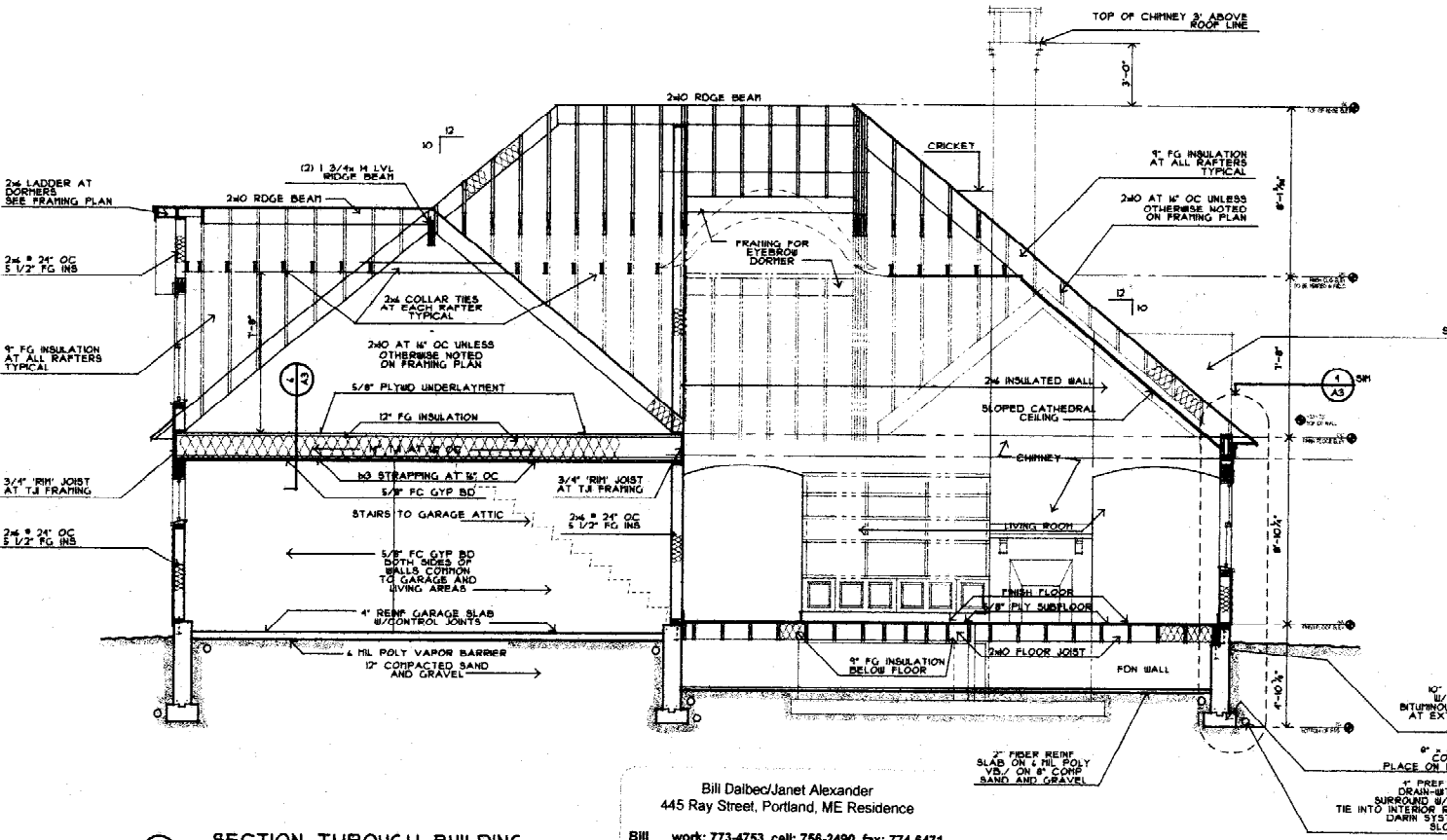
6 WALL DETAIL AT GARAGE/LIVING AREA
SCALE: 3/4" = 1'-0"



5 CORNER AND EAVE TRIM DETAIL
SCALE: 1/2" = 1'-0"



1 SECTION THROUGH BUILDING
SCALE: 1/4" = 1'-0"

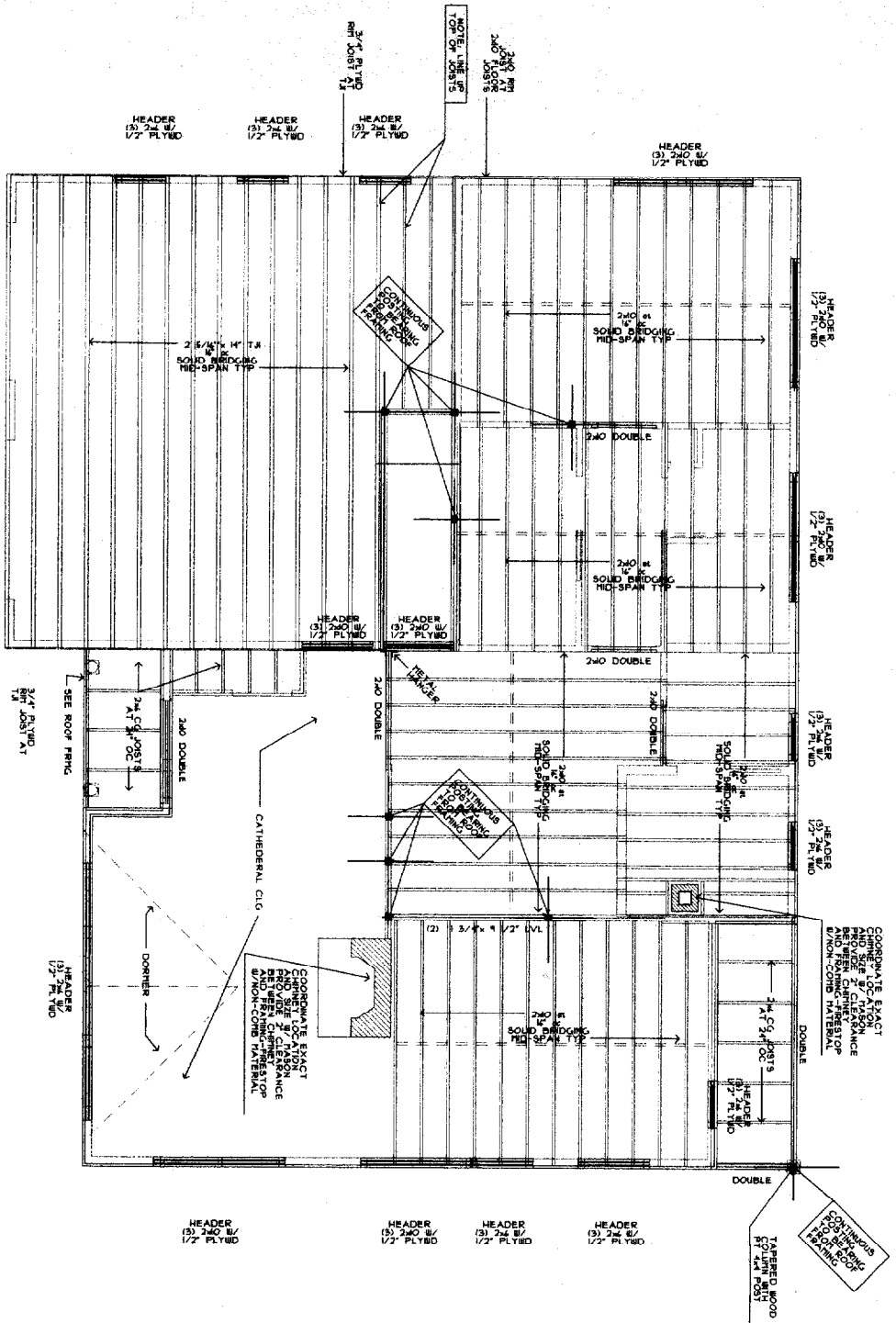


2 SECTION THROUGH BUILDING
SCALE: 1/4" = 1'-0"

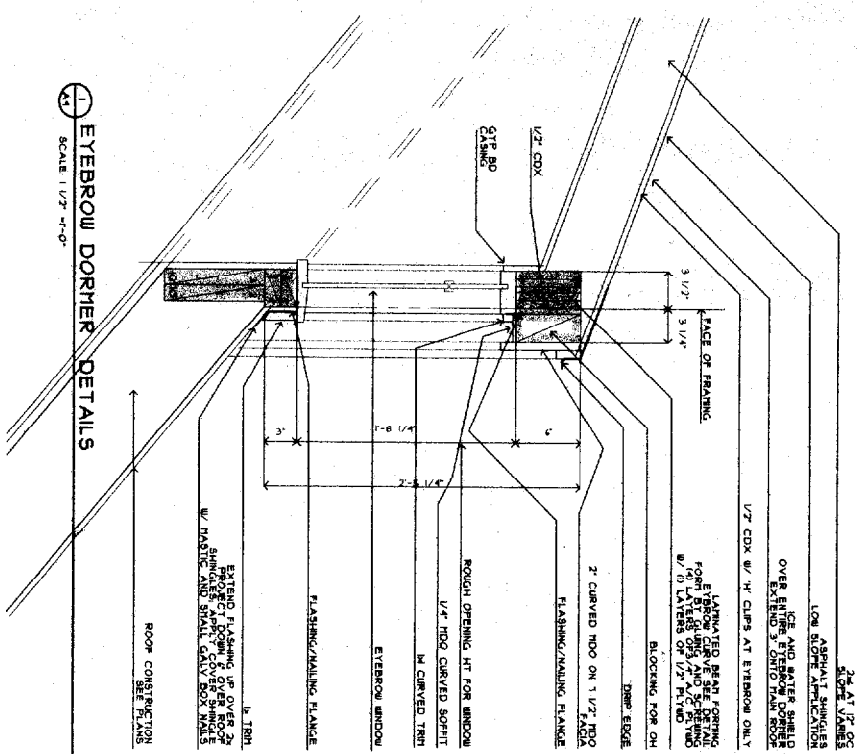
Bill Dalbec/Janet Alexander
445 Ray Street, Portland, ME Residence
Bill work: 773-4753 cell: 756-2490 fax: 774-6471
Janet work: 541-7503 cell: 233-9670 fax: 775-7029

Home: 6 Merrymeeting Dr., Portland, ME 04103
before 7:30 am, after 5:00 pm 878-5708

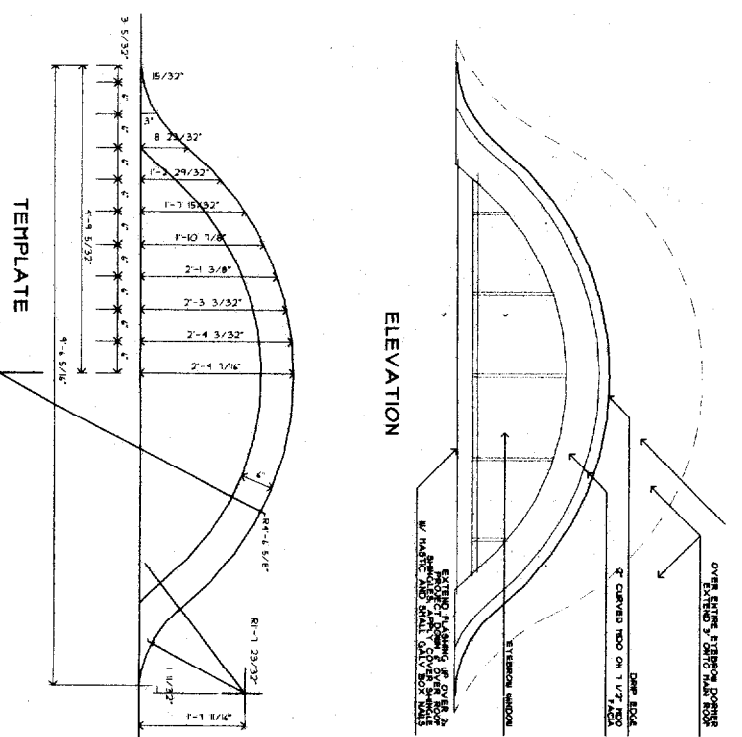
ALEXANDER/ARRESIDENCE
A3
SECTIONS
DETAILS



SECOND FLOOR FRAMING
SCALE 1/4"=1'-0"

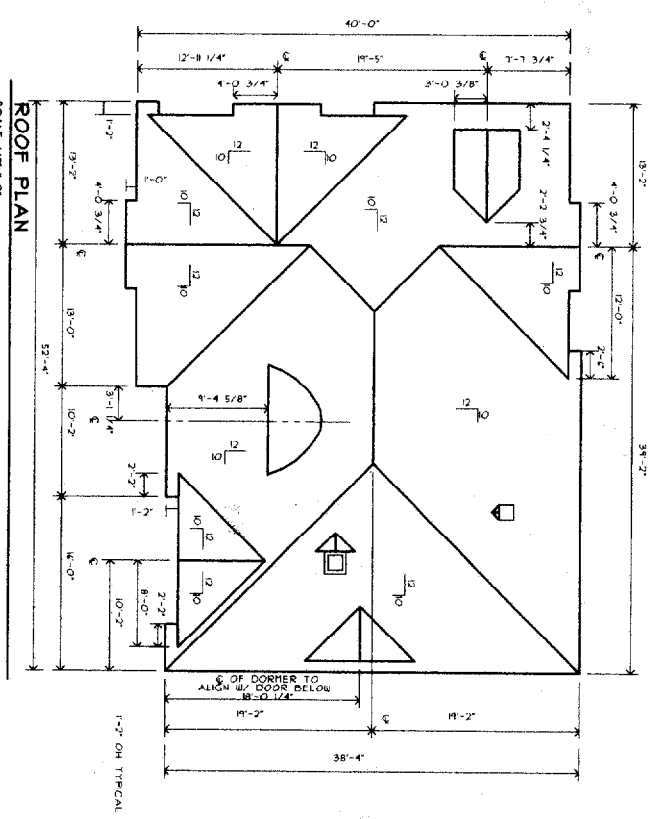


EYEBROW DORMER DETAILS
SCALE 1/2"=1'-0"

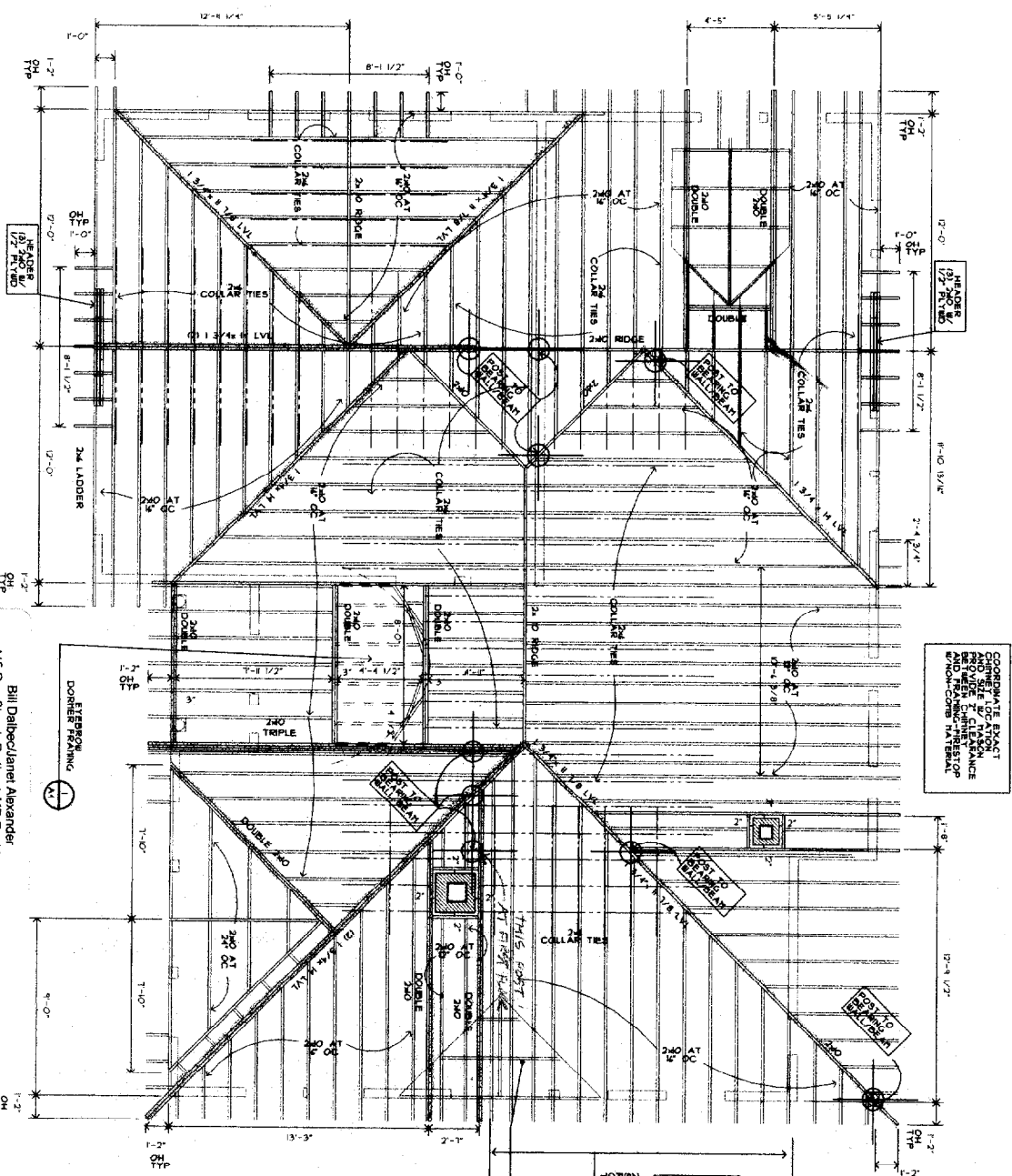


ELEVATION

TEMPLATE



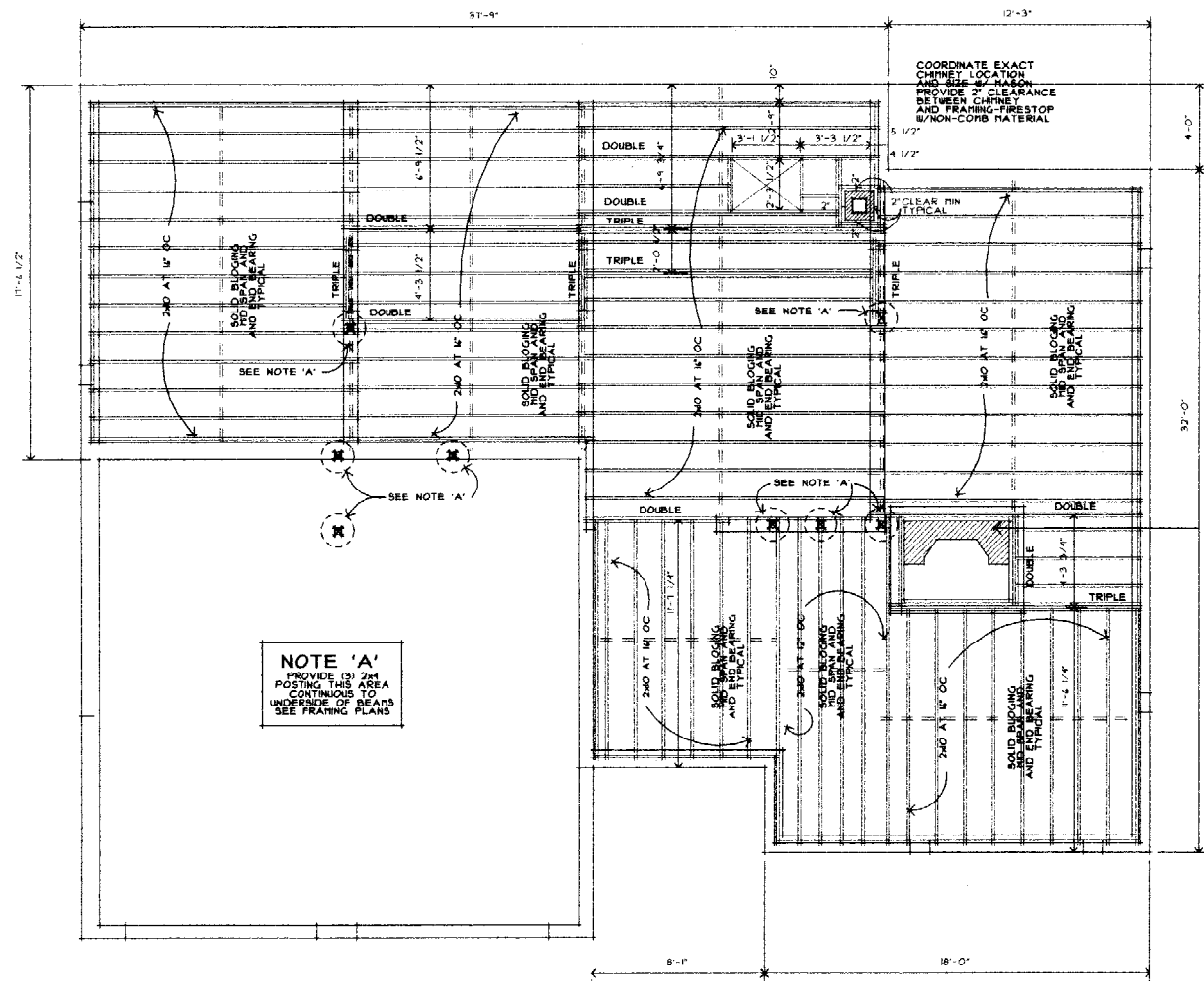
ROOF PLAN
SCALE 1/4"=1'-0"



ROOF FRAMING PLAN
SCALE 1/4"=1'-0"

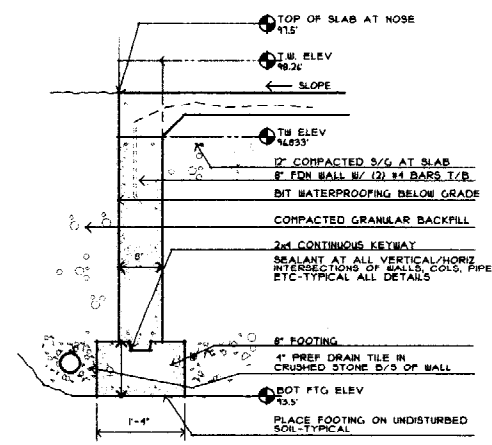
Bill Dalbec/Alexander
445 Ray Street, Portland, ME Residence
Bill work: 773-4783 cell: 786-2490 fax: 774-4471
Janel work: 541-7503 cell: 233-9870 fax: 775-7029

Home: 8 Merrymeeting Dr., Portland, ME 04103
before 7:30 am, after 5:00 pm 878-5708

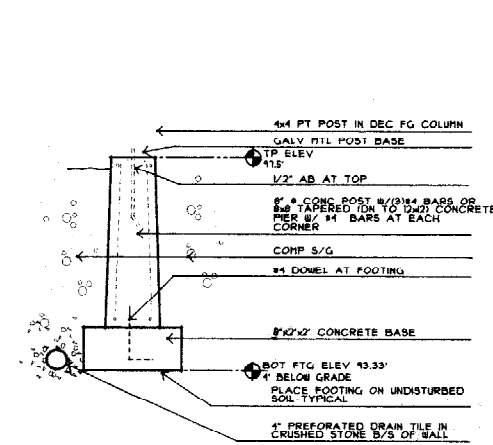


NOTE 'A'
 PROVIDE 131 2nd POSTING THIS AREA CONTINUOUS TO UNDERSIDE OF RAFTS SEE FRAMING PLANS

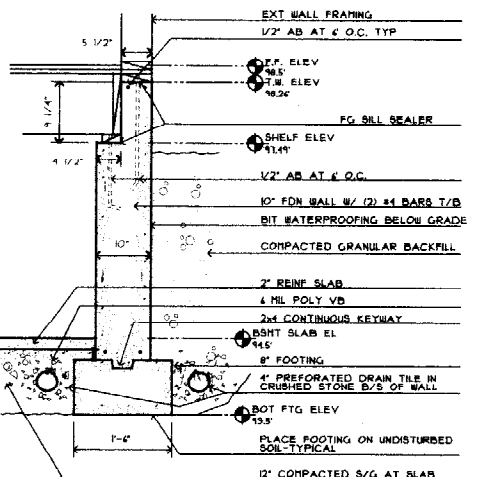
FIRST FLOOR FRAMING
 SCALE: 1/4"=1'-0"



1 FOUNDATION WALL DETAIL
 SCALE: 3/4"=1'-0"

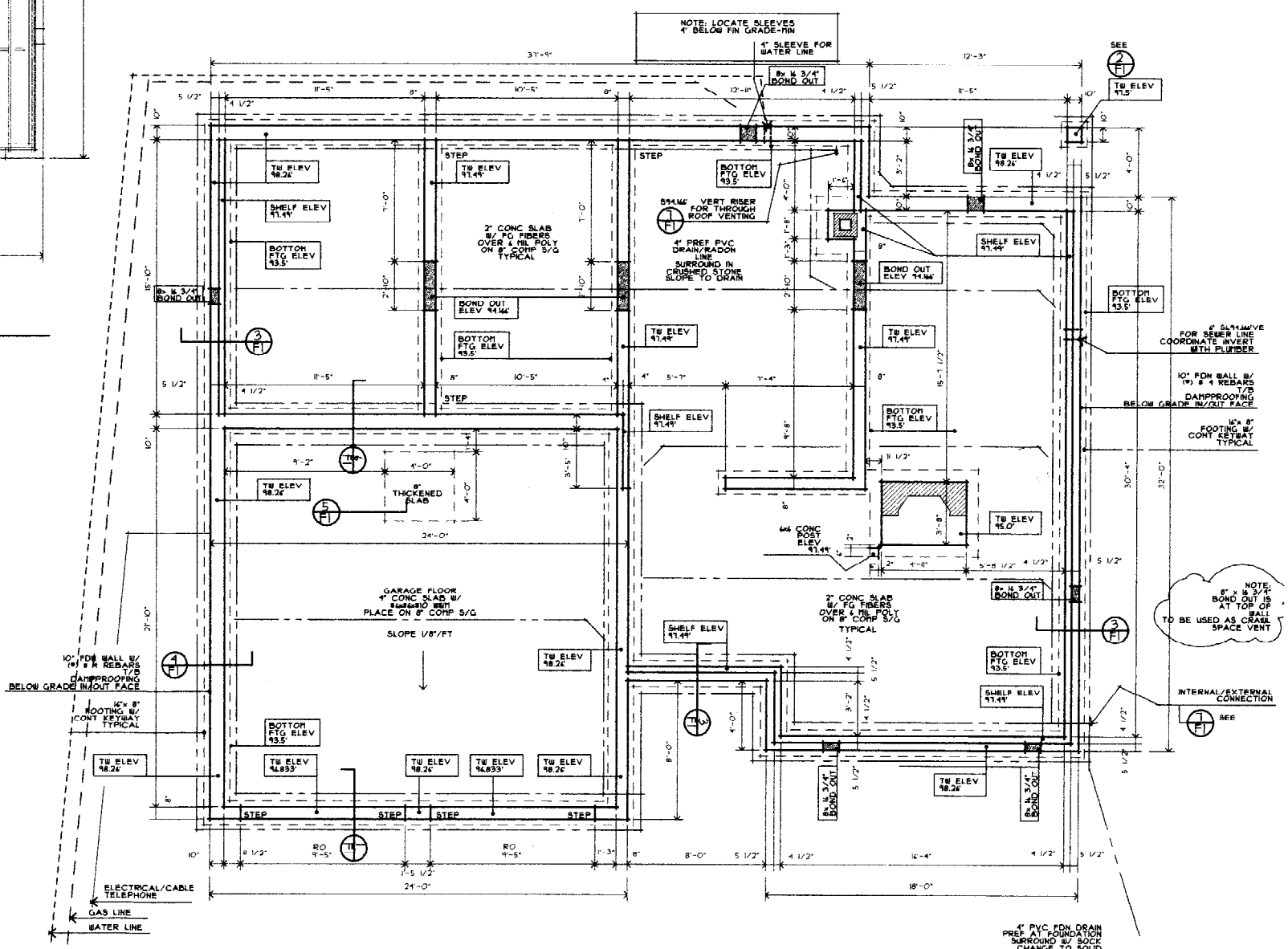


2 FOUNDATION WALL DETAIL
 SCALE: 3/4"=1'-0"

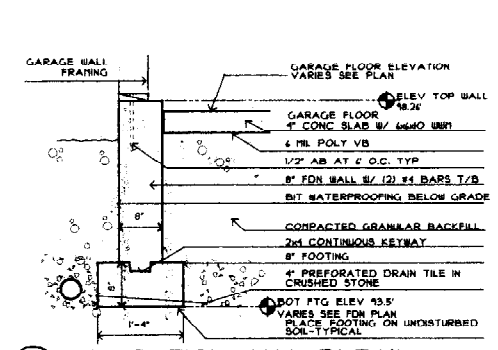


3 FOUNDATION WALL DETAIL
 SCALE: 3/4"=1'-0"

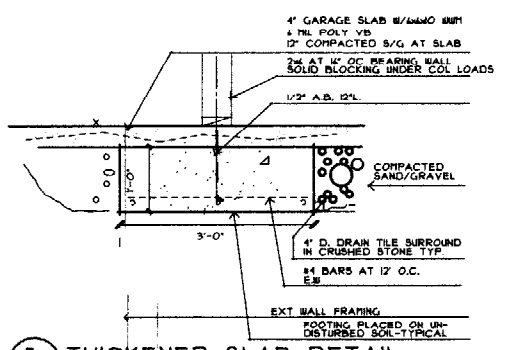
COORDINATE EXACT CHIMNEY LOCATION AND SIZE BY RAISON PROVIDE 2' CLEARANCE BETWEEN CHIMNEY AND FRAMING-FIRESTOP W/NON-COMB MATERIAL



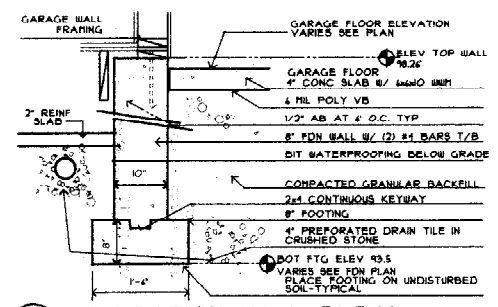
FOUNDATION PLAN
 SCALE: 1/4"=1'-0"



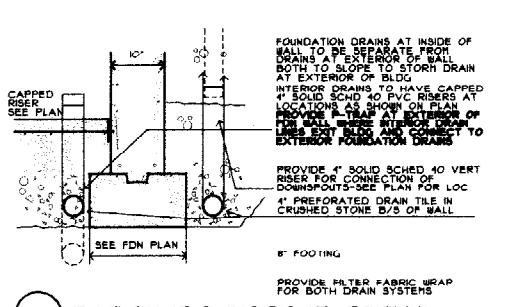
4 FOUNDATION WALL DETAIL
 SCALE: 3/4"=1'-0"



5 THICKENED SLAB DETAIL
 SCALE: 3/4"=1'-0"



6 FOUNDATION WALL DETAIL
 SCALE: 3/4"=1'-0"



7 RADON/DOWNSPOUT DETAIL
 SCALE: 3/4"=1'-0"

ALEXANDER ARCHITECTURE

F1
 FOUNDATION FRAMING DETAILS

No 400

RACINE AVE.

AVENUE SHEET 377-C

SHEET 376-B

ALLEN

S STREET

140' WYOMING AVENUE

AVENUE

VIRGINIA

KANSAS AVENUE

AVENUE

RAY

PINE GROVE PARK

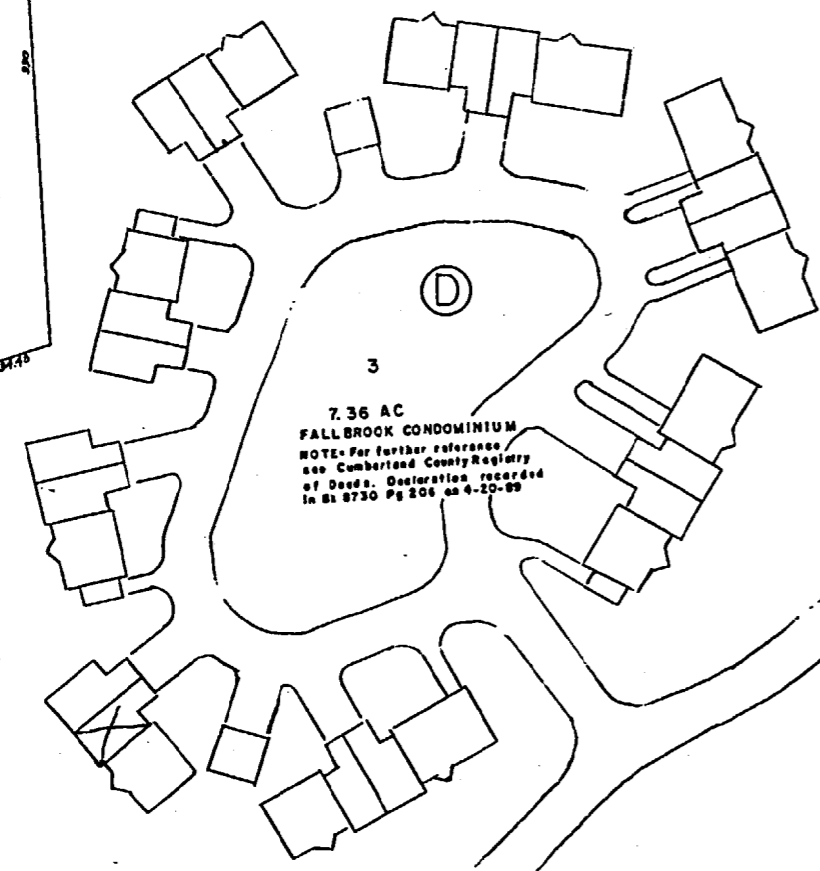
2
94,991

459 ALLEN AVENUE
THE RESIDENCES

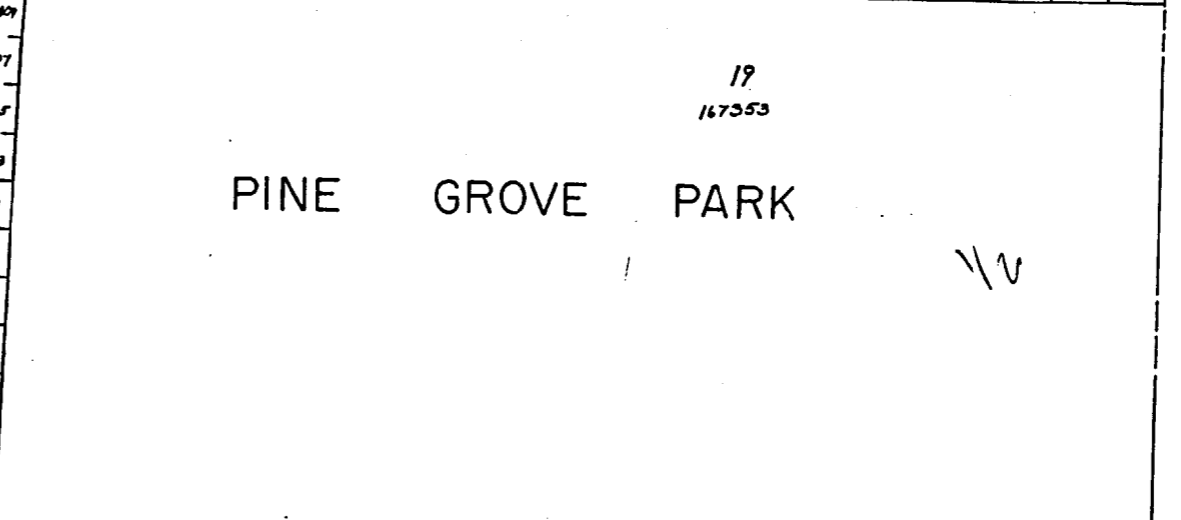
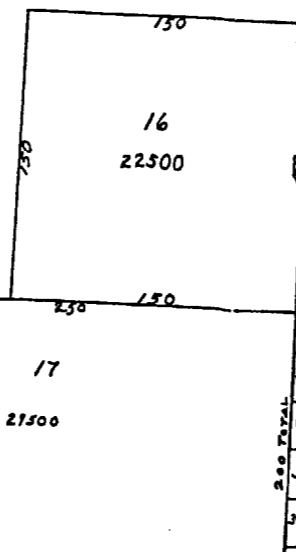
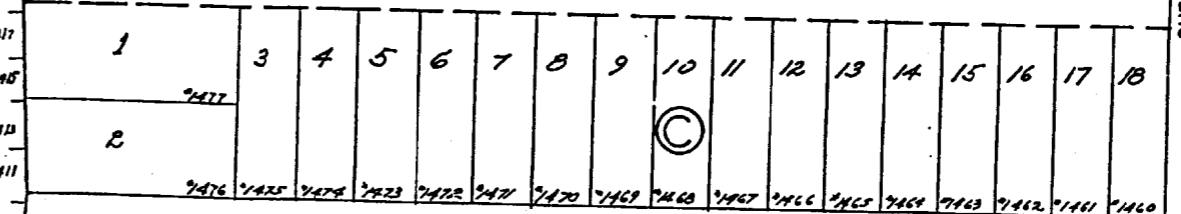
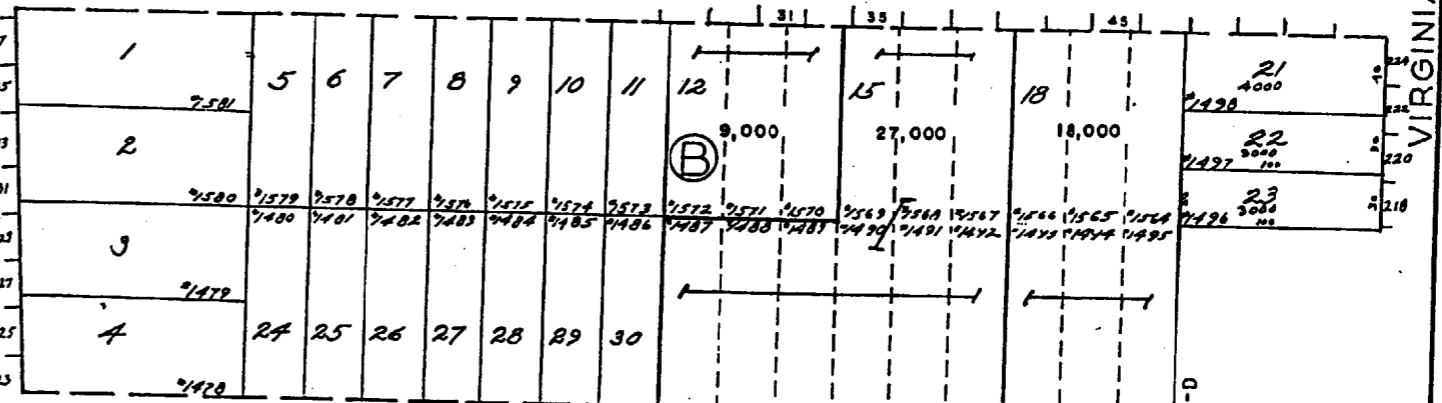
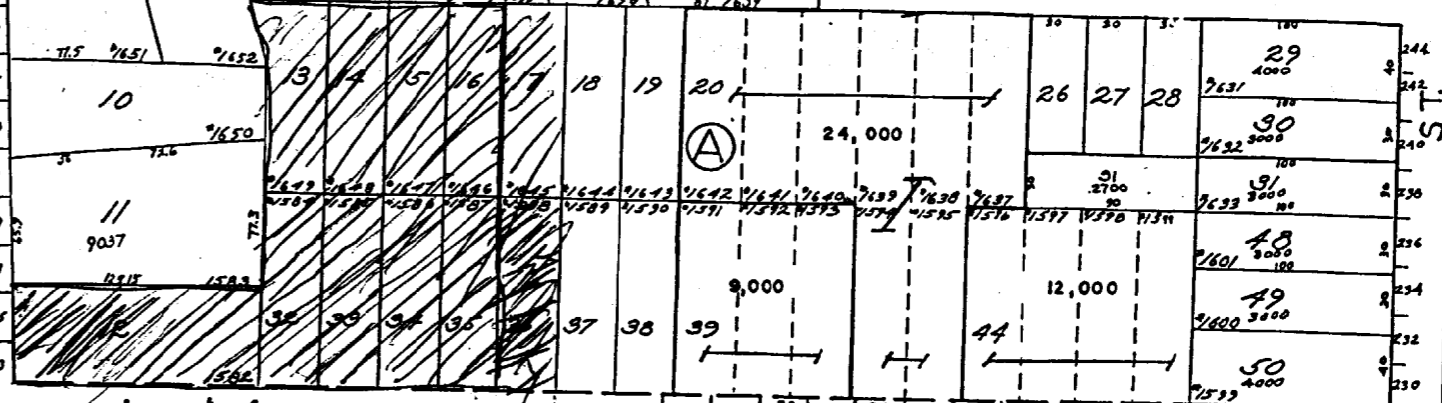
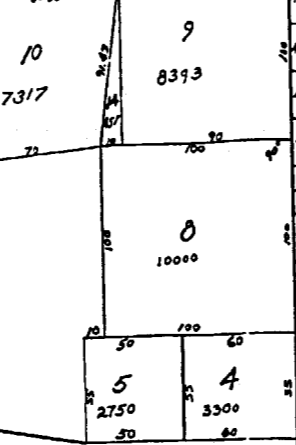
NOTE: For further reference
see Cumberland County Registry
of Deeds. Declaration recorded
in Bk 7147 Pg 211 Dated 7-30-84

SHEET 401-A

SHEET 401-B
582.22 TOTAL



7.36 AC
FALLBROOK CONDOMINIUM
NOTE: For further reference
see Cumberland County Registry
of Deeds. Declaration recorded
in Bk 8730 Pg 204 on 4-20-89



CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50' ±

SHEET 403-A

REVISED 4-1-78