

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMITPlease Read
Application And
Notes, If Any,
Attached

Permit Number: 081214

This is to certify that JORDAN JOHN R /Wentzell Builders Inchas permission to New 1400 Sq 2 Story 3 bedroom Single Family HomeAT 406 RAY ST

City of Portland Permit 400-D019001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances 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.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Thomas H. Mackley 5/27/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 08-1214	Issue Date:	CBL: 400 D019001
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Location of Construction: 406 RAY ST	Owner Name: JORDAN JOHN R	Owner Address: 19 MITCHELLWOOD DR	Phone:
Business Name:	Contractor Name: Wentzell Builders Inc	Contractor Address: P.O. Box 1477 Wells	Phone 2076463300
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: Vacant Land	Proposed Use: Single Family Home - New 1400 Sq 2 Story 3 bedroom Single Family Home	Permit Fee: \$1,285.00	Cost of Work: \$119,000.00	CEO District: 4
Proposed Project Description: New 1400 Sq 2 Story 3 bedroom Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B IRC 2003 Signature: <i>Am</i> 5/22/09	
		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: ldobson	Date Applied For: 09/26/2008	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 <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>225-0143</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>ck w/cond/hor ABU</i> Date: <i>10/23/08</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>ABU</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



General 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.

406

Location/Address of Construction: 402 RAY STREET Aka 406 Ray		
Total Square Footage of Proposed Structure/Area 1344 sq.ft.		Square Footage of Lot 11,247 S.F.
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 400 D 19	Applicant * must be owner, Lessee or Buyer * Name JOHN JORDAN Address 19 MITCHELWOOD DR. City, State & Zip FALMOUTH ME, 04105	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name SAME AS ABOVE Address City, State & Zip	Cost Of Work: \$ 119,000 C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) _____ VACANT LOT		\$1,210
If vacant, what was the previous use? _____ WOOD LOT		
Proposed Specific use: _____ SINGLE FAMILY DWELLING		300
Is property part of a subdivision? _____ NO	If yes, please name _____	75
Project description: CONSTRUCT A 1300 1400 sq ft SINGLE FAMILY RESIDENCE, WILL BE SERVICED BY TOWN WATER AND SUB-SURFACE 3 BEDROOMS 2 STORY		
Contractor's name: WENTZELL BUILDERS INC.		
Address: P.O. Box 1477		
City, State & Zip WELLS ME 04090		Telephone: 646-3300
Who should we contact when the permit is ready: WILLIE WENTZELL		Telephone: 251-0685
Mailing address: SAME AS ABOVE		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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:

Date:

1/108

This is not a permit; you may not commence ANY work until the permit is issue

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1214	Date Applied For: 09/26/2008	CBL: 400 D019001
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Location of Construction: 406 RAY ST	Owner Name: JORDAN JOHN R	Owner Address: 19 MITCHELLWOOD DR	Phone:
Business Name:	Contractor Name: Wentzell Builders Inc	Contractor Address: P.O. Box 1477 Wells	Phone (207) 646-3300
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - new 24' x 28' - 2 Story Single Family Home	Proposed Project Description: New 24' x 28' -2 Story 3 Single Family Home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/23/2008

Note: **Ok to Issue:**

- 1) With the issuance of this permit and the certificate of occupancy this property shall be a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 2) 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:** **Reviewer:** Tom Markley **Approval Date:** 05/22/2009

Note: All info provided and reviews completed awaiting Phil D's approval before issuance of permit. **Ok to Issue:**

- 1) This permit is approved, all of the review questions/comments have been responded to and adequately satisfy code compliance of this project.
- 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 05/21/2009

Note: **Ok to Issue:**

- 1) The abutor's driveway at 402 Ray Street must be constructed prior to the issuance of any (temporary or permanent) Certificate of Occupancy.
- 2) An easement conveying the right of the abutor's foundation drain at 402 Ray Street to drain on to the applicant's site must be submitted, reviewed, and approved by the City, and recorded at the Cumberland County Registry of Deeds prior to the issuance of any (temporary or permanent) Certificate of Occupancy.
- 3) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 6) 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.

Location of Construction: 406 RAY ST	Owner Name: JORDAN JOHN R	Owner Address: 19 MITCHELLWOOD DR	Phone:
Business Name:	Contractor Name: Wentzell Builders Inc	Contractor Address: P.O. Box 1477 Wells	Phone (207) 646-3300
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 7) 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.
- 8) 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.
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

9/30/2008-amachado: Left vcm for Willie Wentzell, the contractor. Plot plan was drawn in on enlarged copy of a survey from 2004. It is not to scale and everything was added by hand. Told him that we needed a stamped boundary survey that included everything on the "New Residential Single Family Permit Application Checklist". Need all the projections drawn in not just the footprint of the foundation.

9/30/2008-amachado: Left message for Joh Jordan. Question about #4 on application for variance to the minimum lot size law requirements. The dimensions for the toatal parcel owned includes the property owned by Travis Whitehead & Rebeca Kinney at 402 Ray Street. Also told him aout he need for a stamped boundary survey for the new single family application which is done by a porfessional.

9/30/2008-amachado: Spoke to Willie Wentzel. He said that he didn't want to pay for a siteplan if he couldn't get the variance on the minimum lot size for an unsewered lot. His application for a variance for the minimum lot size was incorrect re: questions 3 & 4. I spoke to Jeanie about it. I also told her that he wanted to know if he would get the variance on the minimum lot size and she took the application for the variance for the minimum lot size and the subsurface application and said that she would deal with it.

10/23/2008-amachado: Received stamped boundary survey with required information.

10/24/2008-tm: Spoke to Willie Wentzel and asked for more info on building plans (Insulation, window u-value, smokes, rafter spacing) he will get back with info.

10/27/2008-tm: Willie left a message on my voicemail and I returned his call @ 8:30 am and left a message to call me.

3/17/2009-amachado: Phil received revised site plan the setbacks are the same but the driveway is different and it doesn't meet the parking requirements. It needs to be 19' deep not 18'. Also the new driveway on the original house lot needs to have the two parking spaces completely passed the 25' front setback. Phil said that he would let the applicant know when he asked him to make other revisions.

5/20/2009-amachado: Received revised siteplan that meets all the zoning conditions including the parking.

revised site plan 5/27/09
revised site plan 3/16/09

Applicant: John Jordan

Date: 9/29/08

Address: 406 Ray St.

C-B-L: 400-D-019

permit # 08-1214

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build 2 story (24'x28') single family home

Sevage Disposal - private

Lot Street Frontage - 50 min. - 75'

Front Yard - 25' min. - 55' scaled to front porch. ✓

Rear Yard - 25' min. - 55' scaled to deck. ✓

Side Yard - 2 story 14' 15' on right ok ✓
2 1/2 story 16' 27' 26' on left. ✓

Projections - 8'x5' over deck w/ stairs (8'x5'), bulkhead (5.33x6.33) front steps (5x5)
side steps (5'x5)

Width of Lot - 65' min - 75' scaled ok ✓

Height - 35' max - 28.5' scaled from lowest elevation.

Lot Area - 6500 ϕ or 20,000 ϕ if unsewered - not sewer (applied for variance) - 11,247 sf.

Lot Coverage Impervious Surface - 35% = 3936.45 ϕ

Area per Family - 6500 ϕ

* Off-street Parking - 2 spaces required - 2 spaces (18'x15') ✓
~~(22'x16')~~

Loading Bays - N/A

Site Plan - minor/minor 2008-0143

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

partial day light basement.

OK.
24x28 = 672
8x10 = 80
8x5 = 40
5.33x6.33 = 33.74
5x5 = 25
5x5 = 25

875.74

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

Zoning Copy

Marge Schmuckal

2008-0143

Application I. D. Number

9/26/2008

Application Date

Single Family Home

Project Name/Description

Jordan John R

Applicant

19 Mitchellwood Dr , Falmouth , ME 04105

Applicant's Mailing Address

Willie Wentzell

Consultant/Agent

Agent Ph: (207)251-0685

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

406 - 406 Ray St , Portland, Maine

Address of Proposed Site

400 D019001

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 Apt 0 Condo 0 Other (specify) _____

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning

Check Review Required:

- | | | |
|---|---|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland <input type="checkbox"/> Historic Preservation <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 9/26/2008

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached 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 | date _____ | <input type="checkbox"/> Conditions (See Attached) | 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 _____ | |

Corrective Deed

**CORRECTIVE
WARRANTY DEED**
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that We, **Travis J. Whitehead and Rebecca M. Kinney** of Portland, County of Cumberland, and the State of Maine, for consideration paid, GRANT to **John R. Jordan** of Falmouth, County of Cumberland, and the State of Maine, whose mailing address is 19 Mitchellwood Drive Falmouth, Maine 04105, with **WARRANTY COVENANTS**, the land with buildings thereon in ~~South~~ Portland, County of Cumberland, and the State of Maine, described as follows:

A certain lot or parcel of land with any improvements thereon situated on the westerly sideline of Ray Street, in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Beginning at a found bent iron pipe on the westerly sideline of said Ray Street, said iron pipe being one hundred eighty five and six tenths (185.6) feet southerly by said sideline from the northeast corner of land conveyed by Bowdoin College to Frank E. Avery, Jr. by deed dated June 23, 1952 and recorded in Cumberland County Registry Book 2088 Page 125, said iron pipe also marking the southeasterly corner of land conveyed to Fallbrook Condominium Deed recorded in said Registry Book 8730 Page 227;

Thence South 74-58-17 West along the land of said Fallbrook one hundred forty-nine and ninety seven hundredths (149.97) feet to other land of said Fallbrook and a found capped iron pipe, PLS #1172;

Thence turning South 14-57-20 east along the land of said Fallbrook seventy five (75) feet to remaining land of the Grantor herein and a #5 rebar, PLS #2246 to be set;

Thence turning North 74-58-17 East along remaining land of the said Grantor herein one hundred forty nine and ninety seven hundredths (149.97) feet to the westerly sideline of said Ray Street and a #5 rebar, PLS #2246 to be set;

Thence turning North 15-01-10 west along the westerly sideline of said Ray Street seventy five (75) feet to the point of beginning.

The above lot or parcel of land with any improvements thereon contains eleven thousand two hundred forty seven (11,247) square feet.

Bearings are magnetic to the year 2004.

Meaning and intending to describe a portion of the premises conveyed by Erin K. Coyne to John R. Jordan by Warranty Deed dated June 30, 2004 and recorded in said Registry Book 21618, Page 338.

EXHIBIT A

A certain lot or parcel of land with any improvements thereon situated on the westerly sideline of Ray Street, in the City of Portland, County of Cumberland and State of Maine and being more particularly described as follows:

Beginning at a found bent iron pipe on the westerly sideline of said Ray Street, said iron pipe being one hundred eighty-five and six tenths (185.6) feet southerly by said sideline from the northeast corner of land conveyed by Bowdoin College to Frank E. Avery, JR. by Deed dated June 23, 1952 and recorded in Cumberland County Registry Book 2088 Page 125, said iron pipe also marking the southeasterly corner of land conveyed to Fallbrook Condominium by Deed recorded in said Registry Book 8730 Page 227;

thence South 74-58-17 West along the land of said Fallbrook one hundred forty-nine and ninety-seven hundredths (149.97) feet to other land of said Fallbrook and a found capped iron pipe, PLS #1172;

thence turning South 14-57-20 East along the land of said Fallbrook seventy-five (75) feet to remaining land of the Grantor herein and a #5 rebar, PLS #2246 to be set;

thence turning North 74-58-17 East along remaining land of the said Grantor herein one hundred forty-nine and ninety-seven hundredths (149.97) feet to the westerly sideline of said Ray Street and a #5 rebar, PLS #2246 to be set;

thence turning North 15-01-10 West along the westerly sideline of said Ray Street seventy-five (75) feet to the point of beginning.

The above lot or parcel of land with any improvements thereon contains eleven thousand two hundred forty-seven (11,247) square feet.

Bearings are magnetic to the year 2004.

Meaning and intending to describe a portion of the premises conveyed by Erin K. Coyne to John R. Jordan by Warranty Deed dated June 30, 2004 and recorded in said Registry Book 21618 Page 338.

Reference is to a survey entitled "Proposed Lot Division" prepared for John R. Jordan, prepared by TKM Land Surveyors, Inc. and dated October 2004. Said survey plan is unrecorded.

The above description prepared by Timothy DeFilipp, PLS #2246.

October 15, 2004

Reference is to a survey entitled "Proposed Lot Division" prepared for John R. Jordan, prepared by TKM Land Surveyors, Inc. and dated October 2004. Said survey plan is unrecorded.

The purpose of this deed is to correct the legal description; the above parcel was deeded in error.

Meaning and intending to convey a portion of the premises conveyed to the Grantors by virtue of a deed from John R. Jordan dated February 25, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22361, Page 178

Witness our hands and seals this 10th ~~May~~ ^{JUNE} day of ~~May~~ ^{TW}, 2005.

[Signature]
Witness

[Signature]
Travis J. Whitehead

[Signature]
Witness

[Signature]
Rebecca M. Kinney

STATE OF MAINE
COUNTY OF Cumberland, SS.

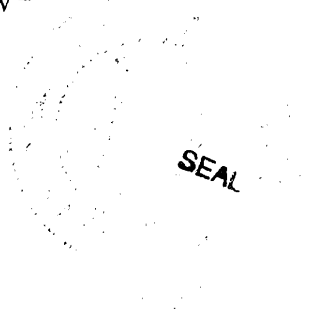
~~May~~ ^{JUNE} 10, 2005

Then personally appeared before me the above named Travis J. Whitehead and Rebecca M. Kinney and acknowledged the foregoing instrument to be their free act and deed.

Before me,

[Signature]
Notary Public/ ~~Attorney at Law~~

11-05-07



Received
Recorded Register of Deeds
Aug 24, 2005 01:28:33P
Cumberland County
John B O'Brien

08-1214

STAXI reviewed 10/23 PM

406 Ray ST

400-D-19

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1) _____				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	24x24 footings 8" wall 3/2 concrete filled lally	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" pipe 6" crushed stone Filter fabric/damp proofing	OK		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK		
* Anchor Bolts/Straps, spacing (Section R403.1.6)	* use 5/8 lag bolts ?			
Lally Column Type (Section R407)	3/2 lally's concrete filled even 6 FT			
Girder & Header Spans (Table R 502.5(2))	3(2x8) Headers			
* Built-Up Wood Center Girder Dimension/Type	3(2x10)	need 3 (2x12's)	OK	
Sill/Band Joist Type & Dimensions	2x8 PT JOISTS			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8 Floor JOISTS 16"OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8 JOISTS 16"OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	2x8 16"OC	OK		

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	9'-12" 2x8 Rafters (Span?) 15'-8" 2x6 walls - 16' oc collar ties	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Advantec sheathing	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	NA	NA
Emergency Escape and Rescue Openings (Section R310)	3040 Egress Windows	OK
Roof Covering (Chapter 9)	Asphalt Shingles #15 felt	OK
Safety Glazing (Section R308)	NA	OK
Attic Access (Section R807)	Stairs	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (Section 502.5(1) & (2))	3x2x8's w/ply wood	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-24 walls? so ceiling .36 R value windows	

Type of Heating System	Forced hot water - furnace	oil
Means of Egress (Sec R311 & R312) Basement Number of Stairways 3 4 Interior 3 Exterior 1 Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	10" incl net tread 7 1/2 Riser 36" min Minimum 6'8" 36 inch - 34-38 Handrails	OK
2 * Smoke Detectors (Section R313) Location and type/Interconnected	1 each Bedroom and common areas hardwired interconnected	OK
Draftstopping (Section R502.12) and Fireblocking (Section R602.8) Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	NA	
Deck Construction (Section R502.2.1)	8" Sino-tube 4" deep 4-8 studs 2x8 PT JOIST 2 (2x10) girders rails ok	OK



Generated by REScheck Package Generator
Compliance Certificate

Project Title: Untitled

Report Date: 10/31/08

Energy Code: **2003 IECC**
Location: **Portland, Maine**
Construction Type: **Single Family**
Glazing Area Percentage: **15%**
Heating Degree Days: **7378**

Construction Site:
406 Ray Street
Portland, Maine 04103
Permit # 08-1214
Permit Date: 10/31/2008

Owner/Agent:

Designer/Contractor:

Compliance: **Passes**

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	38.0		
Wall:	21.0	0.0	
Window:			0.350
Door:			0.350
Floor:	21.0		
Furnace: 80 AFUE			

Compliance Statement: 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.

Name - Title

Signature

Date



Generated by REScheck Package Generator Inspection Checklist

Date: 10/31/08

Ceilings:

- Ceiling: R-38.0 cavity insulation

Comments: _____

Note: The ceiling R-values do not assume a raised or oversized truss construction. If the insulation achieves the full insulation thickness over the plate lines of exterior walls, R-30 insulation may be substituted for R-38 insulation and R-38 insulation may be substituted for R-49 insulation. Ceiling R-values represent the sum of cavity insulation plus insulating sheathing (if used).

Above-Grade Walls:

- Wall: R-21.0 cavity insulation

Comments: _____

Note: Wall requirements apply to wood-frame wall constructions. Metal-frame wall or mass (concrete, masonry, log) wall equivalent R-values can be found in the Help User's Guide.

Windows:

- Window: U-factor: 0.350

For windows without labeled U-factors, describe features:

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

Comments: _____

Doors:

- Door: U-factor: 0.350

Comments: Front door exempt

Note: Door U-values must be tested and documented by the manufacturer in accordance with the NFRC test procedure or taken from the door U-factor table in the Help User's Guide. If a door contains glass and an aggregate U-factor rating for that door is not available, include the glass area of the door with your windows and use the opaque door U-factor to determine compliance for the door. One door may be excluded from this requirement (i.e., may have a U-factor greater than 0.35).

Floors:

- Floor: R-21.0 cavity insulation

Comments: _____

Note: The floor requirements apply to floors over unconditioned spaces (such as unconditioned crawlspaces, basements or garages). Floors over outside air must meet the ceiling requirements.

Note: Add an additional R-2 for heated slabs. The insulation must extend 1) down from the top of the slab, or 2) down from the top of the slab to the bottom of the slab and then horizontally underneath the slab, or 3) down from the top of the slab to the bottom of the slab and then horizontally away from the slab, with pavement or at least 10 inches of soil covering the horizontal insulation.

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 are sealed.
- Recessed lights are 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, fixtures are 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:

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

Materials Identification:

- Materials and equipment are installed in accordance with the manufacturer's installation instructions.
- Materials and equipment are identified so that compliance can be determined.
- Manufacturer manuals for all installed heating and cooling equipment and service water heating equipment have been provided.
- Insulation R-values, glazing U-factors, and heating equipment efficiency are clearly marked on the building plans or specifications.
- Insulation is installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.

Duct Insulation:

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

Duct Construction:

- Duct connections to flanges of air distribution system equipment are sealed and mechanically fastened.
- All joints, seams, and connections are securely fastened with welds, gaskets, mastics (adhesives), mastic-plus-embedded-fabric, or tapes. Tapes and mastics are rated UL 181A or UL 181B.

Exceptions:

- Continuously welded and locking-type longitudinal joints and seams on ducts operating at less than 2 in. w.g. (500 Pa).
- The HVAC system provides a means for balancing air and water systems.

Temperature Controls:

- Thermostats exist 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 is provided.

Service Water Heating:

- Water heaters with vertical pipe risers 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.
- Circulating hot water pipes are insulated to the levels in Table 1.

Circulating Hot Water Systems:

- Circulating hot water pipes are insulated to the levels in Table 1.

Swimming Pools:

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

Heating and Cooling Piping Insulation:

- HVAC piping conveying fluids above 105 degrees F or chilled fluids below 55 degrees F are insulated to the levels in Table 2.

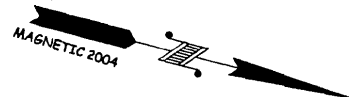
Table 1: Minimum Insulation Thickness for Circulating Hot Water Pipes

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

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)



N/F
FALLBROOK CONDOMINIUM
8730/206

Handwritten signature/initials



LOCATION MAP
(N.T.S.)

REFERENCES:

- (1) CITY OF PORTLAND, MAINE
COUNTY OF CUMBERLAND.
- (2) TAX MAP 400, BLOCK D LOT 16
- (3) CONDOMINIUM PLAT III
FALLBROOK, A CONDOMINIUM
ON RAY STREET, PORTLAND, MAINE
FOR MERREAL CORP DATED 5-10-90
RECORDED IN PLAN BOOK 185 PAGE 15
BY OWEN HASKELL, INC.

NOTES:

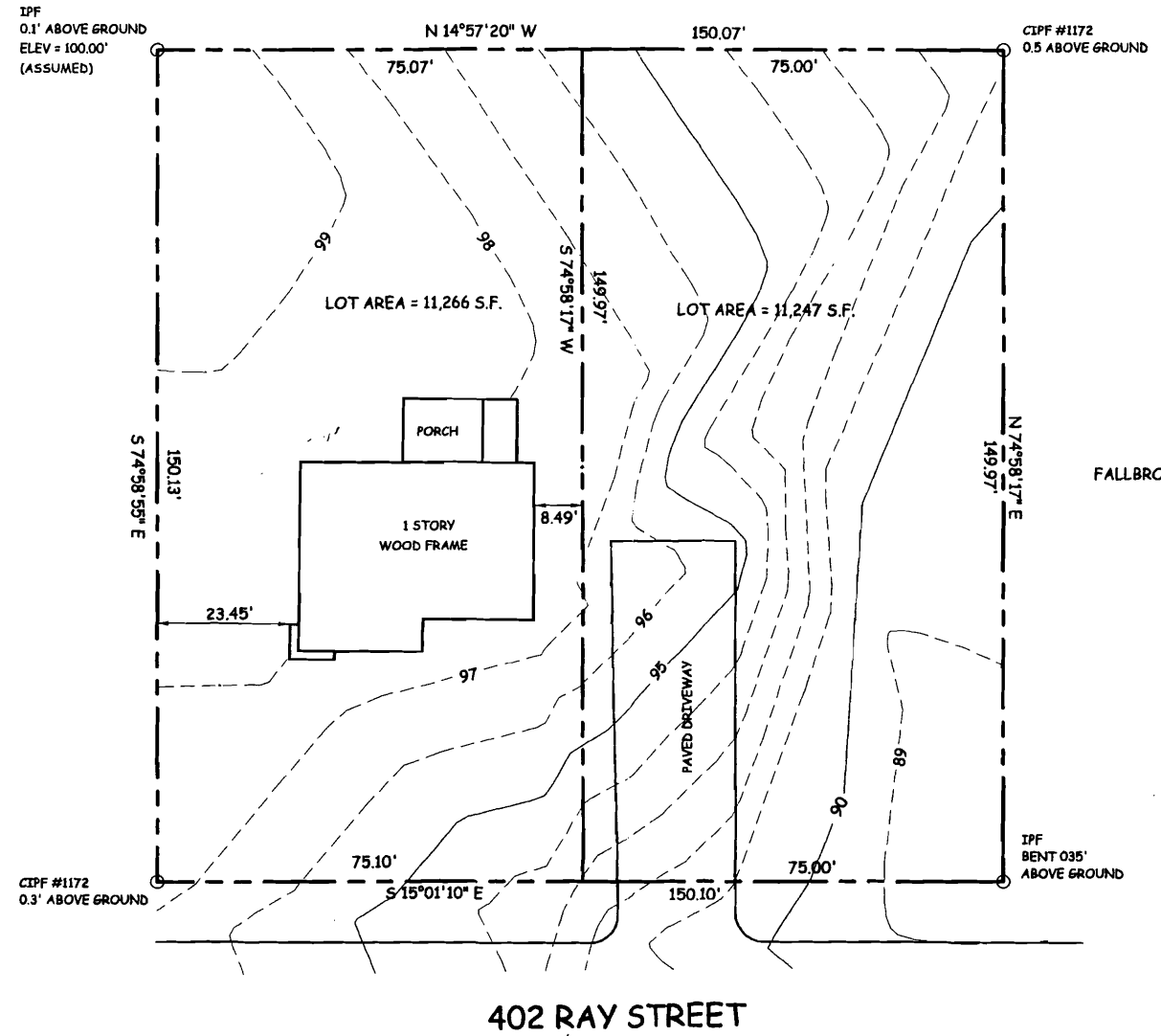
- (1) SOURCE DEEDS: BOOK 21618, PAGE 338
- (2) OWNER OF RECORD: JOHN R. JORDAN
19 MITCHELLWOOD, DR
FALMOUTH, MAINE 04105
- (3) AREA OF SURVEYED PARCEL: 22,513 S.F.
- (4) BEARINGS ARE MAGNETIC TO THE YEAR 2004.
- (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES
ARE AT THE CUMBERLAND COUNTY REGISTRY OF
DEEDS IN PORTLAND, MAINE
- (6) ZONE R-3
MINIMUM LOT SIZE 6500 SF
FRONTAGE 50'
SETBACKS: FRONT 25'
BACK 25'
SIDE 8' FOR SINGLE STORY
- (7) SITE BENCHMARK TOP OF FOUND IPF AT SW CORNER
ASSUMED ELEVATION = 100.00'

LEGEND:

- SURVEY MARKER FOUND
- ▣ EXISTING STRUCTURE(S)
- N/F NOW OR FORMERLY
- BK REGISTRY BOOK #
- PG REGISTRY PAGE #
- CIPF CAPPED IRON PIPE FOUND
- IPF IRON PIPE FOUND

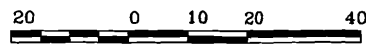
Handwritten signature: Timothy Deflapp

N/F
PETER E. & LINDA A.
NILSEN
6641/321



402 RAY STREET

GRAPHIC SCALE

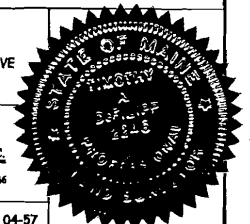


(IN FEET)
1 INCH = 20 FEET

PROJECT: **PROPOSED LOT DIVISION**
402 RAY STREET
PORTLAND, MAINE

PREPARED FOR:
JOHN JORDAN
19 MITCHELLWOOD DRIVE
PORTLAND, MAINE

PREPARED BY:
TKM
LAND SURVEYORS, INC.
29 BURNINGWOOD DRIVE
WESTBROOK, MAINE 04092-2546
TEL. (603) 854-4303

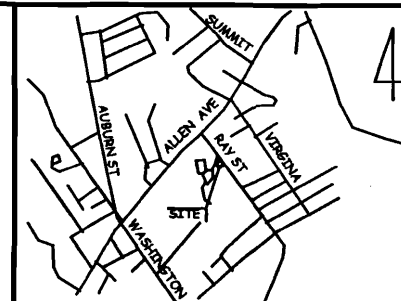


DESIGNED: T.D.	JOB NUMBER: 04-57
DRAWN: R.C.	DATE: OCT. 2004
CHECKED: T.D.	SCALE: 1" = 20'
	NOT VALID UNLESS EMBOSSED



N/F
FALLBROOK CONDOMINIUM
8730/206

007 2 9 2008



LOCATION MAP
(N.T.S.)

REFERENCES:

- (1) CITY OF PORTLAND, MAINE
COUNTY OF CUMBERLAND.
- (2) TAX MAP 400 BLOCK D LOT 19
- (3) CONDOMINIUM PLAT III
FALLBROOK, A CONDOMINIUM
ON RAY STREET, PORTLAND, MAINE
FOR MERREAL CORP DATED 5-10-90
RECORDED IN PLAN BOOK 185 PAGE 15
BY OWEN HASKELL, INC.
- (4) PROPOSED LOT DIVISION
402 RAY STREET - PORTLAND, ME
PREPARED FOR: JOHN JORDAN
PREPARED BY: TKM LAND SURVEYORS
JOB NUMBER: 04-57
DATED: OCTOBER 2004
PLAN IS NOT RECORDED

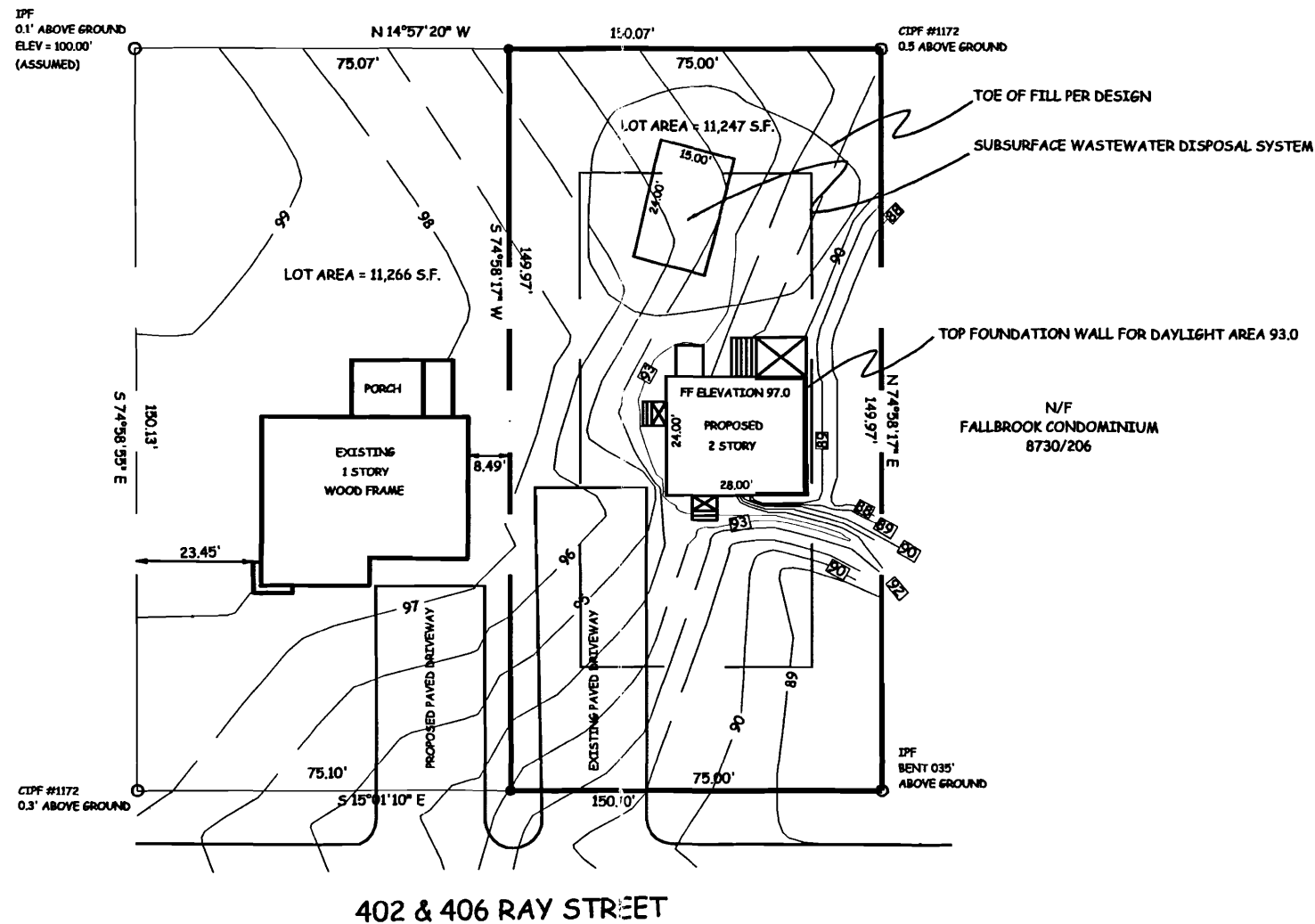
NOTES:

- (1) SOURCE DEEDS: BOOK 23065 PAGE 209
- (2) OWNER OF RECORD: JOHN R. JORDAN
19 MITCHELL WOOD, DR.
FALMOUTH, MAINE 04105
- (3) AREA OF SURVEYED PARCEL: 11,247 S.F.
- (4) BEARINGS ARE MAGNETIC TO THE YEAR 2004.
- (5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES
ARE AT THE CUMBERLAND COUNTY REGISTRY OF
DEEDS IN PORTLAND, MAINE
- (6) ZONE R-3
MINIMUM LOT SIZE 6500 SF
FRONTAGE 50'
SETBACKS: FRONT 25'
BACK 25'
SIDE 8' FOR SINGLE STORY
- (7) SITE BENCHMARK TOP OF FOUND IPF AT SW CORNER
ASSUMED ELEVATION = 100.00'

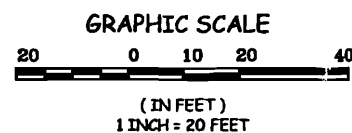
LEGEND:

- #5 REBAR SET, PLS #2246
- SURVEY MARKER FOUND
- EXISTING STRUCTURE(S)
- N/F NOW OR FORMERLY
- BK REGISTRY BOOK #
- PG REGISTRY PAGE #
- CIPF CAPPED IRON PIPE FOUND
- IPF IRON PIPE FOUND

N/F
PETER E. & LINDA A.
NILSEN
6641/321



402 & 406 RAY STREET



*to the D & F pp
scaled to fit*

PROJECT: **SITE PLAN**
406 RAY STREET
PORTLAND, MAINE

PREPARED FOR:
WENTZELL BUILDERS, INC.
P.O. BOX 1477
WELLS, MAINE 04090
207.646.3300

PREPARED BY:
TKM
LAND SURVEYORS, INC.
28 RAINWOOD DRIVE
WESTBROOK, MAINE 04093-2546
TEL: (603) 654-4285

DESIGNED: T.D. JOB NUMBER: 08-43

DRAWN: R.C. DATE: OCT. 2008 TIMOTHY DEFLIPP, PLS 2246

CHECKED: T.D. SCALE: 1" = 20' NOT VALID UNLESS EMBOSSED