

PERMIT ISSUED

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

Permit No: 03-0051	Issue Date: FEB 20, 2003	CBL: 218 DC31001
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Location of Construction: 0 Heritage Ct (lot #1)	Owner Name: Stroudwater Farms Assoc	Owner Address: 18 Carroll St	Phone: 207-874-528
Business Name: n/a	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone: 2078835528
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Single Family	Zone: C-8 CONTRACTOR

Past Use: Vacant	Proposed Use: New 78' x 42' Single Family including two car attached garage and deck.	Permit Fee: \$2,009.00	Cost of Work: 213,880. \$1,934.00	CEO District: R-3 Subdiv
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Proposed Project Description: Build 78' x 42' Single Family with a two car attached garage and deck.	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1999 Signature: JMB 2/20/03
	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: 01/22/2003	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input checked="" type="checkbox"/> Shoreland - <i>with in 250' shoreline</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK with conditions</i> Date: <i>2/17/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>H.P. approved</i> <i>see attached letter of 11/21/02</i> <i>to D.A. 2/17/03</i> Date: _____
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CERTIFICATION

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

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0051	Date Applied For: 01/22/2003	CBL: 218 D031001
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Location of Construction: 3 Heritage Ct (lot #1)	Owner Name: Stroudwater Farms Assoc	Owner Address: 18 Carroll St	Phone: 207-883-5528
Business Name: n/a	Contractor Name: Risbara Bros Construction	Contractor Address: 197 US Route 1 Scarborough	Phone: (207) 883-5528
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Single Family	

Proposed Use: New 78' x 42' Single Family including two car attached garage and deck.	Proposed Project Description: Build 78' x 42' Single Family with a two car attached garage and deck.
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Dept: Historical **Status:** Pending **Reviewer:** Deborah Andrews **Approval Date:** 02/07/2003
Note: **Ok to Issue:**
 1) Not in district.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/07/2003
Note: **Ok to Issue:**
 1) ANY exterior work requires a separate review and approval thru Historic Preservation
 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
 4) 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:** Pending **Reviewer:** Jeanine Bourke **Approval Date:** 02/20/2003
Note: 2/12/03 left vm w/Tim Halpin to call regarding review **Ok to Issue:**
 1) State Law requires chimney disclosure to be completed by installer.
 2) Separate permits are required for any electrical or plumbing work.
 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Soil type/Presumptive Load Value (Table 401.4.1)	? subdivision <i>OK</i>	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	16" x 10"	
Foundation Drainage Dampproofing (Section 406)	<i>OK ? Filter Fabric</i>	<i>OK</i>
Ventilation (Section 409.1) Crawls Space ONLY	<i>N/A</i>	
Anchor Bolts/Straps (Section 403.1.4)	? size	<i>1/2" Anchor OK</i>
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	<i>Scaled 27" x 27" x 12" 3 1/2 steel pipe</i>	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	<i>3 - 2x12 Spruce 30' w/ w/ ledgers main carrier max. 6'10"</i>	
Sill/Band Joist Type & Dimensions	?	
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	<i>13" OS's 16 O.C. 2x10 under decking</i>	<i>2x6 PT OK</i>

Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	13" OJS 16 O.C.		
Attic or additional Floor Joist Species Dimensions and Spacing(Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 Ceiling joist 16 O.C.- 2x6 collat ties & ceiling		
Roof Rafter; Pitch, Span, Spacing & Dimension(Table 802.3.2(7))	2x12 Ridge 2x10 Rafters 16 O.C. 12:12, 5:12, 4:12		
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4" T&G 7/16 OSB or Advantec 1/2" Roof ply		
Fastener Schedule (Table 602.3(1) & (2))	OK		

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	Ext? Garage \approx 12 @ 7 1/2" 11 @ 9" tread* 17 @ 6 7/8" 16 @ 11" stair points + 3' 6' 8" maintained 42" L 4" space ? H Rail	submitted OK OK 36" w/ Returned Ends
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) Fire separation	unfinished above 5/8" Type X walls & ceiling	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	1 hr doors	
Egress Windows (Section 310)	? Master BR 2nd Floor OK	OK - submitted

Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section 308)	2nd Floor Bath OK	OK window schedule
Attic Access (BOCA 1211.1)	?	
Draft Stopping around chimney	2" contiguous clearance metal Draft stops @ Floors	
Header Schedule	OK - 3-2x12 beam ? 1st Floor Ceiling beams	Garage 2-2x10 - DOORS @ gable OK
Type of Heating System	?	
Smoke Detectors Location and type/Interconnected	Need one protecting Master BR, Basement	

See Chimney Summary Checklist

Deck Framing
Joists
Beams
Anchors

? Window Headers
? Beams into headers

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS			
		Summary	See Section		
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1		
		2-inch minimum thickness for hearth extension.	1003.9.2		
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10		
		12 inches for fireplace opening greater than or equal to 6 square feet.			
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10		
		20 inches for fireplace opening greater than or equal to 6 square feet.			
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9		
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11		
		12-inch minimum firebox depth for Rumford fireplaces.			
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5		
Distance from top of opening to throat	G	8 inches minimum.	1003.7		
Smoke chamber	H	6 inches lined; 8 inches unlined.	1003.8		
Wall thickness					
Dimensions		Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1		
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1		
Chimney horizontal reinforcing ^a	J	1/4-inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2		
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7		
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;		
		1/2-inch grout or airspace between liner and wall.	1001.9		
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12		
Clearances	N	2 inches interior, 1 inch exterior.	1001.15		
From chimney					
From fireplace				2 inches front, back or sides.	1003.12
Combustible trim or materials				6 inches from opening.	1003.13
Above roof		3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6		
Anchorage ^a	O	3/16 inch by 1 inch.	1003.4		
Strap					
Number				Two.	
Embedment into chimney				12 inches hooked around outer bar with 6-inch extension.	
Fasten to				Four joists.	
Bolts	Two 1/2-inch diameter.				
Footing	P	12-inch minimum.	1003.2		
Thickness					
Width		6 inches each side of fireplace wall.			

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

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

2003-0010
Application I. D. Number
1/22/2003
Application Date
Riverside (lot #1)
Project Name/Description

Tim Halpin
Applicant
PO Box 485, Scarborough, ME 04070
Applicant's Mailing Address

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Heritage Ct , Portland, Maine
Address of Proposed Site
218 D031001
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) _____

2692 sq. Ft. **14,433 sq. Ft.**
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 Pla **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **1/22/2003**

Building 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 | _____ | <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
HISTORIC PRESERVATION COMMITTEE

CBL 218 D031001

Stephen Sewall, Chair
Cordelia Pitman, Vice Chair
Edward Hobler
Susan Wroth
Camillo Breggia
Robert Parker
John Turk

November 21, 2002

David and Nancie Swift
36 Village Wood Circle
Gorham, Maine 04038

Re: Lot #1, River's Edge Subdivision

Dear Mr. and Mrs. Swift:

On November 20, 2002, the City of Portland's Historic Preservation Committee voted 4-1 (Parker opposed; Breggia, Hobler absent) to approve your application for a Certificate of Appropriateness. Approval is for construction of a single family home on Lot #1 at River's Edge Subdivision. Approval is granted with the understanding that the house will be oriented towards Heritage Court, with its rear elevation facing River's Edge Drive.

The approval was made subject to the following conditions:

- That the rear portion of the lot visible from Congress Street and River's Edge Drive be landscaped with a mixed hedge of evergreen and deciduous trees and shrubs to provide effective year-round visual buffering from the public way.
- A site plan, prepared by a professional landscape architect, shall be submitted for final review and approval. The plan shall indicate the final placement of the house on the lot and shall specify the location, type and caliper of plant material proposed for the vegetated buffer. (The landscape plan need not address foundation plantings around the house itself.)
- That window trim be provided on the side and rear elevations to match that of the front elevation.
- That all windows feature applied exterior muntins.

Note: While not a requirement of this project, it is the Historic Preservation Committee's expectation that the developer will submit a landscape plan for a vegetated buffer at the rear of Lots 2, 3, & 4. The plan shall address the areas viewed from Congress Street and River's Edge Drive and provide effective screening of the houses from the public way. The buffer shall be coordinated for all three lots so as to provide a consistent, naturalistic treatment compatible with the landscape character of the Stroudwater district.

All improvements shall be carried out as shown on the plans and specifications submitted for the 11/20/02 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

Applicant:

Tim Halpin

Date:

2/7/03

Address:

Heritage Ct (lot #1)

C-B-L:

218-D-31

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development

03-0057

Zone Location - C-8 Contract Zone (R-3 regular subdivision)

Interior or corner lot - Riverview Drive

Proposed Use/Work - New 42' x 78' single family dwelling including

attached 2 car garage & decks

sewage disposal - city

Lot Street Frontage - 50' min ~ 95' feet

28 x 48
30 x 42
18.5' x 12'
5.6' x 21'

Front Yard - 25' min - 25' scaled

Rear Yard - 25' min - 26' scaled to edge of rear deck

Side Yard - 14' req - 15' scaled

side yard on side st - 20' req - 31' scaled

Projections - rear deck(s) - rear bay window 2.5' x 13.5'

Width of Lot - 75' min - ~ 130' scaled

Height - 35' MAX - 23.5' scaled

Lot Area - 6,500 sq ft min - 14,433 sq ft

Lot Coverage/Impervious Surface - 25% MAX (3608.25 sq ft MAX)

Area per Family - 6,500 sq ft

Off-street Parking - 2 required - 2 shown in garage

Loading Bays - N/A

Site Plan - minor/minor

2003-0010

Shoreland Zoning/Stream Protection - within 250' - however over 200' from HWM

Flood Plains - Panel 12 - zone X

→ within historic district

28 x 48 =	1344
30 x 42 =	1260
12 x 18.5 =	222
5.6 x 21 =	117.6
2.5 x 13.5 =	33.75
0/0	0
	2977.35

59
36
45

12
28
8
48

13.5

Site 2003 0010

03 0051

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>LOT #1 RIVIERA SUBDIVISION</u>		
Total Square Footage of Proposed Structure <u>2642 sq'</u>	Square Footage of Lot <u>14,433 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>218</u> Block# <u>D</u> Lot# <u>031</u>	Owner: <u>RISBARA Bros. CONST Co</u>	Telephone: <u>883-5528</u>
Lessee/Buyer's Name (if Applicable) <u>Swift</u>	Applicant name, address & telephone:	Cost Of Work: \$ <u>273,000</u> Fee: \$ <u>1934 -</u>
Current use: <u>∅</u>		
If the location is currently vacant, what was prior use: <u>OPEN</u> <u>Minor/Minor</u> <u>\$300 -</u>		
Approximately how long has it been vacant: <u>?</u>		
Proposed use: <u>SINGLE FAMILY</u>		
Project description: <u>78x42 including 2 car attached garage + deck</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Jim Halpin</u> <u>call</u>		
Mailing address: <u>P.O. Box 485</u> <u>Scarborough Maine 04070-0485</u> <u>883-5528</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

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

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

Signature of applicant: <u>Jim Halpin</u>	Date: <u>1-17-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



FILE

PURCHASE AND SALE AGREEMENT

January 7, 2003

Effective Date
Effective Date is defined in Paragraph 24 of this Agreement.

1. PARTIES: This Agreement is made between Risbara ~~ROSENBERG~~ Bros. Construction Co., Inc. (hereinafter called "Buyer") of Scarborough, ME 04070 and Stroudwater Farms Associates, Lot #1 River's Edge, Ptld (hereinafter called "Seller") of PLANNING BOOK 201, PG 494

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of) the premises situated in municipality of Portland, County of Cumberland, State of Maine, located at Lot #1 River's Edge and described in deed(s) recorded at said County's Registry of Deeds Book(s) 90009999 Page(s) 90009999. If "part of" see Other Conditions (paragraph 26) for explanation.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances and electrical fixtures are included with the sale except for the following:

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: _____

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: _____

Seller represents that such items shall be operational at the time of closing, except: _____

5. CONSIDERATION: For such Deed and conveyance Buyer is to pay the sum of	PRICE \$	<u>85,000.00</u>
of which	DEPOSIT \$	<u>1,000.00</u>
is included herewith as an earnest money deposit, and an additional amount of	DEPOSIT \$	<u> </u>
will be paid by (date) _____ . The balance due amount of	BALANCE DUE \$	<u>84,000.00</u>
is to be paid by certified or bank check, upon delivery of the Deed.		

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

6. EARNEST MONEY/ACCEPTANCE: Stroudwater Farms Assoc. ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until January 8, 2003 (date) 12p AM PM ; and, in the event of Seller's non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on January 31, 2003 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to by both Buyer and Seller, to remedy the title, after which time, if such defect is not corrected so that there is a merchantable title, Buyer may, at Buyer's option, withdraw said earnest money and be relieved from all obligations. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

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

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

Rev.2002 Page 1 of 4 - P&S Buyer(s) Initials LR Seller(s) Initials _____

Demetrias Team ERA Agency 1 347 Main Street, Gorham ME 04038

Phone: (207) 839-5122

Fax: (207) 839-2890

Demetria L. Chadbourne

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035, (800) 383-8805

T4395581.ZFX

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises as is together with an assignment of the insurance proceeds relating thereto.

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

12. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and is encouraged to seek information from professionals regarding any specific issue or concern.

13. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Agent makes no warranties regarding the condition, permitted use or value of Sellers' real or personal property. This Agreement is subject to the following inspections, with results being satisfactory to Buyer:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	j. Other Air Tests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Sewage Disposal	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	m. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	n. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	o. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Other-Water Tests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	p. Code Conformance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
h. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	q. Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
i. Asbestos Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days				

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

14. HOME SERVICE CONTRACTS: At closing, the property will will not be covered by a Home Warranty Insurance Program to be paid by Seller Buyer at a price of \$ _____.

15. FINANCING: This Agreement is subject to Buyer obtaining an approved _____ Land mortgage of 70.000 % of purchase price, at an interest rate not to exceed Prevailing % and amortized over a period of TBD years.

- a. Buyer to provide Seller with letter from lender showing that Buyer has made application and, subject to verification of information, is qualified for the loan requested within 7 days from the Effective Date of the Agreement.
- b. Buyer to provide Seller with mortgage commitment letter from lender showing that Buyer has secured the loan commitment within 21 days of the Effective Date of the Agreement.
- c. If either of these conditions is not met within said time periods, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
- d. After (a) and (b) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed with the financing. Any failure by Buyer to notify Seller within 48 hours of receipt by Buyer of notice from the lender shall be a default under this Agreement.
- e. Buyer agrees to pay no more than 0 points. Seller agrees to pay \$ zero toward points and/or Buyer's closing costs.

16. AGENCY DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following agency relationships:

By Developer of _____ represents _____
Listing Agent Agency
Anne Marie Cooke of The Real Estate Group represents Buyer
Selling Agent Agency

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

17. MEDIATION: Any dispute or claim arising out of or relating to this Agreement or the property addressed in this Agreement shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. Buyer and Seller are bound to mediate in good faith and pay their respective mediation fees. If a party does not agree first to go to mediation, then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who refused to go to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. DEFAULT: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller.

19. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

20. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

21. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original or faxed signatures are binding.

22. ADDENDA: Lead Paint - Yes No ; Other - Yes No

Explain: _____

23. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property does does not contain a septic system within the Shoreland Zone and agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 days prior to closing.

24. EFFECTIVE DATE: This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated to Buyer and Seller or to their agents. Agent is authorized to complete Effective Date on Page 1 of this Agreement. The use of "by (date)" or "within _____ days" shall refer to calendar days being counted from the Effective Date as noted on Page 1 of the Agreement, beginning with the first day after the Effective Date and ending at 5:00 p.m. Eastern Time on the last day counted.

25. CONFIDENTIALITY: Buyer and Seller understand that the terms of this Agreement are confidential but authorize the disclosure of the information herein to the agents, attorneys, lenders, appraisers, inspectors and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the parties and their agents to receive a copy of the entire closing statement.

26. OTHER CONDITIONS: See attached Addendum to Purchase and Sale

Page 3 of 4 - P&S Buyer(s) Initials AMC Seller(s) Initials _____

A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.

Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Bureau of Taxation.

Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.

Risbara Bros. Construction Co., Inc.

Fed ID 01-0469317

BUYER [Signature]

SS# OR TAXPAYER ID#

By: [Signature]
BUYER Rocca B. Risbara, III - President

SS# OR TAXPAYER ID#

Buyer's Mailing address is Scarborough, ME P. O. Box 485, 04070 (Tel 863-5528)

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay Agency a commission for services as specified in the listing agreement. If the earnest money is forfeited by Buyer, it shall be distributed as follows: All goes to Seller

Signed this _____ day of _____

[Signature]
SELLER
Stroudwater Farms Associates

01-0433631
SS# OR TAXPAYER ID#

SELLER

SS# OR TAXPAYER ID#

Seller's Mailing address is 18 Carroll Street, Falmouth, ME 04105

Offer reviewed and refused on _____

SELLER
Stroudwater Farms Associates

SELLER

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

BUYER
Risbara Brothers DATE

SELLER
Stroudwater Farms Associates DATE

BUYER DATE

SELLER DATE

Maine Association of REALTORS® Rev. 2002
All Rights Reserved.



Sample
SELLER

Warranty Deed
(Maine Statutory Short Form)

Stroudwater Farms Associates, a Maine general partnership, with a place of business at Falmouth, Maine, for valuable consideration, grants to ~~Mary-Lou Byrnes~~, with a mailing address of ~~23 Arbor View Lane, Scarborough, Maine 04074~~ with WARRANTY COVENANTS, the following described real property situated at Lot 5, River's Edge, Portland, Cumberland County, Maine

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey a portion of the premises described in a deed from Robert C. Hunt, dated July 29, 1988, and recorded in the Cumberland County Registry of Deeds in Book 8403, Page 350.

IN WITNESS WHEREOF Stroudwater Farms Associates has caused this instrument to be signed in its corporate name by its duly authorized officer this Third day of October, 2002.

Stroudwater Farms Associates

BY: Stroudwater Farms
Development, LLC, as
Managing General Partner

Witness

By: Karen M. Walsh
Its: Managing Member

State of Maine
County of Cumberland, ss

October 3, 2002

Personally appeared the above named Karen M. Walsh, Managing Member, of Stroudwater Farms Development, LLC, Managing General Partnership of Stroudwater Farms Associates, and acknowledged the foregoing instrument to be her free act and deed in said capacity, and the free act and deed of said Corporation.

Before me,

Notary Public/Attorney at Law

Printed Name:

Comm. Exp:

EXHIBIT A

A certain lot or parcel of and, with the improvements thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Being Lot No. 1/ as shown on a plan entitled "Final Subdivision Plan, River's Edge, Congress Street, Portland, Maine made for Stroudwater Farms Associates," by Owen Haskell, Inc. dated April 10, 2001, revised July 9, 2001 and recorded in Plan Book 201, Page 494 (the "Plan").

Together with the right in common with all other lot owners in and to the use of all streets and ways as shown on said plan for the purpose of ingress and egress.

Together with a Recreational and River Easement as reserved in a deed from Stroudwater Farms Associates to Portland Trails dated June 15, 1994, recorded in Book 11498, Page 24 and together with all other appurtenant easements shown on the Plan.

This conveyance is subject to and benefitted by the Declaration of Protective Covenants for River's Edge Subdivision dated September 24, 2002, recorded in Book _____, Page _____, and the By-Laws, Rules and Regulation of Stroudwater Farms Homeowners Association dated _____, 2002 and recorded in Book _____, Page _____.

Stroudwater Farms Associates reserves for itself, its successors and assigns the fee interest in all streets and ways, as shown on said plan.

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

2003-0010
Application I. D. Number

Tim Halpin
Applicant
PO Box 485, Scarborough, ME 04070
Applicant's Mailing Address

01/22/2003
Application Date
River's Edge Subdivision
~~Riverside (lot #1)~~
Project Name/Description

Consultant/Agent
Agent Ph: _____ **Agent Fax:** _____
Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site
218 D031001
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) _____

2692 sq. Ft. **14,433 sq. Ft.**
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 **\$50.00** Subdivision _____ Engineer Review **\$250.00** Date **01/22/2003**

DRC Approval Status:

Approved _____ Denied _____
Revised Site Plan Attached
Approval Expiration **02/10/2004** Extension to _____ Additional Sheets Attached
 Condition Compliance **Jay Reynolds** **02/10/2003**
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**

2003-0010

Application I. D. Number

Tim Halpin

Applicant

01/22/2003

Application Date

PO Box 485, Scarborough, ME 04070

Applicant's Mailing Address

Riverside (lot #1)

Project Name/Description

Consultant/Agent

Heritage Ct , Portland, Maine

Address of Proposed Site

Agent Ph:

Agent Fax:

218 D031001

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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 #3 HERITAGE COURT, 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 . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 6 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.
- 7 The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 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.

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE
CITY OF PORTLAND

PERMIT WORK
FEB 20, 2003
Permit Number: 030051
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

This is to certify that Stroudwater Farms Assoc/Riverside Bros Construction
has permission to Build 78' x 42' Single Family with a two attached garage and deck.
AT 0 Heritage Ct (lot #1) 218 D031001

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 when permission is procured before this building or part thereof is occupied or closed-in. **24 HOUR 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

Jeanine M. Bourke
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

2/20/03



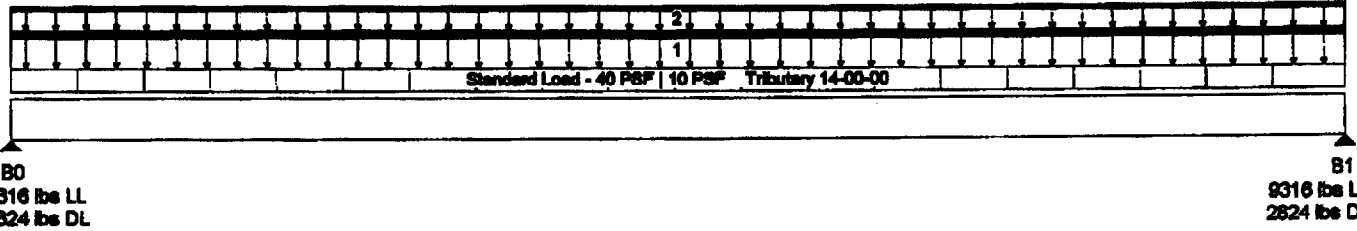
BC CALC® 2002 DESIGN REPORT - US

Thursday, February 13, 2003 21:42

Single 5 1/4" x 16" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NER 442

File Name - Risbera Bros.-swift residence : FB01
 Description -
 Specifier -
 Designer - DAN HAVU
 Company - HILLSIDE LUMBER
 Misc -



Total Horizontal Length - 14-06-00

General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 14-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	14-06-00	40 PSF	10 PSF	14-00-00	100
1	roof load	Unf.Lin. Load	Left	00-00-00	14-06-00	725 PLF	218 PLF	n/a	115
2	2nd floor ext.wall weight	Unf.Lin. Load	Left	00-00-00	14-06-00	0 PLF	10 PLF	n/a	90

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	44010 ft-lbs	68.7%	⊕ 115%	3	1 - Internal
End Shear	9908 lbs	54.0%	⊕ 115%	3	1 - Left
Total Deflection	L/374 (0.465")	64.1%		3	1
Live Deflection	L/487 (0.357")	98.4%		3	1
Max. Defl.	0.465" (Limit: 1")	46.5%		3	1
Span/Depth	10.9				1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 2-5/8".
 Minimum bearing length for B1 is 2-5/8".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Kitchen Ceiling

BC CALC®, BC FRAMER®, BCI®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



BC CALC® 2002 DESIGN REPORT - US

Thursday, February 13, 2003 22:07

Single 3 1/2" x 9 1/2" VERSA-LAM® 3080 DF

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NER 442

File Name - Risbara Bros.--ewlt residence : FB02
 Description -
 Specifier -
 Designer - DAN HAVU
 Company - HILLSIDE LUMBER
 Misc -



B0
 3600 lbs LL
 1954 lbs DL

B1
 3600 lbs LL
 1954 lbs DL

Total Horizontal Length - 08-00-00

General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 14-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 0 PSF
 Dead Load: 15 PSF
 Part Load: 0 PSF
 Duration: 90

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	08-00-00	0 PSF	15 PSF	14-00-00	90
1	Roof load	Unf.Area Load	Left	00-00-00	08-00-00	50 PSF	15 PSF	18-00-00	115

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	11108 ft-lbs	69.7%	⊕ 115%	3	1 - Internal
End Shear	4455 lbs	61.3%	⊕ 115%	3	1 - Left
Total Deflection	L/375 (0.256")	64.0%		3	1
Live Deflection	L/578 (0.166")	62.2%		3	1
Max. Defl.	0.256" (Limit: 1")	25.6%		3	1
Span/Depth	10.1				1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-3/4".
 Minimum bearing length for B1 is 1-3/4".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Hall + Powder Room

BC CALC®, BC FRAMER®, BCIO®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



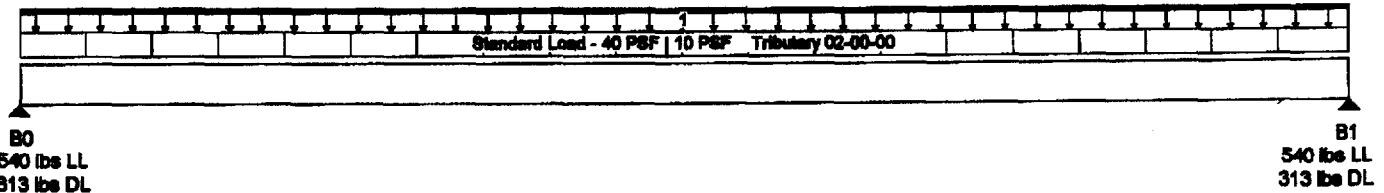
BC CALC® 2002 DESIGN REPORT - US

Friday, February 14, 2003 10:35

Single 1-3/4" x 13" VERSA-LAM® 2900 SP*

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5512, BOCA 98-52, SBCCI 9852

File Name - Riebara Bros.-swift residence : FB04
 Description -
 Specifier -
 Designer - DAN HAVU
 Company - HILLSIDE LUMBER
 Misc -



General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 02-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	13-06-00	40 PSF	10 PSF	02-00-00	100
1	2nd floor garage gable w	Unf.Lin. Load	Left	00-00-00	13-06-00	0 PLF	20 PLF	n/a	90

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	2890 ft-lbs	24.4%	⊕ 100%	2	1 - Internal
End Shear	716 lbs	18.3%	⊕ 100%	2	1 - Left
Total Deflection	L/1098 (0.147")	21.8%		2	1
Live Deflection	L/1736 (0.093")	20.7%		2	1
Max. Defl.	0.147" (Limit: 1")	14.7%		2	1
Span/Depth	12.5				1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 1-1/2".
 Minimum bearing length for B1 is 1-1/2".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

* Cut from: 1 3/4" x 14" VERSA-LAM® 2900 SP

Master Bedroom Bump Out

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.



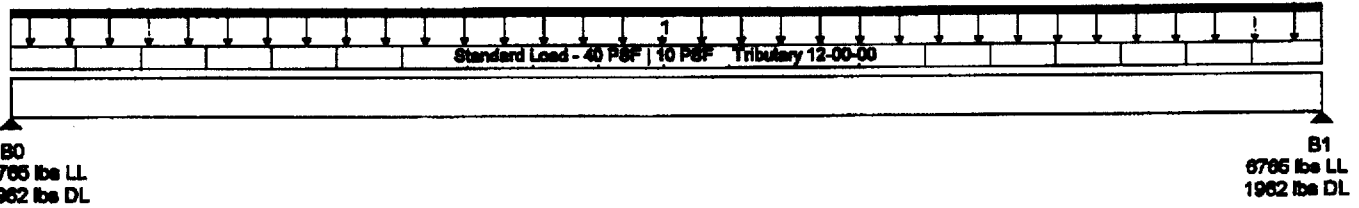
BC CALC® 2002 DESIGN REPORT - US

Thursday, February 13, 2003 22:06

Single 3-1/2" x 13" VERSA-LAM® 3080 DF*

Job Name -
 Address -
 City, State, Zip -
 Customer -
 Code reports - ICBO 5663, NER 442

File Name - Riebara Bros.-swift residence : FB03
 Description -
 Specifier -
 Designer - DAN HAVU
 Company - HILLSIDE LUMBER
 Misc -



Total Horizontal Length - 11-00-00

General Data

Version: US Imperial
 Member Type: - Floor Beam
 Number of Spans: - 1
 Left Cantilever: - No
 Right Cantilever: - No
 Slope: 0/12
 Tributary: 12-00-00
 Repetitive: n/a
 Construction Type: n/a
 Live Load: 40 PSF
 Dead Load: 10 PSF
 Part Load: 0 PSF
 Duration: 100

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output above is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BC CALC®, BC FRAMER®, BC®, BC RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, VERSA-LAM®, VERSA-RIM®, VERSA-RIM PLUS®, VERSA-STRAND™, VERSA-STUD®, ALLJOIST® and AJS™ are registered trademarks of Boise Cascade Corporation.

Load Summary

ID	Description	Load Type	Ref.	Start	End	Live	Dead	Trib.	Dur.
S	Standard	Unf.Area Load	Left	00-00-00	11-00-00	40 PSF	10 PSF	12-00-00	100
1	Roof load	Unf.Lin. Load	Left	00-00-00	11-00-00	750 PLF	225 PLF	n/a	115

Controls Summary

Control Type	Value	% Allowable	Duration	Loadcase	Span Location
Moment	23899 ft-lbs	83.2%	@ 115%	3	1 - Internal
End Shear	7008 lbs	70.5%	@ 115%	3	1 - Left
Total Deflection	L/323 (0.408")	74.2%		3	1
Live Deflection	L/417 (0.316")	86.2%		3	1
Max. Defl.	0.408" (Limit: 1")	40.6%		3	1
Span/Depth	10.2				1

NOTES:

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets Code minimum (L/360) Live load deflection criteria.
 Design meets arbitrary (1") Maximum load deflection criteria.
 Minimum bearing length for B0 is 2-3/4".
 Minimum bearing length for B1 is 2-3/4".
 Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

* Cut from: 3 1/2" x 14" VERSA-LAM® 3080 DF

Master Bath Ceiling



Tilt-Wash Double-Hung Windows



Specifications

TW18210	1.77	17 1/8"	14 1/8"	2.9	1.78	5.53	TW28410	5.44	29 3/8"	26 1/8"	9.7	5.47	14.21
TW1832	2.02	17 1/8"	16 1/8"	3.3	2.03	6.14	TW2852*	5.86	29 3/8"	28 1/8"	10.5	5.88	15.14
TW1836	2.26	17 1/8"	18 1/8"	3.7	2.28	6.74	TW2856	5.03	29 3/8"	24 1/8"	11.2	5.05	16.08
TW18310	2.51	17 1/8"	20 1/8"	4.2	2.53	7.34	TW28510*	6.89	29 3/8"	32 1/8"	12.0	6.71	17.01
TW1842	2.76	17 1/8"	22 1/8"	4.6	2.78	7.94	TW2862*	7.10	29 3/8"	34 1/8"	12.7	7.13	17.95
TW1846	3.01	17 1/8"	24 1/8"	5.0	3.02	8.54	TW210210	3.15	31 1/8"	14 1/8"	5.6	3.18	9.12
TW18410	3.26	17 1/8"	26 1/8"	5.4	3.27	9.14	TW21032	3.59	31 1/8"	16 1/8"	6.4	3.62	10.11
TW1852	3.51	17 1/8"	28 1/8"	5.8	3.52	9.74	TW21036	4.04	31 1/8"	18 1/8"	7.2	4.06	11.10
TW1856	3.01	17 1/8"	24 1/8"	6.2	3.02	10.34	TW210310	4.48	31 1/8"	20 1/8"	8.0	4.51	12.09
TW18510	4.00	17 1/8"	32 1/8"	6.7	4.02	10.94	TW21042	4.92	31 1/8"	22 1/8"	8.8	4.95	13.08
TW1862	4.25	17 1/8"	34 1/8"	7.1	4.27	11.54	TW21046	5.37	31 1/8"	24 1/8"	9.6	5.39	14.07
TW20210	2.16	21 1/8"	14 1/8"	3.7	2.18	6.56	TW210410*	5.81	31 1/8"	26 1/8"	10.4	5.83	15.06
TW2032	2.47	21 1/8"	16 1/8"	4.2	2.49	7.27	TW21052*	6.25	31 1/8"	28 1/8"	11.3	6.28	16.04
TW2036	2.77	21 1/8"	18 1/8"	4.7	2.79	7.98	TW21056	5.37	31 1/8"	24 1/8"	12.0	5.39	17.03
TW20310	3.07	21 1/8"	20 1/8"	5.3	3.09	8.69	TW210510*	7.14	31 1/8"	32 1/8"	12.9	7.16	18.02
TW2042	3.38	21 1/8"	22 1/8"	5.8	3.40	9.41	TW21062*	7.58	31 1/8"	34 1/8"	13.7	7.61	19.01
TW2046	3.68	21 1/8"	24 1/8"	6.3	3.70	10.12	TW30210	3.95	33 1/8"	14 1/8"	6.0	3.98	9.63
TW20410	3.99	21 1/8"	26 1/8"	6.9	4.00	10.83	TW3032	3.82	33 1/8"	16 1/8"	6.9	3.85	10.67
TW2052	4.29	21 1/8"	28 1/8"	7.4	4.31	11.54	TW3036	4.29	33 1/8"	18 1/8"	7.7	4.32	11.72
TW2056	3.68	21 1/8"	24 1/8"	7.9	3.70	12.25	TW30310	4.76	33 1/8"	20 1/8"	8.6	4.79	12.76
TW20510	4.90	21 1/8"	32 1/8"	8.4	4.92	12.96	TW3042	5.23	33 1/8"	22 1/8"	9.4	5.26	13.81
TW2062	5.20	21 1/8"	34 1/8"	8.9	5.22	13.68	TW3046*	5.70	33 1/8"	24 1/8"	10.3	5.73	14.85
TW24210	2.56	25 1/8"	14 1/8"	4.5	2.58	7.56	TW30410*	6.17	33 1/8"	26 1/8"	11.2	6.20	15.90
TW2432	2.92	25 1/8"	16 1/8"	5.1	2.94	8.40	TW3052*	6.64	33 1/8"	28 1/8"	12.0	6.67	16.96
TW2436	3.28	25 1/8"	18 1/8"	5.7	3.30	9.23	TW3056*	6.70	33 1/8"	24 1/8"	12.9	5.73	17.99
TW24310	3.64	25 1/8"	20 1/8"	6.4	3.66	10.05	TW30510*	7.58	33 1/8"	32 1/8"	13.8	7.61	19.04
TW2442	4.00	25 1/8"	22 1/8"	7.0	4.02	10.87	TW3062*	8.05	33 1/8"	34 1/8"	14.6	8.08	20.08
TW2446	4.36	25 1/8"	24 1/8"	7.6	4.38	11.70	TW34210	3.75	37 1/8"	14 1/8"	6.8	3.78	10.65
TW24410	4.71	25 1/8"	26 1/8"	8.3	4.74	12.52	TW3432	4.27	37 1/8"	16 1/8"	7.8	4.30	11.81
TW2452	5.07	25 1/8"	28 1/8"	8.9	5.10	13.34	TW3436	4.80	37 1/8"	18 1/8"	8.7	4.83	12.97
TW2456	4.36	25 1/8"	24 1/8"	9.6	4.38	14.17	TW34310	5.32	37 1/8"	20 1/8"	9.7	5.35	14.12
TW24510*	5.79	25 1/8"	32 1/8"	10.2	5.81	14.99	TW3442	5.85	37 1/8"	22 1/8"	10.7	5.88	15.28
TW2462*	6.15	25 1/8"	34 1/8"	10.8	6.17	15.81	TW3446*	6.38	37 1/8"	24 1/8"	11.6	6.41	16.43
TW26210	2.76	27 1/8"	14 1/8"	4.8	2.78	8.09	TW34410*	6.90	37 1/8"	26 1/8"	12.6	6.93	17.59
TW2632	3.14	27 1/8"	16 1/8"	5.5	3.17	8.97	TW3452*	7.43	37 1/8"	28 1/8"	13.6	7.46	18.75
TW2636	3.53	27 1/8"	18 1/8"	6.2	3.55	9.85	TW3456*	6.38	37 1/8"	24 1/8"	14.6	6.41	19.90
TW26310	3.92	27 1/8"	20 1/8"	6.9	3.94	10.73	TW34510*	8.48	37 1/8"	32 1/8"	15.5	8.51	21.05
TW2642	4.30	27 1/8"	22 1/8"	7.6	4.33	11.61	TW3462*	9.01	37 1/8"	34 1/8"	16.5	9.04	22.22
TW2646	4.69	27 1/8"	24 1/8"	8.3	4.72	12.49	TW38210	4.14	41 1/8"	14 1/8"	7.6	4.18	11.68
TW26410	5.08	27 1/8"	26 1/8"	9.0	5.10	13.36	TW3832	4.72	41 1/8"	16 1/8"	8.6	4.76	12.95
TW2652	5.47	27 1/8"	28 1/8"	9.7	5.49	14.24	TW3836	5.30	41 1/8"	18 1/8"	9.7	5.34	14.21
TW2656	4.69	27 1/8"	24 1/8"	10.4	4.72	15.12	TW38310	5.89	41 1/8"	20 1/8"	10.8	5.92	15.49
TW26510*	6.24	27 1/8"	32 1/8"	11.1	6.26	16.00	TW3842	6.47	41 1/8"	22 1/8"	11.9	6.50	16.75
TW2862*	6.63	27 1/8"	34 1/8"	11.8	6.65	16.88	TW3846*	7.05	41 1/8"	24 1/8"	13.0	7.08	18.02
TW28210	2.95	29 1/8"	14 1/8"	5.2	2.98	8.61	TW38410*	7.63	41 1/8"	26 1/8"	14.1	7.66	19.28
TW2832	3.37	29 1/8"	16 1/8"	6.0	3.39	9.54	TW3852*	8.21	41 1/8"	28 1/8"	15.1	8.25	20.56
TW2836	3.78	29 1/8"	18 1/8"	6.7	3.81	10.47	TW3856*	7.05	41 1/8"	24 1/8"	16.2	7.08	21.82
TW28310	4.20	29 1/8"	20 1/8"	7.5	4.22	11.41	TW38510*	9.37	41 1/8"	32 1/8"	17.3	9.41	23.08
TW2842	4.61	29 1/8"	22 1/8"	8.2	4.64	12.34	TW3862*	9.96	41 1/8"	34 1/8"	18.4	9.99	24.36
TW2846	5.03	29 1/8"	24 1/8"	9.0	5.05	13.28							

*These units meet or exceed the following dimensions: clear openable area of 5.7 sq. ft., clear openable width of 20" and clear openable height of 24".



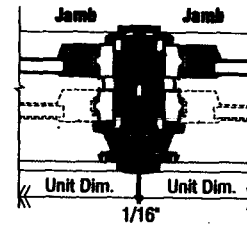
Tilt-Wash Double-Hung Windows



Mullion Details

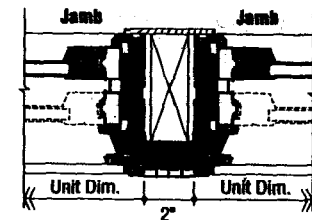
NARROW MULLION

Joining basic Tilt-Wash units to form multiple unit combinations without vertical support between units.



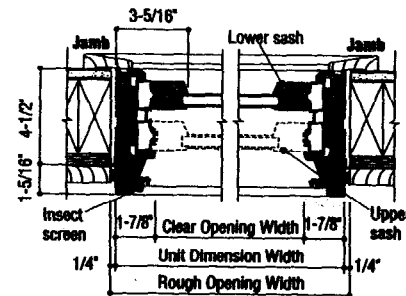
SUPPORT MULLION

Joining basic Tilt-Wash units using a 2 x 4 vertical support between units.

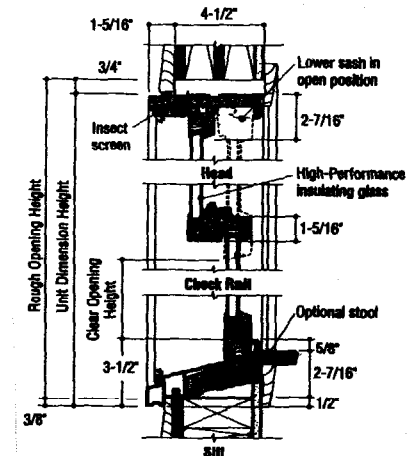


Unit No.	Unit Dim. Width	Rough Opening Width			
		Narrow Mullion		Support Mullion	
18	1'9 1/8"	3'7 13/16"	5'5 1/2"	3'9 3/4"	5'9 3/8"
20	2'1 9/16"	4'3 13/16"	6'5 1/2"	4'5 3/4"	6'9 3/8"
24	2'5 5/8"	4'11 13/16"	7'5 1/2"	5'1 3/4"	7'9 3/8"
26	2'7 9/16"	5'3 13/16"	7'11 1/2"	5'5 3/4"	8'3 3/8"
28	2'9 5/8"	5'7 13/16"	8'5 1/2"	5'9 3/4"	8'9 3/8"
210	2'11 1/8"	5'11 13/16"	8'11 1/2"	6'1 3/4"	9'3 3/8"
30	3'1 5/8"	6'3 13/16"	9'5 1/2"	6'5 3/4"	9'9 3/8"
34	3'5 5/8"	6'11 13/16"	10'5 1/2"	7'1 3/4"	10'9 3/8"
38	3'9 5/8"	7'7 13/16"	11'5 1/2"	7'9 3/4"	11'9 3/8"

Horizontal Section

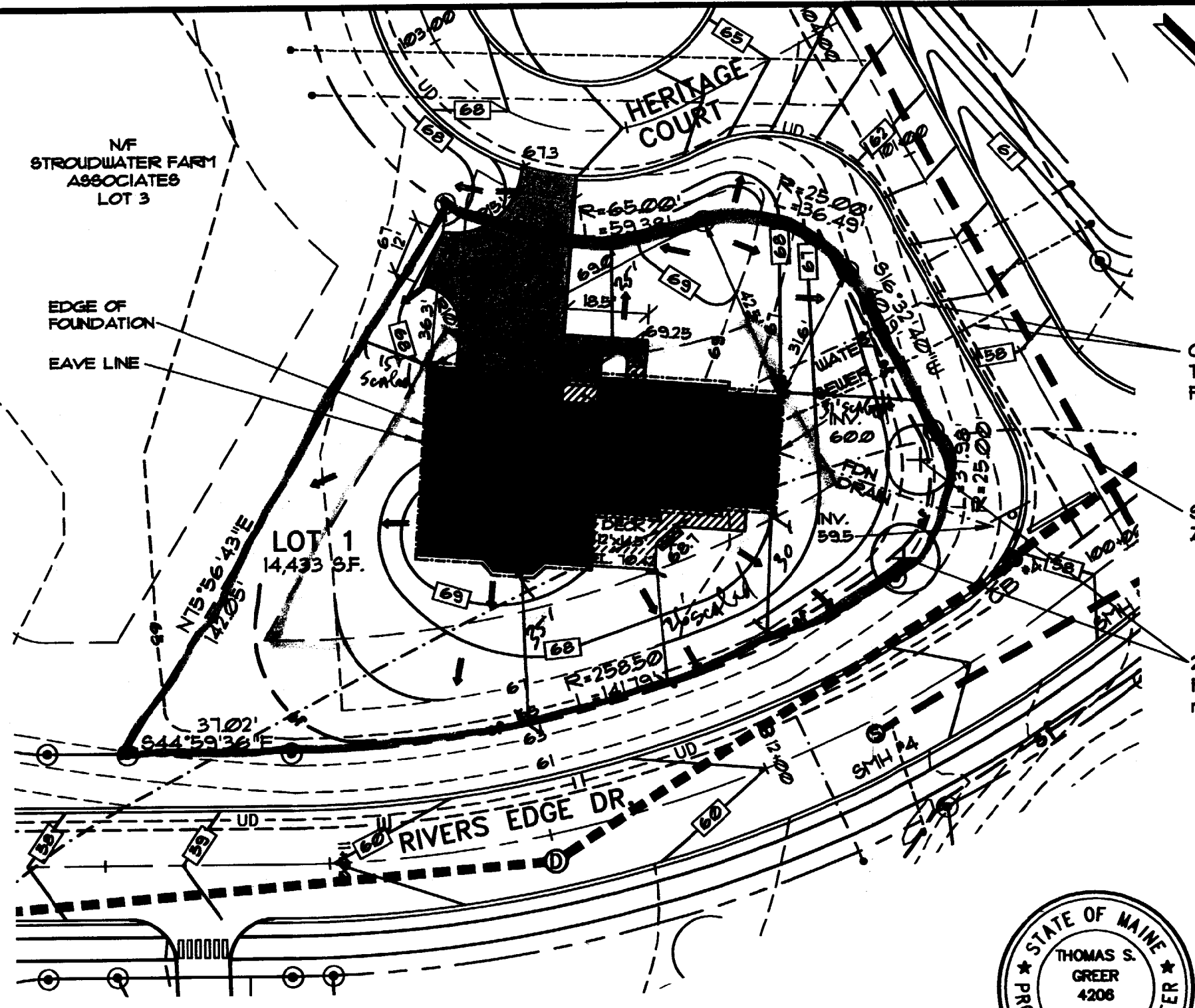


Vertical Section



LEGEND

	LOT LINES
	BUILDING SETBACK
	EXISTING CONTOUR
	PROPOSED CONTOUR
	SPOT GRADE
	WETLAND BOUNDARY
	SHORELAND ZONE LIMIT
	EASEMENT
	BUFFER LINE
	FLOOD HAZARD LINE
	STREAM
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED BITUMINOUS CURB
	18" SANITARY SEWER
	8" SANITARY SEWER & MANHOLE
	STORMDRAIN & MANHOLE
	CATCH BASIN
	8" WATER LINE
	HYDRANT
	UNDERDRAIN
	FOUNDATION DRAIN
	SEWER HOUSE SERVICE
	WATER HOUSE SERVICE
	BOUND FOUND
	IRON PIPE FOUND
	GRANITE MONUMENT TO BE SET
	5/8" IRON PIPE TO BE SET
	PATH OF SURFACE DRAINAGE
	SILT FENCE



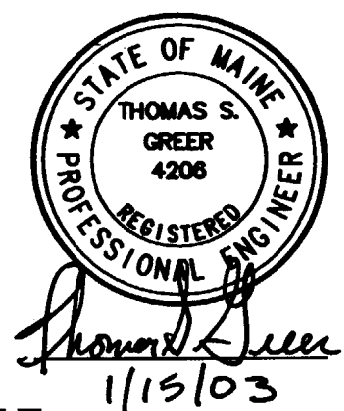
CONNECT UTILITIES TO EXISTING STUBS, FIELD LOCATE.

SHORELAND ZONE LIMIT

2-STREET TREES, RED MAPLE (*acer rubrum*) 2 1/2" CAL.

NOTES:

1. THIS PLAN IS FOR LOT 1 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROADS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR.

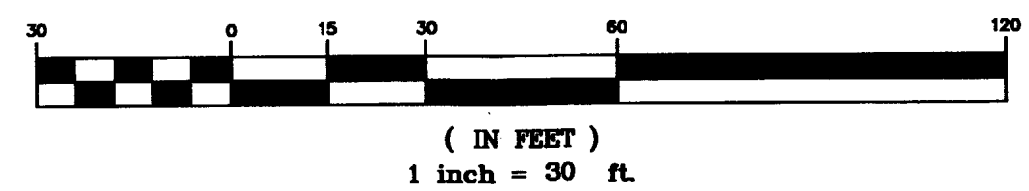


OWNER/BUILDER:
RISBARA BROS.
CONSTRUCTION CO., INC.
P.O. BOX 485
SCARBOROUGH, MAINE 04074

ENGINEER: PINKHAM & GREER
CONSULTING ENGINEERS
FALMOUTH, MAINE

TOPOGRAPHY & BOUNDARY:
OWEN HASKELL ASSOC.
PORTLAND, MAINE

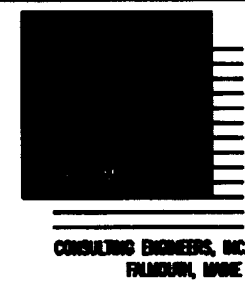
GRAPHIC SCALE



SITE PLAN LOT 1

RIVER'S EDGE HERITAGE COURT

SCALE: 1"=30'
DATE: JANUARY 15, 2003
DESG BY: TSG
PROJECT: 02415



C&G FILE 0210 FILE SCALE 1"=30'

OWNER/BUILDER:
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CONSTRUCTION CO., INC.
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OWEN HASKELL ASSOC.
PORTLAND, MAINE.

CONNECT UTILITIES
TO EXISTING STUBS,
FIELD LOCATE.

SHORELAND
ZONE LIMIT

LEGEND

- LOT LINES
- - - BUILDING SETBACK
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- x 100.5 SPOT GRADE
- WETLAND BOUNDARY
- SHORELAND ZONE LIMIT
- EASEMENT
- BUFFER LINE
- - - FLOOD HAZARD LINE
- STREAM
- EDGE OF PAVEMENT
- VERTICAL GRANITE CURB
- SLOPED BITUMINOUS CURB
- 18" SANITARY SEWER
- 8" SANITARY SEWER
- MANHOLE
- STORMDRAIN & MANHOLE
- CATCH BASIN
- 8" WATER LINE
- HYDRANT
- UNDERDRAIN
- FOUNDATION DRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- BOUND FOUND
- IRON PIPE FOUND
- GRANITE MONUMENT TO BE SET
- 5/8" IRON PIPE TO BE SET
- PATH OF SURFACE DRAINAGE
- SILT FENCE

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS

DATE OF APPROVAL 2-10-03

PLANT LEGEND

A	3	RED MAPLE	2 1/2" CAL.
B	10	RED TWIG DOGWOOD	3' TALL
C	3	YELLOW TWIG DOGWOOD	2' TALL
D	1	RED OAK	2 1/2" CAL.
E	2	GREEN ASH	2" CAL.
F	5	VARIGATED DOGWOOD	2' TALL
G	3	BALSAM FIR	6' TALL
H	2	SHADBUSH (MULTI-STEM)	5-6' TALL
J	2	WHITE PINE	7-8' TALL

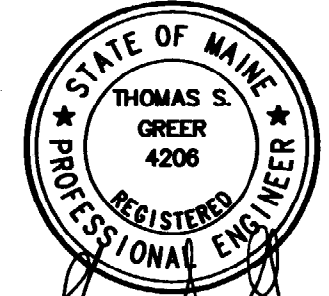
GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

NOTES:

1. THIS PLAN IS FOR LOT 1 ONLY. GRADING OR GENERAL DRAINAGE SHOWN FOR ADJACENT ROADS IS FOR INFORMATION ONLY AND MAY NOT REPRESENT ACTUAL FIELD CONDITIONS.
2. DEVELOPMENT WITHIN THE HISTORIC DISTRICT IS SUBJECT TO REVIEW BY THE CITY OF PORTLAND HISTORIC PRESERVATION COMMITTEE.
3. FOUNDATIONS TO BE LAID OUT BY A PROFESSIONAL SURVEYOR
4. PLANT ARRANGEMENT AND TYPES TAKEN FROM "LOT 1 RIVER'S EDGE SUBDIVISION" "PLANTING BUFFER" BY MOHR & SEREDIN LANDSCAPE ARCHITECTS, INC. DATED 01/03/2003.



Thomas S. Greer
2/6/03

SITE PLAN LOT 1

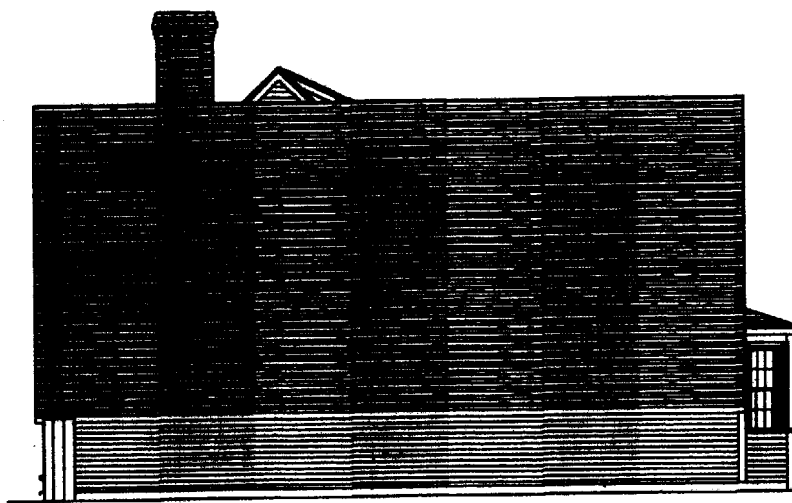
RIVER'S EDGE HERITAGE COURT

SCALE: 1"=30'
DATE: JANUARY 15, 2003
DESIGNED BY: TSG
PROJECT: 02415

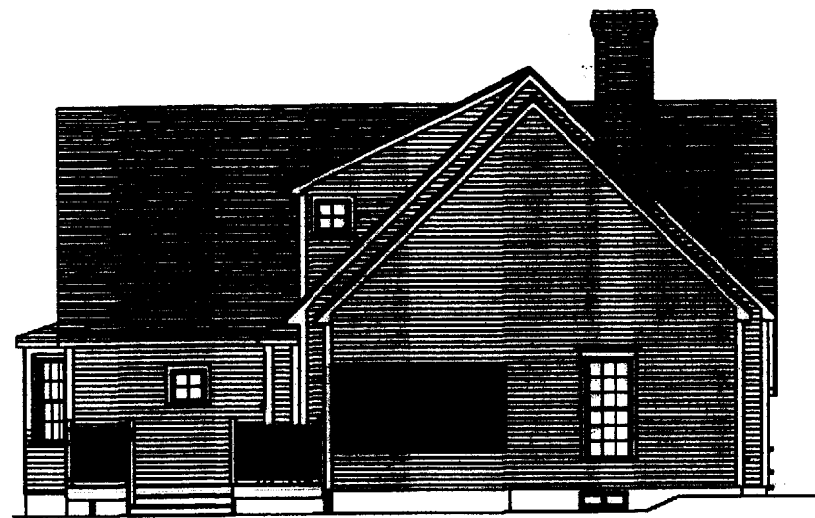
REV. 1 2/6/03 ADDED PLANTING BUFFER



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



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



LEFT ELEVATION
SCALE 1/4" = 1'-0"



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

*See updated
copy of large plans
for revisions*

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PROJECT FOR:
SWIFT RESIDENCE

**RIBSARA BROS.
CONST. CO. INC.**
P.O. BOX 488 RT 18 ST. 1 SCARBOROUGH, MASS 01874
TEL: 978-883-3888

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REVISIONS DATE 02/02/2001

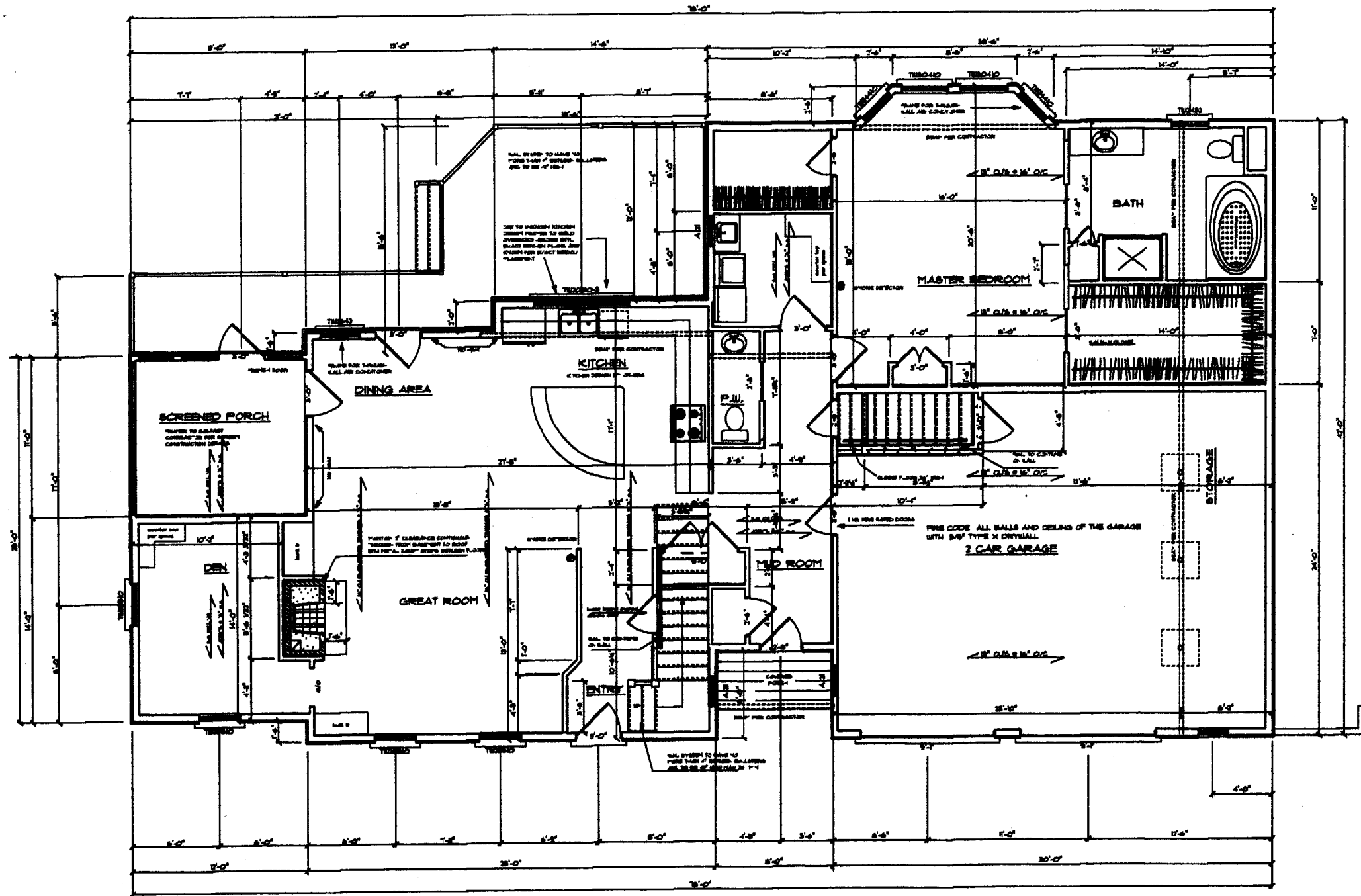
DATE 10/28/2002

CONTRACT DATE 02/01/03

SCALE: AS NOTED

DRAWN:

PL:



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

	PRODUCT CODE	SIZE	COUNT	R.O. SIZE
	TU20210-3	6'-8" x 3'-0"	1	R.O. 6'-8 1/2" x 3'-1"
	TU2432	2'-8" x 3'-4"	1	R.O. 2'-6" x 3'-8"
	TU24410	2'-8" x 5'-0"	2	R.O. 2'-6" x 5'-1"
	TU2642	2'-7" x 4'-4"	1	R.O. 2'-5" x 4'-8"
TEMPERED	TU28810	2'-8" x 6'-0"	4	R.O. 2'-10" x 6'-1"
	TU30410	3'-1" x 5'-0"	2	R.O. 3'-2" x 5'-1"
	A 21	2'-0" x 2'-0"	4	R.O. 2'-0" x 2'-0"

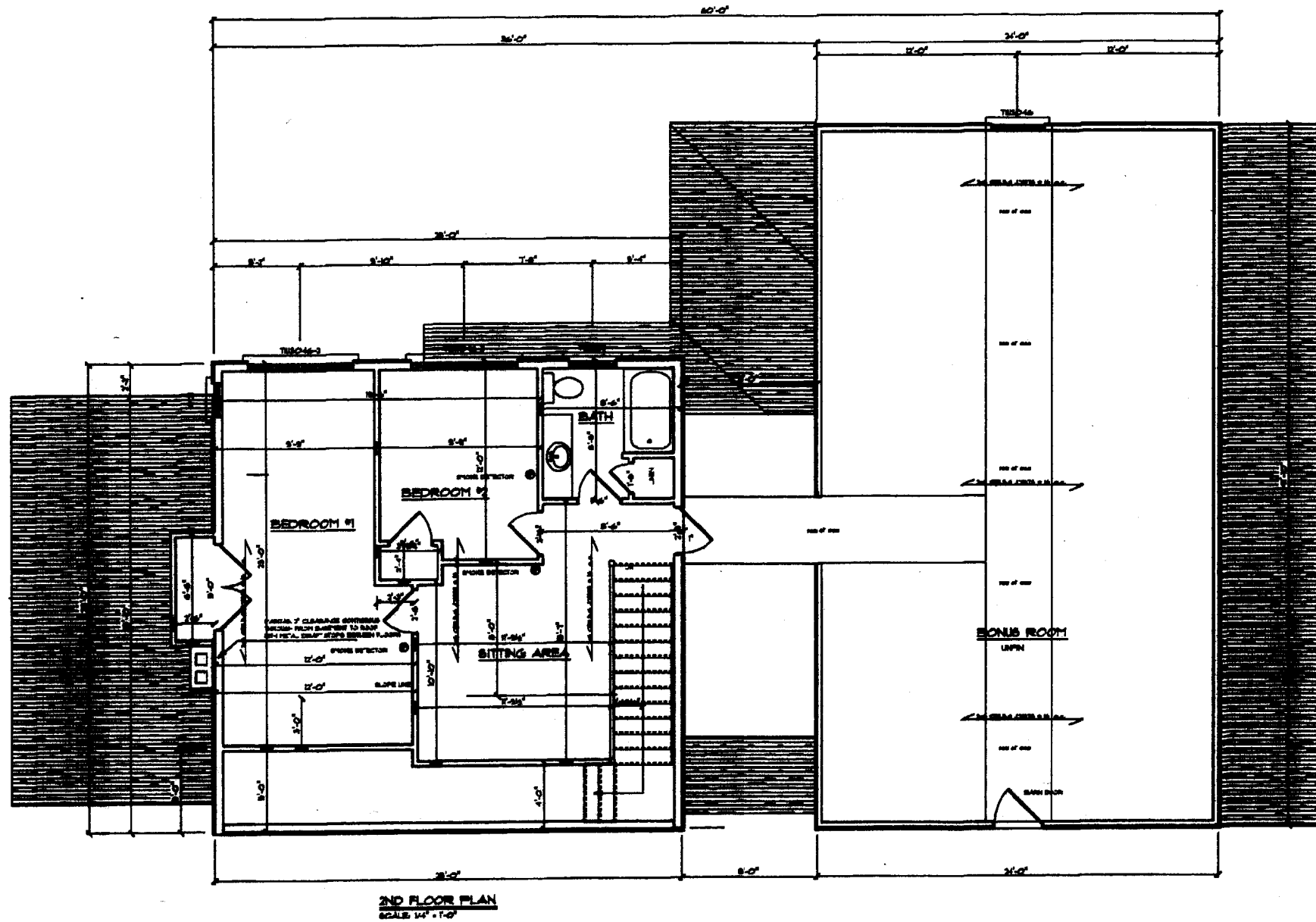
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PROJECT FOR:
SWIFT RESIDENCE

**RIBBARA BROS.
CONST. CO. INC.**
P.O. BOX 489 871 18 ST. 1 SCARBOROUGH, ME 04304
TEL: (207) 888-8888

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REVISIONS DATE 12/08/2002
DATE 10/28/2002
CONTRACT DATE 12/10/02
SCALE: AS NOTED
DRAWN:
FILE:



	PRODUCT CODE	SIZE	COUNT	R.O. SIZE
TEMPERED	TU2832	2'-8" x 3'-4"	1	R.O. 2'-10" x 3'-8 1/4"
5.8 S.F. EGRESS	TU3046	3'-1" x 4'-8"	1	R.O. 3'-2" x 4'-8 1/4"
5.8 S.F. EGRESS	TU3046-2	6'-3 5/16" x 4'-8"	2	R.O. 6'-3 13/16" x 4'-8 1/4"
	A 21	2'-0" x 2'-0"	1	R.O. 2'-0" x 2'-0 1/4"

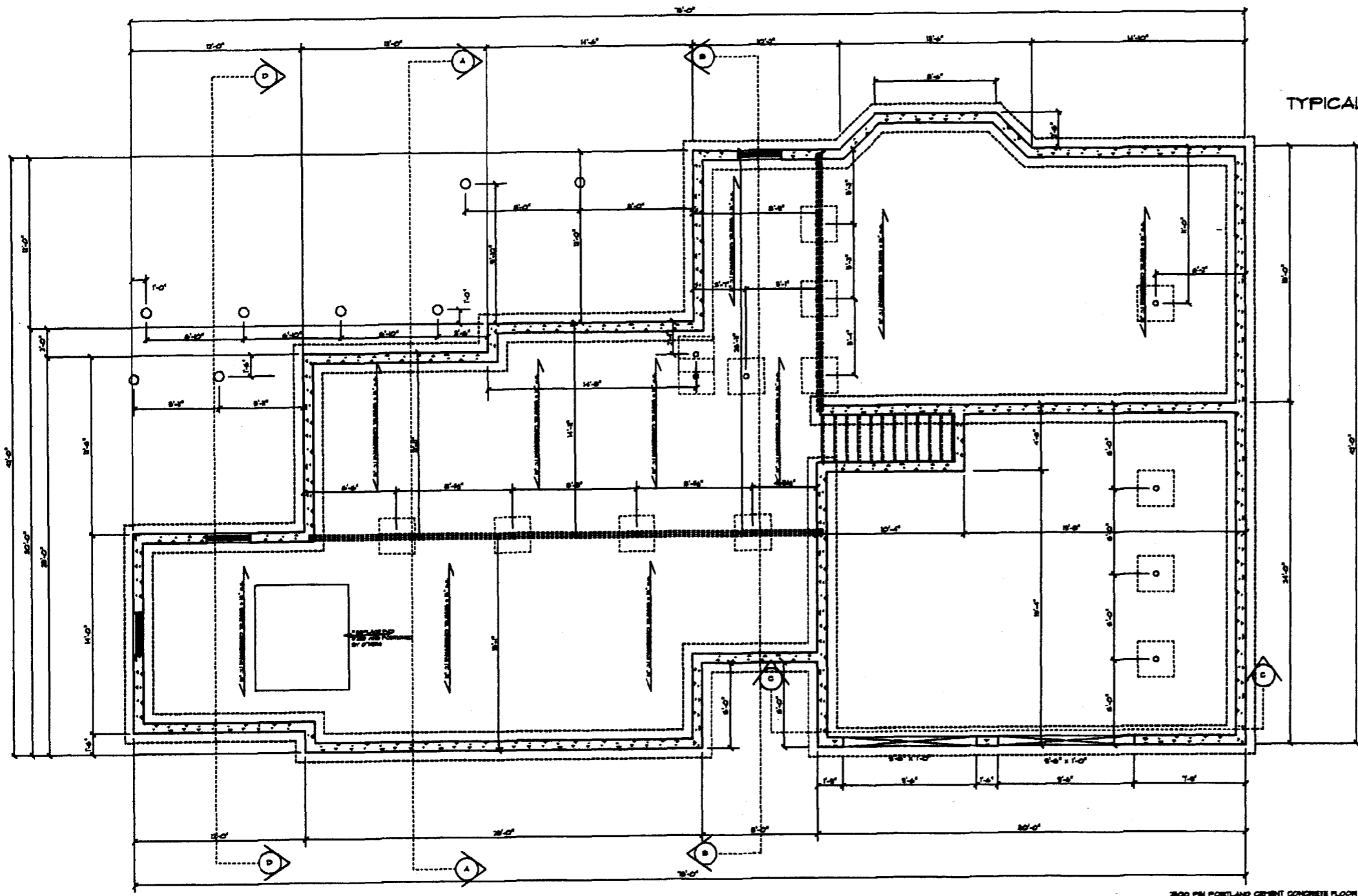
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PROJECT FOR:
SWIFT RESIDENCE

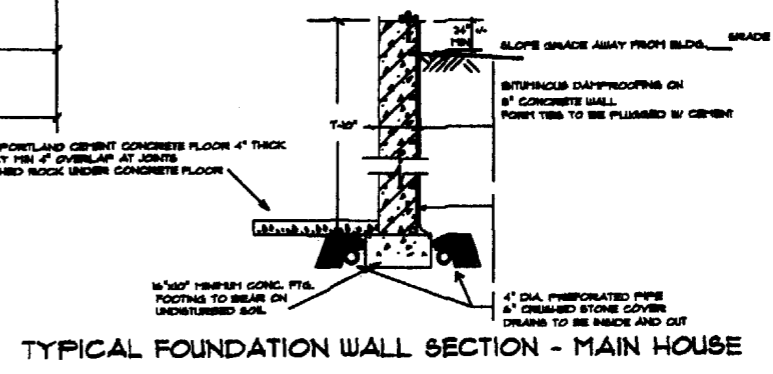
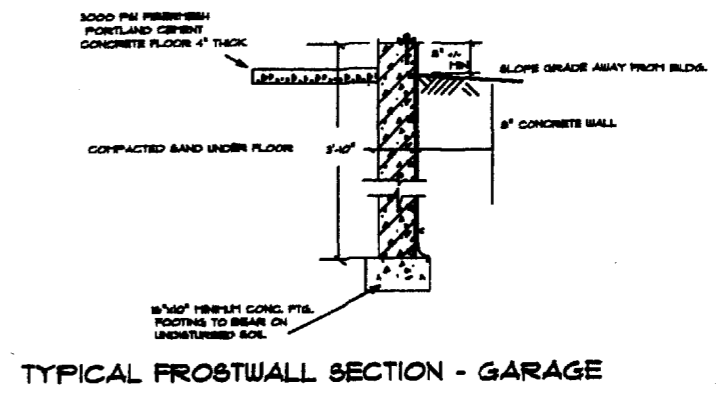
**RISBARA BROS.,
CONST. CO. INC.**
P.O. BOX 282 811 US RT. 1 SCARBOROUGH, ME 04070
PHONE 603-883-1111 TELE 603-883-1111

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DATE 10/26/2001
CONTRACT DATE 12/10/02
SCALE AS NOTED
DRAWN
FILE
PAGE 2 OF 3



1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"
PRELIMINARY SET



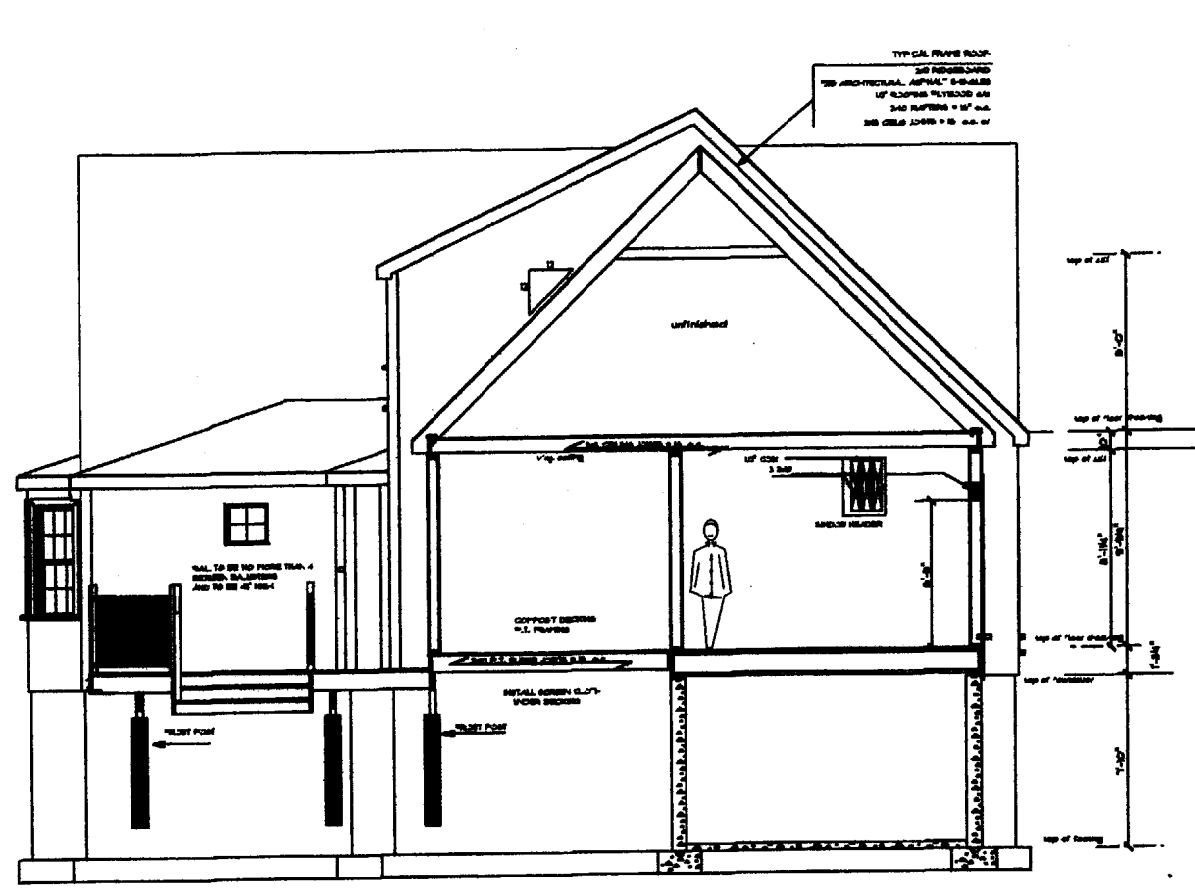
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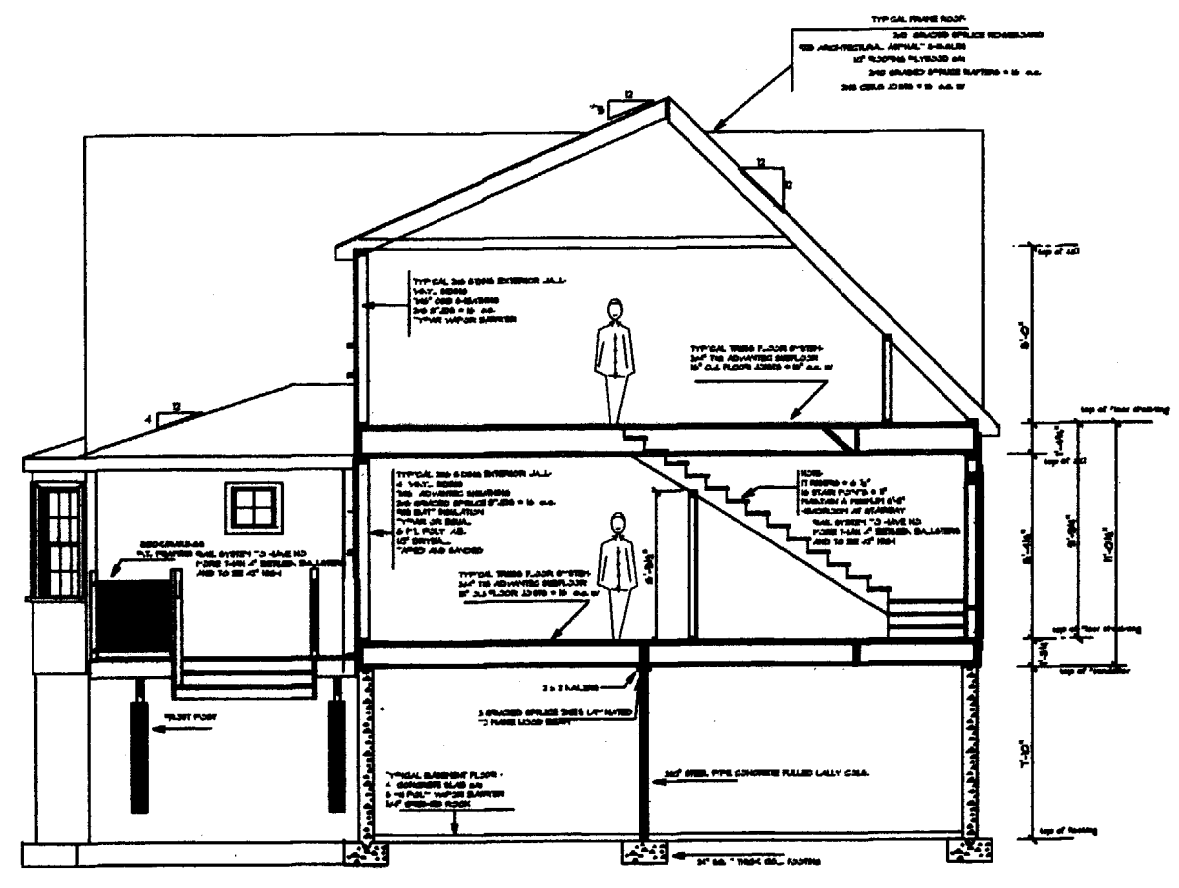
**RISBARA BROS.
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P.O. BOX 488 871 W. RT. 1 SCARBOROUGH, ME 04070
PHONE 603 882 7474

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SCALE: AS NOTED
DRAWN:
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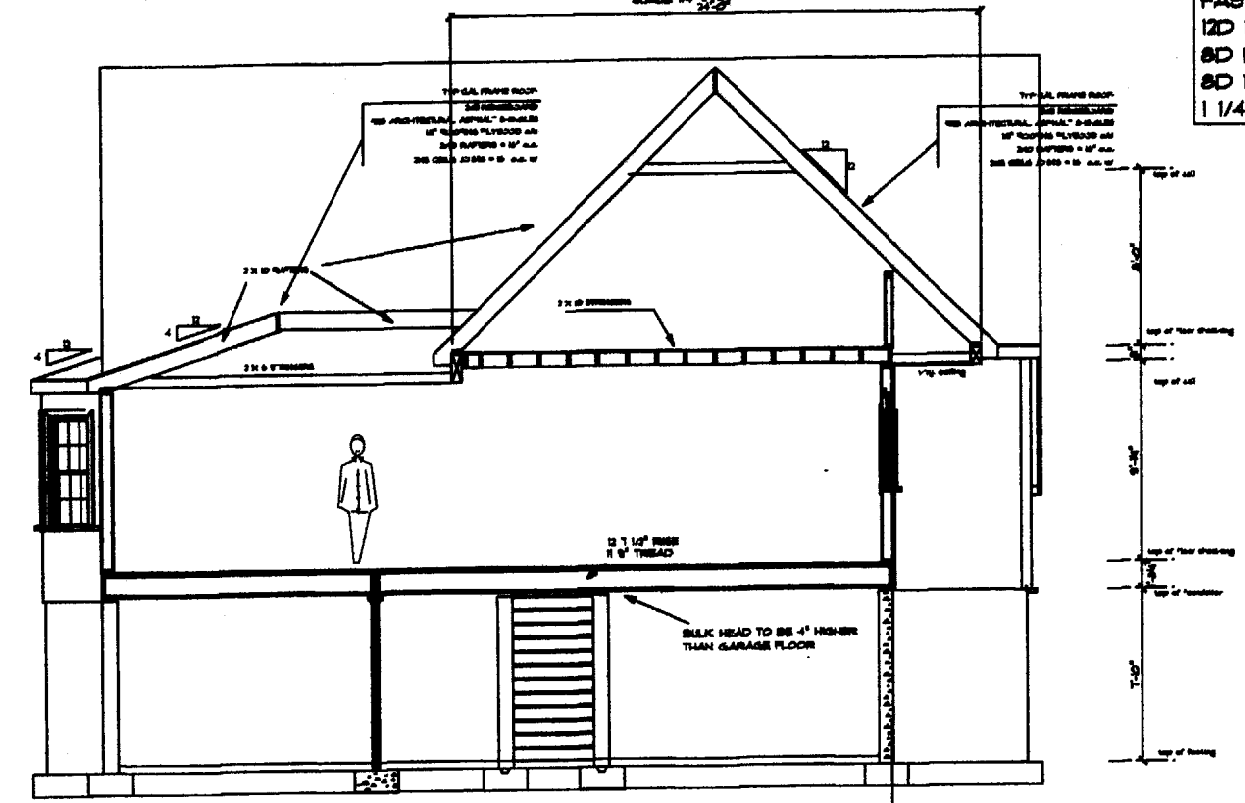


CROSS SECTION D-D
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

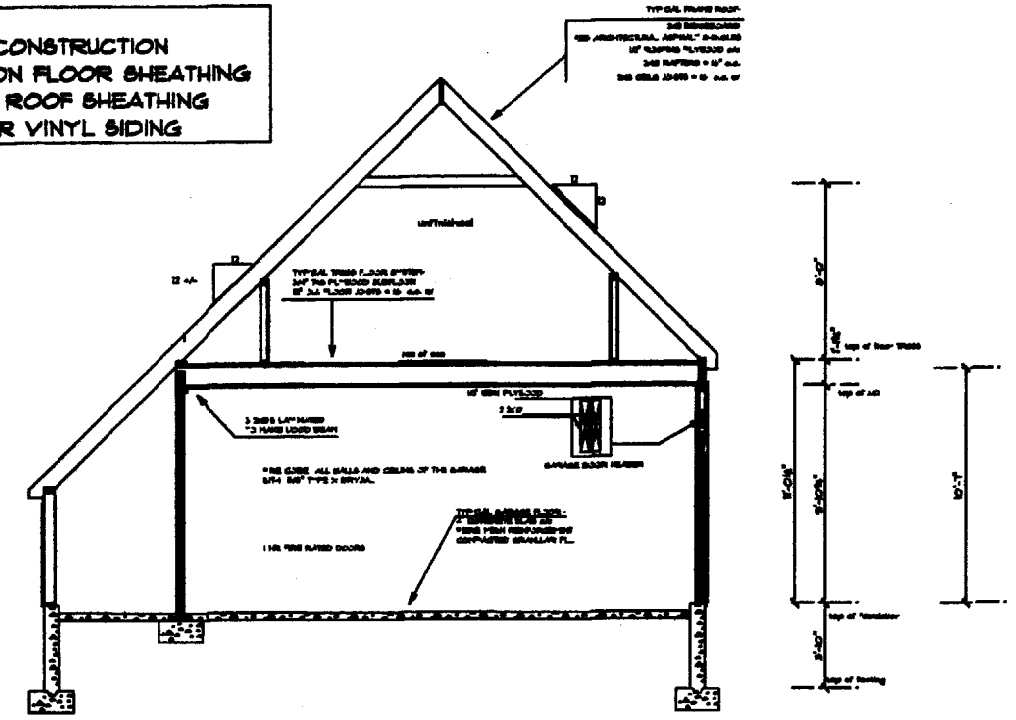


CROSS SECTION A-A
SCALE: 1/4" = 1'-0"

FASTENERS:
12D NAILS ON FRAMING CONSTRUCTION
8D RING SHANK NAILS ON FLOOR SHEATHING
8D NAILS ON WALL AND ROOF SHEATHING
1 1/4 ALUMINIUM NAILS FOR VINYL SIDING



CROSS SECTION B-B
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"



CROSS SECTION C-C
FRAMING DETAIL THE SAME AS
CROSS SECTION A-A UNLESS NOTED
SCALE: 1/4" = 1'-0"

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PROJECT FOR:
SWIFT RESIDENCE

RISBARA BROS. CONST. CO. INC.
P.O. BOX 489 8718 ST. 1 COLUMBIA, MISSOURI 65208
PHONE 636-741-1111

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