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)	20x10 Concrete footing 8" Concrete wall	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" Diameter perforated pipe Crushed stone - waterproofing filter fabric	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	OK
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2 inch anchor bolts 12 in from corner + 6" max spacing	OK
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	~~NA~~ Typical lally into footing - 3k cement filled	
? Built-Up Wood Center Girder Dimension/Type	engineered LVLs (specs incl.)	OK
Sill/Band Joist Type & Dimensions	2x10 PT JOISTS	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 Floor joist 16"oc	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 Floor joists 16"oc	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) andR802.4(2))	NA	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)	8/12 pitch — TRUSS RAFTERS 24" oc - 30# asphalt shingles	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)	3/4 ADVANTEC 1x3 cross Bridging	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	OK
Emergency Escape and Rescue Openings (Section R310)	Egress Windows	OK
Roof Covering (Chapter 9)	Asphalt shingles/ 5/8 Roofing Sheathing H Clips 2x8 Blocking @ eave	OK
Safety Glazing (Section R308)	per IRC	OK
Attic Access (Section R807)	NA	
Chimney Clearances/Fire Blocking (Chap. 10)	NA	
Header Schedule (Section 502.5(1) & (2)	per IRC mm - determined in field	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	OK per IRC	OK

Type of Heating System	Forced Hot Water	
Means of Egress (Sec R311 & R312) Basement Number of Stairways Interior Exterior 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)	 1 2 2 0 min 10inch tread 7¾ Rise 36 minimum 6'8 minimum 36 guards | 34-38 Handrails	
Smoke Detectors (Section R313) Location and type/Interconnected	All Bedroom/commonareas Hard wired - interconnected	OK
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8) Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	OK per IRC NA	 OK
Deck Construction (Section R502.2.1)	NA	OK

Doc#: 48348 Bk:27164 Pg: 315

STATE OF MAINE
COUNTY OF CUMBERLAND, *ss.* Dated: August 6, 2009

Personally appeared the above-named Edward Dickhaut and Angela Summer Coggins and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Attorney at Law

Printed name: Jeffrey R. Vigue

Received
Recorded Register of Deeds
Aug 07,2009 02:40:53P
Cumberland County
Pamela E. Lovley

Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

February 22, 2008

Ed Dickhaut
571 Allen Avenue
Portland, ME 04103

RE: 571 Allen Avenue – 399-E-002 & 003 – R-3 Zone – determination letter

Dear Mr. Dickhaut,

I am in receipt of your request to determine whether your lots held in common and located at 571 Allen Avenue may be divided into two separate lots that meet the underlying R-3 zoning requirements.

Based upon a submitted survey, signed and stamped by Daniel J. Dalfonso, and dated 01-15-2008, drawing number 1216, I have made the following determinations.

The lot division as proposed does meet the underlying R-3 zoning requirements with several conditions. The existing garage shall be removed prior to final approvals and the selling off of the new lot. The survey plan also erroneously depicts a building setback envelope with in the front area of the new vacant lot where it can not be built upon because it does not have the minimum required lot width. The survey plan shall be revised to eliminate those erroneous building setback lines.

This determination is not an approval to begin construction of any type. If this depicted division is accomplished as shown, separate building permit(s) shall be required prior to any approval and construction. This office will need a copy of the prepared deed description to show compliance with the proposed survey plan. This office shall also receive confirmation that the existing garage has been removed.

09-0775 - garage was removed.

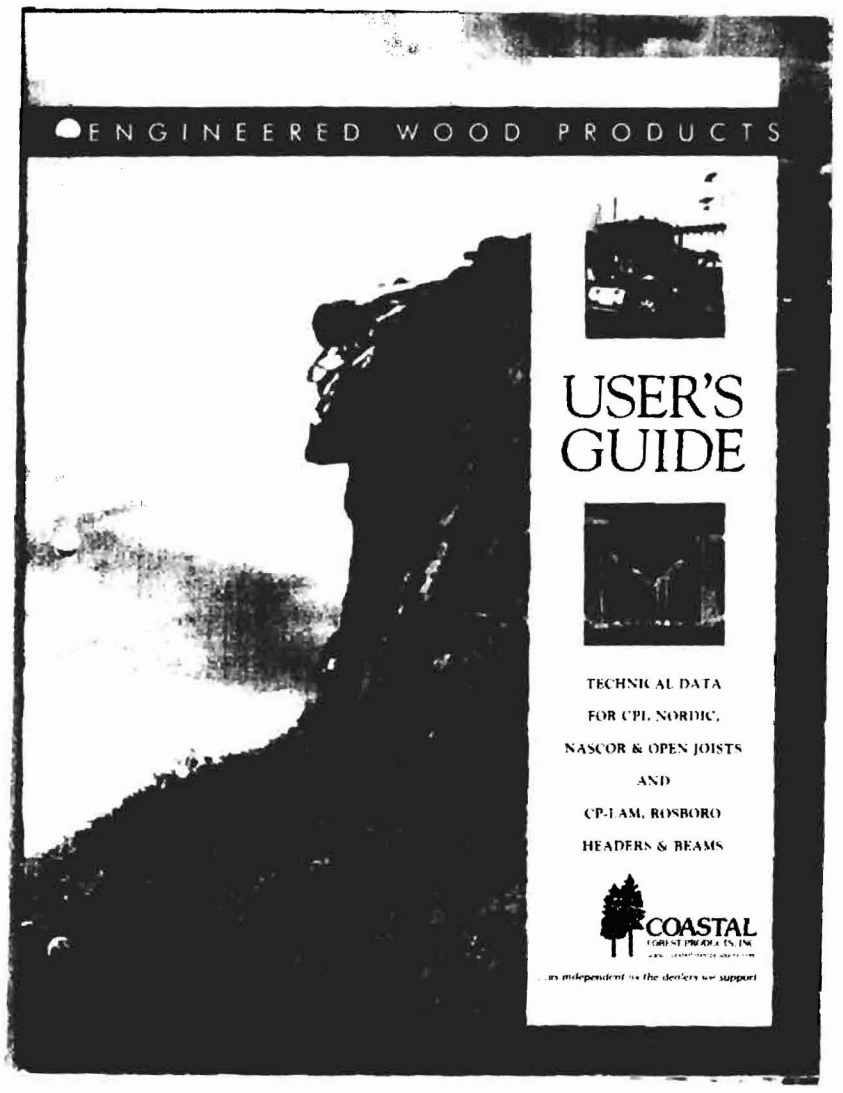
If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

ENGINEERED WOOD PRODUCTS



USER'S GUIDE

TECHNICAL DATA
FOR CPI, NORDIC,
NASCOR & OPEN JOISTS
AND
CP-LAM, ROSBORO
HEADERS & BEAMS

COASTAL
COAST PRODUCTS, INC.

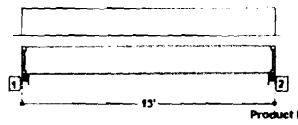
...as independent as the dealers we support

iLevel

1. Beam ID: [illegible]
User: [illegible]
Page: [illegible]

5 1/4" x 9 1/2" 2.0E Parallam® PSL

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THE APPLICATION AND LOADS LISTED



Product Diagram is Conceptual.

LOADS:

Analysis is for a Drop Beam Member. Tributary Load Width: 13'
Primary Load Group - Residential - Living Areas (psf): 40.0 Live at 100 % duration, 12.0 Dead

SUPPORTS:

	Input Width	Bearing Length	Vertical Reactions (lbs) Live/Dead/Uplift/Total	Detail	Other
1 Stud wall	3.50"	2.01	3380 / 1115 / 0 / 4495	L1 Blocking	* Ply 1 1-4" x 9 1-2" 1.3E Timber-Strand® LSL
2 Stud wall	3.50"	2.01	3380 / 1115 / 0 / 4495	L1 Blocking	* Ply 1 1-4" x 9 1-2" 1.3E Timber-Strand® LSL

-See iLevel® Specifier's-Builder's Guide for detail(s): L1 Blocking

DESIGN CONTROLS:

	Maximum	Design	Control	Result	Location
Shear (lbs):	4380	3746	9843	Passed (38%)	Rt. end Span 1 under Floor loading
Moment (Ft-Lbs):	13870	13870	18585	Passed (71%)	MID Span 1 under Floor loading
Live Load Defl (in):		0.426	0.422	Passed (L/357)	MID Span 1 under Floor loading
Total Load Defl (in):		0.566	0.633	Passed (L/269)	MID Span 1 under Floor loading

Deflection Criteria: STANDARD(LL:L/360,TL:L/240).
Bracing(L/d): All compression edges (top and bottom) must be braced at 13' o/c unless detailed otherwise. Proper attachment and positioning of lateral bracing is required to achieve member stability.

ADDITIONAL NOTES:

(IMPORTANT) The analysis presented is output from software developed by iLevel®. iLevel® warrants the sizing of its products by this software will be accomplished in accordance with iLevel® product design criteria and code accepted design values. The specific product application, input design loads, and stated dimensions have been provided by the software user. This output has not been reviewed by an iLevel® Associate.
Not all products are readily available. Check with your supplier or iLevel® technical representative for product availability.
THIS ANALYSIS FOR iLevel® PRODUCTS ONLY! PRODUCT SUBSTITUTION VOIDS THIS ANALYSIS.
-Allowable Stress Design methodology was used for Building Code UBC analyzing the iLevel® Distribution product listed above

PROJECT INFORMATION:

OPERATOR INFORMATION:

Rob Curtis
Hilside Lumber Inc
781 County Rd
Westbrook, ME 04092
Phone: (207) 839-2575
Fax: (207) 775-3637
rob.curtis@hills.delumber.com

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[illegible]

5 1/4" x 9 1/2" 2.0E Parallam® PSL

THIS PRODUCT MEETS OR EXCEEDS THE SET DESIGN CONTROLS FOR THI APPLICATION AND LOADS LISTED

Load Group: Primary Load Group

	12:28:00	
Max. Vertical Reaction Total (lbs)	4495	4495
Max. Vert. Full Span U.D. (lbs)	3380	3380
Required Bearing Length (in)	2.01 in	2.01 in
Max. Unbraced Length (in)	156	

Loading on all Spans, DOF = 0.40 , 1.0 Dead

Shear at Support (lbs)	323	-323
Max Shear at Support (lbs)	1087	-1087
Member Reaction (lbs)	1087	1087
Support Reaction (lbs)	1111	1111
Moment (ft-lbs)	3111	

Loading on all Spans, DOF = 1.00 , 1.0 Dead + 1.0 Floor

Shear at Support (lbs)	1716	-1716
Max Shear at Support (lbs)	4382	-4382
Member Reaction (lbs)	4380	4380
Support Reaction (lbs)	4495	4495
Moment (ft-lbs)	13877	
Live Deflection (in)	0.126	
Total Deflection (in)	0.264	

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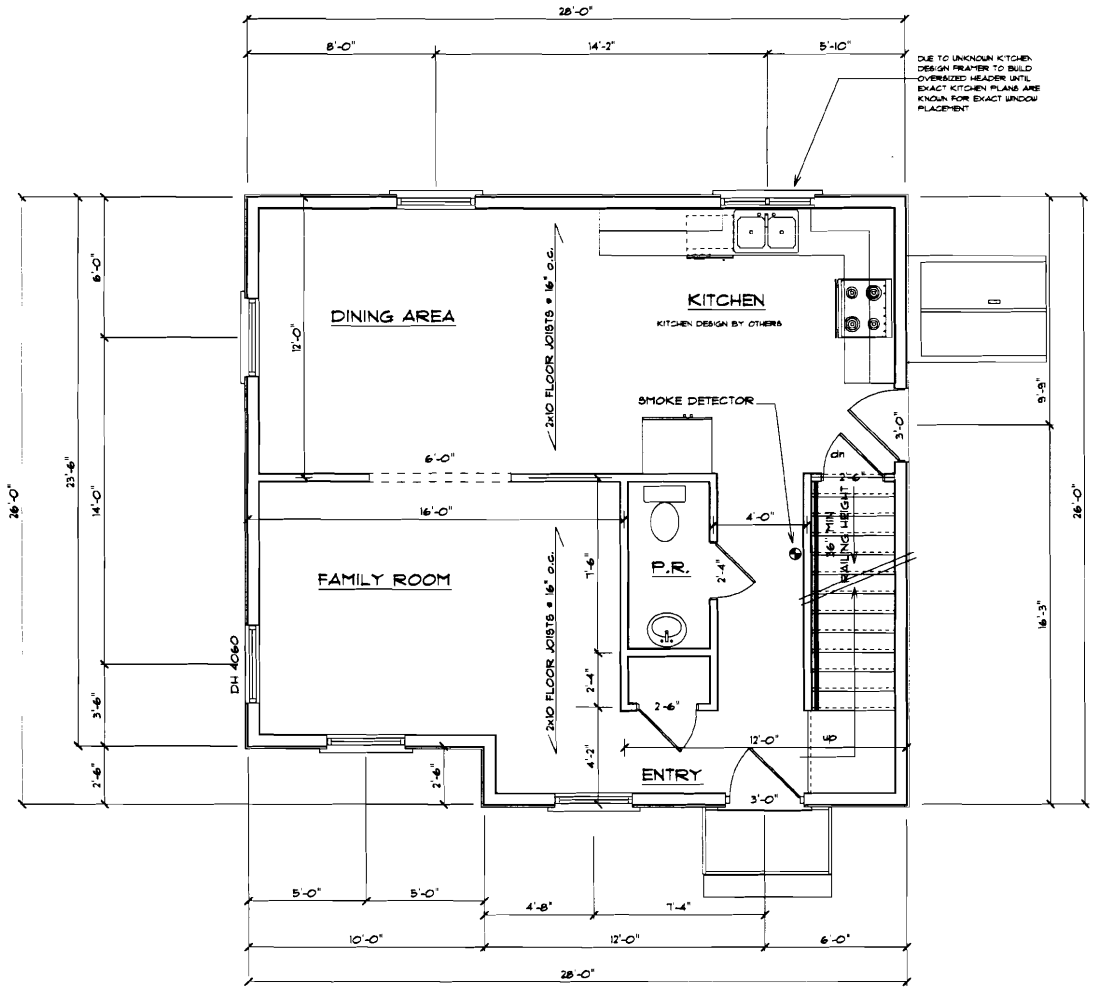
PROJECT INFORMATION:

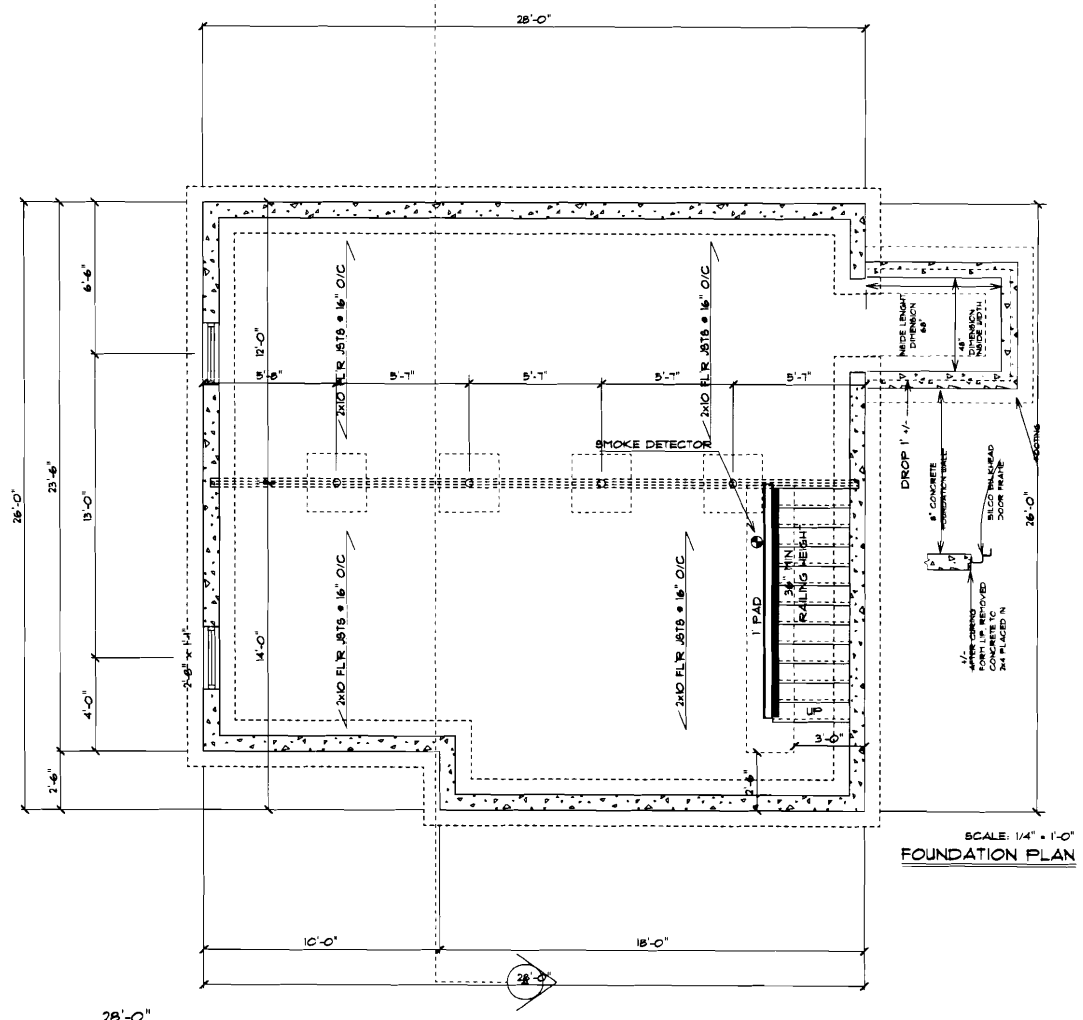
OPERATOR INFORMATION:

Rob Curtis
Hillside Lumber Inc.
781 County Rd.
Westbrook, ME 04092
Phone : (207) 839-2575
Fax (207) 775-3537
rob.curtis@hillsidelumber.com



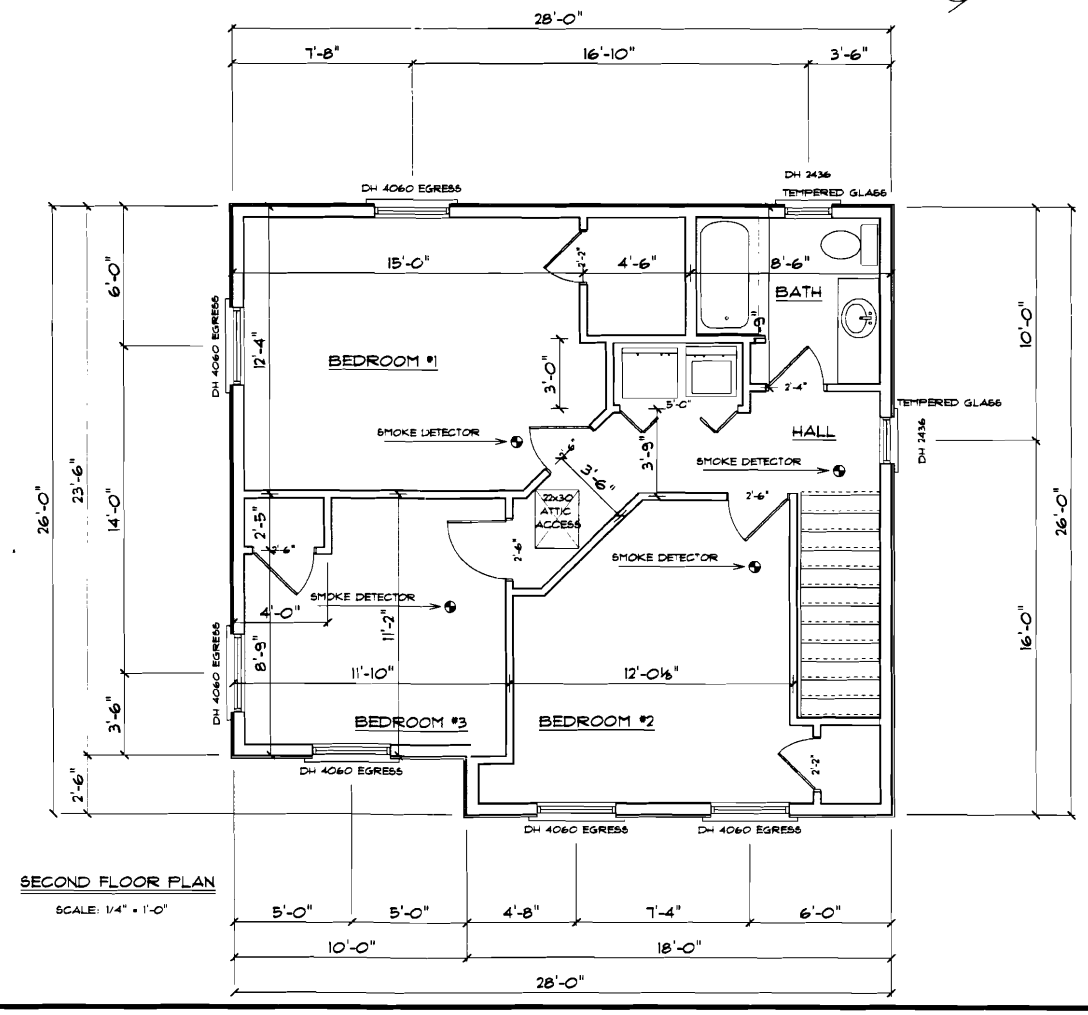
MAIN FLOOR PLAN

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



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

FOUNDATION PLAN



SECOND FLOOR PLAN

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

NOTE: ALL WINDOWS
U-FACTOR = .31

AUG - , 2009

THE SE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PRES OF PORTLAND INC AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NOR DO THEY HOLD THEMSELVES OUT AS THE ARCHITECT OR ENGINEER. PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTES A GUARANTEE OF THE SOUNDNESS AND SUITABILITY OF THE INFORMATION PROVIDED ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

PROJECT NAME:

ALLEN AVE
SPEC

MADD LLC

REVISIONS

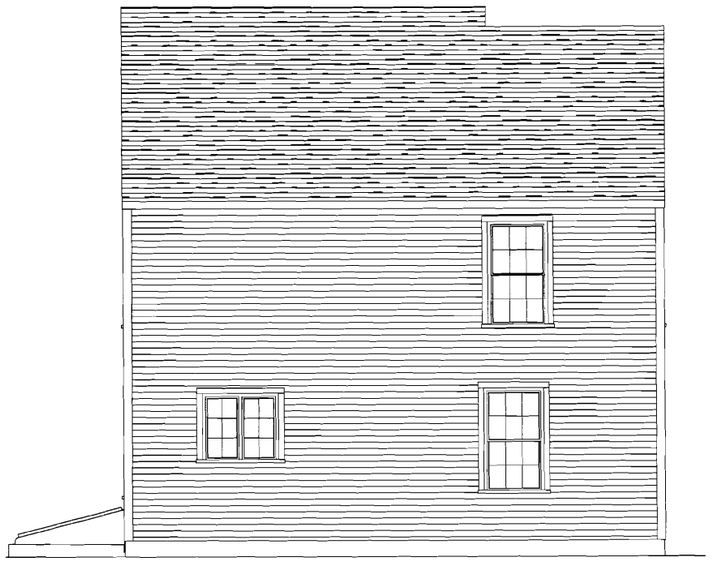
DATE: August 04, 2009

SCALE: AS NOTED

DRAWN:

FILE:

SHEET: ___ OF ___

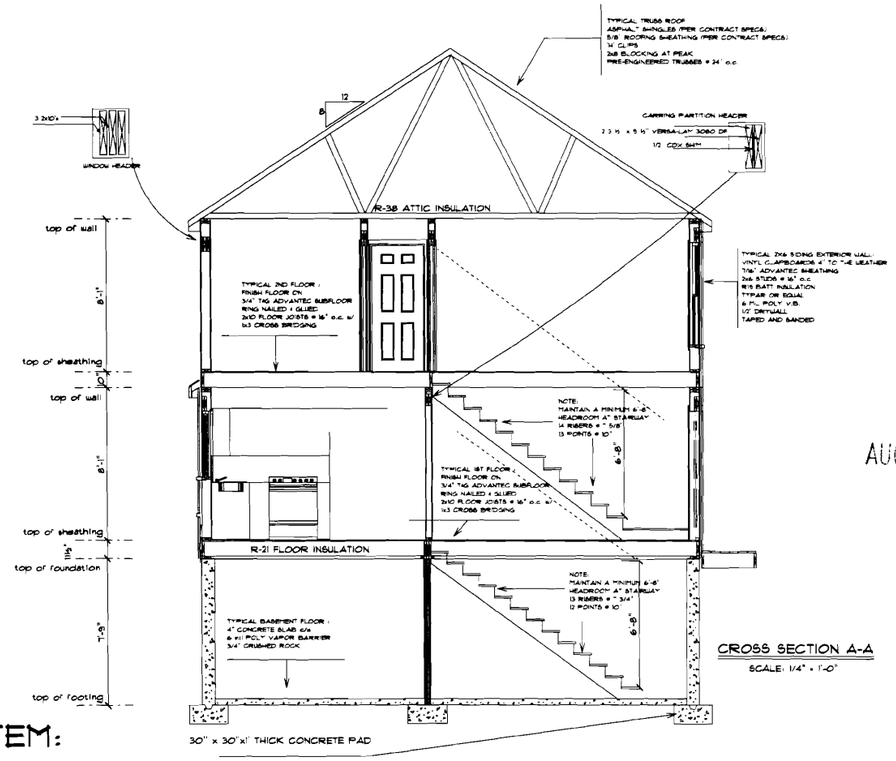


REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

LEFT ELEVATION



CROSS SECTION A-A

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

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

ALL WINDOWS TO HAVE A
U-FACTOR U-.31

AUG - 4 2009

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER. PALS OF PORTLAND, INC AND PALANZA TEAM, ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING. NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE OWNER AND ANY PARTY OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS TO BE RECEIVED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR, BEFORE ACTUAL CONSTRUCTION

PROJECT NAME:

ALLEN AVE
SPEC

MADD LLC

REVISIONS

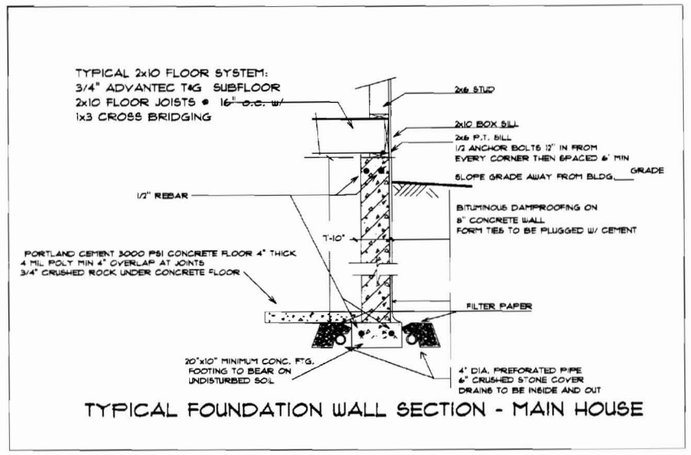
DATE August 04, 2009

SCALE AS NOTED

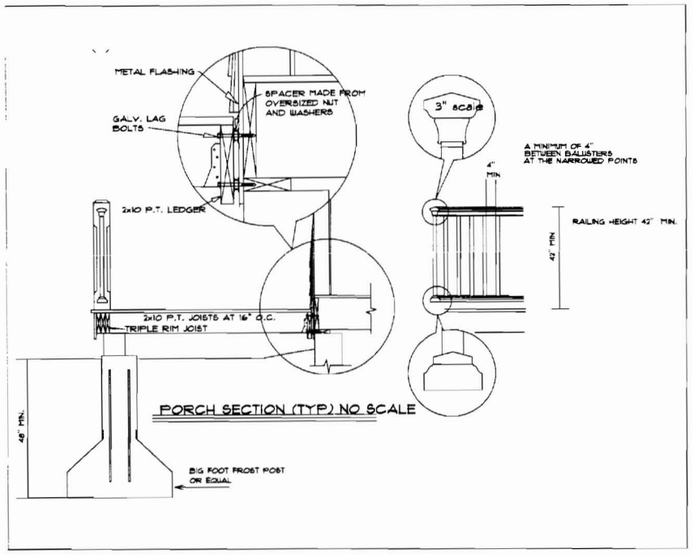
DRAWN

FILE

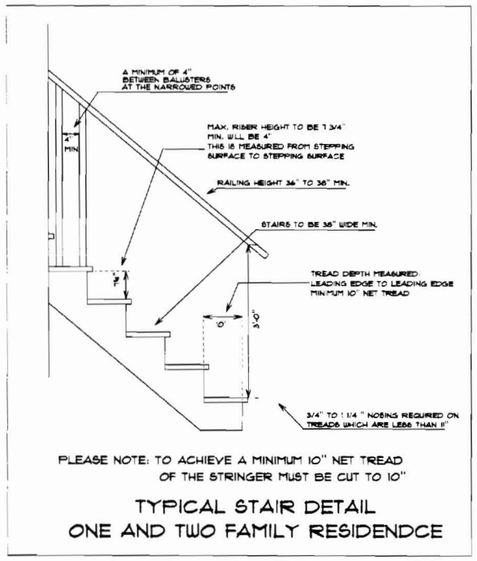
SHEET ___ OF ___



TYPICAL FOUNDATION WALL SECTION - MAIN HOUSE

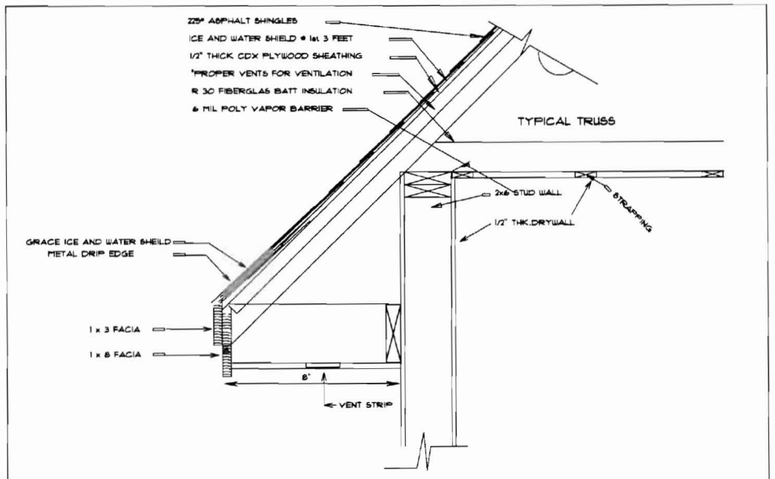


PORCH SECTION (TYP.) NO SCALE



PLEASE NOTE: TO ACHIEVE A MINIMUM 10" NET TREAD OF THE STRINGER MUST BE CUT TO 10"

TYPICAL STAIR DETAIL
ONE AND TWO FAMILY RESIDENDCE



TYPICAL TRUSS TRIM DETAIL

FOUNDATION NOTES:

1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPNGS. SHALL BE CHECKED & VERIFIED IN FIELD WITH CONTRACTOR. OTHERWISE IF NOT SHOWN SHALL BE DETERMINED IN FIELD BY CONTRACTOR.
3. ALL ANCHOR BOLTS SHALL BE 1/2"X1'-0" HOOKED OR EQUIVALENT. 4'-0" MAX. OC. & 1'-0" MIN. FROM ALL CORNERS.
4. ALL LALLY COLUMNS, FOOTINGS, WALLS & BEAMS SHALL BE CHECKED & ENGINEERED BY CONTRACTOR BEFORE FORMS HAVE BEEN SET.
5. ALL DAYLIGHT BASEMENT CONSIDERATIONS TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
6. ALL CONSIDERATIONS FOR UTILITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. (IE. BULKHEAD ETC.) OR PRODUCT DIMENSIONS OR SPECS. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
8. CONTRACTOR SHALL ADJUST WALL AND FOOTINGS SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
9. (DO NOT) BACKFILL MORE THAN 3'-0" BEFORE 1ST FLR. FRAMING-JOIST & SUBFLOOR IS COMPLETE.
10. DRAIN TILE SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION. ALL DRAIN TILE PIPE SHALL BE WRAPPED IN FILTER FABRIC.
11. SEE BUILDING SECTIONS FOR ADDITIONAL REINFORCING REQUIREMENTS.

FASTNERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE WALL SHEATHING AND 3 INCHES OC AT EDGES, 6 INCHES AT INTERMEDIATE SUPPORTS FOR ROOF SHEATHING. FASTNERS SPACED 4 INCHES OC AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS FOR SUBFLOOR AND FOR ROOF SHEATHING APPLICATIONS, FASTNERS SPACED 4 INCHES ON CENTER AT EDGES, 8 INCHES AT INTERMEDIATE SUPPORTS. STAPLES SHALL HAVE A MINIMUM CROWN WIDTH OF 7/16 INCH FOR ROOF SHEATHING APPLICATIONS, 80 NAILS ARE MINIMUM REQUIRED FOR WOOD STRUCTURAL PANELS PANEL SUPPORTS AT 24 INCHES. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS. CASING OR FINISH NAILS SPACED 6 INCHES ON PANEL EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS 16 INCHES (20 INCHES IF STRENGTH AXIS IN THE LONG DIRECTION OF THE PANEL, UNLESS OTHERWISE MARKED) 1/2 INCH SHEATHING AND 1-1/2 INCH LENGTH FOR 25/32 INCH SHEATHING PANEL SUPPORTS AT CORROSION-RESISTANT STAPLES WITH NOMINAL 7/16 INCH CROWN AND 1-1/8 INCH LENGTH FOR NOTE LETTER P O N M L K J I

FOR 1/2 INCH SHEATHING & 1-3/4 INCH LENGTH FOR 25/32 INCH SHEATHING CORROSION-RESISTANT ROOFING NAILS w/ 7/16 INCH DIA. HEAD & 1-1/2 INCH LENGTH FASTNERS SPACED 3 INCHES OC AT EXTERIOR EDGES AND 6 INCHES OC AT INTERMEDIATE SUPPORTS CORROSION-RESISTANT SIDING OR CASING NAIL DEFORMED SHANK COMMON COMMON OR DEFORMED SHANK WALLS. REFER TO SECTION 2305. NAILS FOR WALL SHEATHING ARE PERMITTED TO BE COMMON, BOX OR CASING SPANS ARE 48 INCHES OR MORE. FOR NAILING OF WOOD STRUCTURAL PANEL AND PARTICLEBOARD DIAGRAMS AND SHEAR NAILS SPACED AT 6 INCHES ON CENTER AT EDGES, 12 INCHES AT INTERMEDIATE SUPPORTS EXCEPT AT SUPPORTS WHERE COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED NOTE LETTER H G F E D C B A

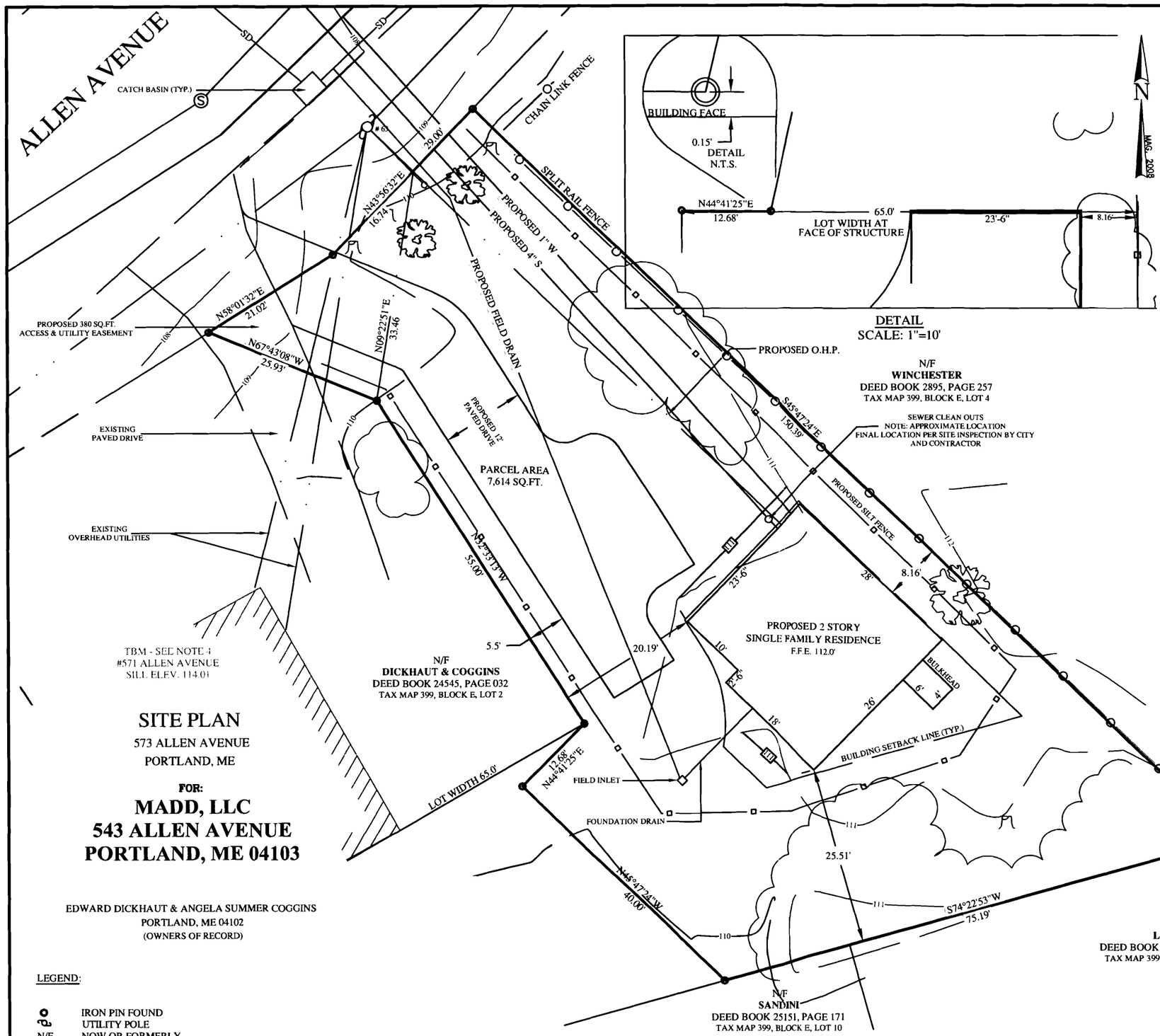
SEE NOTE: F		8d	PANEL SIDING (TO FRAMING) 5/8"
SEE NOTE: F		8d	PANEL SIDING (TO FRAMING) 1/2" OR LESS
SEE NOTE: C		6d	TO FRAMING) SUBFLOOR-UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS
SEE NOTE: P SEE NOTE: N 8c SEE NOTE: D, 6d SEE NOTE C		2" 16 GAGE 2-3/8"x0.113" NAIL 8c OR 6d	& PARTICLE BOARD WOOD STRUCTURAL PANELS 19/32" - 3/4"
SEE NOTE: 6 SEE NOTE: N SEE NOTE: C , J		1-3/4" 16 GAGE 2-3/8"x0.113" NAIL 6d	& PARTICLE BOARD WOOD STRUCTURAL PANELS 1/2" OR LESS
	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON	LEDGER STRIP
	FACE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 16d COMMON	JOIST TO BAND JOIST
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	2-BY RIDGE BEAM ROOF RAFTER TO
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 10d COMMON	JACK RAFTERS TO HIP
	TOE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 10d COMMON	JACK RAFTERS TO HIP
	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 10d COMMON	COLLAR TIE TO RAFTER
	AT EACH SPLICE FACE NAIL AT ENDS	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 20d COMMON	BUILT-UP GIRDER & BEAMS
	STAGGERED ON OPPOSITE SIDES FACE NAIL AT TOP & BOTTOM	3" 14 GAGE STAPLE @ 24" OC 3"x0.131" NAIL @ 24" OC 20d COMMON 32" OC	BUILT-UP GIRDER & BEAMS
16" OC 16" OC 24" OC	16" OC 16" OC 24" OC	3" 14 GAGE STAPLE 3"x0.131" NAIL 16d COMMON	BUILT-UP CORNER STUDS
	FACE NAIL	2 - 3" 14 GAGE STAPLE 2 - 3"x0.131" NAIL 2 - 8d COMMON	EACH STUD & PLATE 1" DIAGONAL BRACE TO
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 3"x0.131" NAIL 3 - 8d COMMON	(SEE SECT. 2308.10.1, TABLE 2308.10.1) RAFTER TO PLATE
NOTES	LOCATION	FASTENING	CONNECTION

COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 3"x0.131" NAIL 3 16d COMMON MINIMUM	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS TO PARALLEL RAFTERS
COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 3 - 16d COMMON MIN.	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS, LAPS OVER PARTITIONS
	TOENAIL	4 - 8d COMMON	CONTINUOUS HEADER TO STUD
	TOE NAIL	5 - 3" 14 GAGE STAPLE 5 - 3"x0.131" NAIL 3 - 8d COMMON	CEILING JOISTS TO PLATE
	16" OC ALONG EDGE	16d COMMON	CONTINUOUS HEADE, 2 PCS
	FACE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON	AND INTERSECTIONS TOP PLATES LAPS
	TOE NAIL	3" 14 GAGE STAPLE @ 8" OC 3"x0.131" NAIL @ 6" OC 8d @ 6" OC	RIM JOIST TO TOP PLATE
	TOE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	OR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
	LAP SPLICE	12 - 3" 14 GAGE STAPLE TYP. FACE NAIL 12 - 3"x0.131" NAIL 8 - 16d COMMON	DOUBLE TOP PLATES
	TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" OC 3"x0.131" NAIL @ 12" OC 16d @ 16" OC	DOUBLE TOP PLATES
	FACE NAIL	3" 14 GAGE STAPLE @ 8" OC 3"x0.131" NAIL @ 8" OC 16d @ 24" OC	DOUBLE STUDS
	TOE NAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 2 - 16d COMMON 3 - 3" 14 GAGE STAPLE 4 - 3"x0.131" NAIL 4 - 8d COMMON	STUD TO SOLE PLATE
	END NAIL	3 - " 14 GAGE STAPLE 3 - "x0.131" NAIL 2 - 16d COMMON	TOP PLATE TO STUD
	BRACED WALL PANEL	3" 14 GAUGE STAPLE @ 12" OC 3"x0.131" NAIL @ 16" OC 16d @ 16" OC	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
	TYPICAL FACE NAIL	3" 14 GAUGE STAPLE @ 12" OC 3"x0.131" NAIL @ 8" OC 16d @ 16" OC	OR BLOCKING SOLE PLATE TO JOIST
	TOENAIL EACH END	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	BRIDGING TO JOIST
	TOENAIL	3 - 3" 14 GAGE STAPLE 3 - 3"x0.131" NAIL 3 - 8d COMMON	JOIST TO SILL OR GIRDER
NOTES	LOCATION	FASTENING	CONNECTION

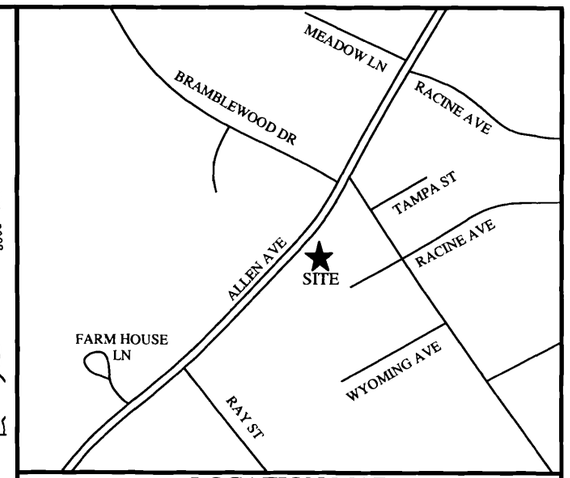
(SEE NOTES A - H FOR ALL FASTENING NOTES)

FASTENING SCHEDULE (SEE TABLE 2304.9.1 ME.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

AUG - 4



DETAIL
SCALE: 1"=10'



LOCATION MAP
(NOT TO SCALE)

NOTES:

(1) PROPOSED SITE CHANGES TO LOT AS SHOWN ON A STANDARD BOUNDARY SURVEY, FOR EDWARD DICKHAUT, BY DANIEL J. DELFONSO LLC, DATED 01-15-2008.

(2) DEED REFERENCE: PORTION OF DEED BOOK 24545, PAGE 032 CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)

(2) TAX MAP REFERENCE:
CITY OF PORTLAND TAX MAP 399, BLOCK E, PORTION OF LOT 3

(3) ZONING DISTRICT: (R3)
MINIMUM BUILDING SETBACKS
FRONT & REAR: 25'
SIDES:
1 STORY: 8'
1 ½ STORIES: 8'
2 STORIES: 14'
2 ½ STORIES: 16'

(4) VERTICAL DATUM: PER CITY OF PORTLAND, #571 SILL ELEVATION 114.01, AS SHOWN ON ALLEN AVENUE, PHASE III & IV STREET RECONSTRUCTION PLAN, SHEET 5 OF 13, DATED AUGUST 2003, FILED AT CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.

(5) REVISIONS:
1. CHANGES PER CITY SITE/ZONING REVIEW, FINAL PIPE/DRAIN LOCATIONS AND FINISH GRADING PER EXCAVATION CONTRACTOR AND CITY SITE INSPECTIONS. 08/24/09

SITE PLAN

573 ALLEN AVENUE
PORTLAND, ME

FOR:

MADD, LLC
543 ALLEN AVENUE
PORTLAND, ME 04103

EDWARD DICKHAUT & ANGELA SUMMER COGGINS
PORTLAND, ME 04102
(OWNERS OF RECORD)

LEGEND:

	IRON PIN FOUND
	UTILITY POLE
N/F	NOW OR FORMERLY
123/45	DEED BOOK/ PAGE
	EXISTING TREE
—123—	EXISTING CONTOUR
—123—	FINISH CONTOUR
	PROPOSED SILT FENCE
	TREE LINE
	TREE STUMPS
	CATCH BASIN

10 0 5 10 20
GRAPHIC SCALE
1"=10'

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

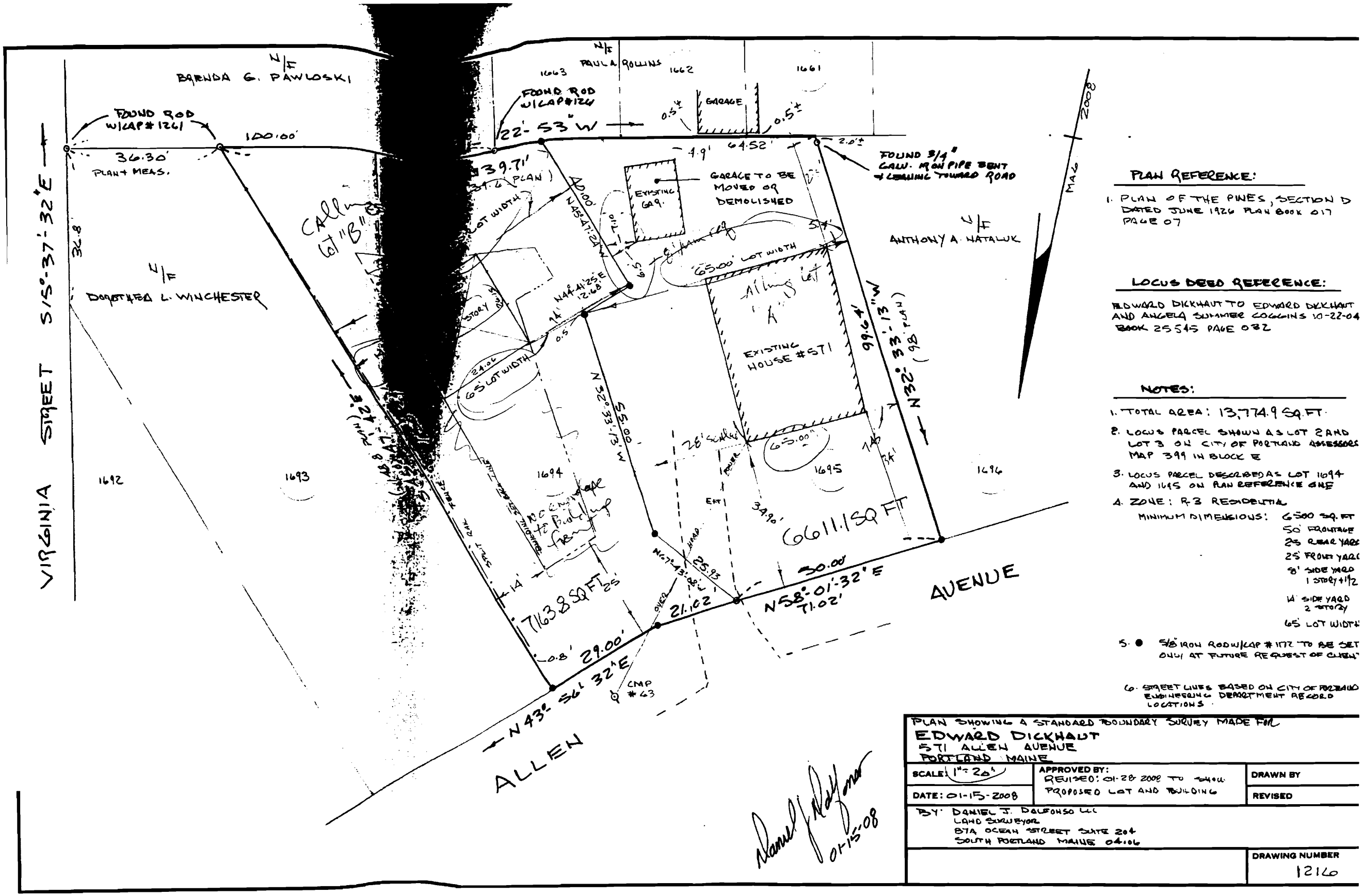
JASON T. FARTHING P.L.S. 2390

SURVEY BY: SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556 (207) 892-2557 FAX
INFO@SURVEYINCORPORATED.COM

PLAN BY: JF@ SURVEY, INC.

DATE: JULY 20, 2009 **JOB NO. 08-046**

DEPT OF ... CHECKED
AUG 31 2009



PLAN REFERENCE:

1. PLAN OF THE PINES, SECTION D DATED JUNE 1926 PLAN BOOK 017 PAGE 07

LOCUS DEED REFERENCE:

EDWARD DICKHAUT TO EDWARD DICKHAUT AND ANGELA SUMMER COGGINS 10-22-04 BOOK 25545 PAGE 082

NOTES:

1. TOTAL AREA: 13,774.9 SQ.FT.
2. LOCUS PARCEL SHOWN AS LOT 2 AND LOT 3 ON CITY OF PORTLAND ASSESSORS MAP 399 IN BLOCK E
3. LOCUS PARCEL DESCRIBED AS LOT 1694 AND 1695 ON PLAN REFERENCE ONE
4. ZONE: R-3 RESIDENTIAL
   MINIMUM DIMENSIONS:
   6500 SQ. FT
   50' FRONTAGE
   25' REAR YARD
   25' FRONT YARD
   8' SIDE YARD 1 STORY + 1/2
   14' SIDE YARD 2 STORY
   65' LOT WIDTH
5. ● 5/8" IRON ROD W/CAP #1172 TO BE SET ONLY AT FUTURE REQUEST OF CLIENT
6. STREET LINES BASED ON CITY OF PORTLAND ENGINEERING DEPARTMENT RECORD LOCATIONS.

PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR
EDWARD DICKHAUT
571 ALLEN AVENUE
PORTLAND MAINE

SCALE: 1" = 20'	APPROVED BY: REVISED: 01-28-2008 TO SHOW PROPOSED LOT AND BUILDING	DRAWN BY
DATE: 01-15-2008		REVISED
BY: DANIEL J. DALFONSO LLC LAND SURVEYOR 874 OCEAN STREET SUITE 204 SOUTH PORTLAND MAINE 04106		DRAWING NUMBER 12126

Daniel J. Dalfonso
01-15-08