

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

CITY OF PORTLAND

Permit No: 04-0420	Issue Date: MAY 25 2004	CE#: 339 L003001
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Location of Construction: 46-52 Ninth St	Owner Name: Nappi Ben J &	Owner Address: 169 Broadway	Phone: 232 1809
Business Name:	Contractor Name: Michael & Angela Mitton	Contractor Address: PO Box 2742 South Portland	Phone: 2077670815
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: 4 lots: 2 family dwelling on 169 Broadway (339-L-003and 004); 339-LO30 and 031(on Ninth St) have no structure on them.	Proposed Use: Separate a lot, construct SFR on 339-L-030, part of 031: 2584 s.f. Two-story dwelling + 22' x 22' garage	Permit Fee: \$996.00	Cost of Work: \$99,500.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R3 Type 5L 5/25/04 <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: kwd	Date Applied For: 0411312004	<b>Zoning Approval</b>		
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- 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..

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7</i> <input type="checkbox"/> Subdivision <i>Zone X</i> <input checked="" type="checkbox"/> Site Plan 2004-0071 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <i>X</i> <i>OK with cond terms</i> Date: <i>5/10/04</i>	<b>Zoning Appeal</b> <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: <i>5/10/04</i>	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmar <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>5/10/04</i>
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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

# BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

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

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

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

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

[Signature]  
Signature of Applicant/Designee

5/25/04  
Date

[Signature]  
Signature of Inspections Official

5/25/04  
Date

CBL: 3392003

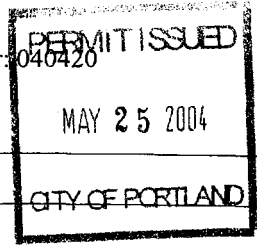
Building Permit #: 040420

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 040420



Please Read Application And Notes, If Any, Attached

This is to certify that Nappi Ben J & Michael & Anna Mitto  
has permission to Construct 2584 s.f. two-story single family dwelling 22' x 22' garage  
AT 46-52 Ninth St 339 L003001

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. **48 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

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0420	<b>Date Applied For:</b> 04/13/2004	<b>CBL:</b> 339 L003001
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<b>Location of Construction:</b> 48 Ninth St	<b>Owner Name:</b> Nappi Ben J &	<b>Owner Address:</b> 169 Broadway	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Michael & Angela Mitton	<b>Contractor Address:</b> PO Box 2742 South Portland	<b>Phone</b> (207) 767-0815
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Separate a lot, construct SFR on 339-L-030, part of 031: 2584 s.f. Two-story dwelling + 22' x 22' garage	<b>Proposed Project Description:</b> Construct 2584 s.f. two-story single family dwelling + 22' x 22' garage
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- 3) Separate permits shall be required for future decks, sheds, pools, and/or garages. Please note that there is a 10' x 12' rear deck and 7' x 12' front porch shown and approved on the submitted plans. NO DAYLIGHT BASEMENTS are being shown and NO DAYLIGHT BASEMENTS are being approved with this permit.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) 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:** Mike Nugent      **Approval Date:** 05/25/2004  
**Note:**      **Ok to Issue:**

- 1) 9 items on plan review checklist addressed in a meeting w/ MJN on 5/24/04.  
  
Safety Glazing is required in 2nd floor smaller bath.  
  
80 inches of net headroom required in all stairways.

**Comments:**

05/20/2004-tmm: reviewed plans - need more info - called owner.



2004-0071

~~04-0419~~ 04-0420

# All Purpose Building Permit Application

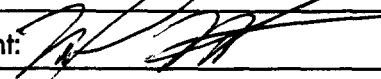
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

169 Broadway → will be on: 9th #46-524-

Location/Address of Construction: <u>0 9th Street Portland</u>		
Total Square Footage of Proposed Structure <u>22400 +/-</u>	Square Footage of Lot <sup>proposed is</sup> <u>7875 sqft +/-</u> <sub>existing is 21,741 sf.</sub>	
Tax Assessor's Chart, Block & Lot Chart# <u>339</u> Block# <u>L</u> Lot# <u>003, 430, 31</u>	Owner: <u>Margaret Nappi</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Michael &amp; Angel Mitter</u>	Applicant name, address & telephone: <u>PO Box 2742</u> <u>50. PORTLAND ME 04116</u> <u>207 767 0815</u>	Cost Of Work: \$ <u>99,500.00</u> Fee: \$ <u>921</u>
Current use: <u>VACANT LAND</u>		<u>75</u>
If the location is currently vacant, what was prior use: <u>BACK YARD</u>		<u>996.00</u>
Approximately how long has it been vacant: <u>UNKNOWN</u>		<u>+1300.00</u>
Proposed use: <u>Singha Family Residence</u>		<u>1296.00</u>
Project description:		
Contractor's name, address & telephone: <u>Same as Buyer self contracting</u>		
Who should we contact when the permit is ready: <u>Michael Mitter</u>		
Mailing address: <u>PO Box 2742</u> <u>50. PORTLAND, ME 04116</u>		
You will contact you by phone when the permit is ready. You must come in and pick up the permit and view 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: <u>207 767 0815</u>		

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: 	Date: <u>4/13/04</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

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

**2004-0071**  
Application I. D. Number

**4/13/2004**  
Application Date

**Nappi Ben J &**  
Applicant  
**169 Broadway, Portland, ME 04103**  
Applicant's Mailing Address

**Single Family dwelling: Mitton**  
Project Name/Description

Consultant/Agent  
Agent Ph: \_\_\_\_\_ Agent Fax: \_\_\_\_\_  
Applicant or Agent Daytime Telephone, Fax

**46 • 52 Ninth St, Portland, Maine**  
Address of Proposed Site  
**339 L003001**  
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) \_\_\_\_\_

**2584 sf + 484 sf gar** **7875 sf** **R-3**  
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> Site Plan<br>(major/minor)         | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance                |  | <input type="checkbox"/> Other                   |

Fees Paid: Site Pla **\$250.00** Subdivision \_\_\_\_\_ Engineer Review **\$50.00** Date **4/13/2004**

**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 | _____ date           | <input type="checkbox"/> Conditions (See Attached) | _____ expiration date |
| <input type="checkbox"/> Final Inspection                   | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Certificate Of Occupancy           | _____ date           |  |                       |
| <input type="checkbox"/> Performance Guarantee Released     | _____ date           | _____ signature                                    |                       |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____ submitted date | _____ amount                                       | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____ date           | _____ signature                                    |                       |

Applicant:

Date: 5/10/04

Address: 46-52 Ninth St

C-B-L: 339-L-003 } HAS  
004 } existing  
house on it

CHECK-LIST AGAINST ZONING ORDINANCE

Date - splitting AN EXISTING lot with a 2 family on it  
→ Col 0 by APPEAL 4/10/04 030 1031

Zone Location - R-3

permit # 04-0420

Interior or corner lot -

Proposed Use/Work - to construct new single family with attached garage  
30x46 22x22  
No Daylight Basement shown

Sevage Disposal - City

Lot Street Frontage - 50' min req - 75.05' shown

Front Yard - 25' min req - 32' scaled to garage

Rear Yard - 25' min req - 26' scaled

Side Yard - 14' min - 14.5' 15' shown

Projections - <sup>10' x 12'</sup> REAR DECK (note stairs come off side NOT REAR) - REAR Bulkhead  
Front porch → 7x12

see note

Width of Lot - 75' min req - 75.05' shown

Height - 35' MAX - 24.75' scaled

Lot Area - 6,500<sup>sq</sup> - 7,881<sup>sq</sup> shown

Lot Coverage/ Impervious Surface - 25% MAX of 1970.25<sup>sq</sup> MAX

Area per Family - 6,500<sup>sq</sup> req

Off-street Parking - 2 req - 22x22 garage (2 spaces)

Loading Bays - N/A

Site Plan - minor/minor # 2004-0071

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

Driveway placement shall be no closer than 5 feet for parking purposes


30 x 46	=	1300
5.06 x 8	=	45.28
10 x 12	=	120
7 x 12	=	84
7 x 22	=	154
3 x 5	=	15
		<b>1798.28</b>

garage ext  
rear deck stairs

Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	Trusses	specs	
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	1" 1" } encompassed		
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	1/2" ANMAN <sup>W</sup> roof? w/H-CLIPS		
Fastener Schedule (Table 602.3(1) & (2))	OK		
<b>Private Garage</b> Section 309 and Section 407 1999 BOCA) Living Space? <i>Yes</i> (Above or beside)	5/8" TYPE 'X' ON ALL WALLS & CEILING. Not shown on 45 min DR GARAGE		
Fire separation	→ Not shown on door		
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)			
E s Windows (Section 310)	<del>3046</del> Glass? - ANDERSONS THAT WILL MEET EGRESS.		
Roof Covering (Chapter 9)	see above - asphalt - OK		
Safety Glazing (Section 308)	Need in 2nd floor back - will GET BACK TO US		
Attic Access (BOCA 1211.1)	size? 22" x 30"		
Draft Stopping around chimney	Not shown - see spec book - SEE PAGE 5 OF SPECS		

- 1
- 2
- 3
- 4
- 5
- 6



Header Schedule	OK	GRAPANE
Type of Heating System	Not shown - Floor ?	F/H/W
<b>Stairs</b>		WILL OBTAIN SPECIFICATIONS
Number of Stairways		
Interior	1	
Exterior	2	
Treads and Risers (Section 314)	OK	
Width	OK	
Headroom	Not shown	
Guardrails and Handrails (Section 315)	Notes 42" -	OK
Smoke Detectors Location and type/Interconnected	Not shown - AS	PER PA / BO CH W / OWNER NFC PA DISCUSSED
Plan Reviewer Signature		

See Chimney Summary Checklist

Garage door header - OK 4- 1 3/4" x 14 2x4 -

Roof framing for front porch

## Header Schedule

**Project:** Michael & Angel Mitton  
09<sup>th</sup> Street  
Portland, Maine

All interior and exterior bearing wall headers LESS THAN 6'-0":  
2-2x10 **SPF** W/ 2 trimmers (1 trimmer per side)

Garage door: 4 - 1 3/4"x14" LVL  
Through bolted W/ 2 rows 1/2" bolts at 24" o.c.  
8 trimmers (4 trimmers per side)

*Basement girders W12 x40 x24' KSI = 50  
Grade 50*

APR 13 2004

EXHIBIT

## Fastener Schedule

**Project:** Michael & Angel Mitton  
09<sup>th</sup> Street  
Portland, Maine

Sill:	2x6 PT	8" x 1/2" anchor bolts
Floorjoist:	2x12 SPF	16d - 3 1/4" short (Paslode) 2x10-12 joist hangers as required
Subfloor:	3/4" Advantec T&G	8d - 2 1/2" galv. Ring shank W/ construction adhesive
Walls:	2x6 SPF	16d - 3 1/4" short (Paslode)
Headers	2-2x 10 SPF	16d - 3 1/4" short (Paslode)
Roof trusses:	Engineered SPF	Toe nailed via 16d - 3 1/4" short (Paslode) Hurricane ties - Simpson H3 2/truss Bracing as specified by manufacturer
Roof sheathing:	1/2" Advantec	8d - 2 W' galv. Ring shank W/ 1/2" clips
Roofing	Asphalt shingle	1 1/4" galv. Roofing nail

7 I 3 2004

TELEPHONE 207-784-9371

FAX 207-784-9003

1-800-696-7799



# TRI-STATE STEEL INC.

WHOLESALE DISTRIBUTORS OF STEEL PRODUCTS

REMIT TO: P.O. BOX 1207 - Auburn, Maine 04211-1207  
 CHASSE ST. & WASHINGTON ST., AUBURN, MAINE 04211-1207

## QUOTATION ONLY

**S** [ RUFUS DEERING  
**O** [ P.O. BOX 880  
**I** [ PORTLAND, ME 04104  
**D** [ c/o SAM

**S** [ RE: MIKE MITTON  
**H** [ 0-NINTH STREET  
**I** [ PORTLAND, ME

767-0815 - MITTON  
 FAX 772-6981 - RUFUS

TERMS: 1/2 of 1% 10 days. Net 30 days. No Retainage Allowed.

Customer Order No.	Date Received	Sold By	Cash	C.O.D.	Chg.	Date Shipped	Invoice Date	Shipped Via:
	A-13-04							

Quantity Ordered	Quantity Shipped	Description	Weight*	Unit Price	Amount
		GIVEN: AREA 30 X 24 RES			
		2 RES. FLOOR LOADS			
		NO ROOF LOAD			
		USE LIVE 40"			
		DEAD 20"			
			60" X 2 = 120"		
		$\frac{30}{2} \times 24 \times 120" = 43,200" \times 24'$			
		USE:			
		$W 12 \times 40 F_y = 50 \text{ KSI} = 48 \text{ K} \times 24'$			
		$S_x = 51.9 \text{ IN}^3$			
		$F_y = 50 \text{ KSI}$			

APR 13 2004  
 F E W

\* Weight subject to correction.

04/08/04



SPROWL BUILDING COMPONENTS, INC.  
P O Box 130, Searsport, ME 04973-0130  
800-439-5211 207-342-5211  
Fax 207-342-5713

# Quote 66465

Job: MITTEN

**SAMUEL COOK**

**RUFUS DEERING COMPANY**  
P.O. BOX 880  
PORTLAND, ME 04104  
207) 772-8505

PORTLAND,

Notes:

*REVISED*  
*4-8-04*

Prepared by: Ed Beckwith

<u>Roof Trusses</u>		LOADING 42.0,7.0,0.0,10.0 1.15 % at 24.0 IN. O.C. (TYP.)						GABLE STUD SPACING: 24.0		
ID	QTY	SPAN	PITCH TOP BOT		TYPE	PROFILE	CANTILEVERS	OVERHANGS	PRICE	TOTAL
A	11	32-00-00	5.00	0.00	COMMON		01-00-00	01-00-00		<u>95.10</u>
B	1	32-00-00	5.00	0.00	COMMON					<u>155.97</u>
C	10	39-00-00	5.00	2.50	CATHEDRAL		01-00-00	01-00-00		<u>145.29</u>
D	2	39-00-00	5.00	0.00	COMMON					<u>162.90</u>

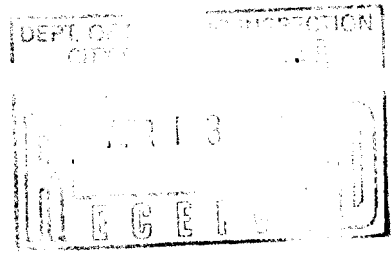
SUB-TOTAL

TOTAL

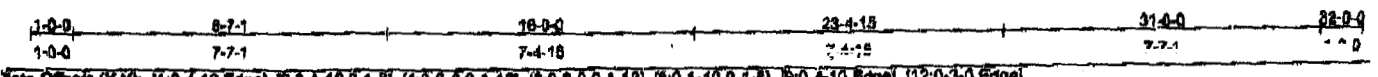
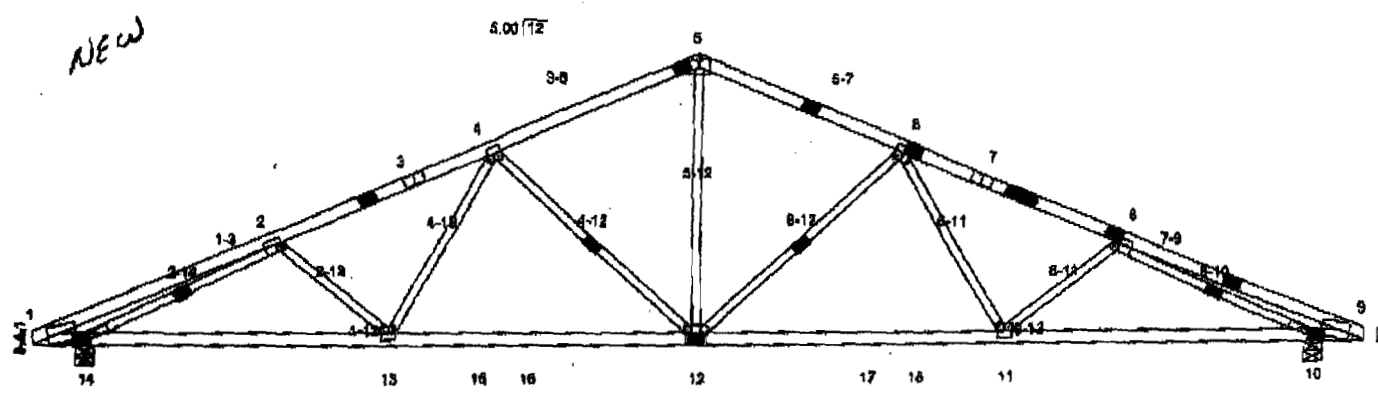
Terms 2% 10, Net 30  
Prices valid for seven days.  
Same service available. Not included in above prices. Call for details.  
Quantity and specification changes will affect prices.  
BC not responsible for typographical errors.

**ATTENTION!** The above quote was prepared using an INCOMPLETE SET OF PLANS. We have made every effort to ensure a complete and accurate quote. Please take the time to review this quote carefully.

*PRICES ARE NET*  
*No further discount*



AS	Truss	Truss Type	Qty	Ply	MITTEN
	A	COMMON	11	1	
Job Reference (optional)					
real Building Components, Scarborough, ME 04073, Ed Beckwith					
8,000 a Mar 8 2004 MITek Industries, Inc. Tue Apr 13 09:50:56 2004 Page 1					



LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
ICLL 42.0	2-0-0	TC 0.80	In (loc) /defl /L/d	MT20	197/144
ICDL 7.0	Plates Increase 1.15	BC 0.85	Vert(LL) -0.27 11-12 >999 360		
SCLL 0.0	Lumber Increase 1.15	WB 0.88	Vert(TL) -0.39 11-12 >904 240		
BCDL 10.0	Rep Stress Incr YES	(Matrix)	Horz(TL) 0.12 10 n/a n/a		
	Code BOCA/ANSI85			Weight: 114 lb	

**LUMBER**  
 TOP CHORD 2 X 4 SPF No.2  
 BOT CHORD 2 X 4 SPF 1650F 1.5E  
 WEBS 2 X 3 SPF No.2

**BRACING**  
**TOP CHORD**  
 Installation Permanent  
 1 Stabilizer(s) at 8-4-8 (max) oc. Sheathed or 3-0-0 oc purlins. Except: 1 Row at midpt 5-8, 8-8, 8-9  
**BOT CHORD**  
 Installation Permanent  
 1 Stabilizer(s) at 15-0-0 (max) oc. Rigid ceiling directly applied or 10-0-0 oc bracing.  
**WEBS**  
 1 row(s) of 1 Stabilizer(s) at 1/2 pts. 4-12, 8-12, 2-14, 8-10  
**JOINTS**  
 1 Stabilizer(s) at joint(s). 6 8

**REACTIONS** (lb/size) 14=1935/0-5-8, 10=1936/0-5-8  
 Max Horiz 14=115(load case 7)  
 Max Uplift 14=283(load case 6), 10=283(load case 7)

**FORCES** (lb) - Maximum Compression/Maximum Tension  
**TOP CHORD** 1-2=-484/0, 2-3=-3040/384, 3-4=-2912/388, 4-5=-2297/314, 5-6=-2287/318, 6-7=-2912/398, 7-8=-3040/384, 8-9=-484/0  
**BOT CHORD** 1-14=0/343, 12-14=-457/2877, 13-15=-322/2587, 15-16=-322/2587, 12-16=-322/2587, 12-17=-207/2587, 17-18=-207/2587.  
**WEBS** 2-13=-351/163, 4-13=-28/421, 4-12=-839/219, 5-12=-119/1198, 8-12=-938/219, 8-11=-28/421, 8-11=-351/164, 2-14=-2874/476, 8-10=-2874/476

- NOTES**
- 1) Wind: ASCE 7-98: 80mph; h=20ft; TCFL=4.2psf; BCFL=6.0psf; Category II; Exp C; enclosed; MWFRS gable end zone; cantilever left and right exposed; Lumber DOL=1.33 plus grip DOL=1.33.
  - 2) Unbalanced snow loads have been considered for this design.
  - 3) As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
  - 4) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-0-0 wide will fit between the bottom chord and any other members.
  - 5) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 283 lb uplift at joint 14 and 283 lb uplift at joint 10.
  - 6) Design assumes 4x2 (flat orientation) purlins at oc spacing indicated, fastened to truss TC w/ 2-10d nails.
  - 7) For bracing specified, use MITek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: Webs: 14-7-0; TC: Inst. 20-0-0; BC: ; Inst. 20-0-0.
  - 8) Where diaphragm blocking is required at pitch breaks, Stabilizers may be replaced with wood blocking.

**LOAD CASE(S)** Standard

Job	Truss	Truss Type	Qty	Ply	MITTEN
16455	C	CATHEDRAL	10	1	
Sprowl Building Components, Beasmont, ME 04973, Ed Backwith					Job Reference (optional)

6.000 a Mar 8 2004 MITek Industries, Inc. Thu Apr 08 08:38:04 2004 Page

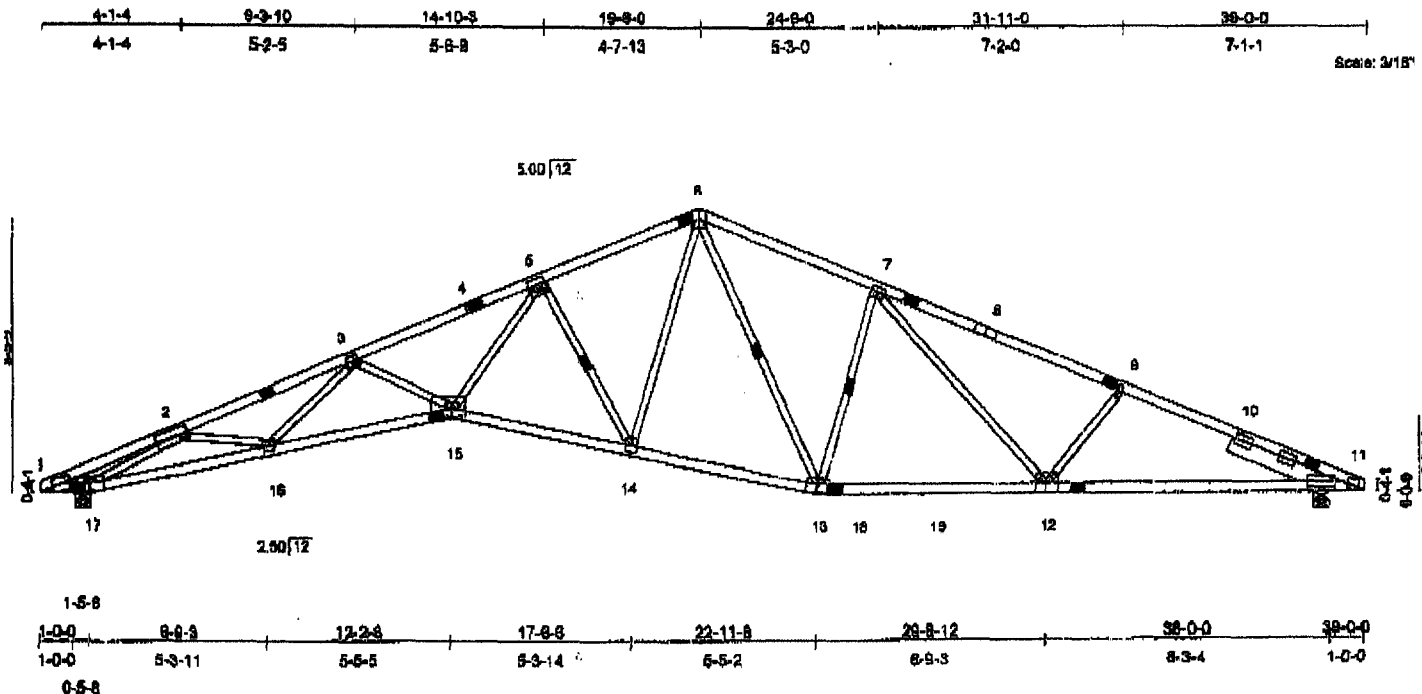


Plate Offsets (X,Y): [1:0-4-8,Edge], [2:0-2-15,0-2-8], [3:0-2-14,0-2-4], [7:0-2-8,0-1-12], [11:0-2-2,0-2-0], [11:0-2-6,Edge], [12:0-3-12,Edge], [13:0-4-0,0-3-0], [14:0-2-4,0-1-12], [15:0-4-12,0-3-1], [16:0-1-0,0-1-12], [17:0-5-0,Edge]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 42.0	2-0-0	TC 0.82	in (loc) l/def L/d	MT20	197/144
TCOL 7.0	Plates Increase 1.15	BC 0.83	Vert(LL) -0.82 14-15 >725 360	MT20H	148/108
BCLL 0.0	Lumber Increase 1.15	WB 1.00	Vert(TL) -0.86 14-15 >518 240	MT18H	197/144
BCDL 10.0	Rep Stress Incr YES	(Matrix)	Horz(TL) 0.49 11 n/a n/a	Weight: 144 lb	
	Code BOC/ANSI95				

<b>LUMBER</b>	<b>BRACING</b>
TOP CHORD 2 X 4 SPF 1850F 1.5E "Except"	TOP CHORD
8-8 2 X 4 SPF 2100F 1.8E, 2-11 2 X 4 SPF 2100F 1.8E	Installation
BOT CHORD 2 X 4 SPF 2100F 1.8E "Except"	Permanent
1-17 2 X 4 SPF No.2, 12-13 2 X 4 SPF 1850F 1.5E	Sheathed or 1-10-16 oc purlins.
WEBS 2 X 3 SPF No.2 "Except"	BOT CHORD
2-17 2 X 3 SPF 2100F 1.8E	Installation
SLIDER Right 2 X 8 SPF No.2 3-5-3	Permanent
	1 Stabilizer(s) at 15-0-0 (max) oc.
	Rigid ceiling directly applied or 10-0-0 oc bracing, Except:
	8-8-10 oc bracing; 16-17
	8-3-13 oc bracing; 15-16,
	WEBS
	1 row(s) of 1 Stabilizer(s) at 1/2 pts.
	5-14, 8-13, 7-13

REACTIONS (lb/size) 17=2409/0-5-5, 11=2259/0-5-5  
 Max Horz 17=-140(load case 7)  
 Max Uplift 17=381(load case 8), 11=308(load case 7)

FORCES (lb) - Maximum Compression/Maximum Tension  
 TOP CHORD 1-2=-184/65, 2-3=-8215/832, 3-4=-6489/836, 4-5=-6354/845, 5-8=-3662/500, 6-7=-3477/625, 7-8=-4293/618,  
 8-9=-4445/804, 9-10=-4637/859, 10-11=-4847/846  
 BOT CHORD 1-17=0/145, 18-17=-801/4677, 15-18=-895/8268, 14-15=-510/4367, 13-14=-248/2927, 13-12=-276/3398,  
 12-19=-278/3398, 12-19=-278/3398, 11-12=-537/4367  
 WEBS 2-17=-6383/980, 2-18=-871/102, 3-16=-702/118, 3-15=-602/185, 5-15=-389/2800, 5-14=-2079/404, 6-14=-281/1705,  
 6-13=-241/1025, 7-13=-1249/312, 7-12=-158/1073, 9-12=-795/256

- NOTES
- 1) Wind: ASCE 7-98; 90mph; h=20ft; TCCL=4.2psf; BCDL=5.0psf, Category II; Exp C; enclosed; MWFRS gable end zone; cantilever left and right exposed; Lumber DOL=1.33 plate grip DOL=1.33.
  - 2) Unbalanced snow loads have been considered for this design.
  - 3) As requested, plates have not been designed to provide for placement tolerances or rough handling and erection conditions. It is the responsibility of the fabricator to increase plate sizes to account for these factors.
  - 4) All plates are MT20 plates unless otherwise indicated.
  - 5) \* This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 1-0-0 wide will fit between the bottom chord and any other members.
  - 6) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 381 lb uplift at joint 17 and 308 lb uplift at joint 11.
  - 7) For bracing specified, use MiTek Stabilizer(tm) Truss Bracing System (or Equivalent), attached per The Stabilizer Truss Bracing System Installation Guide. Cross bracing required at each end and at these spacings: Webs: 20-0-0; TC: Inst. 20-0-0; BC: ; Inst. 20-0-0.
  - 8) Where diaphragm blocking is required at pitch breaks, Stabilizers may be replaced with wood blocking.

LOAD CASE(S) Standard

Accessory	Description	Model No.
Contemporary Flashing	Required for contemporary top termination on the roof to prevent rain entry.	8-6-12 (0 to 6/12 pitch) 8-12-12 (6/12 to 12/12 pitch)
Contemporary Chase Top Termination	Used to terminate chimney at the top of a chase. Adapter kit is included, flashing is not included.	SLTCF11
Contemporary Round Top Termination	For use with Vermont Castings, Majestic Products Type "11CF" Chimney Systems. Used to terminate chimney on the roof. Flashing not included.	RLTCF11
Extended Round Top	For use with Vermont Castings, Majestic Products Type "11CF" Chimney Systems. Used to terminate chimney at top of chase. Adapter kit included. Flashing not included.	RLTCF11L
Chimney Sections	Used to build "11CF" chimney systems.	11" flue 11CF1 (1' long) 11CF18 (1½' long) 11CF3 (3' long) 11CF4 (4' long)
Chimney Elbows	Used to develop 30° offset chimney systems. (Elbows packed 2 per carton - upper and lower elbow set)	11CF30-2 (11" 30° flue)
Top Housing with Upper Baffle	Gives traditional chimney top look using simulated brick in red, tan or white color. Brick pattern is embossed into galvanized steel unit. Roof flashing is included. Appropriate adapter is required. Must be used with upper baffle.	S20BR/BT/BW S20UB (Upper Baffle)





## LIMITED WARRANTY & 30 YEAR PROTECTION PLAN

### For MAJESTIC FIREPLACES@PRE-ENGINEERED Fireplace Systems

Vermont Castings, Majestic Products warrants its MAJESTIC FIREPLACES® Pre-Engineered Fireplace ("Fireplace") and the Vermont Castings, Majestic Products supplied firegrate, glass doors, outside air system, fan motor, and liners to be free from defects in material or workmanship. as follows:

**A. Fireplace and Chimney Components:** (exclusive of Vermont Castings, Majestic Products-supplied firegrate, glass doors, outside air system, fan motor, and liners all of which are covered by separate warranties under paragraphs B through D below): At its option for a period of thirty (30) years from the date the Fireplace is installed, Vermont Castings, Majestic Products will;

(1) For a period of five (5) years from the date the Fireplace is installed, Vermont Castings, Majestic Products, at its option, will repair or replace any defective part without charge.

(2) Thereafter, through the 10th year after the date the Fireplace is installed, if replacement parts are available, Vermont Castings, Majestic Products will provide a replacement for any defective part without charge for the part itself. The consumer must pay for everything else other than the part.

(3) Thereafter, through the 30th year after the date the Fireplace is installed, if replacement parts are available, Vermont Castings, Majestic Products will provide a replacement for any defective part at a cost to the consumer of Vermont Castings, Majestic Products then current list price, FOB Vermont Castings, Majestic Products factory.

**B. Firegrate, Glass Doors, Outside Air System:**

For a period of 90 days from the date the Fireplace is installed Vermont Castings, Majestic Products, at its option, will provide a replacement for any defective part, without charge for the part itself, FOB Vermont Castings, Majestic Products factory, (The consumer must pay for everything else other than the part.).

**C. Fan Motor:**

(1) For a period of one (1) year from the date the Fireplace is installed, Vermont Castings, Majestic Products, at its option, will repair or replace any defective part without charge.

(2) Thereafter, through the 30th year after the date the Fireplace is installed Vermont Castings, Majestic Products, at its option, if replacement parts are available, will provide a replacement for any defective part at a cost to the consumer of Vermont Castings, Majestic Products then current list price, FOB Vermont Castings, Majestic Products factory.

**D. Liners (Refractory or Metal):**

(1) For a period of two (2) years from the date the Fireplace is installed, Vermont Castings, Majestic Products, at its option, will repair or replace any defective part without charge.

(2) Thereafter, through the 30th year after the date the Fireplace is installed Vermont Castings, Majestic Products, if replacement parts are available, will provide a replacement for any defective part at a cost to the consumer of Vermont Castings, Majestic Products then current list price, FOB Vermont Castings, Majestic Products factory.

This warranty is subject to the following conditions and limitations:

(1) This warranty is extended only to a Fireplace installed in the continental United States, the state of Alaska and Canada; only if and so long as the Fireplace is installed according to the installation instructions furnished with the Fireplace, and operated at all times under normal conditions, use and service according to the

operative instructions furnished with the Fireplace, and only if and so long as the Fireplace is not removed from its original installation.

(2) This warranty is non-transferrable, and is made to the original owner, provided that the purchase was made through an authorized supplier of the Company.

(3) The sole and exclusive remedies for breach of any warranties hereunder shall be for the repair, replacement or provision of a replacement part at Vermont Castings, Majestic Products then current list price, FOB Vermont Castings, Majestic Products factory, for any defective part as specified in paragraphs A through D.

(4) Vermont Castings, Majestic Products shall not be liable for damage from any smoking of a MAJESTIC FIREPLACES Pre-Engineered Fireplace System related to environmental geographic conditions (such as, for example, nearby structures or roof peaks, trees, hills, or mountains), inadequate ventilation, or negative air pressure in the place where the Fireplace system is installed, related to any mechanical system (such as, for example, furnaces, fans, air conditioners, clothes dryers, etc.)

(5) Except as otherwise expressly specified in paragraphs A through D, NONE OF THESE WARRANTIES COVER, AND VERMONT CASTINGS, MAJESTIC PRODUCTS SHALL NOT BE RESPONSIBLE FOR, ANY CONSTRUCTION, INSTALLATION, LABOR, TRANSPORTATION OR OTHER COSTS OR EXPENSES ARISING FROM A DEFECTIVE PART, ITS REPAIR OR REPLACEMENT OR OTHERWISE, NOR SHALL VERMONT CASTINGS, MAJESTIC PRODUCTS IN ANY EVENT BE RESPONSIBLE FOR ANY INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES EXCEPT TO THE EXTENT REQUIRED BY LAW. Some states do not allow the exclusion or limitation of incidental or consequential damages, so this exclusion or limitation may not apply to you.

NO IMPLIED WARRANTIES, INCLUDING THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE, SHALL REMAIN IN EFFECT AFTER THE EXPIRATION OF THE WARRANTIES SET FORTH IN PARAGRAPHS A THROUGH D. Some states do not allow limitations on how long an implied warranty lasts, so this limitation may not apply to you.

In order to obtain performance of any of the above warranty obligations write to Vermont Castings, Majestic Products at this address:

Vermont Castings, Majestic Products  
410 Admiral Blvd.  
Mississauga, Ontario, Canada L5T 2N6  
Attention: Director of Warranty Services

Since local building requirements may vary greatly throughout the country, users of Vermont Castings, Majestic Products products should determine in advance whether there are any building code restrictions on the use of a specific product. VERMONT CASTINGS, MAJESTIC PRODUCTS MAKES NO REPRESENTATION OR WARRANTY REGARDING, AND SHALL NOT BE RESPONSIBLE FOR, ANY BUILDING CODE COMPLIANCE.

The foregoing warranties give you specific legal rights and you may also have other rights which vary from state to state.

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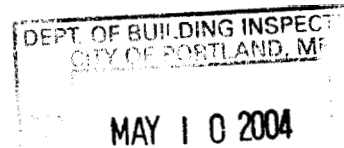
2 pages

To: Marge Schmuckal

Zoning

From: Michael Mitter

207.232.1959



RE CBL: 339 L 003 (30,31)

New house Buildy permit.

Please find the attached legal description of the property to be conveyed, we have not yet closed on the property and the proposed deed

for the newly divided lot has not been prepared if this is absolutely necessary let me know and the title company will have to produce one.

Thank Mike Mitter.



# Titcomb Associates

**Parcel to be Conveyed  
by Margaret Nappi  
April 1, 2004**

Land Surveying  
Land Planning

133 Gray Road  
Falmouth, Maine 04105-2029  
(207) 797-9199  
Fax (207) 876-3142

Bath (207) 442-7799  
New Gloucester (207) 926-4699

A certain lot or parcel of land situated on the northwesterly sideline of Ninth Street in the City of Portland, County of Cumberland, State of Maine. Said lot being more particularly described as follows:

Beginning at a point on the northwesterly sideline of Ninth Street, said point being located at the southerly corner of land now or formerly of Brian Bouchard and Ann-Marie Gribbin as described in a deed recorded in the Cumberland County Registry of Deeds in Book 13139, Page 314. Said point also being located S 52° 44' 03" a distance of Zero and 33/100 (0.33) feet from a 5/8" rebar found. Thence:

1) S 54° 24' 53" W by said Ninth Street a distance of *Seventy-Five and 05/100 (75.05) feet to a 5/8" rebar with identification cap number 2271 set at the remaining land now or formerly of Ben J. Nappi and Margaret L. Nappi as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2438, Page 276.*

2) N 33° 27' 07" W by said remaining land a distance of *One Hundred Five and 08/100 (105.08) feet to a 5/8" rebar with identification cap number 2271 set at land now or formerly of Eugina Theresa Israelson as described in a deed recorded in the Cumberland County Registry of Deeds in Book 16590, Page 214.*

3) N 54° 24' 53" E by said land of Israelson a distance of *Seventy-Five and 05/100 (75.05) feet to a 5/8" rebar with identification cap number 2271 set at said land of Bouchard and Gribbin.*

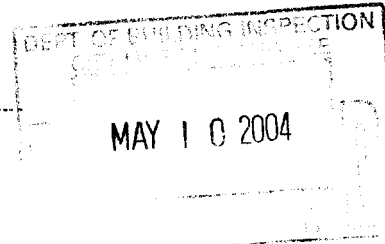
4) S 33° 27' 07" E by said land of Bouchard and Gribbin a distance of *One Hundred Five and 08/100 (105.08) feet to the point of beginning.*

Said parcel of land contains 7881 square feet (0.18 acres) and being a portion of land now or formerly of Ben J. Nappi and Margaret L. Nappi as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2438, Page 276.

Said parcel is subject to a building restriction as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2438, Page 276.

Reference is made to a plan entitled, *Plan of Boundary Survey* made for Margaret L. Nappi dated March 19, 2004 and revised to April 1, 2004.

Bearings are referenced to Magnetic North 2004.



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 339 L003001  
**Location** 169 BROADWAY  
**Land Use** TWO FAMILY  
  
**Owner Address** NAPPI BEN J & MARGARET L ITS  
 169 BROADWAY  
 PORTLAND ME 04103  
  
**Book/Page**  
**Legal** 339-L-3-4-30-31  
 BROADWAY 161-169  
 NINTH ST  
 21741 SF

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
543,680	594,290	\$137,970

**Property Information**

<b>Year Built</b> 1976	<b>Style</b> Ranch	<b>Story Height</b> 1	<b>sq. Ft.</b> 2010	<b>Total Acres</b> 0.499	
<b>Bedrooms</b> 4	<b>Full Baths</b> 2	<b>Half Baths</b>	<b>Total Rooms</b> 7	<b>Attic</b> None	<b>Basement</b> Full

**Outbuildings**

<b>Type</b> GARAGE-WD/CB	<b>Quantity</b> 1	<b>Year Built</b> 1960	<b>Size</b> 13X20	<b>Grade</b> C	<b>Condition</b> A
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**Sales Information**

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
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**Picture and Sketch**

Picture                      Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at **874-8490** or [e-mailed](#).





PERMIT # \_\_\_\_\_ CITY OF \_\_\_\_\_ BUILDING PERMIT APPLICATION MAP # \_\_\_\_\_ LOT# \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Van J. ... Address: 100 ...

DATE: 7, 1989 Subdivision: Yes / No

Inside Fire Limits: \_\_\_\_\_ Name: \_\_\_\_\_

Ridge Code: \_\_\_\_\_ Lot: \_\_\_\_\_

Time Limit: \_\_\_\_\_ Block: \_\_\_\_\_

Estimated Cost: \_\_\_\_\_ Permit Expiration: \_\_\_\_\_

Value/Structure: \_\_\_\_\_ Ownership: \_\_\_\_\_

Fee: \$25.00 Public: \_\_\_\_\_ Private: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_ SUBCONTRACTORS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Est. Construction Cost: \_\_\_\_\_ Type of Use: 2-Family

Past Use: Single Family

Building Dimensions L W Sq. Ft. # Stories: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: 2-Fam. Single Conversion Apartment

Conversion - Explain: Change of use from 1-fam. to 2-fam.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: \_\_\_\_\_ # of Dwelling Units \_\_\_\_\_ # of New Dwelling Units \_\_\_\_\_

Foundations

1. Type of Soil: \_\_\_\_\_

2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_

3. Footings Size: \_\_\_\_\_

4. Foundation Size: \_\_\_\_\_

5. Other: \_\_\_\_\_

Floors

1. Sills Set: \_\_\_\_\_ Sills must be anchored.

2. Girder Size: \_\_\_\_\_

3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_ Spacing 15' O.C.

4. Joist Size: \_\_\_\_\_ Size: \_\_\_\_\_

5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_

6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_

7. Other Material: \_\_\_\_\_

Exterior Walls

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. No. Windows \_\_\_\_\_

3. No. Doors \_\_\_\_\_

4. Header Size \_\_\_\_\_ Spacing \_\_\_\_\_

5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_

6. Corner Posts Size \_\_\_\_\_

7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_

8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_

9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_

10. Masonry Materials \_\_\_\_\_

11. Metal Materials \_\_\_\_\_

Interior Walls

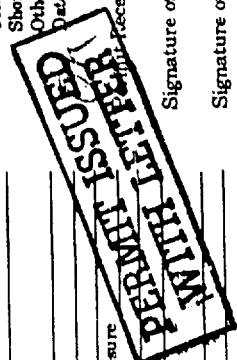
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Header Size \_\_\_\_\_ Spacing \_\_\_\_\_

3. Wall Covering Type \_\_\_\_\_

4. Fire Wall Required \_\_\_\_\_

5. Other Materials \_\_\_\_\_



Signature of Applicant: [Signature] Date: 3/7/89

Signature of CEO: \_\_\_\_\_ Date: \_\_\_\_\_

Inspection Dates: \_\_\_\_\_

White-Tax Assessor: White Tag-CEO

White-Tax Assessor: White Tag-CEO



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 169 Broadway

Date of Issue April 10, 1989

Issued to Ben Nappi

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 89/1829, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

2 Family

Limiting Conditions:  
None

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



**CITY OF PORTLAND, MAINE**

ZONING BOARD OF APPEALS



MERRILL S. SPLMR  
Chairman

JOHN A. MOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

April 3, 1989

RE: 169 Broadway

Mr. Bob J. Nappi  
169 Broadway  
Portland, Maine 04103-1943

Dear Mr. Nappi:

As you know, at its meeting of March 23, 1989, the Board of Appeals voted 6 to 0 to permit the change of use at the above location from a single family to a single family with an attached dwelling unit.

A copy of the Board's decision is enclosed for your records.

Receipt of your change of use dated March 28, 1989 is also acknowledged.

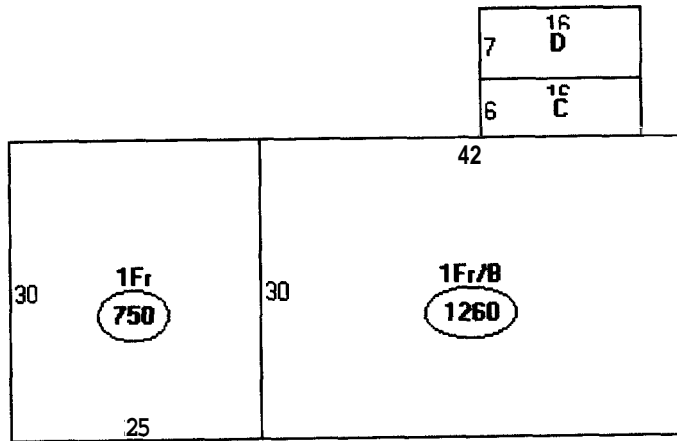
Sincerely,

  
William Giroux  
Zoning Codes Enforcement Officer

/el

Enclosure

cc: Merrill S. Selter, Chairman of the Board of Appeals  
Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Warren J. Turner, Administrative Assistant  
Merle Leary, Code Enforcement Officer



Descriptor/Area

A: 1Fr/B  
1260 sqft

5:1Fr  
750 sqft

C:WD  
96 sqft

D:CPAT  
112 sqft

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

PETER F. MORELLI  
THOMAS F. JEWELL  
DAVID L. SILVERNAUL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

April 3, 1989

RE: 169 Eroadway

Mr. Ben G. Nappi  
169 Broadway  
Portland, Maine 04103-1943

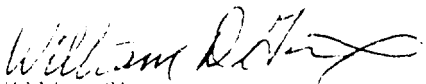
Dear Mr. Nappi:

As you know, at its meeting of March 23, 1989, the Board of Appeals voted 9 to 0 to permit the change of use at the above location from a single family to a single family with an attached dwelling unit.

A copy of the Board's decision is enclosed for your records.

Receipt of your change of use dated March 28, 1989 is also acknowledged.

Sincerely,

  
William Giroux  
Zoning Codes Enforcement Officer

/el

Enclosure

cc: Merrill S. Selter, Chairman of the Board of Appeals  
Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief of Inspection Services  
Warren J. Turner, Administrative Assistant  
Merle Leary, Code Enforcement Officer

CITY OF PORTLAND, MAINE  
Department of Building Inspection



# Certificate of Occupancy

LOCATION 169 Broadway

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PORTION OF BUILDING OR PREMISES

Entire

Limiting Conditions:

None

APPROVED OCCUPANCY

2 Family

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

**Final**

**PURCHASE AND SALE AGREEMENT - LAND ONLY**

February 22 2004  
Effective Date  
Where a Date is defined in Paragraph 21 of this Agreement.

1. PARTIES: This Agreement is made between Michael J. Wilson, Angel E. Mirten (hereinafter called "Buyer") and Margaret J. Wynn, Margaret Nappi, owner (hereinafter called "Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all  part of  if part of see paragraph 22 for explanation) the property situated in municipality of Portland County of Sackborough, State of Maine, located at 7430B 1st and 1st on 9th S Broadway and described in deed(s) recorded in said County's Registry of Deeds Book(s) 282 Page(s) 282.

3. CONSIDERATION: For such Deed and conveyances Buyer is to pay the sum of ..... PRICE \$ 68,000.00  
of which ..... DEPOSIT \$ 2,000.00  
is included herewith as an earnest money deposit, and an additional amount of ..... DEPOSIT \$ .....  
will be paid ..... BALANCE DUE \$ 66,000.00

The balance due amount 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:

4. EARNEST MONEY/AcCEPTANCE: RE/MAX BY THE BAY ("Agency") shall hold said earnest money and not an escrow agent until closing; this offer shall be valid until February 22, 2004 (date) 5:00 pm AM  PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing, to the other party or their agents. 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.

5. TITLE AND CLOSING: A deed, conveying good and marketable 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 April 12, 2004 (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 marketable 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.

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

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. 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.

9. PROVISIONS: The following items, where applicable, shall be provided as of the date of closing: rent, association fees, (other no other 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 date of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a proportionate amount to the new tax rate and valuation may be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

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

11. INSPECTIONS: Buyer is encouraged to seek information from professionals regarding any specific items or concerns.  
Rev. 2003 Page 1 of 4 - RES-LG Copyright 1998  
RE/MAX By The Bay 870 Brewer Boulevard, Portland ME 04103 Fax: (207) 850-7293 David M. Duda  
Printed with permission by RE/MAX, LLC 11000 Portland Ave. Suite 2000 Portland, ME 04106-4000  
7303440.0204

**Check & Deposit**

160,000  
68,000  
-----  
228,000

**RECEIVED**  
MAR 13 2004

12. FINANCING: This Agreement is  is not  subject to Financing. If subject to Financing:
- a. This Agreement is subject to Buyer obtaining a Construction loan of 90,000 % of the purchase price, at an interest rate not to exceed 8,000 % and amortized over a period of 30 years.
  - b. 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. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.
  - c. Buyer to provide Seller with loan commitment letter from lender showing that Buyer has secured the loan commitment within 30 days of the Effective Date of the Agreement. If Buyer fails to provide Seller with this loan commitment letter within said time period, Seller may deliver notice to Buyer that this Agreement is terminated three business days after delivery of such notice unless Buyer delivers the loan commitment letter before the end of the three-day period. If the Agreement is terminated under the provision of this sub-paragraph, the earnest money shall be returned to Buyer.
  - d. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller or Seller's agent.
  - e. After (b) and (c) are met, Buyer is obligated to notify Seller in writing if the lender notifies Buyer that it is unable or unwilling to proceed under the terms of the loan commitment. 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.
  - f. Buyer agrees to pay no more than 0 points. Seller agrees to pay 5 ~~base~~ toward Buyer's pre-paids, points and/or closing costs.
  - g. Buyer's ability to obtain financing is  is not  subject to the sale of another property. See addendum Yes  No .
  - h. Buyer may choose to pay cash instead of obtaining financing. If so, buyer shall notify seller in writing and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of paragraph 15 shall be void.

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

David M. Banks of RE/MAX BY THE BAY Agency is a  Seller Agent  Buyer Agent  
 Disc Dual Agent  Transaction Broker  
 Licensee

Noah W. Smith of Coldwell Banker Residential RR. Agency is a  Seller Agent  Buyer Agent  
 Disc Dual Agent  Transaction Broker  
 Licensee

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.

14. 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. 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. Earnest money disputes are subject to release options in license law and the default clause contained herein.

15. 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. In the absence of signed releases, earnest money deposit disputes will be submitted to small claims court if the dispute meets the criteria for being handled by that jurisdiction.

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

17. 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.

18. 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.

19. ADDENDA: Yes  Explain: Property Disclosure, Copy of Deed No

20. 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. Except as expressly set forth to the contrary, the use of "by (date)" or "within x 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.

21. 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 lender and/or closing agent preparing the entire closing statement to release a copy of the closing statement to the parties and their agents prior to, at and after the closing.

Page 3 of 4 - P&S-1.0 Buyer(s) Initials MM Seller(s) Initials MM

Rev. 2004

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T6682436.ZPX

Agent makes no warranties regarding the condition, permitted use or value of Sellers' real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

CONTINGENCY	YES	NO	DAYS FOR COMPLETION	OBTAINED BY	TO BE PAID FOR BY
1. SURVEY Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30 days	Seller	Seller
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
4. LOCAL PERMITS Purpose: _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>	30 days	Buyer	Buyer
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
7. WATER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
9. DEP/LURC APPROVALS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
11. MDOT DRIVEWAY/ ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
12. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
13. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			
14. OTHER Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>			

Further specifications regarding any of the above: 15. See attached addendum

Unless otherwise specified above, all of the above will be obtained 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.

22. OTHER CONDITIONS: Contingent upon receipt review and acceptance of the existing deed, the proposed deed and the survey within 30 days of the effective date of the contract.

23. Contingent upon the Buyer being able to obtain all necessary permits to construct a single family home as designed by Buyer within 30 days of the effective date of the contract.

24. Contingent upon the Sellers receipt and acceptance of the building plans within 30 days of the effective date of the contract.

25. Contingent upon the appraisal reflecting a value not less than the contract price.

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.

BUYER Michael F. Milton SS# OR TAXPAYER ID# \_\_\_\_\_

BUYER Reginal L. Milton SS# OR TAXPAYER ID# \_\_\_\_\_

Buyer's Mailing address is Po Box 2742 50 Port Land ME 04116

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.

Seller's Mailing address is \_\_\_\_\_

Margaret L. Nappi 2/22/04 DATE SS# OR TAXPAYER ID# \_\_\_\_\_  
SELLER Margaret L. Nappi

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SS# OR TAXPAYER ID# \_\_\_\_\_

Offer reviewed and refused on \_\_\_\_\_ day of \_\_\_\_\_

SELLER \_\_\_\_\_ SELLER \_\_\_\_\_

COUNTER-OFFER: Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time) \_\_\_\_\_ AM \_\_\_\_\_ PM.

SELLER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

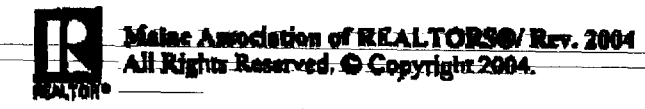
The Buyer hereby accepts the counter offer set forth above.

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ BUYER \_\_\_\_\_ DATE \_\_\_\_\_

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

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_

BUYER \_\_\_\_\_ DATE \_\_\_\_\_ SELLER \_\_\_\_\_ DATE \_\_\_\_\_





### Addendum to Agreement

Addendum to contract dated February 23, 2004  
 between Margaret L. Meppi (hereinafter "Seller")  
 and Michael F. Milton, Angel L. Milton (hereinafter "Buyer")  
 property Land lot on ninth and Broadway, Portland, ME

The following is hereby agreed by both the Sellers and the Buyers;

**Physical Condition of the Property.**

~~This property is being sold "as is" Seller does not make any other or  
 mention about the condition or value of the property included in this sale.  
 Buyer acknowledges this is full disclosure upon his own independent investigation  
 and judgment.~~

~~There are no verbal agreements, which modify or affect the effect. The  
 consequences of a deed by buyer shall be deemed to be the full performance of  
 every obligation on the part of Seller.~~

**Condition and Use of Property.**

~~Seller makes no representation as to the condition of the property or that the  
 same complies with local, state, federal, or federal, state and federal.~~

*MM am MA*



Buyer acknowledges Agency's advice to seek legal, tax and other professional advice as necessary in connection  
 with acquisition of property.

*[Signature]* 3/27/04  
 Date  
 Michael F. Milton

*Margaret L. Meppi* 3/28/04  
 Date  
 Margaret L. Meppi

*Angel L. Milton* 3/27/04  
 Date  
 Angel L. Milton

\_\_\_\_\_  
 Date

REPLACES By The Real Property Transfer System, System 100 04103  
 Form (REV) 03-1-2000 David M. Baker  
 Prepared with SoftPro™ by real Property, LLC 1000 Park Hill Road, Westborough, MA 01581-1000, phone 508-853-1000

Transferor: JPK

276

2438/276

276

Know All Men by These Presents,

Grady  
to  
Nappi  
&  
Warr

That I, HELEN E. GRADY, of Portland in the County of Cumberland and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other valuable consideration,

paid by MEN J. NAPPI and MARGARET L. NAPPI, both of said Portland,

do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said MEN J. NAPPI and MARGARET L. NAPPI

as joint tenants and not as tenants in common, and their heirs and assigns, and the

survivors of them, and the heirs and assigns of the survivors of them, forever, six (6) certain lots or parcels of land, with the buildings thereon, situated on the Northwesterly side of Broadway, in said Portland, and being lots numbered Twenty-two (22), Twenty-three (23), Twenty-four (24), Twenty-five (25), Twenty-six (26) and Twenty-seven (27) on a Plan of Lots, made by John Tilton MacIntosh, dated May, 1904, and recorded in Cumberland County Registry of Deeds in Plan Book 11, Page 15.

Said lots were previously conveyed to Helen E. Grady and Stewart E. Grady as joint tenants, by Helen E. Grady by warranty deed dated June 17, 1934 and recorded in said Registry of Deeds in Book 2181, Page 196.

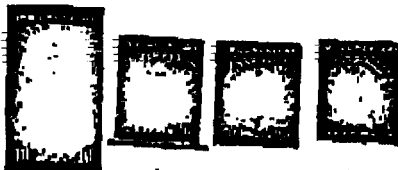
Also another certain lot or parcel of land, situated in said Portland, being lots numbered Eighty-five (85), Eighty-six (86), Eighty-seven (87), and Eighty-eight (88), as shown on plan of lots at Half Acre Woods, said plan being made by E. G. Jordan & Co., Civil Engineers, dated April, 1915, and recorded in said Registry of Deeds, said lots being bounded and described as follows: Beginning at the Northwesterly intersection of Broadway and North Street; thence Northerly along the easterly side of Broadway, One Hundred Five and Eight Hundredths (105.08) feet to land of one Rogers; thence Easterly, along the southerly side of said Rogers land, Two Hundred (200) feet to lot numbered Eighty-nine (89) on said plan; thence Southerly, along the westerly side of said lot numbered Eighty-nine (89), One Hundred Five and Eight Hundredths (105.08) feet to North Street; thence Westerly along the southerly side of North Street, One Hundred (100) feet to Broadway and the point of beginning; containing, according to said plan, Twenty-two Thousand (22,000) square feet, more or less.

This conveyance is made subject to the condition that no building or part thereof, except pines, spruce, hemlock, and other small projections, shall be built or placed within fifteen (15) feet of any street.

Said lots were previously conveyed to Helen E. Grady and Stewart E. Grady as joint tenants, by Stewart E. Grady by warranty deed dated June 17, 1934, and recorded in said Registry of Deeds in Book 2181, Page 197.

Said Stewart E. Grady having deceased prior to the execution hereof, the grantor herein further declared her will by reason of her decease and Stewart E. Grady.

This conveyance is made subject to taxes for the year 1934 which the grantees herein hereby assume and agree to pay.



*M J Nappi*

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In full and to both the above named and intended parties with all the privileges and  
appurtenances thereto, to the said JOHN J. HARTY and MARGARET L. HARTY

in full power and out of reason in witness, and their heirs and assigns, and the  
survivors of them, and the heirs and assigns of the survivors of them, to them and their  
heirs and assigns forever.

And I do warrant with the said Grantee, as aforesaid, that I am  
lawfully seized in fee of the premises, that they are free of all incumbrances except  
as aforesaid.

that I have good right to sell and convey the same to the said  
Grantee to hold as aforesaid, and that I and my heirs  
shall and will warrant and defend the same to the said Grantee, their heirs and assigns,  
and the survivors of them, and the heirs and assigns of the survivors of them, forever,  
against the lawful claims and demands of all persons, except as aforesaid.

In WITNESS WHEREOF, I the said JOHN J. HARTY, being authorized,

do hereby certify that the above is a true and correct copy of the original as the same appears in the records of the County of York, Maine.

Notary Public for the County of York, Maine

Witness my hand and seal this 27th day of September 1958 in the year of our Lord one thousand nine hundred and fifty-eight.

Sign: John J. Hartly  
in presence of

Official Seal of Notary Public  
John J. Hartly

Witness my hand and seal this 27th day of September 1958 in the year of our Lord one thousand nine hundred and fifty-eight.

State of Maine  
County of York

27 20th 1958

Personally appeared the above named JOHN J. HARTY

and acknowledged the foregoing instrument to be his free act and deed.

Notary Seal: JOHN J. HARTY, Notary Public for the County of York, Maine

Signature of Notary Public

OCT 6 1958  
RECORDS OF DEEDS, YORK COUNTY, MAINE  
Received at 2 11 P.M. and recorded in  
BOOK 2989 PAGE 276

Handwritten signature

Mike Milton 767-8815  
 339-L-3 #04-0120

Soil type/Presumptive Load Value (Table 401.4.1)	Component	Plan Reviewer	Inspection/Date/Findings
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)			
Foundation Drainage (Section 406)	OK	sheet A11	
Ventilation (Section 409.1) Crawls Space ONLY	N/A	A2 Note F	
AnchorBolts/Straps (Section 403.1.4)	OK	A2 Note F	
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	OK	stack - see spec	
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	"	"	
Sill/Band Joist Type & Dimensions	2x6		
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x12	OK - 15' Spacing	
Second Floor Joist Species Dimensions and Spacing Table(503.3.1(1) & Table 503.3.2(1))	2x12	OK	"