

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes. If Any, Attached

Permit Number: 090823

PERMIT ISSUED
SEP 14 2007

This is to certify that Dickhaut Edward & /Len Anderson, MADRID
has permission to Build new 26' x 28' single family home with 2 bedrooms and 1.5 baths.

AT 571 Allen Ave (573) CP 399 E002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

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

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Ronny M. Mally 9/11/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 573 Allen Ave CBL 399 E003001
Issued to Madd Llc/Len Anderson. MADD LLC Date of Issue 01/29/2010

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. 09-0823, 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

Single Family Residence
Use Group: R3
Type: 5B
IRC, 2003

Limiting Conditions:

This is a temporary occupancy certificate which expires on June 1, 2010.

**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 - Building or Use Permit Application

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

Permit No: 09-0823	Issue Date:	CBL: NEW 2009 <i>2009</i> 399- E002001 399E <i>053</i>
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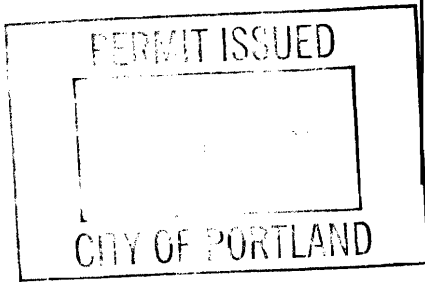
Location of Construction: 57 Allen Ave (573)	Owner Name: Dickhaut Edward &	Owner Address: 571 Allen Ave	Phone:
Business Name:	Contractor Name: Len Anderson. MADD LLC	Contractor Address: 543 Allen Ave Portland	Phone: 2072331715
Lessee/Buyer's Name Len Anderson	Phone: 207-233-1715	Permit Type: Single Family	Zone: <i>R-3</i>

Past Use: Vacant Land	Proposed Use: Build new 26' x 28' single family home with 3 bedrooms and 1.5 baths.	Permit Fee: \$945.00	Cost of Work: \$85,000.00	CEO District: 4
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>R3</i> Type: <i>5B</i> <i>IRC 2003</i>	

Proposed Project Description: Build new 26' x 28' single family home with 3 bedrooms and 1.5 baths.	Signature:	Signature: <i>jm</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: gg	Date Applied For: 08/04/2009	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>✓/A</i> <input type="checkbox"/> Wetland <i>✓/A</i> <input type="checkbox"/> Flood Zone <i>panel 2 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0061</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>Ok w/ Dickhaut</i> Date: <i>9/1/09</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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CERTIFICATION

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

9/21/09 - checked forms for food service
OK - no tickets appear in (Close in Permit)

9/23 ok to Breakfill Foundation JAR
Drawings installed, Tapped, program down.
SMT

11-23-09 OK - rough in elec plan (AT) JAR
12-14-09 OK - new service Outside only - inside locked. JAR
12-15-09 OK - inside service 100 Amp. JAR

split lot under CBL 399 E003 571 Allen Ave
BL permit under 573 Allen Ave + 09-0955

01/28/10 Final CBL 399 E003007
countertop - added inspection
CO - sent. Not functioning - Utl. Okay
Anecd. Permit # 100032 for rear
deck inspected. JAR

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

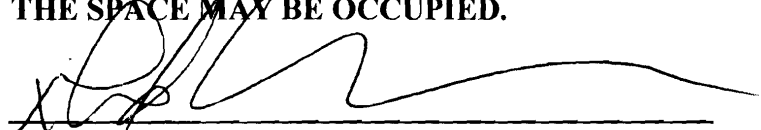
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- 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.

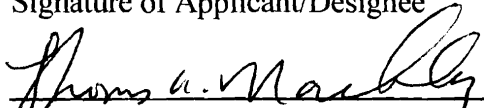
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

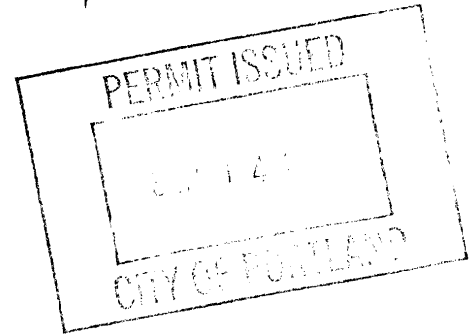
Date



Signature of Inspections Official

9/14/09

Date



090823
SITE 2009 0065



General Building Permit Application

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

Location/Address of Construction: 573 Allen Ave		
Total Square Footage of Proposed Structure/Area 1431	Square Footage of Lot 7614	Number of Stories 2
Tax Assessor's Chart, Block & Lot Chart# 399 Block# E Lot# part of 002 003	Applicant must be owner, Lessee or Buyer Name Madd LLC (Ken Anderson) Address 543 Allen Ave. City, State & Zip Portland Maine 04103	Telephone: (207) 233-1715
Lessee/DBA (If Applicable) AUG - 3 2009	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 85,000 Site 300.00 C of O Fee: 800 75.00 Total Fee: \$ 105,000

Current legal use (i.e. single family) Vacant land Number of Residential Units Proposed Single Family
 If vacant, what was the previous use? Vacant land
 Proposed Specific use: Single Family
 Is property part of a subdivision? No If yes, please name _____
 Project description: Build 3 Bedroom 1.5 Bath Single Family home
1431 Sq Ft. 26 x 28

Contractor's name: Ken Anderson
 Address: 543 Allen Ave.
 City, State & Zip Portland, Maine 04103 Telephone: (207) 233-1715 *xx call*
 Who should we contact when the permit is ready: Ken Anderson Telephone: (207) 233-1715
 Mailing address: 543 Allen Ave. Portland, Maine 04103

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

Bkg Fee 870.00
SITE 300.00
C of O 75.00
TOTAL 1,245.00

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

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

Signature: [Signature] Date: 8/2/09

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

CITY OF PORTLAND
DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

389 Congress Street
 Portland, Maine 04101

INVOICE FOR PERMIT FEES

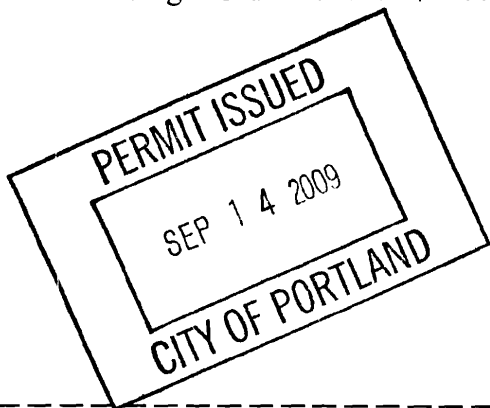
Application No: 9-0823	Applicant: Dickhaut Edward &
Project Name: Build new 26' x 28' single family ho	Location: 571 Allen Ave - 573 Allen
CBL: 399 (E002001)	Development Type:
Invoice Date: 08/05/2009	

Previous Balance	-	Payment Received	+	Current Fees	-	Current Payment	=	Total Due	Payment Due Date
\$0.00		\$0.00		\$1,145.00		\$945.00		\$200.00	On Receipt

Second Billing

Previous Balance	\$0.00
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Fee Description	Qty	Fee/Deposit Charge
Certificate of Occupancy	1	\$75.00
Building Permit Fee First \$1000	1	\$30.00
Building Permit Fee Add'l \$1000	104	\$1,040.00
		<u>\$1,145.00</u>
Total Current Fees:	+	\$1,145.00
Total Current Payments:	-	\$945.00
Amount Due Now:		\$200.00



Detach and remit with payment

Bill to: Dickhaut Edward &
 571 Allen Ave
 Portland, ME 04103

CBL 399 E002001
Application No: 9-0823
Invoice Date: 08/05/2009
Invoice No: 35194
Total Amt Due: \$200.00
Payment Amount:

Make checks payable to the *City of Portland*, ATTN: Inspections, 3rd Floor, 389 Congress Street, Portland, ME 04101.

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0823	Date Applied For: 08/04/2009	CBL: 003 399 E002001
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Location of Construction: 57 Allen Ave	Owner Name: Dickhaut Edward &	Owner Address: 571 Allen Ave	Phone:
Business Name:	Contractor Name: Len Anderson. MADD LLC	Contractor Address: 543 Allen Ave Portland	Phone: (207) 233-1715
Lessee/Buyer's Name: Len Anderson	Phone: 207-233-1715	Permit Type: Single Family	

Proposed Use: Build new 26' x 28' single family home with 3 bedrooms and 1.5 baths.	Proposed Project Description: Build new 26' x 28' single family home with 3 bedrooms and 1.5 baths.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 09/01/2009

Note: **Ok to Issue:**

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks and lot width must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tom Markley **Approval Date:** 09/08/2009

Note: Received beam specs as requested and attached to permit. **Ok to Issue:**

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 09/14/2009

Note: **Ok to Issue:**

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

Location of Construction: 573 571 Allen Ave	Owner Name: Dickhaut Edward &	Owner Address: 571 Allen Ave	Phone:
Business Name:	Contractor Name: Len Anderson. MADD LLC	Contractor Address: 543 Allen Ave Portland	Phone (207) 233-1715
Lessee/Buyer's Name Len Anderson	Phone: 207-233-1715	Permit Type: Single Family	

- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

8/7/2009-amachado: Left vcm for Len Anderson. Siteplan shows a deck; building plans shows a bulkhead. First 50' of the driveway from the street can't be within 5' of the proeprty line. Need easement in deed reflecting the shared driveway for the two lots.

9/1/2009-amachado: Received requested information.

9/8/2009-tm: received requested info and waiting for DRC approval before issuance of permit.

Applicant: Madd LLC, Len Anderson

Date: 8/6/09

Address: 573 Allen Ave (571)

C-B-L: split from 399-E-002

* new CBL will be 399-E-003

CHECK-LIST AGAINST ZONING ORDINANCE

perm. # 09-0823

Date - new

* used site plan received
9/1/09

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 26'x28' single family home.

Sewage Disposal - City

Lot Street Frontage - 50' min. - 50.00 (given)

Front Yard - 25' min - 72' scaled.

Rear Yard - 25' min - 29' scaled.

Side Yard - 25' by - right - 20.5' * can reduce side yard to 8' if
14' min left - 8' increase opposite yard
need 25' - has 28'

(inspector must verify)

Projections - bulkhead 6' x 5.5'

Width of Lot - 65' min. - 65' given * inspector must verify

Height - 35' max - 24' scaled.

Lot Area - 6500 sq ft min. - 7163.8 sq ft given

Lot Coverage Impervious Surface - 35% = $\frac{2507.33}{7163.8}$ 28 x 23.5 = 658

Area per Family - 6500 sq ft **OK**
steps: 25 x 18 = 45
4 x 15 = 60
6 x 4 = 24

= 749 sq ft **OK**

Off-street Parking - 2 spaces required - 2 cars fit passed 25' setback.

Loading Bays - N/A

Site Plan - minor/minor - 2009-0066

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

* shared d/w @ street.
* deeds for both properties shows shared access.

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

2009-0066

Application I. D. Number

8/5/2009

Application Date

New Single Family

Project Name/Description

Madd, LLC / Len Anderson

Applicant

543 Allen Ave, Portland, ME 04103

Applicant's Mailing Address

573
~~571~~ 571 Allen Ave, Portland, Maine

Address of Proposed Site

(399 E002001) 399-E-003 *

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 233-1715 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify)

0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$250.00 Date 8/5/2009

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

Performance Guarantee Accepted date amount expiration date

Inspection Fee Paid date amount

Building Permit Issue date

Performance Guarantee Reduced date remaining balance signature

Temporary Certificate of Occupancy date Conditions (See Attached) expiration date

Final Inspection date signature

Certificate Of Occupancy date

Performance Guarantee Released date signature

Defect Guarantee Submitted submitted date amount expiration date

Defect Guarantee Released date signature

PURCHASE AND SALE AGREEMENT - LAND ONLY

7-12-09, 2009

7-12-09, 2009 Effective Date
Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Edward R Dickhaut, Angela Summer Coggins ("Buyer") and ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (X) all part of; If "part of" see para. 22 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at 571 Allen Ave. and described in deed(s) recorded at said County's Registry of Deeds Book(s) 24545 22, Page(s) 573.

3. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 40,000.00 Buyer (X) has delivered; or will deliver to the Agency within n/a days of the date of this offer, a deposit of earnest money in the amount \$ 2,000.00. If said deposit is to be delivered after the submission of this offer and is not delivered by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being delivered will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ n/a will be delivered n/a. Failure by Buyer to deliver this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

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

4. EARNEST MONEY/ACCEPTANCE: Benchmark Residential and Investment Real Estat ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until July 13, 2009 (date) 12 AM (X) PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on August 6, 2009 (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 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

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

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. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (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 time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

August 2008 Page 1 of 4 - P&S-LO Buyer(s) Initials Seller(s) Initials

Benchmark Residential And Investment RE 100 Congress, Portland ME 04101
Phone: (207) 450-5579 Fax: (207) 846-8865 Ed Dickhaut

571 Allen Ave

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

Neither Seller nor Licensee makes any 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 type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
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 type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
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. HABITAT REVIEW/WATERFOWL Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
12. MDOT DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____	_____	_____
15. OTHER Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____

Further specifications regarding any of the above: Zoning determination letter, delivered to buyer with signed offer.

Land is a along with any other pertinent information, building codes and city

from the town - prior building permit, estimates etc.

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. If the result of any investigation 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 investigation 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 investigation 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.

11. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:
- This Agreement is subject to Buyer obtaining a _____ loan of _____ % of the purchase price, at an interest rate not to exceed _____ % and amortized over a period of _____ years.
 - 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 _____ 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.
 - Buyer to provide Seller with loan commitment letter from lender within _____ 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 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.
 - Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee or Buyer's licensee.
 - After (b) or (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 financing. Any failure by Buyer to notify Seller within two days of receipt by Buyer of notice from the lender shall be a default under this Agreement.
 - Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
 - Buyer's ability to obtain financing is is not subject to the sale of another property. See addendum Yes No.
 - 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 this paragraph shall be void.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

<u>Ed Dickhaut IV</u> Licensee	of	<u>Benchmark Residential and Investment RE</u> Agency	is a	<input checked="" type="checkbox"/> Seller Agent	<input type="checkbox"/> Buyer Agent
				<input type="checkbox"/> Disc Dual Agent	<input type="checkbox"/> Transaction Broker
<u>none</u> Licensee	of	<u>none</u> Agency	is a	<input type="checkbox"/> Seller Agent	<input type="checkbox"/> Buyer Agent
				<input type="checkbox"/> Disc Dual Agent	<input type="checkbox"/> Transaction Broker

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.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form.

14. MEDIATION: Earnest money disputes subject to the jurisdiction of small claims court will be handled in that forum. For all other disputes or claims 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.

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.

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: _____ No

20. EFFECTIVE DATE/NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to the party or their licensee. Withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing. This Agreement is a binding contract when signed by both Buyer and Seller and when that fact has been communicated which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any State/Federal holidays (including but not limited to Patriots Day, Columbus Day, Martin Luther King Holiday, etc.) Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators 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 licensees prior to, at and after the closing.

22. OTHER CONDITIONS:

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 Revenue Services.

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's Mailing address is 543 Allen Ave

Len Chelerson 7/21/09

BUYER manager for Madel LLC BUYER DATE

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 _____

Edward R Dickhaut 7-16-09 SELLER Angela Summer Higgins 7-20-09 SELLER DATE

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 _____

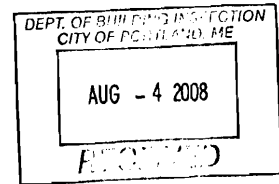
BUYER _____ DATE _____ SELLER _____ DATE _____



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Daniel J. Dalfonso, LLC
Professional Land Surveyor
87 A Ocean Street, Suite 202
South Portland, Maine 04106



Proposed Description for a Deed
Proposed Building Lot

A certain lot or parcel of land situated on the southerly side of Allen Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly sideline of Allen Avenue at an iron rod with survey cap #1172 marking the northwesterly corner of Lot 1693 on "Plan of the Pines, Section D" dated June 1976 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence S 45° 47' 24" E along the westerly line of said Lot 1693 being along land now or formerly of Dorothea L. Winchester - 150.39 feet to an iron rod with survey cap #1261 on the northerly line of Lot 1664 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1664 and partially along the northerly line of Lot 1663 a distance of 75.19 feet to an iron rod with survey cap #1172;

Thence along land retained by the Grantors herein with the existing house at 571 Allen Avenue by the following four (4) courses and distances: N 45° 47' 24" W - 40.00 feet to an iron rod with survey cap #1172; thence N 44° 41' 25" E - 12.68 feet to an iron rod with survey cap #1172; thence N 32° 33' 13" W - 55.00 feet to an iron rod with survey cap #1172; thence N 67° 43' 03" W - 25.93 feet to an iron rod with survey cap #1172 on the southerly sideline of Allen Avenue;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue - 21.02 feet to an angle point in said sideline;

Thence N 43° 56' 32" E along the southerly sideline of Allen Avenue - 29.00 feet to the point of beginning

Containing 7163.8 square feet, more or less.

Bearings are referenced to the 2008 magnetic meridian.

Being a portion of Lot 1694 on "Plan of the Pines, Section D" dated June 1976 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7 and being a portion of the premises described in the deed of Edward Dickhaut to Edward Dickhaut and Angela Summer Coggins dated October 22, 2004 and recorded in Cumberland County Registry of Deeds in Book 25545, Page 32.

Doc#: 48346 Bl:27164 Pg: 301

AUG 19 2009

WARRANTY DEED

Know all Persons by these Presents that We, Edward Dickhaut and Angela Summer Coggins, of the City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Tara L. Hilt**, whose mailing address is 1375 Forest Avenue Apt.D9, Portland, Me 04103 the receipt whereof we do hereby acknowledge and do hereby **give, grant, bargain, sell and convey** unto the said **Tara L. Hilt**, her heirs and assigns forever.

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land with the buildings thereon, situated on the southerly side of Allen Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly sideline of Allen Avenue at an iron rod with survey cap #1172 marking the northeasterly corner of Lot 1696 on "Plan of the Pines, Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue - 50.00 feet to an iron rod with survey cap #1172;

Thence along remaining land of the Grantor herein by the following four (4) courses and distances: S 67° 43' 08" E - 25.93 feet to an iron rod with survey cap #1172; thence S 32° 33' 13" E - 55.00 feet to an iron rod with survey cap #1172; thence S 44° 41' 25" W - 12.68 feet to an iron rod with survey cap #1172; and thence S 45° 47' 24" E - 40.00 feet to an iron rod with survey cap #1172 on the northerly line of Lot 1663 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1663 and along the northerly line of Lot 1662 and Lot 1661 a distance of 64.52 feet to the southeasterly corner of said Lot 1696;

Thence N 32° 33' 13" W along the easterly line of said Lot 1696 being along land now or formerly of Anthony A. Nataluk - 99.64 feet to the point of beginning.

Bearings are referenced to the 2008 magnetic meridian.

Being all of Lot 1695 and a portion of Lot 1694 shown on "Plan of the Pines Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Meaning and intending to convey a portion of the premises described in the deed of Edward Dickhaut to Edward Dickhaut and Angela Summer Coggins dated

Doc#: 48346 Bk:27164 Pg: 302

October 22, 2004 and recorded in Cumberland County Registry of Deeds in Book 25545, Page 32. Reference is also made to a deed from John F. Carpenter, Trustee of the Trust Created Under the Will of Lloyd B. Carpenter to Edward Dickhaut dated October 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24537, Page 28.

Also conveying an easement for the purpose of ingress and egress and normal utilities across the existing driveway located at the northwest corner of the land described in a deed from Edward Dickhaut and Angela Summer Coggins to Madd LLC dated August 6, 2009 to be recorded herewith in the Cumberland County Registry of Deeds.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Tara L. Hilt**, her heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.


IN WITNESS WHEREOF, We, the said **Edward Dickhaut and Angela Summer Coggins**, have hereunto set our hand and seal this 6th day of August, 2009.

Signed, Sealed and Delivered in the presence of


Witness

Corey Scott
Witness


Edward Dickhaut


Angela Summer Coggins

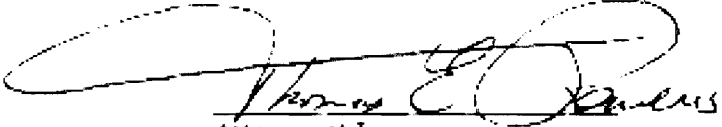
Doc#: 48346 Bl: 27164 Pg: 303

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: THOMAS E. POWERS

Received
Recorded Registrar of Deeds
Aug 07, 2009 02:38:39P
Cumberland County
Pamela E. Lovins

Doc# 48348 8/12/09 Pg: 313

AUG 19 2009

WARRANTY DEED

Know all Persons by these Presents that We, Edward Dickhaut and Angela Summer Coggins, of the City of Portland, State of Maine, in consideration of one dollar and other valuable consideration paid by **Madd LLC**, whose mailing address is 543 Allen Avenue, Portland, ME 04103 the receipt whereof we do hereby acknowledge and do hereby **give, grant, bargain, sell and convey** unto the said **Madd LLC**, its successors and assigns forever,

MAINE REAL ESTATE TAXPND

A certain lot or parcel of land situated on the southerly side of Allen Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the southerly sideline of Allen Avenue at an iron rod with survey cap #1172 marking the northwesterly corner of Lot 1693 on "Plan of the Pines, Section D" dated June 1976 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7;

Thence S 45° 47' 24" E along the westerly line of said Lot 1693 being along land now or formerly of Dorothea L. Winchester - 150.39 feet to an iron rod with survey cap #1261 on the northerly line of Lot 1664 on said "Plan of the Pines";

Thence S 74° 22' 53" W along the northerly line of said Lot 1664 and partially along the northerly line of Lot 1663 a distance of 75.19 feet to an iron rod with survey cap #1172;

Thence along land retained by the Grantors herein with the existing house at 571 Allen Avenue by the following four (4) courses and distances: N 45° 47' 24" W - 40.00 feet to an iron rod with survey cap #1172; thence N 44° 41' 25" E - 12.68 feet to an iron rod with survey cap #1172; thence N 32° 33' 13" W - 55.00 feet to an iron rod with survey cap #1172; thence N 67° 43' 03" W - 25.93 feet to an iron rod with survey cap #1172 on the southerly sideline of Allen Avenue;

Thence N 58° 01' 32" E along the southerly sideline of Allen Avenue - 21.02 feet to an angle point in said sideline;

Thence N 43° 56' 32" E along the southerly sideline of Allen Avenue - 29.00 feet to the point of beginning.

Bearings are referenced to the 2008 magnetic meridian.

Being a portion of Lot 1694 on "Plan of the Pines, Section D" dated June 1926 and recorded in Cumberland County Registry of Deeds in Plan Book 17, Page 7 and being a portion of the premises described in the deed of Edward Dickhaut to Edward Dickhaut and Angela Summer Coggins dated October 22, 2004 and recorded in Cumberland County Registry of Deeds in Book 25545, Page 32. Reference is also made to a deed from John F. Carpenter, Trustee of the Trust Created Under the Will of Lloyd B. Carpenter to Edward

Doc# 48348 Bk:27164 Pg: 314

Dickhaut dated October 27, 2006 and recorded in the Cumberland County Registry of Deeds in Book 24537, Page 28.

The above described premises are conveyed subject to an easement for the purpose of ingress and egress and normal utilities across the existing driveway located at the northwest corner of the above described premises for the benefit of the parcel of land described in a deed from Edward Dickhaut and Angela Summer Coggins to Tara L. Hilt dated August 6, 2009 to be recorded herewith in the Cumberland County Registry of Deeds.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said **Madd LLC**, its successors and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will **warrant and defend** the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said **Edward Dickhaut and Angela Summer Coggins**, have hereunto set our hand and seal this 6th day of August, 2009.

*Signed, Sealed and Delivered
in the presence of*

Witness



Edward Dickhaut

Witness



Angela Summer Coggins

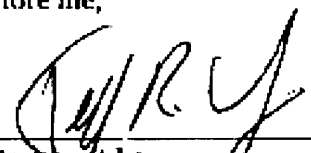
Doc#: 48348 Bk:27144 Pg: 315

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. Vigne

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

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 filler 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" min spacing	OK		
Lally Column Type (Section R407)	NA typical lally into footings - 3/4 cement filled			
Girder & Header Spans (Table R 502.5(2))				
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) and R802.4(2))	NA	OK		

?

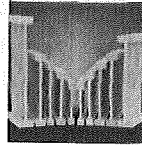
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	¹² 8' pitch - TRUSS RAFTERS 24' OC - 30yr asphalt shingles	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4 ADVANTAGE 1x7 CROSS BRIDGES	OK
Fastener Schedule (Table 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 cleats 2x8 blocking @ peak	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	1	
Number of Stairways	2	
Interior	2	
Exterior	Ø	
Treads and Risers (Section R311.5.3)	min 10 inch tread 7 ³ / ₄ Rise	
Width (Section R311.5.1)	36 minimum	
Headroom (Section R311.5.2)	6'8 minimum	
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	36 guards 34-38 Handrails	
Smoke Detectors (Section R313) Location and type/Interconnected	All Bedroom/common areas Hard wired - interconnected	OK
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	OK per IRC	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	NA	OK
Deck Construction (Section R502.2.1)	NA	OK

ENGINEERED WOOD PRODUCTS



USER'S GUIDE



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



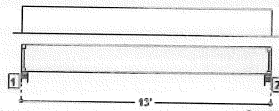
...as independent of the dealers we support



To Beam® P-30 Serial Number:
User #: 10203507
Page #: Engineering 03/14

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 Area (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	1 Ply 1 1/4" x 9 1/2" 1.3E TimberStrand® LSL
2	Stud wall	3.50'	2.01'	3380 / 1115 / 0 / 4495	L1 Blocking	1 Ply 1 1/4" x 9 1/2" 1.3E TimberStrand® LSL

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

DESIGN CONTROLS:

	Maximum	Design	Control	Result	Location
Shear (lbs)	4380	-3746	9643	Passed (36%)	Rt. end Span 1 under Floor loading
Moment (Ft-Lbs)	13870	13870	19593	Passed (71%)	MID Span 1 under Floor loading
Live Load Defl (in)	0.426	0.422	0.422	Passed (L/357)	MID Span 1 under Floor loading
Total Load Defl (in)	0.566	0.633	0.633	Passed (L/269)	MID Span 1 under Floor loading

Deflection Criteria: STANDARD(LL,L360,TL,L240).

Bracing(L1): 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
Hillside Lumber Inc.
781 County Rd.
Westbrook, ME 04092
Phone: (207) 839-2576
Fax: (207) 775-3637
rob.curtis@hillsidelumber.com



Beam & Joist Number
 Job # 100000000
 Page 2, Engine Version 6.00.04

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

Load Group: Primary Load Group

	12' 8.00'	
Max. Vertical Reaction Total (lbs)	4495	4495
Max. Vertical Reaction Live (lbs)	3380	3380
Required Bearing Length in	2.01(N)	2.01(N)
Max. Unbraced Length (in)	156	
Loading on all spans, LDF = 0.90, 1.0 Dead		
Shear at Support (lbs)	929	-929
Max Shear at Support (lbs)	1087	-1087
Member Reaction (lbs)	1687	1687
Support Reaction (lbs)	1115	1115
Moment (ft-Lbs)		3491
Loading on all spans, LDF = 1.00, 1.0 Dead = 1.0 Floor		
Shear at Support (lbs)	3756	-3756
Max Shear at Support (lbs)	4380	-4380
Member Reaction (lbs)	4380	4380
Support Reaction (lbs)	4495	4495
Moment (ft-Lbs)		13870
Live Deflection (in)		0.426
Total Deflection (in)		0.548

PROJECT INFORMATION:

OPERATOR INFORMATION:

Rob Curtis
 Hillside Lumber Inc.
 781 County Rd.
 Westbrook, ME 04092
 Phone: (207) 839-2675
 Fax: (207) 775-3537
 rob.curtis@hillside.com



Strengthening a Remarkable City, Building a Community for Life - www.portlandmaine.gov

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.

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

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX:(207) 874-8716 - TTY:(207) 874-3936

09-0775 - garage
was removed.

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 11-16-09
 Permit # 2009-4688
 CBL# 399-E-23

LOCATION: 573 ALLEN AVE METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER M.A.D.O. LLC
 TENANT _____ PHONE # 233 1715

M
~~Temporary Service~~
M
M
M

						TOTAL EACH FEE	
OUTLETS	<u>34</u>	Receptacles	<u>28</u>	Switches	<u>6</u>	Smoke Detector	.20
FIXTURES	<u>22</u>	Incandescent	<u>7</u>	Fluorescent	<u>4</u>	Strips	.20
SERVICES	<input checked="" type="checkbox"/>	Overhead		Underground		TTL AMPS <800'	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS	<u>1</u>	(number of)					1.00
MOTORS		(number of)					2.00
RES/D/COM		Electric units					1.00
HEATING	<u>1</u>	oil/gas units		Interior		Exterior	5.00
APPLIANCES	<u>1</u>	Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters	<u>3</u>	Fans	2.00
	<u>1</u>	Dryers	<u>1</u>	Disposals	<u>1</u>	Dishwasher	2.00
		Compactors		Spa	<u>1</u>	Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent.				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS	<u>1</u>	Service		Remote	<u>1</u>	Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
						MINIMUM FEE/COMMERCIAL 55.00	
						MINIMUM FEE	45.00

RECEIVED

NOV 16 2009

Dept. of Building Inspections
 City of Portland Maine

59.80

CONTRACTORS NAME JAMES R LAMB MASTER LIC. # MS60013205
 ADDRESS P.O. Box 1811 Biddeford LIMITED LIC. # _____
 TELEPHONE 207 229 8102

SIGNATURE OF CONTRACTOR James R Lamb
 White Copy - Office • Yellow Copy - Applicant

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation: Portland Me.
 Street Subdivision Lot #: 573 ALLEN AVE.

PROPERTY OWNERS NAME

Last: Madd LLC First: _____
 Applicant Name: Robert S. Dorr
 Mailing Address of Owner/Applicant (If Different): 17 Milliken Rd. Scarborough Me. 04074

2009-8241

PORTLAND
 Date Permit Issued: 11/19/09 PERMIT # 11118 TOWN COPY If Double Fee Charged
 Local Plumbing Inspector Signature: Thomas H. Malley L.P.I. # 0744

399-E-23

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: Robert S. Dorr Date: 11-19-09

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. NEW PLUMBING
 2. RELOCATED PLUMBING

Type of Structure To Be Served:

1. SINGLE FAMILY DWELLING
 2. MODULAR OR MOBILE HOME
 3. MULTIPLE FAMILY DWELLING
 4. OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. MASTER PLUMBER
 2. OIL BURNERMAN
 3. MFG'D. HOUSING DEALER/MECHANIC
 4. PUBLIC UTILITY EMPLOYEE
 5. PROPERTY OWNER

LICENSE # 08566

Hook-Up & Piping Relocation Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

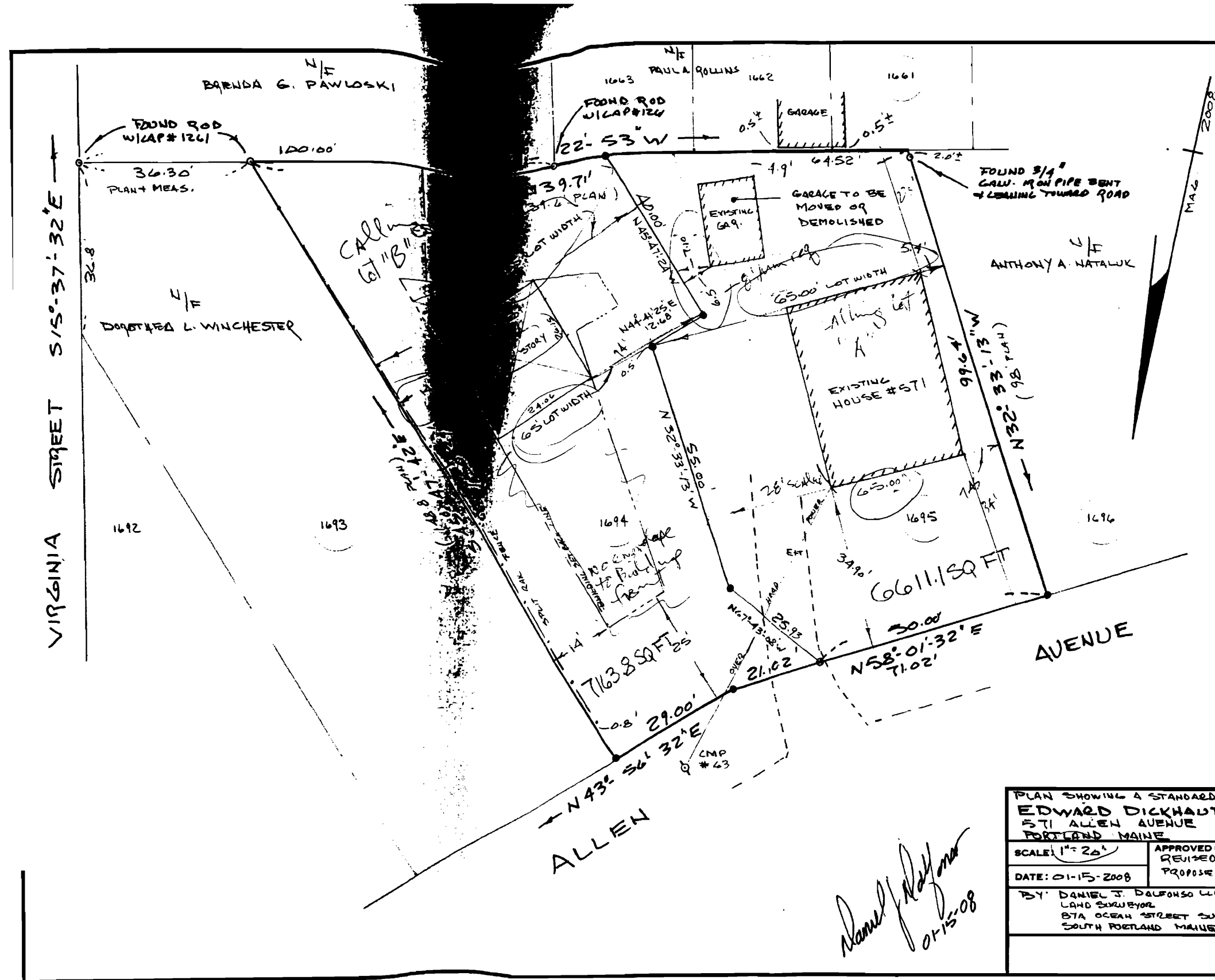
TRANSFER FEE
[\$6.00]

Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
2	Hosebib / Sillcock	1	Bathtub (and Shower)
	Floor Drain		Shower (Separate)
	Urinal	1	Sink
	Drinking Fountain	3	Wash Basin
	Indirect Waste	2	Water Closet (Toilet)
	Water Treatment Softener, Filter, etc.	1	Clothes Washer
	Grease / Oil Separator	1	Dish Washer
	Roof Drain	1	Garbage Disposal
	Bidet		Laundry Tub
	Other: _____		Water Heater
	Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
			Fixtures (Subtotal) Column 2
			Total Fixtures
			Fixture Fee
			Transfer Fee
			Hook-Up & Relocation Fee
			Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

78
+ 10
88

78



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 SUMNER COGGINS 10-22-04 BOOK 25545 PAGE 082

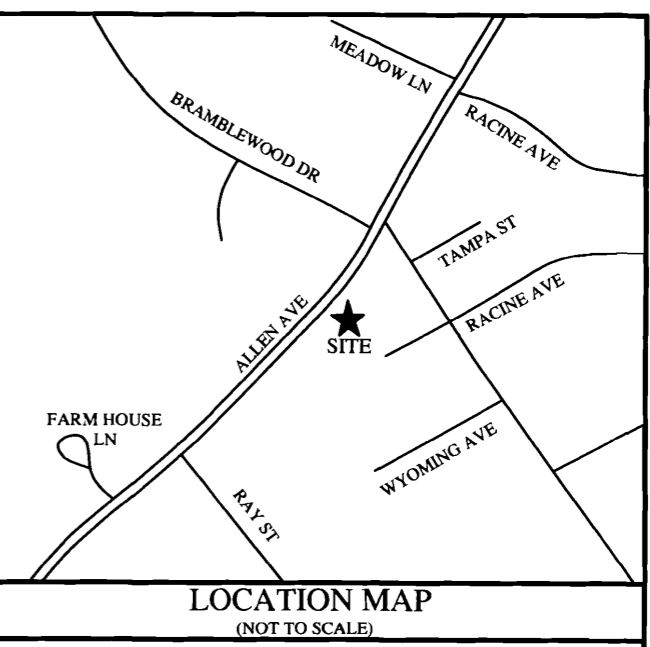
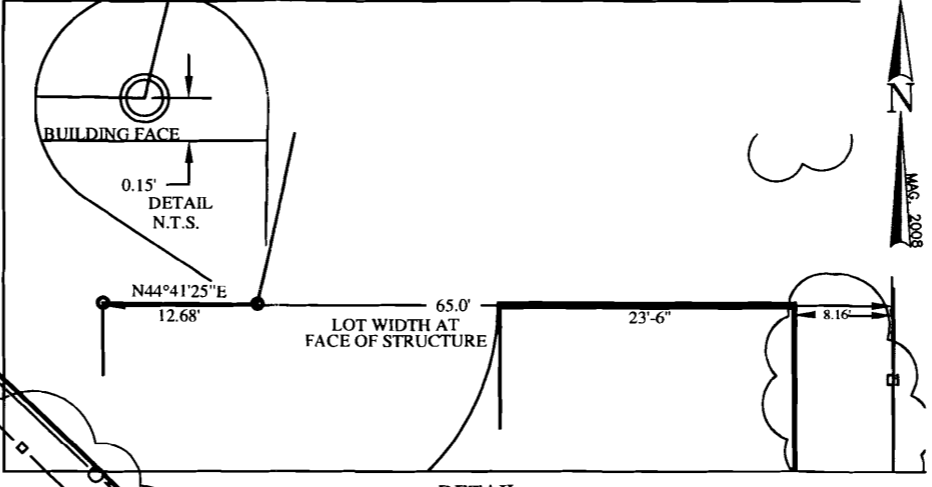
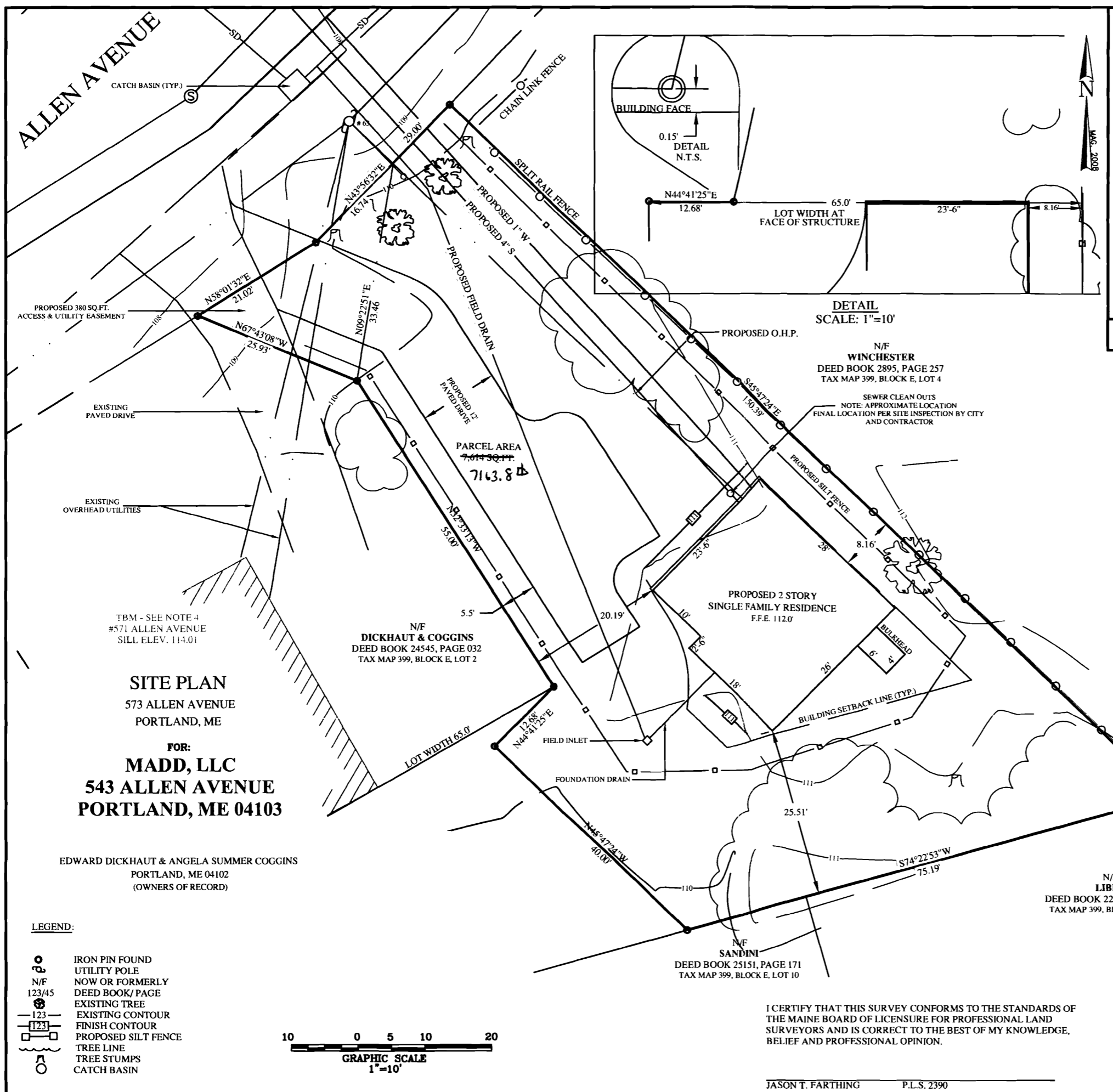
NOTES:

- 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 1145 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/LAP #172 TO BE SET OUT AT FUTURE REQUEST OF CLIENT
- 6. STREET LINES BASED ON CITY OF PORTLAND ENGINEERING DEPARTMENT RECORDED LOCATIONS

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

SCALE: 1" = 20'	APPROVED BY: REVIEWED: 01-28-2008 TO SHOW PROPOSED LOT AND BUILDING	DRAWN BY
DATE: 01-15-2008		REVISED
BY: DANIEL J. DALFONSO LLC LAND SURVEYOR B7A OCEAN STREET SUITE 204 SOUTH PORTLAND MAINE 04106		
		DRAWING NUMBER 1216

Daniel J. Dalfonso
01-15-08



- 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 1/2 STORIES: 8'
2 STORIES: 14'
2 1/2 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

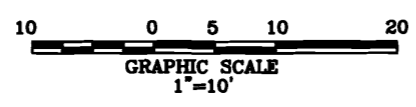
SITE PLAN
573 ALLEN AVENUE
PORTLAND, ME

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
- NOW OR FORMERLY
- DEED BOOK/PAGE
- EXISTING TREE
- EXISTING CONTOUR
- FINISH CONTOUR
- PROPOSED SILT FENCE
- TREE LINE
- TREE STUMPS
- CATCH BASIN



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

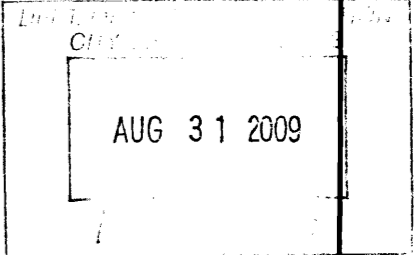
N/F
LIBBY
DEED BOOK 22818, PAGE 275
TAX MAP 399, BLOCK E, LOT 11

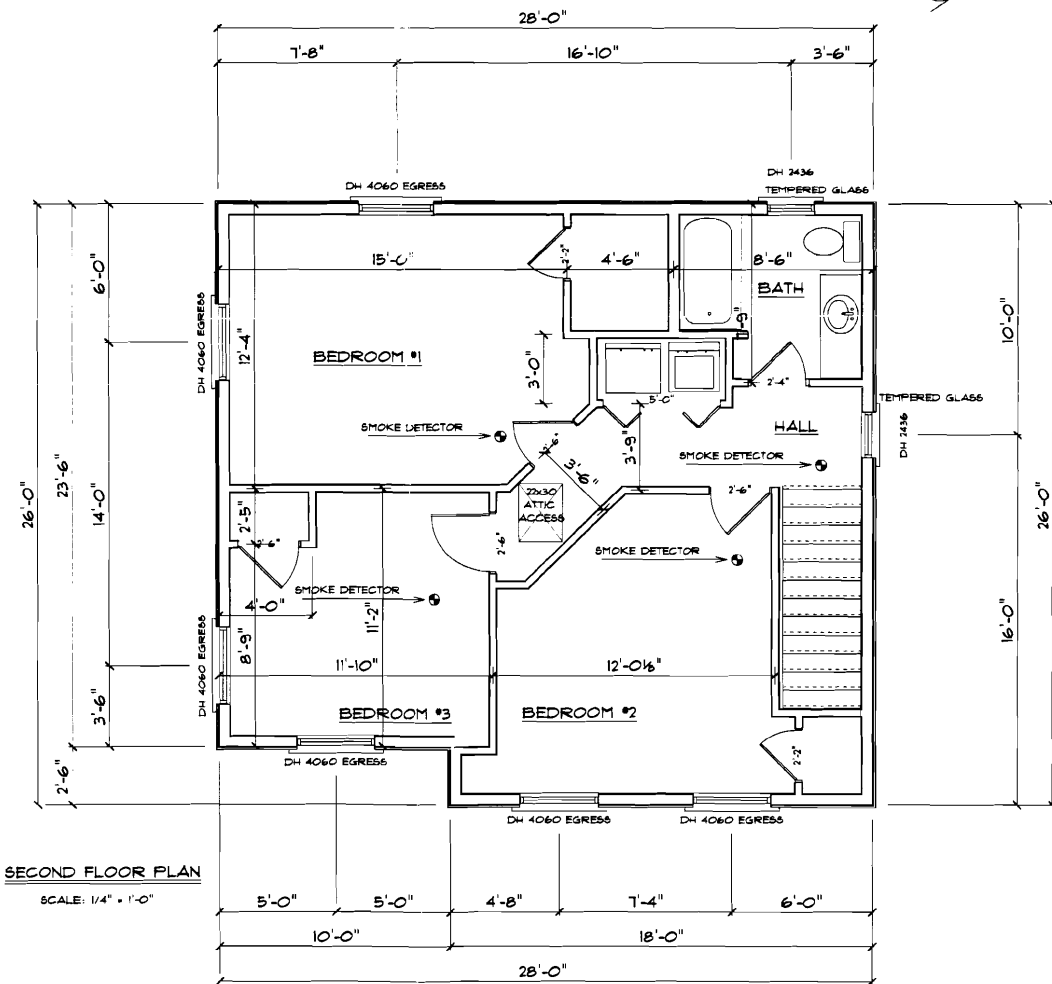
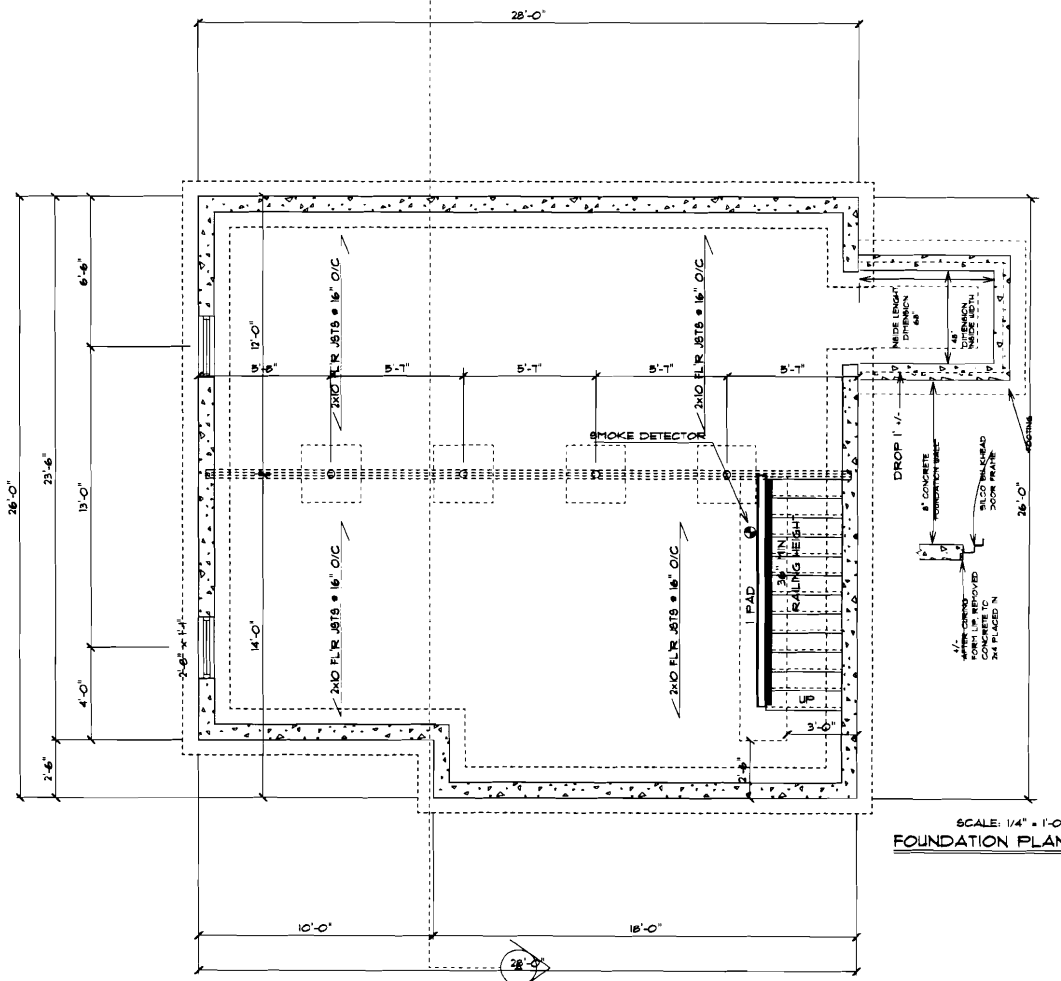
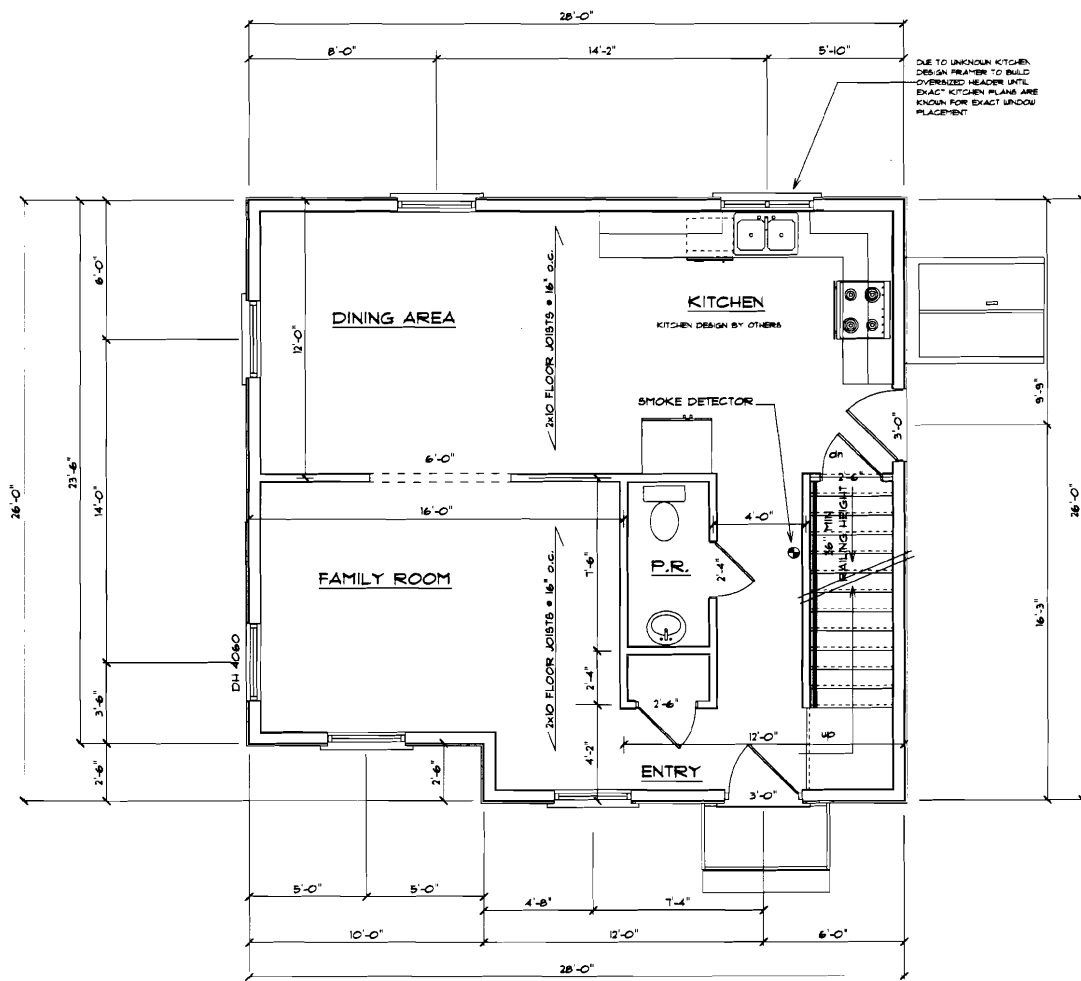
SURVEY BY:
SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556 (207) 892-2557 FAX
INFO@SURVEYINCORPORATED.COM

PLAN BY: JF@ SURVEY, INC.

DATE: JULY 20, 2009

JOB NO. 08-046





NOTE: ALL WINDOWS
U-FACTOR = .31

AUG - , 2009

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF ALABAMA. DESIGN ARE NOT BEING MADE FOR THE PROTECTION OF THE PUBLIC. ENGINEER HAS ONLY BEEN ADVISED OF THE PROJECT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND NO WAY CONSTITUTE A GUARANTEE TO THE QUALITY AND SATISFACTION OF THE INFORMATION PROVIDED. ALL DIMENSIONS AND SPECIFICATIONS ARE BASED ON THE CONTRACT AND STANDARD PRACTICES AND CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONTRACT SPECIFICATIONS OVERBIDDED HOUSE PLANS.

PROJECT NAME:

ALLEN AVE
SPEC

MADD LLC

REVISIONS

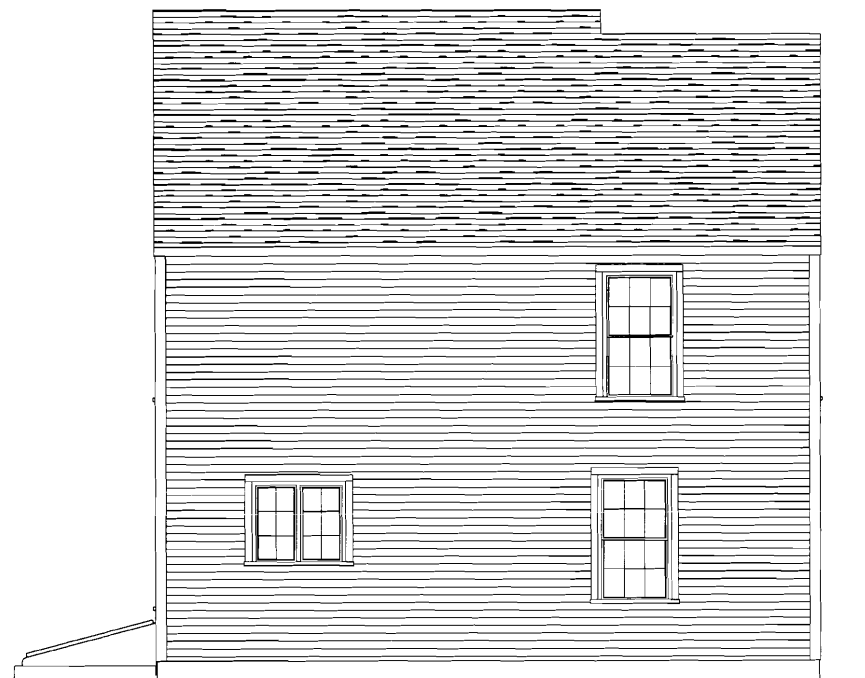
DATE: AUGUST 04 2009

SCALE: AS NOTED

DRAWN

FILE

SHEET: 01 OF 01



REAR ELEVATION



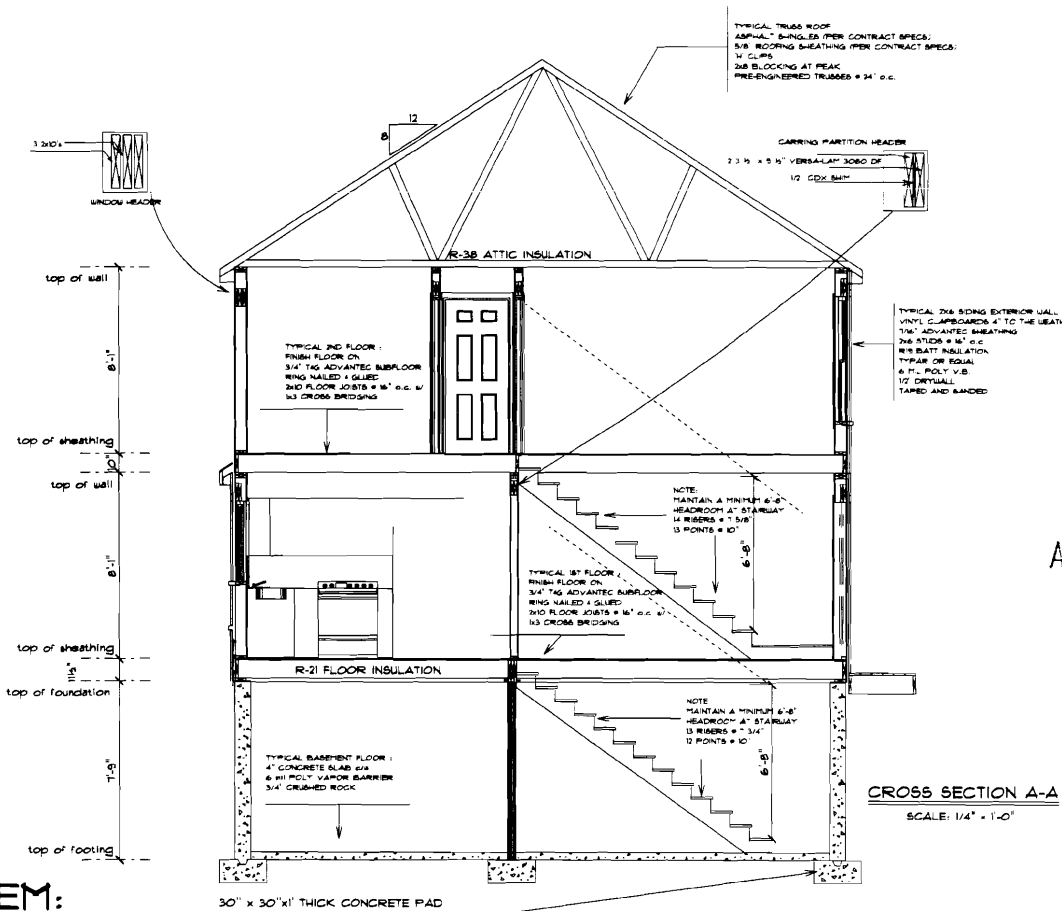
RIGHT ELEVATION



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

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF NORTH CAROLINA. THE ARCHITECT OR ENGINEER HAS REVIEWED THESE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NORTH CAROLINA BOARD OF ARCHITECTURE AND ENGINEERING. THE ARCHITECT OR ENGINEER HAS NOT PERFORMED A VISUAL INSPECTION OF THE SITE OR THE EXISTING CONDITIONS. THE ARCHITECT OR ENGINEER HAS NOT PERFORMED A VISUAL INSPECTION OF THE EXISTING CONDITIONS. THE ARCHITECT OR ENGINEER HAS NOT PERFORMED A VISUAL INSPECTION OF THE EXISTING CONDITIONS.

PROJECT NAME:

ALLEN AVE
SPEC

MADD LLC

AUG - 4 2009

REVISIONS

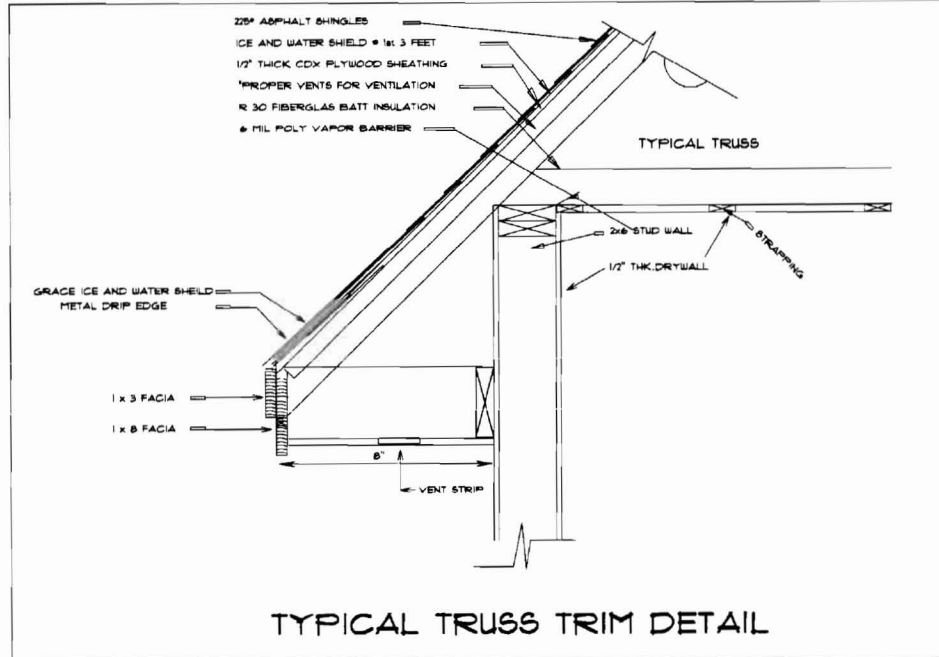
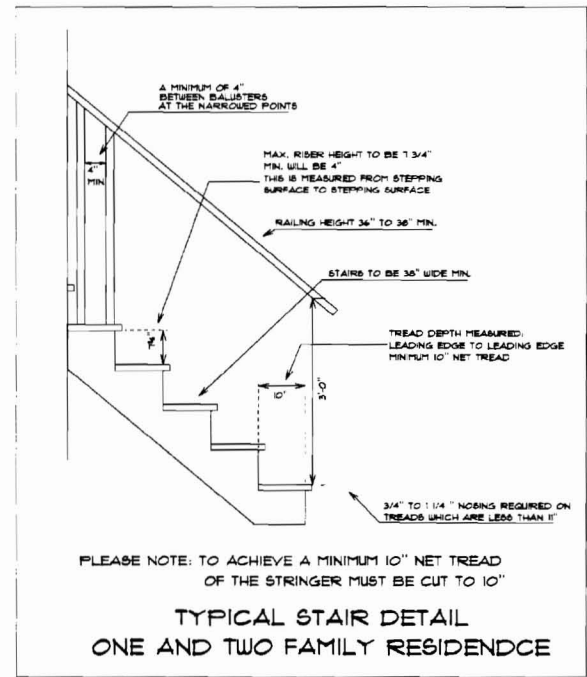
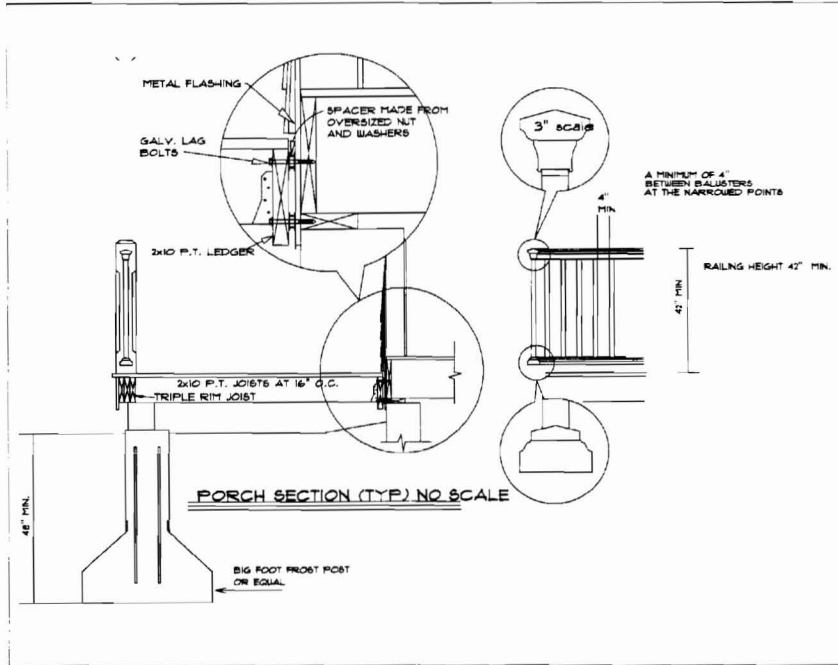
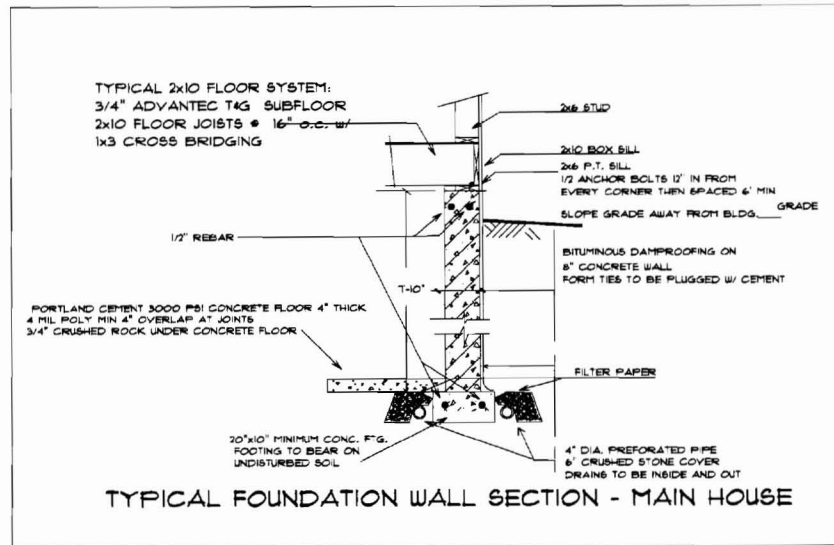
DATE: August 04 2009

SCALE: AS NOTED

DRAWN:

FILE:

SHEET: ___ OF ___



- FOUNDATION NOTES:**
1. ALL FINISH WALL & FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD WITH CONTRACTOR.
 2. BASEMENT WINDOW LOCATIONS & AND ROUGH OPENING 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" DIA. 6" LONG OR EQUIVALENT. 4" O.C. MAX. O.C. 4' O.C. 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 SPEC. ALSO MUST CHECK ALL STRUCTURAL FRAMING FOR LOAD BEARING & FOUNDATION BEFORE FORMS ARE SET.
 8. CONTRACTOR SHALL ADJUST WALL AND FOOTING SIZES TO SOIL BEARING CAPACITIES AS REQ'D.
 9. DO NOT BACKFILL MORE THAN 3'-0" BELOW 1st F.L.R. FRAMING JOINT & SUB-FLOOR 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.

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

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 FASTENERS SPACED 3 INCHES O.C. AT EXTERIOR EDGES AND 6 INCHES O.C. AT INTERMEDIATE SUPPORTS CORROSION RESISTANT SINKING OR CASING NAIL COMMON DEFORMED SHANK COMMON OR DEFORMED SHANK COMMON BOX OR DEFORMED SHANK COMMON BOX NAILS ARE PERMITTED TO BE USED EXCEPT WHERE OTHERWISE INDICATED.

SEE NOTE	FASTENING	LOCATION	CONNECTION	SEE NOTE	FASTENING	LOCATION	CONNECTION
SEE NOTE F	8d	PANEL SIDING (TO FRAMING) 1/2"	PANEL SIDING (TO FRAMING) 1/2" OR LESS	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON MINIMUM	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS TO PARALLEL RAFTERS
SEE NOTE F	8d	PANEL SIDING (TO FRAMING) 1/2" OR LESS	TO FRAMING	COMMON NAIL - REF TO TABLE 2308.10.4.1	FACE NAIL	4 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON MIN.	(SEE SECT. 2308.10.4.1, TABLE 2308.10.4.1) CEILING JOISTS, LAP OVER PARTITIONS
SEE NOTE C	6d	SUB-FLOOR UNDERLAYMENT SINGLE FLOOR (COMBINATION 3/4" OR LESS			TOENAIL	4 - 8d COMMON	CONTINUOUS HEADER TO STUD
SEE NOTE F	2" 10 GAGE 2-3/8"x15" NAIL, 8d OR 6d	WOOD STRUCTURAL PANELS 1/2" OR LESS	WOOD STRUCTURAL PANELS 1/2" OR LESS		TOE NAIL	5 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	CEILING JOISTS TO PLATE
SEE NOTE D, 66, SEE NOTE C	1-3/4" 16 GAGE 2-3/8"x15" NAIL, 8d	WOOD STRUCTURAL PANELS 1/2" OR LESS	WOOD STRUCTURAL PANELS 1/2" OR LESS		FACE NAIL	3 - 3" 14 GAGE STAPLE @ 3" O.C. 2 - 16d COMMON	CONTINUOUS HEAD, 2 PGS AND INTERSECTIONS TOP PLATES LAPS
SEE NOTE 0	4 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	LEDDER STRIP			TOE NAIL	3" 14 GAGE STAPLE @ 8" O.C. 3" 16d 13" NAIL @ 8" O.C. 8d @ 8" O.C.	RIM JOIST TO TOP PLATE
SEE NOTE N	5 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	JOIST TO BAND JOIST			TOE NAIL	3 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	DR RAFTERS TO TOP PLATE BLOCKING BETWEEN JOISTS
SEE NOTE 0	3 - 3" 14 GAGE STAPLE @ 3" O.C. 2 - 16d COMMON	2 BY RIDGE BEAM ROOF RAFTER TO			LAP SPLICE	12 - 3" 14 GAGE STAPLE TYP. FACE NAIL @ 12" O.C. 12 - 3" 14 GAGE STAPLE @ 12" O.C. 8 - 16d COMMON	DOUBLE TOP PLATES
SEE NOTE C, J	3 - 3" 14 GAGE STAPLE @ 3" O.C. 2 - 16d COMMON	2 BY RIDGE BEAM ROOF RAFTER TO			TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" O.C. 3" 16d 13" NAIL @ 12" O.C. 16d @ 18" O.C.	DOUBLE TOP PLATES
	3 - 3" 14 GAGE STAPLE @ 3" O.C. 2 - 16d COMMON	JACK RAFTERS TO HIP			FACE NAIL	3" 14 GAGE STAPLE @ 8" O.C. 3" 16d 13" NAIL @ 8" O.C. 16d @ 24" O.C.	DOUBLE STUDS
	4 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	JACK RAFTERS TO HIP			END NAIL	3 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d 13" NAIL @ 3" O.C. 3 - 16d COMMON	STUD TO SOLE PLATE
	4 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	COLLAR TIE TO RAFTER			TOE NAIL	3 - 3" 14 GAGE STAPLE @ 3" O.C. 4 - 3" 14 GAGE STAPLE @ 4" O.C. 4 - 8d COMMON	
	3 - 3" 14 GAGE STAPLE @ 3" O.C. 2 - 20d COMMON	BUILT-UP GIRDER & BEAMS			END NAIL	3 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d 13" NAIL @ 3" O.C. 2 - 16d COMMON	TOP PLATE TO STUD
	14 GAGE STAPLE @ 24" O.C. 3" 16d 13" NAIL @ 24" O.C. 20d COMMON 32" O.C.	BUILT-UP GIRDER & BEAMS			BRACED WALL PANEL	3" 14 GAGE STAPLE @ 12" O.C. 3" 16d 13" NAIL @ 12" O.C. 16d @ 18" O.C.	AT BRACED WALL PANEL SOLE PLATE TO JOIST OR BLOCKING
16" O.C.	3" 14 GAGE STAPLE @ 16" O.C. 16d COMMON	BUILT-UP CORNER STUDS			TYPICAL FACE NAIL	3" 14 GAGE STAPLE @ 12" O.C. 3" 16d 13" NAIL @ 12" O.C. 16d @ 18" O.C.	OR BLOCKING SOLE PLATE TO JOIST
24" O.C.	2 - 3" 14 GAGE STAPLE @ 2 - 3" 16d 13" NAIL @ 2 - 16d COMMON	EACH STUD & PLATE 1" DIAGONAL BRACE TO			TOENAIL EACH END	3 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d 13" NAIL @ 3" O.C. 3 - 8d COMMON	BRIDGING TO JOIST
	3 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d COMMON	RAFTER TO PLATE			TOENAIL	3 - 3" 14 GAGE STAPLE @ 3" O.C. 3 - 16d 13" NAIL @ 3" O.C. 3 - 8d COMMON	JOIST TO SILL OR GIRDER

NOTES: (SEE NOTES A - J FOR ALL FASTENING NOTES)

AUG - 4, 2009