

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

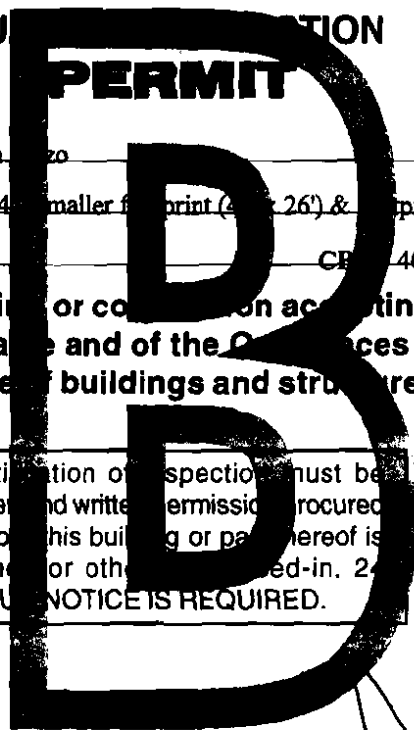
Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 100588

This is to certify that Joseph & Sharon Pizzo/Joseph Pizzo
has permission to Amendment to Permit #091024 smaller footprint (4' x 26') & footprint rotated
AT 395 ALLEN AVE CE 401 A013001

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 DOB
PERMIT ISSUED

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

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

OTHER REQUIRED APPROVALS
Fire Dept. JUN 14 2010
Health Dept. _____
Appeal Board City of Portland
Other _____
Department Name

Deanne Bank 6/14/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0588	Issue Date:	CBL: 401 A013001
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Location of Construction: 395 ALLEN AVE	Owner Name: Joseph & Sharon Pizzo	Owner Address: One Trillium Lane	Phone:
Business Name:	Contractor Name: Joseph Pizzo	Contractor Address: 1 Trillium Lane Falmouth	Phone: 2073293539
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	Zone: R-3

Past Use: Vacant Land Connected w/ permit#091024	Proposed Use: Single Family Home - Amendment to Permit #091024 - Smaller footprint (40' x 26') & footprint rotated	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 4
Proposed Project Description: Amendment to Permit #091024 - Smaller footprint (40' x 26') & footprint rotated		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R</i> Type <i>SB</i> <i>IPC-2003</i> Signature: <i>JMB 6/14/10</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: ldobson	Date Applied For: 05/27/2010	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>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <i>panel 2 zone x</i> <input checked="" type="checkbox"/> Site Plan <i>2009-0070</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OK w/condition Date: <i>6/10/10</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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>ASB</i>
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PERMIT ISSUED

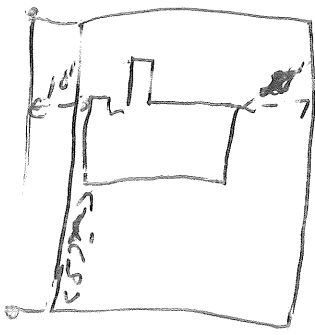
JUN 14 2010

City of Portland

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



all pins layout by home owners
have no reason to believe that
the pins are not in right place.

10' side set back, 17' side

57± or minus to street front

30± to back property

20" footings with keyway
bulbhead ok in set back

6-28-10
Demolition, side, prep for 3 in
ok to backfill N/A

7-10-10

Reverse Hummer Clips

Plan & Elec ok to close SMA

08-03-10

Final Okay: hold potable vs non-potable water supply;
add gaspable handrail (front & back steps)
sat. / CO det in place (no-water meter)
Site-work not complete. JKR

CITY OF PORTLAND, MAINE
Department of Building Inspection

RECEIVED

Original Receipt

MAY 28 2010

Dept. of Building Inspections 5.28 2010
City of Portland Maine

Received from Sharon Pizzo

Location of Work 385 Allen Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (B) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (U) _____

Owner Handwritten

CEI: 901-11-13

Check # CC Visa Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. M.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0588	Date Applied For: 05/27/2010	CBL: 401 A013001
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Location of Construction: 395 ALLEN AVE	Owner Name: Joseph & Sharon Pizzo	Owner Address: One Trillium Lane	Phone:
Business Name:	Contractor Name: Joseph Pizzo	Contractor Address: 1 Trillium Lane Falmouth	Phone (207) 329-3539
Lease/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

Proposed Use: Single Family Home - Amendment to Permit #091024 - Smaller footprint (40' x 26') & footprint rotated	Proposed Project Description: Amendment to Permit #091024 - Smaller footprint (40' x 26') & footprint rotated
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/01/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/14/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) All previous conditions apply. Owner agreed to R-21 insulation in the floor and will apply for amendment if they add a daylight basement			

Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 11/10/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
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.			
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.			

PERMIT ISSUED
 JUN 14 2010
 City of Portland

Comments:
 6/1/2010-amachado: Spoke to Joe Pizzo. House size is 26' x 40', but 28' x 40' on site plan. 5' x 7' doghouse on rear, not shown on site plan. Finished elevations not match elevations of house.

Location of Construction: 395 ALLEN AVE	Owner Name: Joseph & Sharon Pizzo	Owner Address: One Trillium Lane	Phone:
Business Name:	Contractor Name: Joseph Pizzo	Contractor Address: 1 Trillium Lane Falmouth	Phone (207) 329-3539
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Single Family	

6/1/2010-amachado: Received revised site plan.

6/14/2010-jmb: Spoke with Joe P. To confirm the elevation showing no daylight basement as previously applied for, and required insulation in foundation or 1st floor. He referred me to John C. Who said no daylight so the permit will need to be amended if they want one. Joe P. Will insulate the floor with R-21, ok to issue

PERMIT ISSUED

JUN 14 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

 X Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

 X Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X 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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUN 14 2010

City of Portland

Schedule Inspection Switch To Find New Print Delete Print Letter Close

Complaint ID: 12835 Status: Closed Date: 12/04/2008 Time: 10:20 AM
CBL: 013 K064001 Street Address: 35 CUMBERLAND AVE District: 1
Description of Location: Inspector: Suzanne Hunt

Complaint Complainant Forward To Actions Taken Inspection Appt Property Management Complaints CBL Inspection Letters Comments

Category: Bed Bugs

Complaint: Apt #3 moved in on November 1st - has bed bugs 756-9883 Tim Called LL refuses to do anything said they could pay to have it done they have just moved in. After conversation with Terminex. Terminex came and did a free consultation confirmed bed bugs.

Comments: informed tenant that investatio in single unit does not require LL to exterminate per city code Tim said he would call me back. Terminex conferned bedbugs according to tim. / smh no call back smh close.

Owner: FINITSIS DAVID JOEL

Mail Addr: 35 CUMBERLAND AVE
PORTLAND ME 04101

CreatedBy: Idobson CreateDate: 12/04/2008 ModBy: smh ModDate: 01/14/2009

Open, Closed, Unknown

NUM



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: <u>395 Allen Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>1040 S.F.</u>	Square Footage of Lot <u>10,208 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>401-A</u> Block# <u>013001</u> Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Joseph C. Pizzo Jr</u> Address <u>1 Trillium LN.</u> City, State & Zip <u>Falmouth ME 04105</u>	Telephone: <u>207 7812709</u> cell # <u>207 3293539</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: <u>\$60,000.00</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>vacant land - single family permit # 09-1024</u> If vacant, what was the previous use? <u>single family vacant</u> Proposed Specific use: <u>single family</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description:		
Contractor's name: <u>Joseph C. Pizzo Jr.</u> Address: <u>1 Trillium LN.</u> City, State & Zip <u>Falmouth ME 04105</u> Telephone: <u>cell # 207 3293539</u> Who should we contact when the permit is ready: <u>Joseph Pizzo</u> Telephone: <u>207 3293539</u> Mailing address: <u>1 Trillium LN., Falmouth ME 04105</u>		

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

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

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

Signature: Joseph C. Pizzo Jr. Date: 05-27-2010

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

RECEIVED
MAY 28 2010
Dept. of Building Inspections
City of Portland Maine

Applicant: Joseph E. Pizzo, Jr.

Date: 6/1/10

Address: 395 Allen Ave

C-B-L: 401-A-13

CHECK-LIST AGAINST ZONING ORDINANCE

Permit # 10-0588

Amend # 09-1024

* using site plan received 6/1/10

Date - new -

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new single family home - 1 story - 40' x 26'

Sevage Disposal - city

Lot Street Frontage - 55' min. - 65.99' scaled (OK)

Front Yard - 25' min. - 45' scaled (OK)

Rear Yard - 25' min. - 63' scaled (OK)

Side Yard - 1 story 8' min - right side - 14' to stairs
- left side - 6' to base (OK)

Projections -

Width of Lot - 65' min. - 67' scaled

Height - 35' max - 13.75' scaled (OK)

Lot Area - 6,500 sq ft min - 10,800 (assessing)

Lot Coverage Impervious Surface - 35% = ~~8700~~ 3760 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 spaces required ~ parking area - 19' x 13' (OK)

Loading Bays - N/A

Site Plan - minor minor 2009-0070

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 2 - zone X

* no daylight basement

26 x 40 =	1040
Steps 3 x 4 =	12
" 3 x 4 =	12
closet 5 x 7 =	35
Steps 4 x 2.75 =	11
<hr/>	
	1110 sq ft (OK)

Ann Machado - Re; Permit

From: "david jones" <Djones10@maine.rr.com>
To: "Ann Machado" <amachado@portlandmaine.gov>
Date: 5/14/2010 11:07 AM
Subject: Re; Permit
CC: "Joe Pizzo" <jpizzojr@maine.rr.com>

City of Portland
Code enforcement Department

Attn: Ann Machado

From: David Jones, President
Sea Street Properties Inc
56 Broadway
South Portland Me 04106

Re; Building permit
395 Allen Ave
Portland, Maine

Please cancel the building permit amendment submitted May 7 2010. (#10-0494)
I am Selling the property.

Please extend the original permit dated Sept 16 2009. (application date - #09-1024)

Please transfer that permit to Joseph Pizzo Jr. of Falmouth Me.
He is the buyer of the lot.

I do not have his mailing address.

Thank you for your cooperation.

David Jones, Pres
Sea Street Properties Inc

RECEIVED

JUN - 1 2010

WARRANTY DEED
Corporate Grantor

Dept. of Building Inspections
City of Portland Maine

Know All by these Presents,

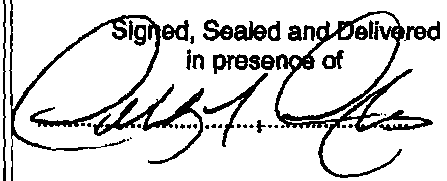
That Sea Street Properties, Inc., a corporation organized and existing under the laws of the State of Maine, and having a place of business at 56 Broadway Street, South Portland, Maine, for consideration paid, grant to:

Joseph C. Pizzo, Jr. and Sharon A. Pizzo

of Falmouth, State of Maine, whose mailing address is: One Trillium Lane, Falmouth, Maine 04105, with warranty covenants, as joint tenants, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

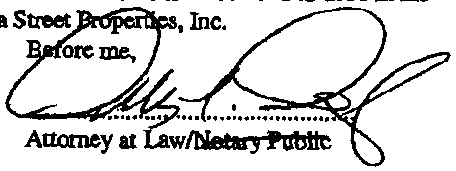
In Witness Whereof, the said Sea Street Properties, Inc., has caused this instrument to be executed by David Jones, President thereunto duly authorized this 28th day of the month of May, 2010.

Signed, Sealed and Delivered
in presence of


Sea Street Properties, Inc.
By: 
David Jones
Its: President

State of Maine, County of Cumberland ss. , 2008

Then personally appeared the above named David Jones, President of said Sea Street Properties, Inc. and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Sea Street Properties, Inc.

Before me,

Attorney at Law/Notary Public

Printed Name 

EXHIBIT A
395 Allen Avenue
Portland, Maine

A certain lot or parcel of land situated on the southeasterly side of Allen Avenue, northeasterly of and not adjacent to Washington Avenue, in the City of Portland, County of Cumberland, and State of Maine, being further bounded and described as follows:

Beginning at a 5/8 inch rebar to be set at the southeasterly sideline of Allen Avenue, at the westerly corner of land formerly of the Northport Realty Trust (Parcel 8) as described in Deed Book 8568, Page 289;

Thence S 37° 08' 37" W, along Allen Avenue, a distance of 65.99 feet to a found 5/8 inch rebar at land of the Northport Business Park (Parcel 4);

Thence S 36° 33' 45" E, along Parcel 4, a distance of 151.78 feet to a 5/8 inch rebar to be set;

Thence N 37° 06' 15" E, along Parcel 4, a distance of 74.19 feet to a 5/8 inch rebar to be set at Parcel 8;

Thence N 39° 34' 26" W, along Parcel 8, a distance of 149.64 feet to the Point of Beginning.

Meaning and intending to describe a portion of land, containing approximately 10,208 square feet.

Together with and subject to any rights of record that may exist.

Reference is made to a plan set titled "First Amended Condominium Plat f Northport Business Park for L.L. Bean, Inc., by Sebago Technics, Inc." dated June 1, 2006 last revised May 20, 2007, and recorded in the Cumberland County Registry of Deeds in Plan Book 207, Pages 267-272.

RECEIVED

JUN - 1 2010

Dept. of Building Inspections
City of Portland Maine

PURCHASE AND SALE AGREEMENT - LAND ONLY

May 13, 2010

May 13 2010 Effective Date
Effective Date Modified in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Joseph C. Pizzo Jr. and Sharon A. Pizzo ("Buyer") and SEA STREET PROPERTIES INC. ("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 para. 22 for explanation) the property situated in municipality of Portland County of Cumberland, State of Maine, located at 395 Allen Ave. Parcel 9 and described in deed(s) recorded at said County's Registry of Deeds Book(s) 26110 Page(s) 857.

3. PURCHASE PRICE: For each Deed and conveyance Buyer agrees to pay the total purchase price of \$ 63,000.00. Buyer has delivered; or will deliver to the Agency within _____ days of the date of this offer, a deposit of earnest money in the amount \$ 1,000.00. 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: Douglas Title Company ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until May 13 2010 (date) 5:00 AM 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 marketable title in accordance with the Standards of Title adopted by the Maine Bar Association, shall be delivered to Buyer and the transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on May 13, 2010 (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 choose 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. PROVISIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other fiscal year). 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 re-apportionment 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 2004 Page 1 of 4 - P&S-LD Buyer(s) Initials: J.P. SP Seller(s) Initials: DJ

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 Seller's 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 type="checkbox"/>	_____	_____	_____
2. SOILS TEST Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
3. SEPTIC SYSTEM DESIGN Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
4. LOCAL PERMITS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
5. HAZARDOUS WASTE REPORTS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
6. UTILITIES Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
7. WATER Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
8. SUB-DIVISION APPROVAL Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
9. DEPLDRC APPROVALS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
10. ZONING VARIANCE Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
11. HABITAT REVIEW/WATERPOWL Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
12. MDOE DRIVEWAY/ENTRANCE PERMIT Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
13. DEED RESTRICTION Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
14. TAX EXEMPT STATUS Purpose: _____	<input type="checkbox"/>	<input type="checkbox"/>	_____	_____	_____
15. OTHER <u>Acceptable</u> <input checked="" type="checkbox"/> Purpose: <u>Site Plan</u>	<input type="checkbox"/>	<input type="checkbox"/>	<u>10</u>	<u>Buyer</u>	<u>Buyer</u>

Further specifications regarding any of the above:

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.

J.P.S.T.

[Signature]

11. FINANCING: This Agreement is is not subject to Financing. If subject to Financing:

- a. 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.
- 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 _____ 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 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.
- d. 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.
- e. 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.
- f. Buyer agrees to pay no more than _____ points. Seller agrees to pay up to \$ _____ toward Buyer's actual pre-paid, points and/or closing costs, but no more than allowable by Buyer's lender.
- 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 this paragraph shall be void.

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

N/A Licensee of _____ Agency is a Seller Agent Buyer Agent
 Dual Agent Transaction Broker

N/A Licensee of _____ Agency is a Seller Agent Buyer Agent
 Dual Agent 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, executors, 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 Explicit: 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 licensee, 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: *Satisfactory confirmation that the existing building permit can be extended for 6 months can be refused to reflect the house of the Buyer's choice, and can be transferred to the Buyer for no more than \$30.00.*

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 1 Trillium Lane, Falmouth, ME. 04105

Joseph C. Pappas 5-13-2010 BUYER [Signature] 05-13-2010 BUYER

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 56 Broadway, So. Portland, Me. 04106

David Jones Row 5/13/2010 SELLER [Signature] DATE

De Saint Realities Inc. COUNTER-OFFER

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

799-0973(H)

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 _____

BUYER _____ DATE _____ SELLER _____ DATE _____

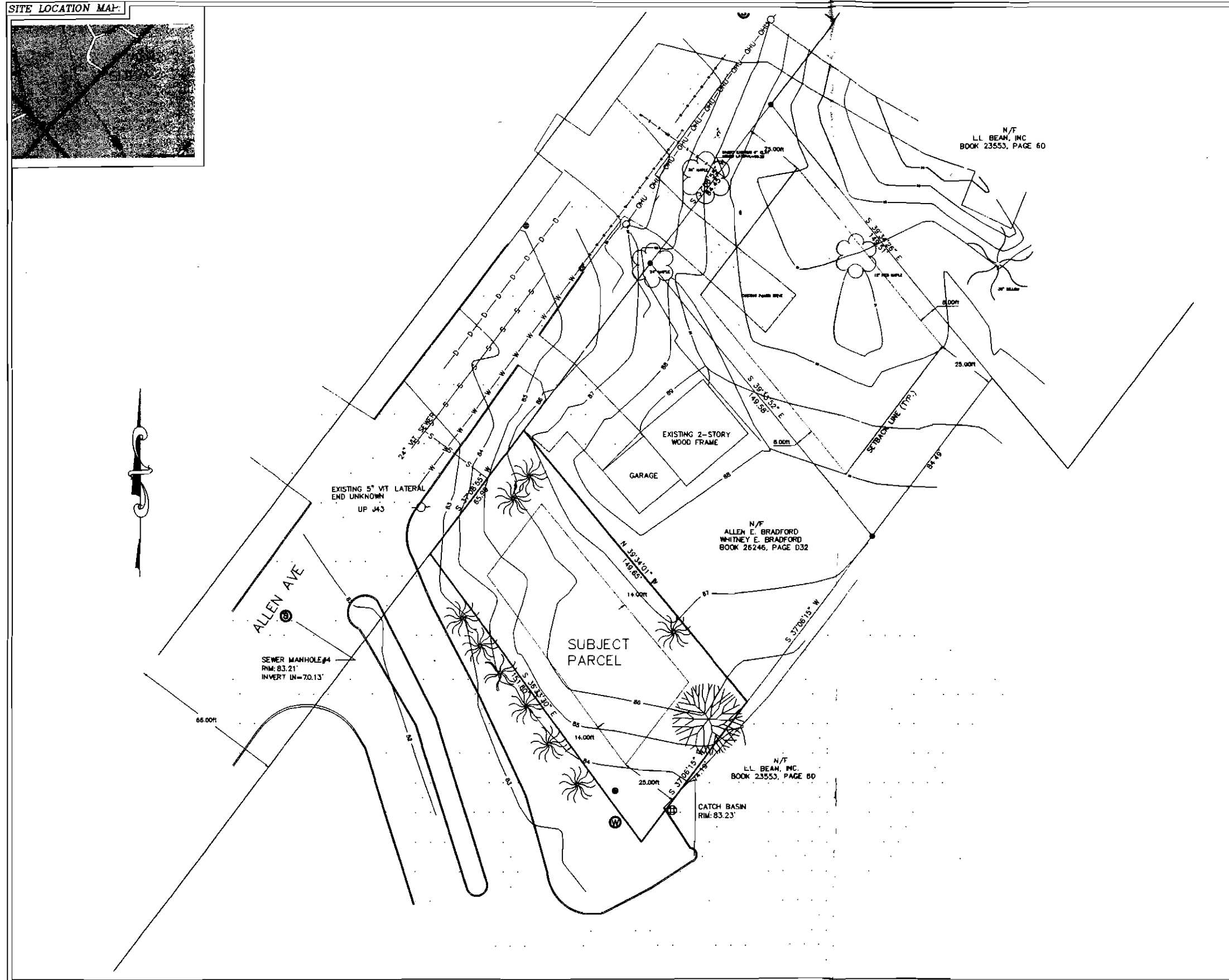
BUYER _____ DATE _____ SELLER [Signature] DATE _____



Maine Association of REALTORS Copyright © 2008 All Rights Reserved. Revised August 2008

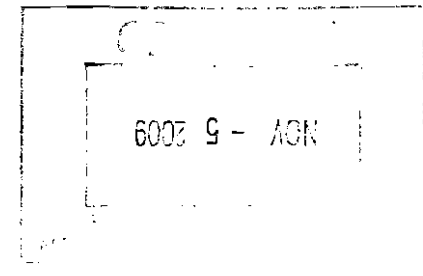


SITE LOCATION MAP:



GENERAL NOTES:

RECORD OWNERS OF PARCEL: SEA STREET PROPERTIES, INC. AS DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 26110 PAGE 257.
 BEARINGS BASED UPON THE MAINE STATE WEST ZONE 1802 MAG 83 ELEVATIONS BASED UPON N.V.G.D 1988 AS NOTED ON PLAN REFERENCE 1.
 SUBJECT PARCEL SHOWN ON THE CITY OF PORTLAND TAX MAP 401 BLOCK A LOT 015
 PLAN REFERENCE: BOUNDARY SURVEY OF PARCELS 7-9 405 ALLEN AVE. PORTLAND MAINE FOR AFFORDABLE PORTLAND HOMES 56 BROADWAY SOUTH PORTLAND, MAINE 04106 DATED JULY 9, 2008 AND PREPARED BY SEBAGO TECHNICS WESTBROOK MAINE.
 THERE WHERE NO EASEMENTS OF RECORD AT THE TIME OF THIS SURVEY
 THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON THE INFORMATION SHOWN ON PLAN REFERENCED ABOVE.
 TOPOGRAPHICAL INFORMATION GATHERED BY OCEAN PARK LAND SURVEYING LLC ON NOVEMBER 01, 2009



ZONING:

ZONING: R-3 RESIDENTIAL
 MINIMUM LOT SIZE: 6,500 SQ FT
 MINIMUM AREA FOR DWELLING UNIT: 6,500 SQ FT
 MINIMUM STREET FRONTAGE: 50 FT
 MINIMUM YARD DIMENSIONS:
 FRONT - 25 FT; REAR - 20 FT;
 SIDE - 1-1/2 STORY: 8 FT, 2 STORY: 14 FT
 ON SIDE STREET: 30 FT
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM LOT WIDTH: 60 FT
 MAXIMUM BUILDING HEIGHT: 35 FT

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230001 2C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

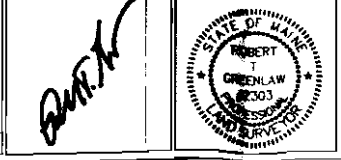
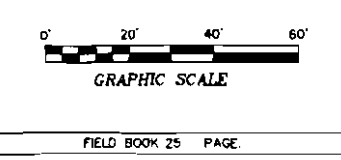
CRF ●	Copped 5/8" Rebar Found	(50.00)	Distance from reference Plan or deed
IPF ○	Iron Pipe Found	N/F	Now Or Formerly
SMH ●	Sewer Manhole	12345/99	Deed Book/Page of Local Registry
DM ●	Drain Manhole		
CB ⊕	Catch Basin	Ⓛ	Lot Number
---	Abutter Line	---	Edge of traveled way
---	Property Line	---	Overhead Utility
---	Street Line	---	Utility Pole
---	Setback Line	---	Direction of Bearing
---	Contour Line	Z	Indicates Ownership in Common
---	Old Lot Line		

EXISTING CONDITIONS PLAN
 AT 395 ALLEN AVE. PORTLAND, MAINE
 FOR: SEA STREET PROPERTIES, INC.

REVISIONS:

LOCATION: 395 ALLEN AVE. PORTLAND, MAINE 04103

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED 2009
 AT H M AND RECORDED IN
 PLAN BOOK PAGE
 FIELD BOOK 25 PAGE

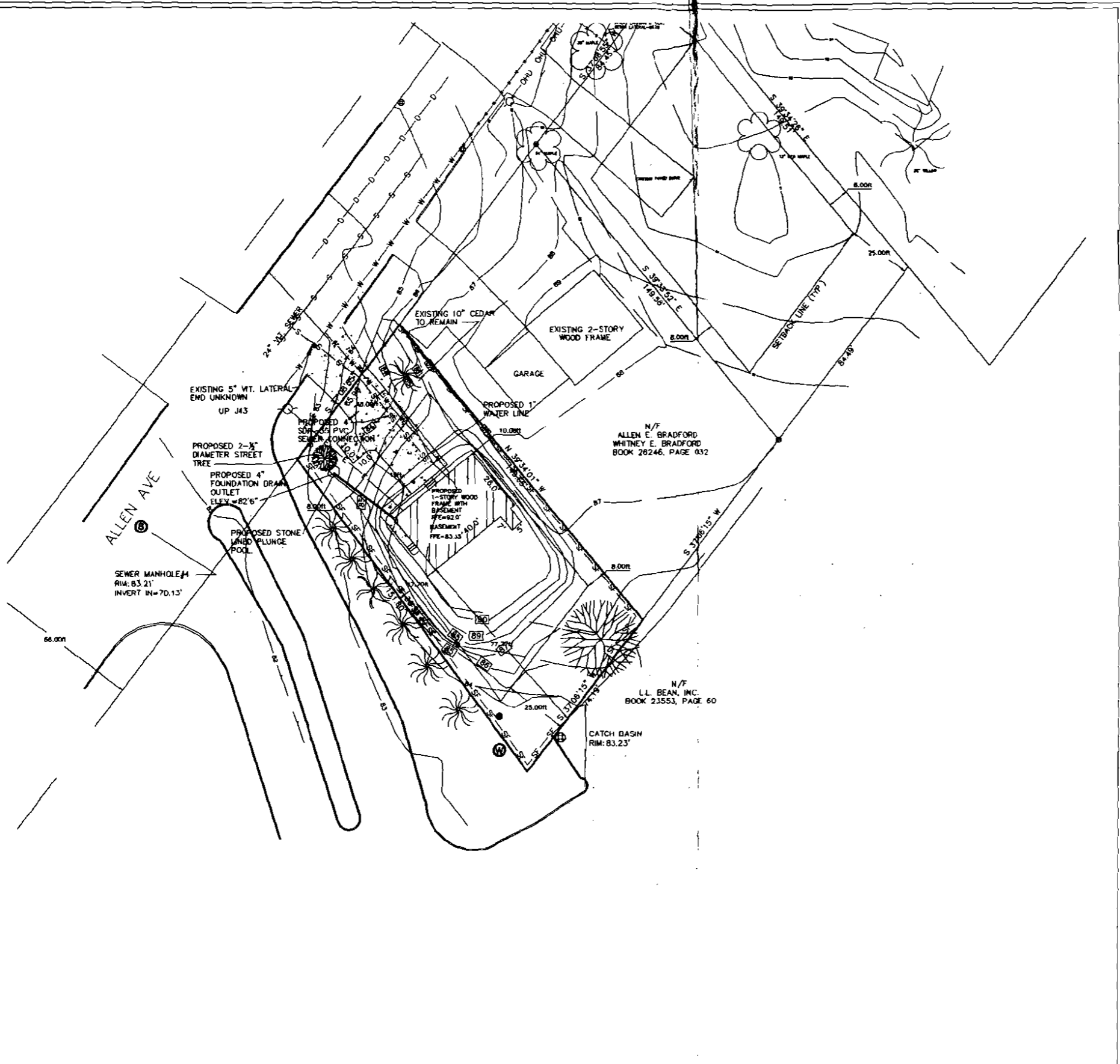
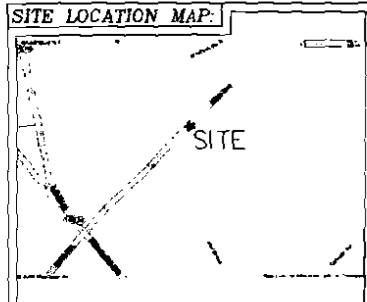


CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 a) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
 c) NO NEW CORNERS WERE SET
 ROBERT T. GREDLAW P.L.S., #2303
 DATE: AUGUST 14, 2008

PREPARED BY:
OCEAN PARK LAND SURVEYING, LLC
 P.O. BOX 7265
 OCEAN PARK, MAINE 04046
 207-749-9471 OCEANPARKLLC@GWI.NET

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE 1" = 20'
 DATE OF SURVEY 11/03/2009
 JOB NUMBER: 2008028
 SHEET: 1 OF 3
 DRAWER: 2008 NO. 028



GENERAL NOTES:

RECORD OWNERS OF PARCEL: SEA STREET PROPERTIES, INC. AS DESCRIBED IN A DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 26110 PAGE 257.

BEARINGS BASED UPON THE MAINE STATE WEST ZONE 1802, NAD 83 ELEVATIONS BASED UPON N.V.G.D 1988 AS NOTED ON PLAN REFERENCE 1

SUBJECT PARCEL SHOWN ON THE CITY OF PORTLAND TAX MAP 4D1 BLOCK A LOT 015

PLAN REFERENCE: BOUNDARY SURVEY OF PARCELS 7-9 405 ALLEN AVE. PORTLAND MAINE FOR AFFORDABLE PORTLAND HOMES 56 BROADWAY SOUTH PORTLAND, MAINE 04106 DATED JULY 9, 2008 AND PREPARED BY SEBACD TECHNIQS WESTBROOK MAINE.

THERE WHERE NO EASEMENTS OF RECORD AT THE TIME OF THIS SURVEY.

THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON THE INFORMATION SHOWN ON PLAN REFERENCED ABOVE.

TOPOGRAPHICAL INFORMATION GATHERED BY OCEAN PARK LAND SURVEYING LLC ON NOVEMBER 01, 2009.

RECEIVED

JUN - 1 2010

Dept. of Building Inspections
City of Portland Maine

ZONING: ZONING R-3 RESIDENTIAL

MINIMUM LOT SIZE: 6,500 SQ FT
MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT
MINIMUM STREET FRONTAGE: 50 FT
MINIMUM YARD DIMENSIONS:
FRONT - 25 FT, REAR - 25 FT;
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
ON SIDE STREET: 20 FT
MINIMUM LOT COVERAGE: 35%
MINIMUM LOT WIDTH: 65 FT
MAXIMUM BUILDING HEIGHT: 35 FT

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 2C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRF ●	Capped 5/8" Rebar Found	(50.00')	Distance from reference Plan or deed.
IP ○	Iron Pipe Found	N/F	Now Or Formerly
SMH ●	Sewer Manhole	12345/99	Deed Book/Page of Local Registry
DM ●	Drain Manhole	①	Lot Number
CB ⊕	Catch Basin	---	Edge of traveled way
---	Abutter Line	---	Overhead Utility
---	Property Line	U	Utility Pole
---	Street Line	→	Direction of Bearing
---	Setback Line	Z	Indicates Ownership in Common
101	Contour Line		
102	Contour Line		
---	Old Lot Line		
gr	Silt Fence or Erosion Control Mix		

PROPOSED SINGLE FAMILY HOME
AT 395 ALLEN AVE. PORTLAND, MAINE
FOR: SEA STREET PROPERTIES, INC.

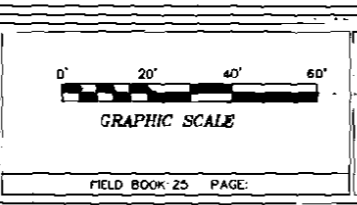
REVISIONS:

REVISED 06-01-2010: REVISED BUILDING AND CONTOURS
REVISED 05-26-2010: CHANGED BUILDING AND LOCATION
REVISED 11-24-2009: INCREASED BUILDING SIZE TO 60'
REVISED 11-11-2009: MOVED DWELLING CLOSER TO ROAD (40' FROM STREET LINE)

LOCATION: 395 ALLEN AVE. PORTLAND, MAINE 04103

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED 2010
AT : H . M. AND RECORDED IN
PLAN BOOK PAGE



CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
c) NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303
DATE: JUNE 1, 2010

PREPARED BY:
OCEAN PARK LAND SURVEYING, LLC

P.O. BOX 7265
OCEAN PARK, MAINE 04046
207-749-9471 OCEANPARKLLC@GWI.NET

DRAWN BY: RTG
CHECKED BY: MMB
SCALE: 1" = 20'
DATE OF SURVEY: 11/02/2009
JOB NUMBER: 200802B
SHEET: 1 OF 3
DRAWER 2008 NO: 02B

RECEIVED

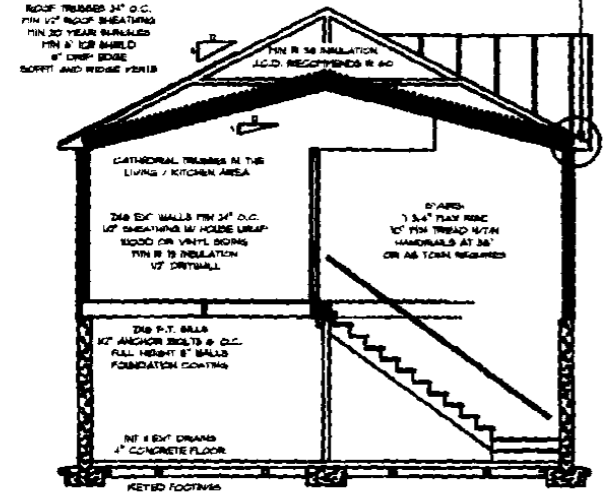
MAY 28 2010

Dept. of Building Inspections
City of Portland Maine
REAR ELEVATION

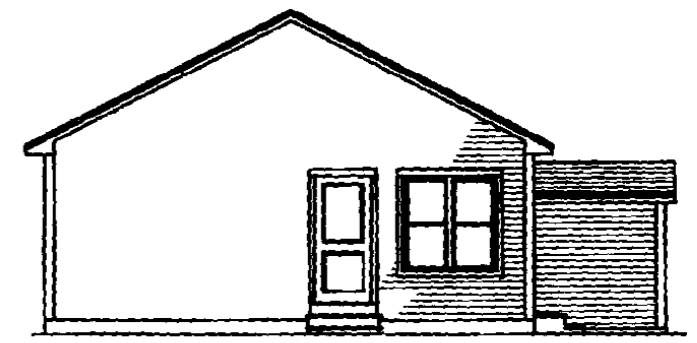
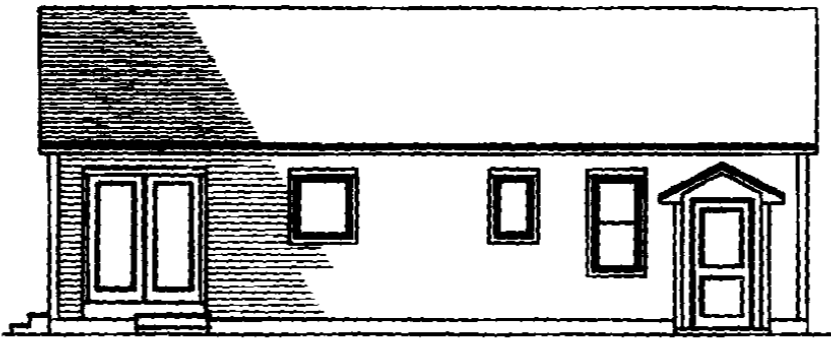
THESE PLANS ARE FOR THE
CITY OR TOWN BUILDING PERMIT
FOR THIS ONE PROJECT ONLY
FOR THE ORIGINAL NAME OR
ADDRESS ON THESE PLANS
John Call

TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE DESIGNED BY THE MANUFACTURER
TRUSSES ARE TO SUPPORT ANY DORMERS OR "A" ROOFS SHOWN ON THE PLAN AND TO MEET ALL SNOW LOADS
FOR THE AREA WHERE THE HOUSE IS TO BE BUILT.
TRUSSES TO BE CANTILEVER STYLE TRUSSES FOR BATTERY INSULATION ABOVE THE WALLS - SEE DETAIL BELOW.
TAKE ALL TRUSS MEASUREMENTS OFF FLOOR PLAN.

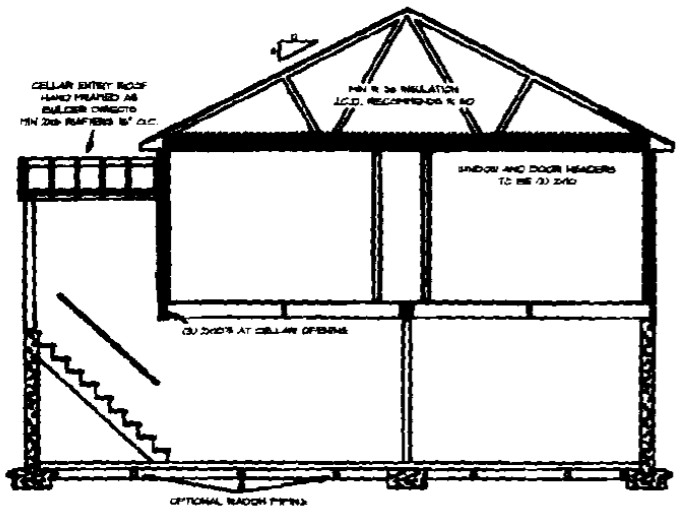
STRUCTURAL AT (A)



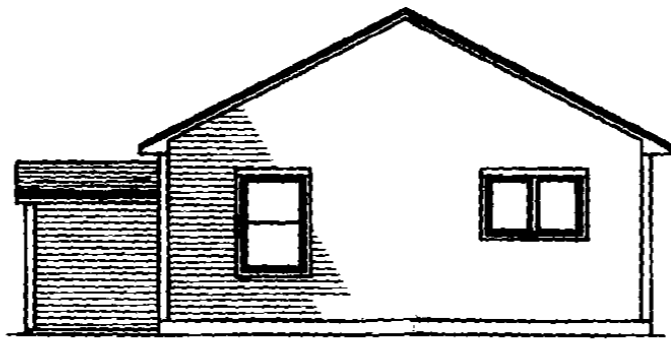
RIGHT ELEVATION



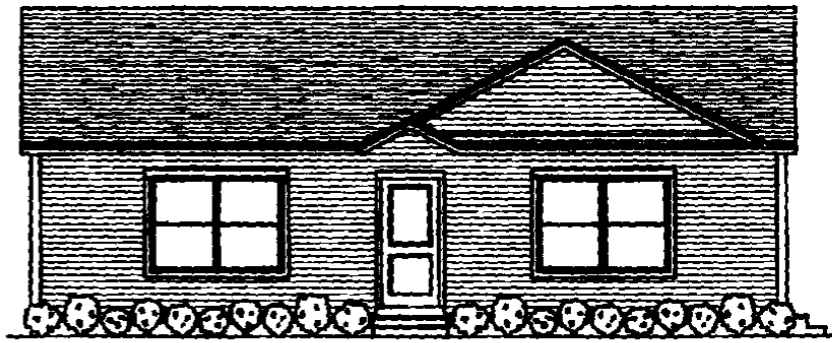
STRUCTURAL AT (B)



LEFT ELEVATION



FRONT ELEVATION



SEE STRUCTURAL DETAILS PAGE 2

C.E.O. THESE PLANS ARE COPYRIGHT PROTECTED - DON'T GIVE OUT WITHOUT PERMISSION OF J. CALL DESIGN

395 Allen Ave

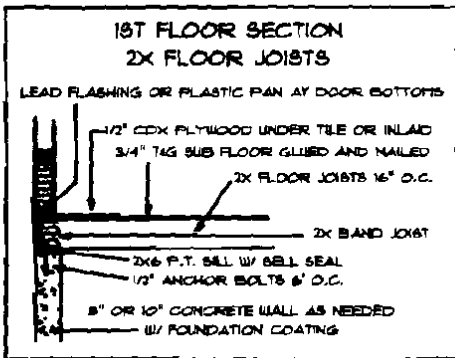
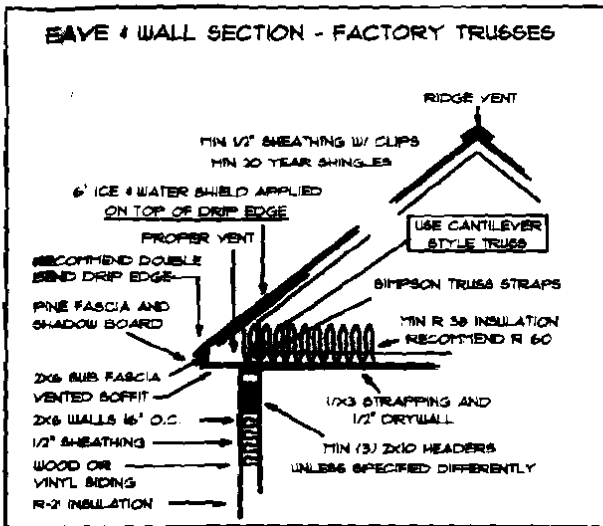
THESE DRAWINGS ARE COPY WRITTEN, AND AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM, OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM JOHN CALL. THEY ARE TO BE USED FOR THE CONSTRUCTION OF THIS ONE PROJECT ONLY FOR THE PERSON NAMED ON THESE DRAWINGS.
USE OR REPRODUCTION OF THESE DRAWINGS VIOLATES FEDERAL COPYRIGHT LAWS

j call design
207-882-2810
PLANNING AND DESIGN SERVICES FOR
RESIDENTIAL AND COMMERCIAL
151 ROOSEVELT TRAIL, WINDHAM, ME

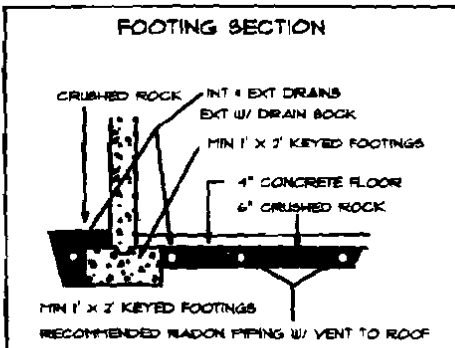
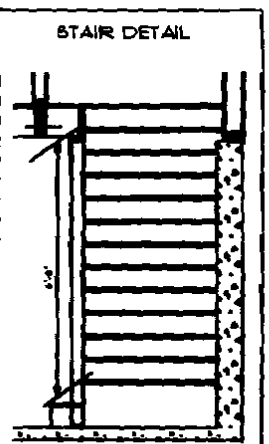
PIZZO RESIDENCE
ELEVATIONS & STRUCTURALS

SCALE	DRAWN BY
1/4" = 1'	J. CALL
5/2010	1 OF 2

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT J. CALL DESIGN IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR OWNER'S CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS PROJECT IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER SHALL SO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUFFICIENT FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE EXACTLY WHAT THEY WANT. IF ANY ERRORS ARE FOUND, ALL SHALL BLINDLY CORRECT THEM BEFORE CONSTRUCTION STARTS.



STAIRS:
 7 3/4" MAX RISE
 10" MIN TREAD N/T/N
 HANDRAILS AT 36"
 OR AS TOWN REQUIRES



ANY CELLAR WINDOW LOCATIONS ARE TO BE VERIFIED BY THE BUILDER OR OWNER.
 FELL HEIGHT 8" OR 1/2" CONCRETE WALLS AS NEEDED FOR TOWN CROSS.
 J.C. RECOMMENDS RADON PIPING IN 6" CRUSHED ROCK - DO NOT CONNECT TO DRAIN SYSTEM.
 INTERIOR AND EXTERIOR POSITIVE DRAINS NOT W/ DRAIN BOCK/ OR DRAINS TO A MIFP HOLE.
 ALL ELECTRICAL, PLUMBING, MECHANICAL, OR OTHER FOUNDATION CUTOUTS VERIFIED BY BUILDER.
 ALL FOUNDATION TOPS TO BE THE SAME HEIGHT UNLESS OTHERWISE NOTED.
 BEAM POCKETS FOR CURRYING TRUSSES AT BUILDER'S DISCRETION.
 ANY DAYLIGHT BASEMENT WALLS OR STEPPED WALLS ARE TO BE FIELD BUILT.
 REBAR AS THE TOWN REQUIRES. 1/2" ANCHOR BOLTS 1' IN FROM ENDS AND @ 6" O.C.
 ALL FOOTINGS 12" X 24" KEYED UNLESS SPECIFIED DIFFERENTLY BY TOWN OR J.C.
 ALL LALLY PINS 1/2" X 30" X 30" UNLESS SPECIFIED DIFFERENTLY BY TOWN OR J.C.
 VERIFY THAT ALL FOUNDATION MEASUREMENTS ARE WHAT YOU WANT BEFORE CONSTRUCTION STARTS.
 SHOULD ANY ERRORS BE FOUND J.C.D. WILL BE GLAD TO CORRECT THEM BEFORE FOUNDATION IS RETALLED.

WINDOW AND DOOR NOTES:
 ANY DOOR OR WINDOW SIZES, STYLES OR LOCATIONS SHOWN ON THIS PLAN ARE SUGGESTIONS ONLY.
 THE OWNER AND BUILDER WILL DECIDE DOOR AND WINDOW BRANDS, STYLES, AND EXACT LOCATIONS BEFORE
 CONSTRUCTION STARTS.
 THE ACTUAL LOCATION OF THE KITCHEN SINKS MAY BE CHANGED BY THE FINAL CABINET LAYOUT.
 THE KITCHEN WINDOW LOCATION ON THE PLAN IS MEASURED FROM THE KITCHEN SIDE OF THE WALL (NOT CENTER).
 WITH 1/2" ALLOWED FOR OVERHANG.
 J.C.D. RECOMMENDS AN ALUMINUM WINDOW IN THE KITCHEN.
 REFRIGERATOR MUST HAVE AT LEAST ONE EXTERIOR BRIDGE.
 THE BATH-ROOM WINDOWS MUST BE SAFETY GLASS.

TRUSS STRUCTURAL:
 ALL OPENINGS OVER 6" ARE TO HAVE DOUBLE JACKS ON EACH SIDE.
 ALL HEADERS ARE TO BE "BUILT-UP" 4X4 OR 4X6 IN NON BRK WALLS AND 6X6 @ 6X2 ON LAY BEAMS AS
 NEEDED IN BRK WALLS.
 ALL PARTITION STUDS AND CORNER STUDS ARE TO BE INSULATED.
 THE FINAL UTILITY DESIGN IS TO BE DONE BY OTHERS.

PLEASE GO OVER ALL REARRANGEMENTS BEFORE CONSTRUCTION AND VERIFY THAT THEY ARE WHAT YOU WANT.
 BUILDER AND OWNER TO GO OVER THESE PLANS BEFORE CONSTRUCTION STARTS AND VERIFY THAT THEY ARE
 RETABLE FOR THEIR NEEDS.
 IF ANY CHANGES OR ALTERATIONS ARE NEEDED, OR IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT J.C.D.

WINDOWS SHOWN ON PLAN:

- (A) WINDOW
- (B) DOOR
- (C) SLIDING
- (D) CASSETTE WINDOW
- (E) CH
- (F) DIVISION
- (G) CLAMBER

WINDOW SCHEDULE:

SIZE AND STYLE	ROUGH OPENINGS	QUANT.
(A2)		2
(A3)		1
(A4)		1
(A5)		1
(B1)		1
(B2)		1
(B3)		1
(B4)		1

EXTERIOR DOOR SCHEDULE:

SIZE AND STYLE	ROUGH OPENINGS	QUANT.
(C1) 2' FRONT ENTRY		1
(C2) 2' SIDE ENTRY		1
(C3) 6' SLIDING DOOR		1
(C4) 2' BACKLASH ENTRY		1

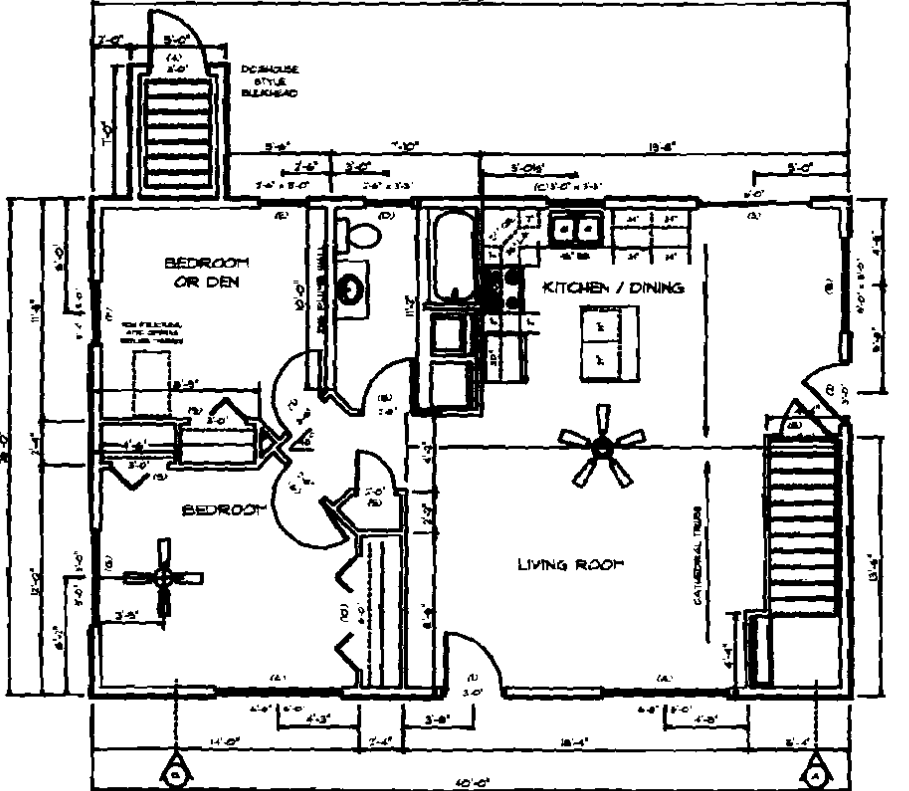
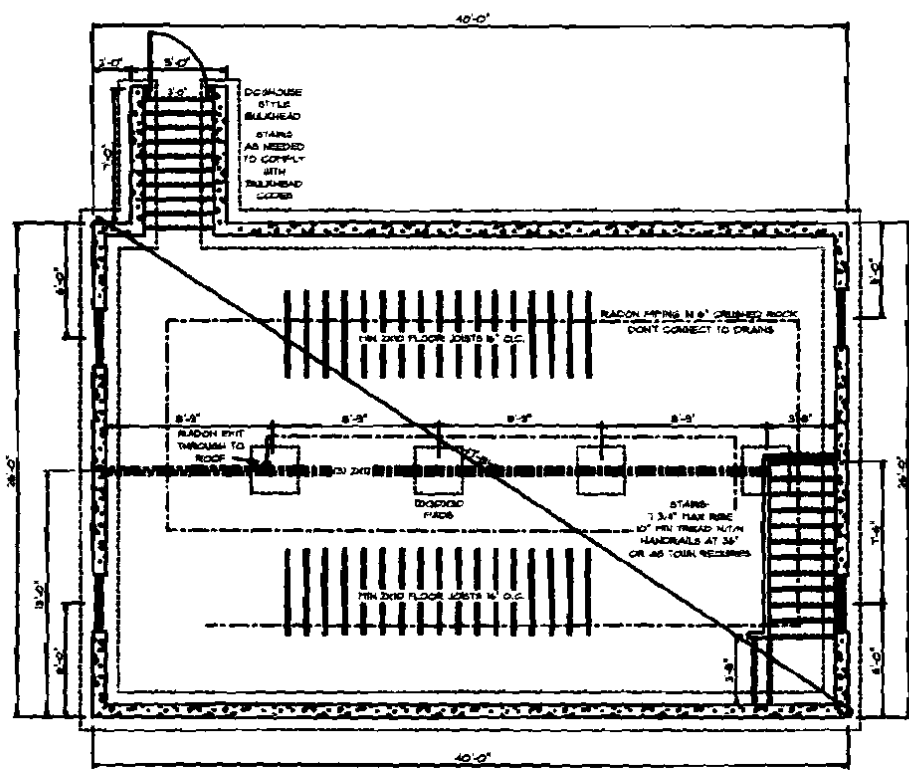
INTERIOR DOOR SCHEDULE:

SIZE AND STYLE	ROUGH OPENINGS	QUANT.
(D1) 7'-0" L		1
(D2) 7'-0" L		1
(D3) 7'-0" R		1
(D4) 7'-0" R		1
(D5) 5'-0" BF		2
(D6) 6'-0" BF		1

VERIFY ALL WINDOW AND DOOR SIZES, EGGS, SINGS, AND QUALITIES BEFORE ORDERING.
 SOME DOORS ARE IN 3 1/2" WALLS AND SOME ARE IN 5 1/2" WALLS - BUILDER TO VERIFY.

THESE PLANS ARE FOR THE
 CITY OR TOWN BUILDING PERMIT
 FOR THIS ONE PROJECT ONLY
 FOR THE ORIGINAL NAME OR
 ADDRESS ON THESE PLANS

John Call



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 207-892-2610
 PLANNING AND DESIGN SERVICES FOR
 RESIDENTIAL AND COMMERCIAL
 161 ROOSEVELT TRAIL, WASHINGTON, NE

395 Allen Ave.
PIZZO RESIDENCE
**FLOOR PLAN, FOUNDATION AND
 STRUCTURAL DETAILS**

SCALE: 1/4" = 1'
 DRAWN BY: J. CALL
 5/2010 2 OF 2
 DATE: JAC

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