

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**Please Read  
Application And  
Notes, If Any,  
AttachedThis is to certify that BRADFORD ALLEN E JR & WHITNEY FORD JTS are thehas permission to Single Family Home - Stick built 30' x 34' Colonial 23' x 24' Attached garageAT 401 ALLEN AVE City of Portland Permit Number 401 A014001

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 lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

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

## OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

11/13/08 *Cheryl M*  
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

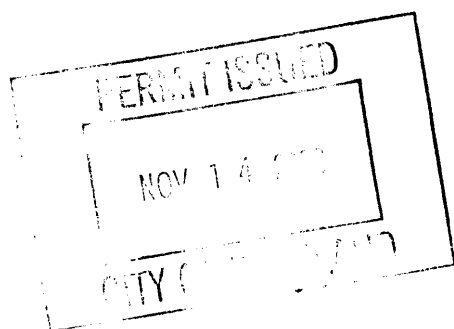
Permit No: 08-1302	Issue Date: 11/13/08	CBL: 401 A014001
-----------------------	-------------------------	---------------------

<b>Location of Construction:</b> 401 ALLEN AVE	<b>Owner Name:</b> BRADFORD ALLEN E JR & WHI	<b>Owner Address:</b> 24 WOODMERE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Fortin Construction Inc	<b>Contractor Address:</b> 35 Markarlynn St Auburn	<b>Phone:</b> 2077868737
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	<b>Zone:</b> R-3

<b>Past Use:</b> Vacant Land	<b>Proposed Use:</b> Single Family Home - Stick build 30' x 34' Colonial w/ 23' x 24' attached garage	<b>Permit Fee:</b> \$2,295.00	<b>Cost of Work:</b> \$220,000.00	<b>CEO District:</b> 4
<b>Proposed Project Description:</b> Single Family Home - Stick build 30' x 34' Colonial w/ 23' x 24' attached garage		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: R-3 Type: 5B IRC-2003	
		Signature:	Signature: <i>Chad</i> 11/13/08	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 10/14/2008	<b>Zoning Approval</b>		
------------------------------------	--	------------------------	--	--

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone parcel 2 - zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2008-0149 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> OR w/conditions Date: 11/3/08	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input type="checkbox"/> Not in District or Landmark <input checked="" 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: 11/4/08 <i>CSA</i>
---	--	---	---



**CERTIFICATION**

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

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

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

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

<b>Permit No:</b> 08-1302	<b>Date Applied For:</b> 10/14/2008	<b>CBL:</b> 401 A014001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 401 ALLEN AVE	<b>Owner Name:</b> BRADFORD ALLEN E JR & WHI	<b>Owner Address:</b> 24 WOODMERE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Fortin Construction Inc	<b>Contractor Address:</b> 35 Markarlynn St Auburn	<b>Phone:</b> (207) 786-8737
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - Stick build 30' x 34' Colonial w/ 23' x 24' attached garage	<b>Proposed Project Description:</b> Single Family Home - Stick build 30' x 34' Colonial w/ 23' x 24' attached garage
--	--

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/03/2008

**Note:** **Ok to Issue:**

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 11/04/2008

**Note:** **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) The attic scuttle opening must be 22" x 30".
- 7) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 8) Fastener schedule per the IRC 2003
- 9) Open risers are permitted, provided that the opening between treads does not permit the passage of a 4" diameter sphere.
- 10) Uplift connectors required per manufacturers installation requirements
- 11) Steel beam must be protected in garage w/ 5/8" sheetrock
- 12) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.

**Dept:** DRC      **Status:** Pending      **Reviewer:**      **Approval Date:**      **Note:** **Ok to Issue:**

<b>Location of Construction:</b> 401 ALLEN AVE	<b>Owner Name:</b> BRADFORD ALLEN E JR & WHI	<b>Owner Address:</b> 24 WOODMERE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Fortin Construction Inc	<b>Contractor Address:</b> 35 Markarlynn St Auburn	<b>Phone</b> (207) 786-8737
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**Comments:**

10/23/2008-amachado: Spoke to Ron Dubuc from Fortin Construction. Need a stamped boundary survey with everything from the permit application checklist included.

11/3/2008-amachado: Received stamped boundary survey.

## 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.

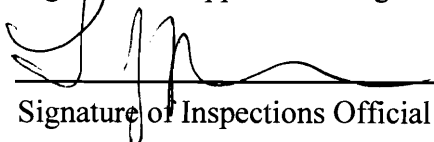
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

11/14/08  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

11.14.08  
\_\_\_\_\_  
Date



# 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>401 ALLEN AVE</u>		
Total Square Footage of Proposed Structure/Area <u>1574 SF</u>		Square Footage of Lot <u>12,884 SF</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>TAX MAP</u> <u>A</u> <u>13-15</u> <u>401</u> <u>14</u>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <u>Allen &amp; Whitney Bradford</u> Address <u>24 Woodmere Rd</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>797-6641</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>220,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>EMPTY LOT</u> Proposed Specific use: <u>To build Single Family Home</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>To Stick Build 30 X 34 COLONIAL WITH 23 X 24 ATTACH GARAGE</u>		
Contractor's name: <u>FORTIN HOME CONSTRUCTION INC</u> Address: <u>35 MARKARLYN ST</u> City, State & Zip <u>AUBURN, ME 04210</u> Telephone: <u>786-8737</u> Who should we contact when the permit is ready: <u>RON DUBUC of Fortin Const. Inc</u> Telephone: <u>576-6526</u> Mailing address: _____		

**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](http://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: Ron Dubuc (agent)

Date: 10/10/08

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

CBL-401-A-014  
 401-Allen Ave.  
 C.S.H.

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b>				
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	All Basement 8x16" w/ 1/2" Rebar @			
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	✓ Fabric not shown		Need fabric over perimeter drain.	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A			
Anchor Bolts/Straps, spacing (Section R403.1.6)	✓			
Lally Column Type (Section R407)	6-6 O.C. w/ 9x9 1/2 Steel Plates w 4 Ancon bolts	✓		
Girder & Header Spans (Table R 502.5(2))				
Built-Up Wood Center Girder Dimension/Type	3/1 3/4" x 11 7/8" LSL		Specs included w/ eng letter	
Sill/Band Joist Type & Dimensions	9/2"			
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 1/2" x 9 1/2" CNG I-Joists 10. O.C.			
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2 1/2" x 11 7/8" I Joists			
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses / Bot. Cond.			

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6/12 Trusses 24 o.c.	✓
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" roof ZIP 1/2" walls 3/4" Adhatic Floors	✓
Fastener Schedule (Table R602.3(1) & (2))	IRC-2003	Must use RT7 USP connectors on Trusses.
<b>Private Garage</b> (Section R309) Living Space? <i>yes</i> (Above or beside)		
Fire separation (Section R309.2) <i>yes</i>	5/8"	
Opening Protection (Section R309.1) <i>yes</i>		
Emergency Escape and Rescue Openings (Section R310)	✓	
Roof Covering (Chapter 9)	25 yr Asphalt. 6" - 1" Get water shield + valleys.	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	22 x 30	21 x 32 shown
Chimney Clearances/Fire Blocking (Chap. 10)	2" N/A	
Header Schedule (Section 502.5(1) & (2))		
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-49 R-22 R-21	



Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement		
Number of Stairways 2	✓	
Interior 2		
Exterior		
Treads and Risers (Section R311.5.3) 7 3/4 max Rise 10-min. Tread	✓ 36" = shown	
Width (Section R311.5.1)	6-10 shown	
Headroom (Section R311.5.2) 6-8	6-8 1/2 shown	basement 1st to 2nd
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" = shown	
Smoke Detectors (Section R313) Location and type/Interconnected	Not shown.	Cond. A Comment
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)	✓	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	Detail shown ✓	

Applicant: Allen & Whitney Bradford

Date: 10/23/08

Address: 401 Allen Ave.

C-B-L: 401-A-014  
permit # 08-1307

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new 2 story 30'x34' single family home w/23'x24'  
attached garage

Sewage Disposal - city

Lot Street Frontage - 50' min. - 88.49' given

Front Yard - 25' min - 38' scaled to front city.

Rear Yard - 25' min - 71' scaled.

Side Yard - 2 stories - 14' min - right side - 14.5' given  
- left side - 14.1' given

Projections - front porch 8x6; steps 3.5x2

Width of Lot - 65' min. - 86' scaled.

Height - 35' max - 33.75' scaled.

Lot Area - 6,500  $\pm$  min. - 12,884

Lot Coverage/ Impervious Surface - 35% = 4569.4  $\pm$

Area per Family - 6,500  $\pm$  OK

Off-street Parking - 3 spaces required - 23'x30' garage (OK)

Loading Bays - N/A

Site Plan - minor/minor 2008 - 0149

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 - zone X

$$30 \times 34 =$$

$$23 \times 24 =$$

$$8 \times 6 = 48$$

$$3.5 \times 2 =$$

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

Zoning Copy

**Marge Schmuckal**

2008-0149

Application I. D. Number

10/15/2008

Application Date

Single Family Home Colonial

Project Name/Description

**Bradford Allen E Jr &**

Applicant

**24 Woodmere Rd , Portland , ME 04103**

Applicant's Mailing Address

**Ron Dubuc**

Consultant/Agent

**Agent Ph: (207)576-6526**

**Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

**401 - 401 Allen Ave, Portland, Maine**

Address of Proposed Site

**401 A014001**

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail

Manufacturing  Warehouse/Distribution  Parking Lot  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

**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"/> Historic Preservation   |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Flood Hazard          | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> After the Fact - Major           | <input type="checkbox"/> Stormwater               | <input type="checkbox"/> Traffic Movement      | <input type="checkbox"/> Site Location           |
| <input type="checkbox"/> After the Fact - Minor           | <input type="checkbox"/> PAD Review               | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other                   |

Fees Paid:      Site Plan      **\$50.00**      Subdivision      Engineer Review      **\$250.00**      Date      **10/14/2008**

**Zoning Approval Status:**

Reviewer

- Approved       Approved w/Conditions See Attached       Denied

Approval Date      Approval Expiration      Extension to       Additional Sheets Attached

Condition Compliance

signature

date

**Performance Guarantee**       Required\*       Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date           | <input type="checkbox"/> Conditions (See Attached) | expiration date |
| <input type="checkbox"/> Final Inspection                   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | date           | signature  |                 |

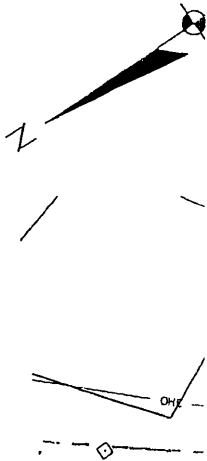
## GENERAL NOTES

1. THE RECORD OWNER OF THE PARCELS IS SEA STREET PROPERTIES, INC., BY DEED DATED JUNE 3, 2008, AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 26110, PAGE 251.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 401, BLOCK A, LOTS 13-15 AND IS LOCATED IN THE R-3 ZONE.
3. SPACE AND BULK CRITERIA FOR THE R-3 ZONE ARE AS FOLLOWS:
 

MIN. LOT SIZE:	6500 SF
MIN. STREET FRONTAGE:	50 FT
MIN. LOT WIDTH:	75 FT
MAX. LOT COVERAGE:	25 %
MIN. FRONT SETBACK:	25 FT
MIN. SIDE YARD:	
1-1.5 STORY	8 FT
2 STORY	14 FT (SHOWN ON PLAN)
2.5 STORY	18 FT
MIN. SIDE YARD (SIDE ST.):	20 FEET
MIN. REAR YARD:	25 FT
MAX. BUILDING HEIGHT:	35 FT
4. AREAS OF THE PARCELS ARE AS FOLLOWS:
  - PARCEL 7
  - PARCEL 8
  - PARCEL 9
5. ALL BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY CONDUCTED BY SEBAGO TECHNICS, INC.
6. PLAN REFERENCES:
  - A. STANDARD BOUNDARY SURVEY FINAL AMENDMENT 4 FOR NORTHPORT REALTY TRUST BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 205, PAGE 801 CCRD DATED DECEMBER 22, 2005.
  - ALSO AMENDMENT 3 SEPT. 10, 1999 RECORDED IN PLAN BOOK 199, PAGE 556, CCRD
  - ALSO AMENDMENT 2 APRIL 23, 1992 RECORDED IN PLAN BOOK 132, PAGE 116, CCRD
  - B. NORTHPORT REALTY TRUST LAND TITLE SURVEY BY HI AND EC JORDAN DATED OCTOBER 26, 1990
  - C. NORTHPORT REALTY TRUST ALTA/ACSM TITLE SURVEY BY HI AND EC JORDAN DATED JAN. 18, 1996.
  - D. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED OCT. 31, 1986.
  - E. CONDOMINIUM PLAT THE RESIDENCES AT 459 ALLEN AVENUE FOR F.S. PLUMMER, INC. BY OWEN HASKELL, INC. DATED NOV. 13, 1984 AND RECORDED IN PLAN BOOK 156, PAGE 68 CCRD.
  - F. PLAN OF PROPERTY FOR WENDWARD CORP. BY HI AND EC JORDAN AND RECORDED IN PLAN BOOK 118, PAGE 63, CCRD JAN., 1978
  - G. ALTA/ACSM LAND TITLE SURVEY FOR BRUCE ROYANE HAMILTON ARCHITECT, INC. BY TITCOMB ASSOCIATES DATED MAY 14, 2004.
  - H. PLAN OF WADCO PARK DATED AUGUST, 1905 AND RECORDED IN PLAN BOOK 12, PAGE 17, CCRD
  - I. PLAN OF PROPERTY FOR NORTHPORT REALTY TRUST BY HI AND EC JORDAN DATED NOVEMBER, 1971
  - J. PLAN OF FALL BROOK BRANCH SEWER RIGHT OF WAY PLAN DRAWING NO 636/4 DATED APRIL 2, 1953 IN CITY OF PORTLAND, MAINE ENGINEERING OFFICE.
  - K. MISC. RIGHT-OF-WAY INFORMATION FROM THE PORTLAND PUBLIC WORKS VAULT.
  - L. FIRST AMENDED CONDOMINIUM PLAT OF NORTHPORT BUSINESS PARK FOR LL BEAN, BY SEBAGO TECHNICS, INC., DATED JUNE 1, 2006, LAST REVISED MAY 20, 2007, AND RECORDED IN PLAN BOOK 207 PAGES 267-272.
7. THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD88 IN US FEET.
8. RIGHTS OF WAY OF ALLEN AVENUE BASED ON INFORMATION PROVIDED TO SEBAGO TECHNICS, INC. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT, SPECIFICALLY DRAWINGS E-MAILED TO SEBAGO TECHNICS TITLED ALLEN99T AND ALLEN2004DFW. REFERENCE IS ALSO MADE TO MDOT PLANS DOT FILE NO 3-489, DATED JANUARY, 2003
9. PROPERTY SUBJECT TO EASEMENTS OF RECORD. NO EASEMENTS FOUND FOR UTILITIES CROSSING PARCEL 9 BUT EASEMENTS OR RIGHTS MAY EXIST.

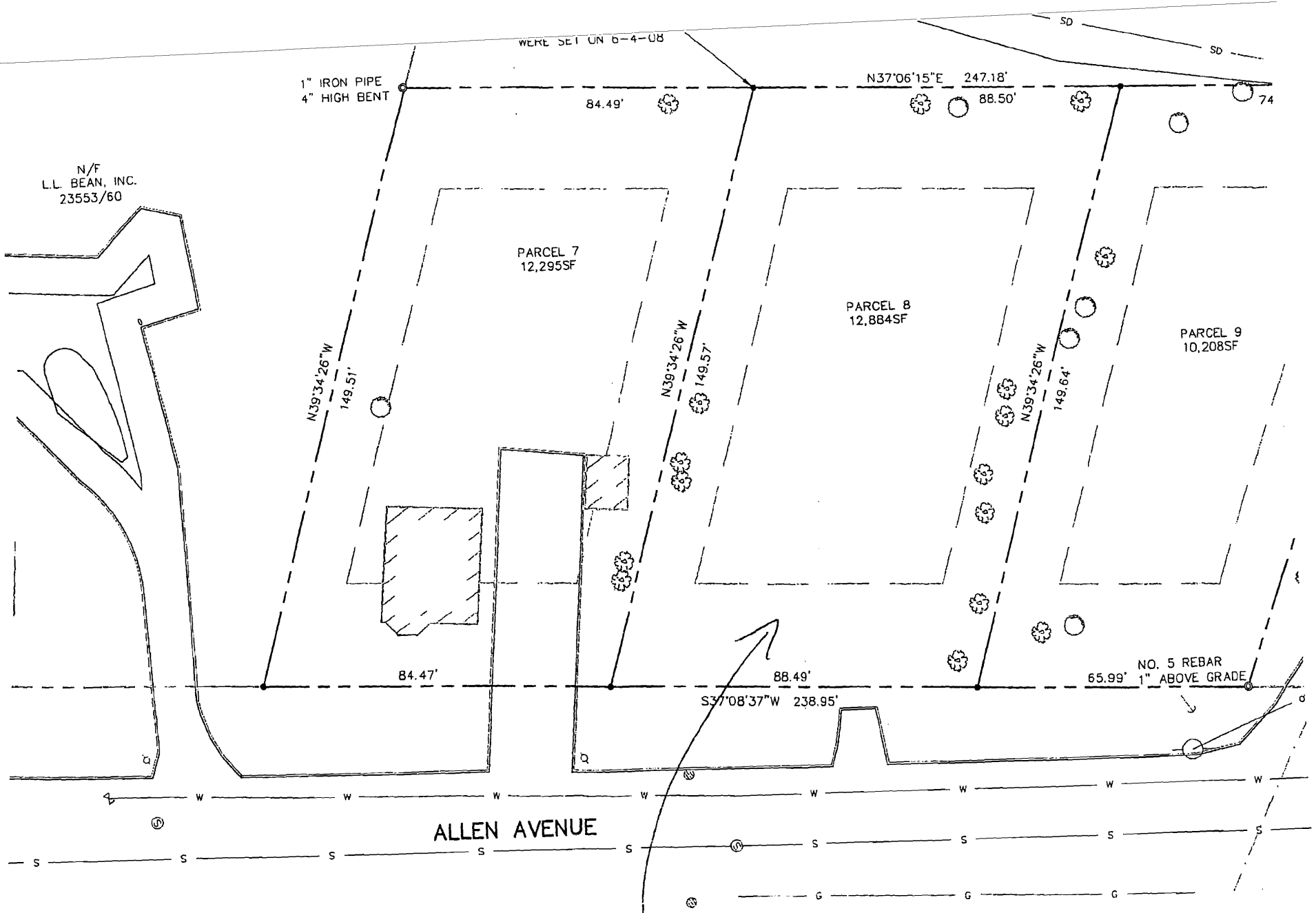
## LEGEND

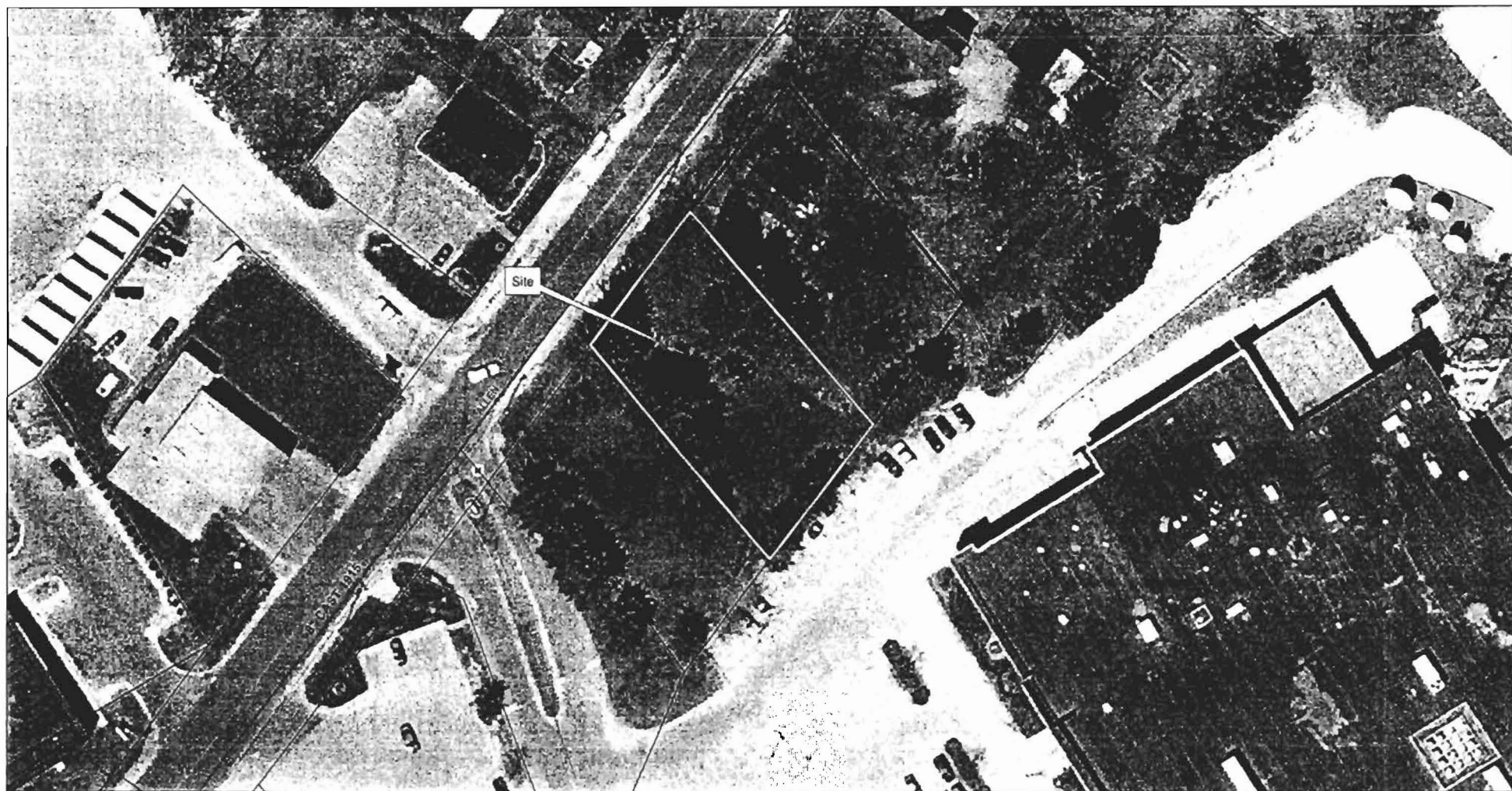
EXISTING	DESCRIPTION	PROPOSED
-----	LOCUS PROPERTY	
-----	PROPERTY/ROW	
-----	EASEMENT	
-----	MONUMENT	
-----	IRON PIPE/ROD	•
C1/L1	CURVE/LINE NO.	
-----	BUILDING	
-----	SIGN	
-----	EDGE PAVEMENT	
-----	GRAVEL ROAD	
-----	CURB LINE	



N  
5

N/F  
L.L. BEAN, INC.  
23553/60





1 inch equals 50 feet



**PORTLAND WATER DISTRICT**  
**225 Douglass Street**  
**Portland, ME 04104**

**Legend**

5	Blow Off	=	Fire Service	△	Air Valve	2	Sleeve
R	By Pass	7	Hydrant Control	□	Date Change	+	Tea
7	Distribution	+	Service	!	Manhole Change	7	Hydrants
1	End of Main	7	Transmission	#	Reducer		

**401 Allen Avenue**

**Portland**



Disclaimer: This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data sources from which they were developed.

Drawn By: M. Vautier

Prepared For: Whitney Bradford

Scale: As Noted

Date: July 11, 2008

Book 26246 Page 32

**WARRANTY DEED**

Joint Tenancy

**SEA STREET PROPERTIES, INC.**, a Maine corporation, having a mailing address of 56 Broadway, South Portland, Maine 04106, for consideration paid, grant to **ALLEN E. BRADFORD, JR. and WHITNEY E. BRADFORD**, both of Portland, County of Cumberland and State of Maine, whose mailing address is 24 Woodmere Road, Portland, Maine 04103, with **WARRANTY COVENANTS**, as Joint Tenants, the following described real estate situated in the City of Portland, Cumberland County, 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 as described in Deed Book 6930, Page 250 (Parcel 7);

Thence S 37°-08'-37" W, along Allen Avenue, a distance of 88.49 feet to a 5/8-inch rebar to be set at the northerly corner of land formerly of the Northport Realty Trust as described in Deed Book 13590, Page 99 (Parcel 9);

Thence S 39°-34'-26" E, along Parcel 9, a distance of 149.64 feet, to a 5/8-inch rebar to be set at land of the Northport Business Park (Parcel 4);

Thence N 37°-06'-15" E, along land of the Northport Business Park, a distance of 88.50 feet to a 5/8-inch rebar to be set at Parcel 7;

Thence N 39°-34'-26" W, along Parcel 7, a distance of 149.57 feet to the Point of Beginning.

Meaning and intending to describe a portion of land, containing approximately 12,884 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 of 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.

Being a portion of the premises conveyed to Sea Street Properties, Inc. by deed of L.L.

Bean, Inc., dated June 3, 2008 and recorded in the Cumberland County Registry of Deeds in Book 26110, Page 257.

WITNESS, the said Sea Street Properties, Inc. has caused this instrument to be signed and sealed by David Jones, its President, thereunto duly authorized, this 30<sup>th</sup> day of July, 2008.

SEA STREET PROPERTIES, INC.

Michelle M. Citea  
Witness

By David Jones  
David Jones  
Its President

STATE OF MAINE  
COUNTY OF Cumberland

7/30, 2008

Personally appeared the above-named David Jones, President of 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,

Michelle M. Citea  
Notary Public / Maine  
Printed Name: Michelle M. Citea  
Commission Expires: 7/13/2013



**Woodbury Hill Professionals**

Civil & Structural Engineering

8 Woodbury Hill Road

Auburn, ME 04210

(207) 783-4459

October 6, 2008

To: Code Enforcement  
City of Portland  
City Hall  
389 Congress Street  
Portland, ME 04101

For: Beam design  
Bradford residence  
Allen Avenue  
Portland, ME

Dear Code Enforcement Officer:

In order to support the second floor of the Bradford residence in the area of the Living Room a beam must be installed in the second floor from the outside wall to a column in the wall between the living room and the stairs. It is approximately fifteen feet long. The contractor will use a W8x28, A36 steel beam. The column must be supported on each end with a 3 ½" x 5 ¼" LSL engineered wood column from Weyerhaeuser.

Also required at the Bradford residence in the area of the Entry/Stairwell is a header of about four feet in length. It will be installed in the second floor from the column in the wall at the Living Room (mentioned above) to the corner of the stairs. The contractor will use a built up beam made from three 2x8 #2SPFS, or better. The beam must be supported on the Living Room end with the 3 ½" x 5 ¼" LSL engineered wood column mentioned above, and at the stair end by a built up double stud column.

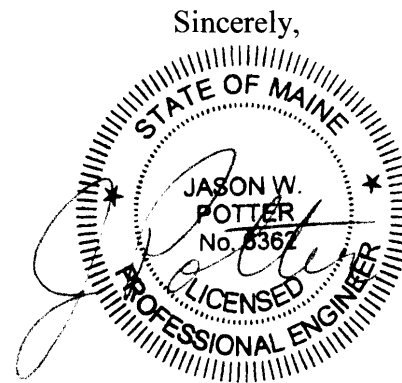
The second floor above the Garage requires a mid span support as well. It will be W16x26, A36 steel beam approximately twenty-three feet in length. The beam must be supported on each end with a 3 ½" x 5 ¼" LSL engineered wood column from Weyerhaeuser.

The Garage door header (of sixteen foot length) will be either a built up double 1 3/4"x18" LSL or a triple 1 3/4"x14" LSL beam from Weyerhaeuser. Please note that a W8x24, A36 steel beam may be substituted, should the contractor so desire. This beam too must be supported on each end with a 3 1/2" x 5 1/4" LSL engineered wood column from Weyerhaeuser.

The first floor, under the living room, will use a 1 3/4"x11 7/8" LSL beam from Weyerhaeuser as the center beam. Support columns will be regularly spaced at approximately 6' 6". It must be augmented in the section where the column from the second floor lands with two additional, like pieces thus creating a triple built up beam. It shall be spliced together per the manufacturer's recommendations. This section must have concrete filled lally columns at each end. A Simpson LCC column cap of the appropriate size is required at each column. A 9"x9"x1/2" base plate with four anchor bolts is also required at each lally column.

I used 2006 International Residential Code and the ASCE 7-02 as the basis for design and loads.

Sincerely,



Jason Potter, P. E.



# CLEAR OPENING SPECIFICATIONS

VINYL NEW CONSTRUCTION WINDOWS

Check with your local building department for egress requirements.

Unit	VICON Double Hung			VICON Single Hung			CLASSIC w/Welded Sash & Frame		
	SQ FT of Clear Opening	SQ FT Visible Glass Area	Dimensions of Clear Opening (WxH)	SQ FT of Clear Opening	SQ FT Visible Glass Area	Dimensions of Clear Opening (WxH)	SQ FT of Clear Opening	SQ FT Visible Glass Area	Dimensions of Clear Opening (WxH)
18210	1.5	3.23	16-1/4 x 13-1/2	1.5	3.23	16-1/4 x 13-1/2	1.4	3.06	16-1/2 x 12-1/2
1832	1.7	3.65	16-1/4 x 15-1/2	1.7	3.65	16-1/4 x 15-1/2	1.7	3.47	16-1/2 x 14-1/2
18310	2.2	4.50	16-1/4 x 19-1/2	2.2	4.50	16-1/4 x 19-1/2	2.1	4.29	16-1/2 x 18-1/2
1842	2.4	4.92	16-1/4 x 21-1/2	2.4	4.92	16-1/4 x 21-1/2	2.3	4.70	16-1/2 x 20-1/2
1846	2.7	5.35	16-1/4 x 23-1/2	2.7	5.35	16-1/4 x 23-1/2	2.6	5.11	16-1/2 x 22-1/2
1852	3.1	6.20	16-1/4 x 27-1/2	3.1	6.20	16-1/4 x 27-1/2	3.0	5.93	16-1/2 x 26-1/2
1856	3.3	6.62	16-1/4 x 29-1/2	3.3	6.62	16-1/4 x 29-1/2	3.3	6.34	16-1/2 x 28-1/2
1862	3.8	7.47	16-1/4 x 33-1/2	3.8	7.47	16-1/4 x 33-1/2	3.7	7.16	16-1/2 x 32-1/2
20210	1.9	4.08	20-1/4 x 13-1/2	1.9	4.08	20-1/4 x 13-1/2	1.8	3.89	20-1/2 x 12-1/2
2032	2.2	4.61	20-1/4 x 15-1/2	2.2	4.61	20-1/4 x 15-1/2	2.1	4.41	20-1/2 x 14-1/2
20310	2.7	5.68	20-1/4 x 19-1/2	2.7	5.68	20-1/4 x 19-1/2	2.6	5.45	20-1/2 x 18-1/2
2042	3.0	6.22	20-1/4 x 21-1/2	3.0	6.22	20-1/4 x 21-1/2	2.9	5.97	20-1/2 x 20-1/2
2046	3.3	6.75	20-1/4 x 23-1/2	3.3	6.75	20-1/4 x 23-1/2	3.2	6.49	20-1/2 x 22-1/2
2052	3.9	7.82	20-1/4 x 27-1/2	3.9	7.82	20-1/4 x 27-1/2	3.8	7.54	20-1/2 x 26-1/2
2056	4.1	8.36	20-1/4 x 29-1/2	4.1	8.36	20-1/4 x 29-1/2	4.1	8.06	20-1/2 x 28-1/2
2062	4.7	9.42	20-1/4 x 33-1/2	4.7	9.42	20-1/4 x 33-1/2	4.6	9.10	20-1/2 x 32-1/2
24210	2.3	4.92	24-1/4 x 13-1/2	2.3	4.92	24-1/4 x 13-1/2	2.1	4.72	24-1/2 x 12-1/2
2432	2.6	5.57	24-1/4 x 15-1/2	2.6	5.57	24-1/4 x 15-1/2	2.5	5.35	24-1/2 x 14-1/2
24310	3.3	6.86	24-1/4 x 19-1/2	3.3	6.86	24-1/4 x 19-1/2	3.1	6.62	24-1/2 x 18-1/2
2442	3.6	7.51	24-1/4 x 21-1/2	3.6	7.51	24-1/4 x 21-1/2	3.5	7.25	24-1/2 x 20-1/2
2446	4.0	8.15	24-1/4 x 23-1/2	4.0	8.15	24-1/4 x 23-1/2	3.8	7.88	24-1/2 x 22-1/2
2452	4.6	9.45	24-1/4 x 27-1/2	4.6	9.45	24-1/4 x 27-1/2	4.5	9.14	24-1/2 x 26-1/2
2456	5.0	10.09	24-1/4 x 29-1/2	5.0	10.09	24-1/4 x 29-1/2	4.8	9.78	24-1/2 x 28-1/2
2462	5.6	11.38	24-1/4 x 33-1/2	5.6	11.38	24-1/4 x 33-1/2	5.5	11.04	24-1/2 x 32-1/2
28210	2.6	5.77	28-1/4 x 13-1/2	2.6	5.77	28-1/4 x 13-1/2	2.5	5.55	28-1/2 x 12-1/2
2832	3.0	6.53	28-1/4 x 15-1/2	3.0	6.53	28-1/4 x 15-1/2	2.9	6.29	28-1/2 x 14-1/2
28310	3.8	8.04	28-1/4 x 19-1/2	3.8	8.04	28-1/4 x 19-1/2	3.7	7.78	28-1/2 x 18-1/2
2842	4.2	8.80	28-1/4 x 21-1/2	4.2	8.80	28-1/4 x 21-1/2	4.1	8.52	28-1/2 x 20-1/2
2846	4.6	9.56	28-1/4 x 23-1/2	4.6	9.56	28-1/4 x 23-1/2	4.5	9.26	28-1/2 x 22-1/2
2852	5.4	11.07	28-1/4 x 27-1/2	5.4	11.07	28-1/4 x 27-1/2	5.2	10.75	28-1/2 x 26-1/2
2856	5.8	11.83	28-1/4 x 29-1/2	5.8	11.83	28-1/4 x 29-1/2	5.6	11.49	28-1/2 x 28-1/2
2862	6.6	13.34	28-1/4 x 33-1/2	6.6	13.34	28-1/4 x 33-1/2	6.4	12.98	28-1/2 x 32-1/2
2952E	5.7	11.68	29-3/4 x 27-1/2		11.68	29-3/4 x 27-1/2	N/A	N/A	N/A
30210	3.0	6.62	32-1/4 x 13-1/2	3.0	6.62	32-1/4 x 13-1/2	2.8	6.38	32-1/2 x 12-1/2
3032	3.5	7.49	32-1/4 x 15-1/2	3.5	7.49	32-1/4 x 15-1/2	3.3	7.23	32-1/2 x 14-1/2
30310	4.4	9.22	32-1/4 x 19-1/2	4.4	9.22	32-1/4 x 19-1/2	4.2	8.94	32-1/2 x 18-1/2
3042	4.8	10.09	32-1/4 x 21-1/2	4.8	10.09	32-1/4 x 21-1/2	4.6	9.80	32-1/2 x 20-1/2
3046	5.3	10.96	32-1/4 x 23-1/2	5.3	10.96	32-1/4 x 23-1/2	5.1	10.65	32-1/2 x 22-1/2
30410	5.7	11.75	32-1/4 x 25-1/2	5.7	11.75	32-1/4 x 25-1/2	N/A	N/A	N/A
3052	6.2	12.70	32-1/4 x 27-1/2	6.2	12.70	32-1/4 x 27-1/2	6.0	12.36	32-1/2 x 26-1/2
3056	6.6	13.56	32-1/4 x 29-1/2	6.6	13.56	32-1/4 x 29-1/2	6.4	13.21	32-1/2 x 28-1/2
3062	7.5	15.30	32-1/4 x 33-1/2	7.5	15.30	32-1/4 x 33-1/2	7.3	14.92	32-1/2 x 32-1/2
34210	3.4	7.47	36-1/4 x 13-1/2	3.4	7.47	36-1/4 x 13-1/2	3.2	7.21	36-1/2 x 12-1/2
3432	3.9	8.45	36-1/4 x 15-1/2	3.9	8.45	36-1/4 x 15-1/2	3.7	8.17	36-1/2 x 14-1/2
34310	4.9	10.40	36-1/4 x 19-1/2	4.9	10.40	36-1/4 x 19-1/2	4.7	10.11	36-1/2 x 18-1/2
3442	5.4	11.38	36-1/4 x 21-1/2	5.4	11.38	36-1/4 x 21-1/2	5.2	11.07	36-1/2 x 20-1/2
3446	5.9	12.36	36-1/4 x 23-1/2	5.9	12.36	36-1/4 x 23-1/2	5.7	12.04	36-1/2 x 22-1/2
3452	6.9	14.32	36-1/4 x 27-1/2	6.9	14.32	36-1/4 x 27-1/2	6.7	13.97	36-1/2 x 26-1/2
3456	7.4	15.30	36-1/4 x 29-1/2	7.4	15.30	36-1/4 x 29-1/2	7.2	14.93	36-1/2 x 28-1/2
3462	8.4	17.26	36-1/4 x 33-1/2	8.4	17.26	36-1/4 x 33-1/2	8.2	16.86	36-1/2 x 32-1/2

As noted  
on plan  
to meet  
egress  
requirements

NOTE: These specifications do not apply to oriel windows.

Pricing and information are subject to change without notice & may vary from region to region.  
For current pricing, Harvey e-Catalog is now available at [www.harveyind.com](http://www.harveyind.com) - 'Customer Login'.



## EXTERIOR COLOR CHOICES & THERMAL PERFORMANCE

VINYL NEW CONSTRUCTION WINDOWS & PATIO DOORS

WHOLESALE PRICING

### EXTERIOR COLOR OPTIONS

All pricing represents "add on" pricing (add to normal pricing for that particular window/option):		Options (add to base price)		
		GBG	Ext. Grid Pkg.	Ext. Casing
Vicon Classic Double Hung	\$95.00/unit	\$10.00/sash	\$20.00/sash	\$25.00/unit
Picture Windows	\$95.00/unit	\$10.00/sash	\$20.00/sash	\$35.00/lite
Designer Shapes	\$120.00/unit	\$45.00/unit	\$45.00/unit	\$50.00/unit
Extended Half Round	150.00/unit	65.00/unit	65.00/unit	70.00/unit
1-Lite Casement	\$85.00/unit	\$10.00/sash	\$20.00/sash	\$25.00/unit
2-Lite Casement	115.00/unit	10.00/sash	20.00/sash	35.00/unit
3-Lite Casement	145.00/unit	10.00/sash	20.00/sash	45.00/unit
4-Lite Casement	175.00/unit	10.00/sash	20.00/sash	55.00/unit
2-Lite Rolling	\$120.00/unit	\$10.00/sash	\$20.00/sash	\$35.00/unit
3-Lite Rolling	145.00/unit	10.00/sash	20.00/sash	45.00/unit
2-Panel Patio Door	\$255.00/unit	\$30.00/panel	N/A	\$50.00/unit
3-Panel Patio Door	285.00/unit	30.00/panel	N/A	N/A
4-Panel Patio Door	315.00/unit	30.00/panel	N/A	N/A

All exterior colors will be subject to a \$200.00 set-up charge per order.



### THERMAL PERFORMANCE



U-Factor in accordance with NFRC-100-2004, based on whole window value.  
To calculate R-Value, divide 1 by the U-Factor (example: 1 div. by .35 = 2.86 R-Value).  
Test results subject to change due to periodic re-testing.



Window	Glazing	U-Factor	SHGC	Visible Light Transmittance	ENERGY STAR® Compliance
Vicon Classic Double Hung	Low-E w/Contour Grid	0.35	0.27	0.48	All Zones
Vicon Double Hung	Low-E w/Contour Grid	0.36	0.27	0.50	NC, SC, S
Vicon Single Hung	Low-E w/Contour Grid	0.36	0.27	0.50	NC, SC, S
Vicon Awning	Low-E w/Contour Grid	0.34	0.24	0.44	All Zones
Vicon Casement	Low-E w/Contour Grid	0.34	0.24	0.44	All Zones
Vicon Picture Window	Low-E w/Contour Grid	0.31	0.28	0.52	All Zones
Vicon Designer Shape	Low-E w/Contour Grid	0.33	0.31	0.55	All Zones
Vicon Rolling Window	Low-E w/Contour Grid	0.37	0.28	0.51	NC, SC, S
Vicon Hopper Window	Low-E w/Contour Grid	0.37	0.25	0.45	NC, SC, S
Vicon Patio Door	Low-E w/Contour Grid	0.37	0.27	0.46	NC, SC, S

Windows and doors with .35 U-Factor or lower are ENERGY STAR qualified in New England, NY and PA.

The use of tempered Low-E glass may effect ENERGY STAR qualification in your region.

The above thermal results represent only a small portion of product offerings in this section of the catalog.

Visit our website at [www.harveyind.com](http://www.harveyind.com) for the most complete and up-to-date thermal performance data.

Pricing and information are subject to change without notice & may vary from region to region.  
For current pricing, Harvey e-Catalog is now available at [www.harveyind.com](http://www.harveyind.com) - 'Customer Login'.

Job	Truss	Truss Type	Qty	Ply	Job Reference (optional)
B93098	T01	COMMON	1	1	
Mainely Trusses, Inc., Fairfield, ME, Justin Harkins					7.050 e May 22 2008 MiTek Industries, Inc. Mon Oct 13 13:18:41 2008 Page 1

-1-0-0	5-2-15	10-2-3	15-0-0	19-9-13	24-9-1	30-0-0	31-0-0
1-0-0	5-2-15	4-11-4	4-9-13	4-9-13	4-11-4	5-2-15	1-0-0

Scale: 1/4"=1'

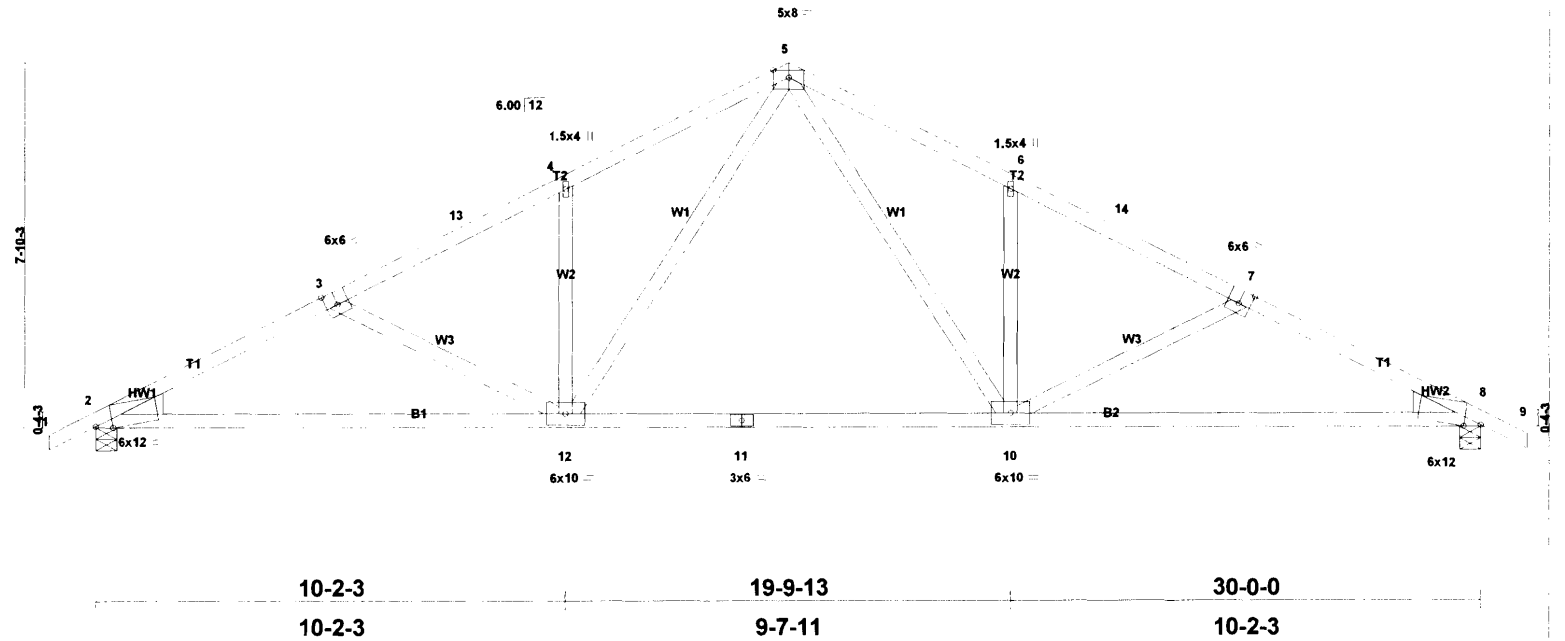


Plate Offsets (X,Y): [2:0-4-6,Edge], [3:0-3-0,Edge], [7:0-3-0,Edge], [8:0-4-6,Edge]								
LOADING(psf)	SPACING 2-0-0	CSI	DEFL	in (loc)	l/defl	L/d	PLATES	GRIP
TCLL 56.0	Plates Increase 1.15	TC 0.77	Vert(LL)	-0.28	10-12	>999	MT20	197/144
TCDL 7.0	Lumber Increase 1.15	BC 0.80	Vert(TL)	-0.56	8-10	>637		
BCLL 0.0	Rep Stress Incr YES	WB 0.48	Horz(TL)	0.16	8	n/a		
BCDL 10.0	Code IBC2006/TPI2002	(Matrix)						Weight: 127 lb

LUMBER	BRACING	
TOP CHORD 2 X 4 SPF No.2 *Except'	TOP CHORD	Structural wood sheathing directly applied or 2-2-0 oc purlins.
T1: 2 X 4 SYP DSS	BOT CHORD	Rigid ceiling directly applied or 8-9-6 oc bracing.
BOT CHORD 2 X 4 SPF 1650F 1.5E		
WEBS 2 X 4 SPF No.2		
WEDGE		
Left: 2 X 6 SPF No.2, Right: 2 X 6 SPF No.2		
REACTIONS (lb/size) 2=2491/0-5-8, 8=2491/0-5-8		
Max Horz 2=138(LC 8)		
Max Uplift 2=-465(LC 8), 8=-465(LC 9)		
FORCES (lb) - Maximum Compression/Maximum Tension		
TOP CHORD 1-2=0/59, 2-3=-4249/718, 3-13=-3565/569, 4-13=-3387/579, 4-5=-3549/723, 5-6=-3549/722, 6-14=-3387/579, 7-14=-3565/569, 7-8=-4249/718, 8-9=0/59		
BOT CHORD 2-12=-659/3661, 11-12=-230/2291, 10-11=-230/2291, 8-10=-521/3661		
WEBS 4-12=-969/281, 6-10=-969/281, 3-12=-698/275, 5-12=-345/1782, 5-10=-344/1782, 7-10=-698/275		

- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind: ASCE 7-05; 100mph; TCDL=4.2psf; BCDL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed ; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
  - 3) TCLL: ASCE 7-05; Pr=56.0 psf (roof live load: Lumber DOL=1.15 Plate DOL=1.15); Pg=80.0 psf (ground snow); Ps=61.6 psf (roof snow: Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp C; Partially Exp.; Ct=1.1
  - 4) Roof design snow load has been reduced to account for slope.
  - 5) Unbalanced snow loads have been considered for this design.
  - 6) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 61.6 psf on overhangs non-concurrent with other live loads.
  - 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
  - 8) One RT7 USP connectors recommended to connect truss to bearing walls due to uplift at j(t)s 2 and 8.
  - 9) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

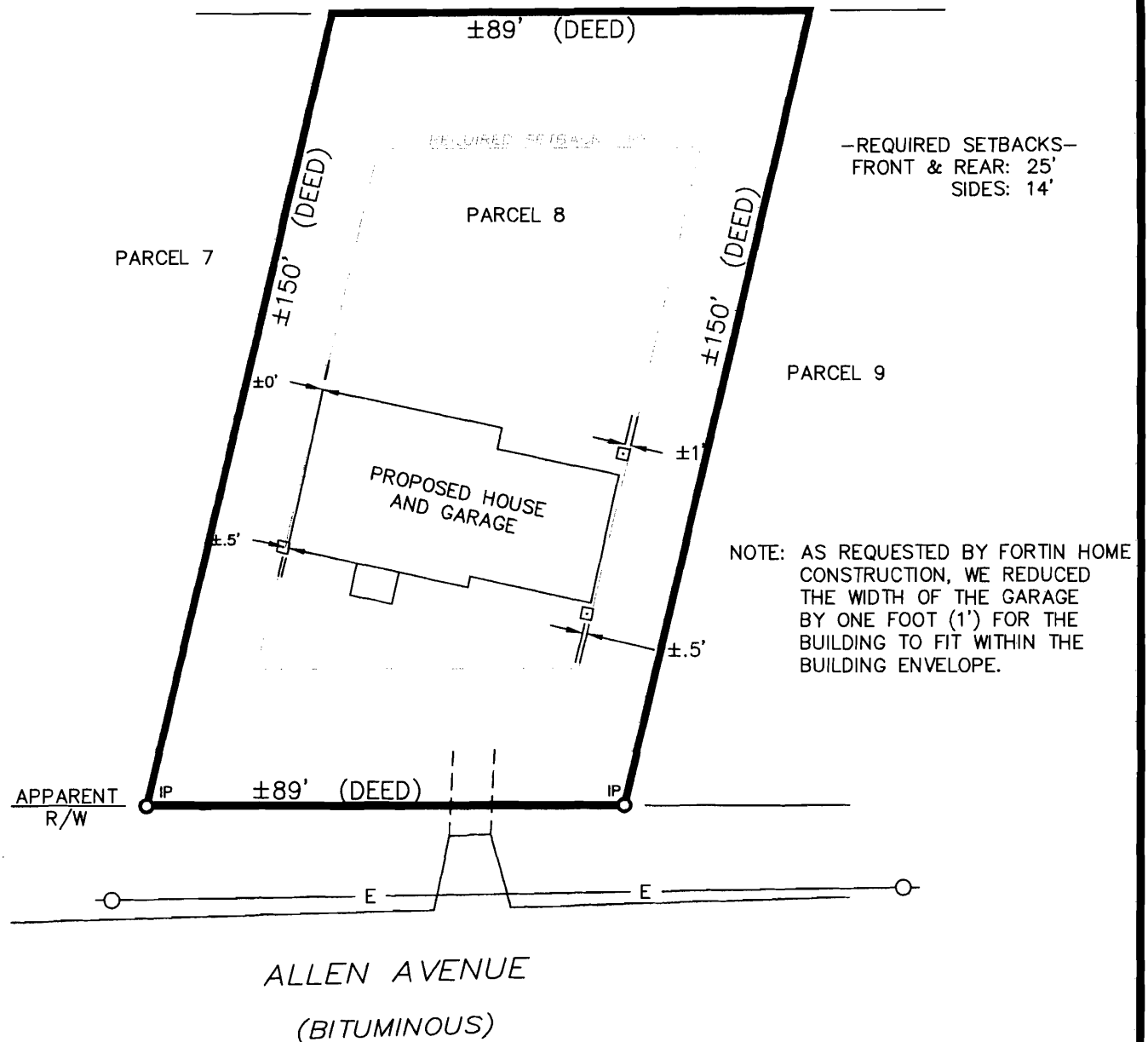
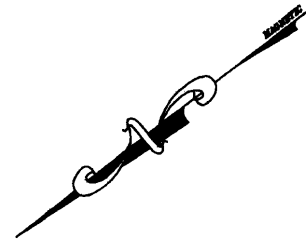
LOAD CASE(S) Standard

## THIS IS NOT A BOUNDARY SURVEY

JOB NO. 150-32

ALLEN AVENUE  
PORTLAND, MAINE

JOB NAME: BRADFORD



SCALE : 1" = 30'

CONSTRUCTION SAFETY CHECK SKETCH

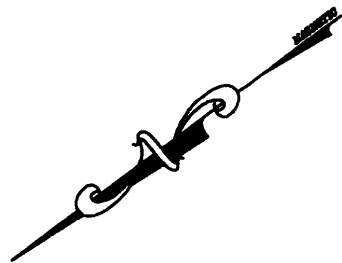
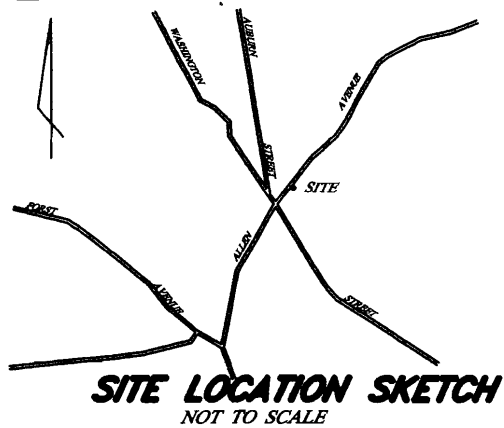
BOOK 26246 PAGE 32 COUNTY CUMBERLAND

THE FOLLOWING INFORMATION IS PROVIDED TO :

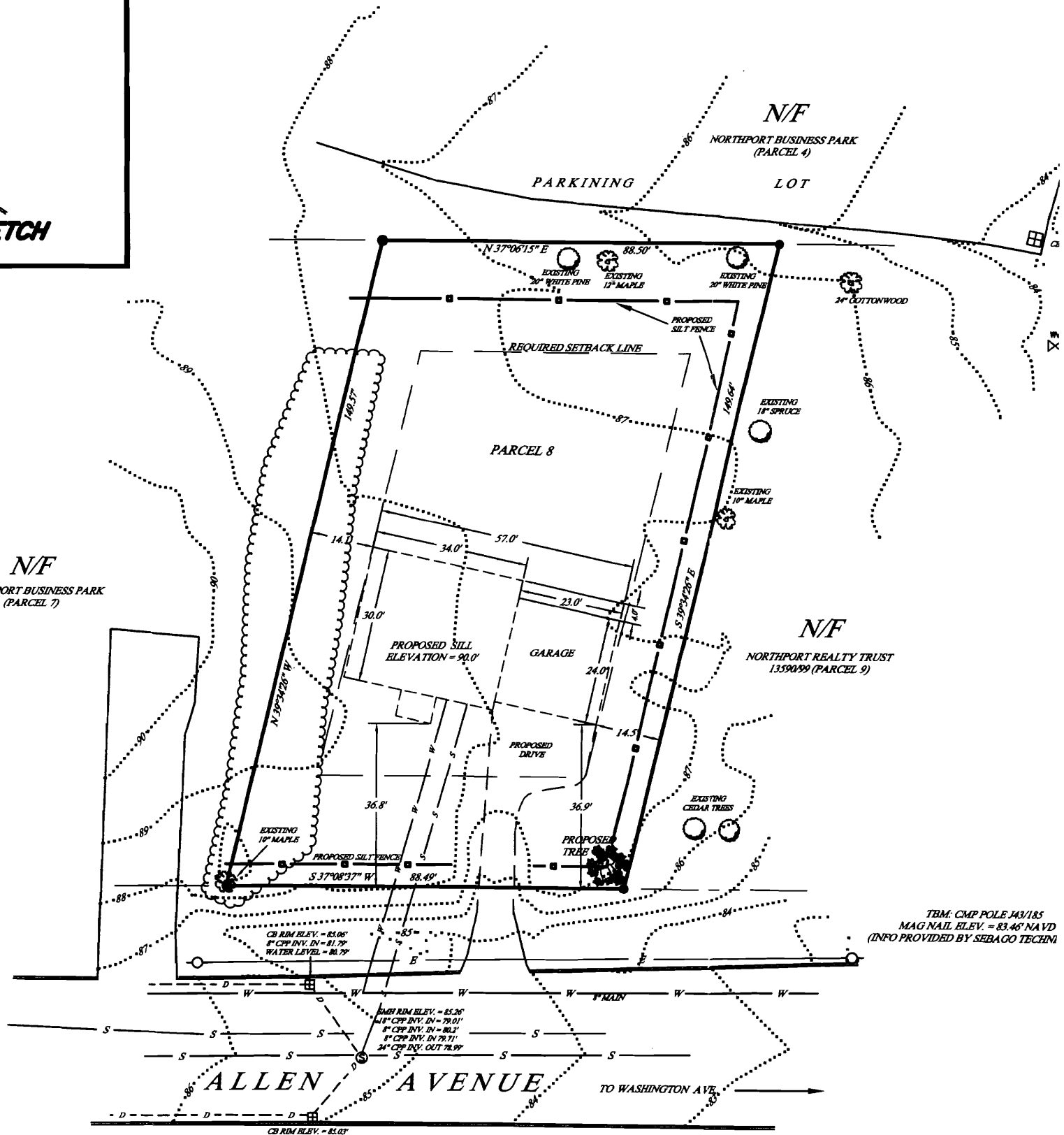
PLAN BOOK

PAGE

LOT



N/F  
NORTHPORT BUSINESS PARK  
(PARCEL 7)



TRM: CMP POLE J43/185  
MAG NAIL ELEV. = 83.46' NAVD  
(INFO PROVIDED BY SEBAGO TECHNICAL)

## CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, I HAVE USED ORDINARY AND PRUDENT CONDUCT EXPECTED OF PROFESSIONAL LAND SURVEYORS AND THE RESULTS SHOWN HERE REPRESENT THE LICENSEE'S RESPONSIBILITY TO THE PUBLIC AS REQUIRED UNDER THE STANDARDS OF PRACTICE AS DEFINED BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS (M.R.S.A. TITLE 32, CHAPTER 121 DATED APRIL, 2001).

EXCEPT AS FOLLOWS:

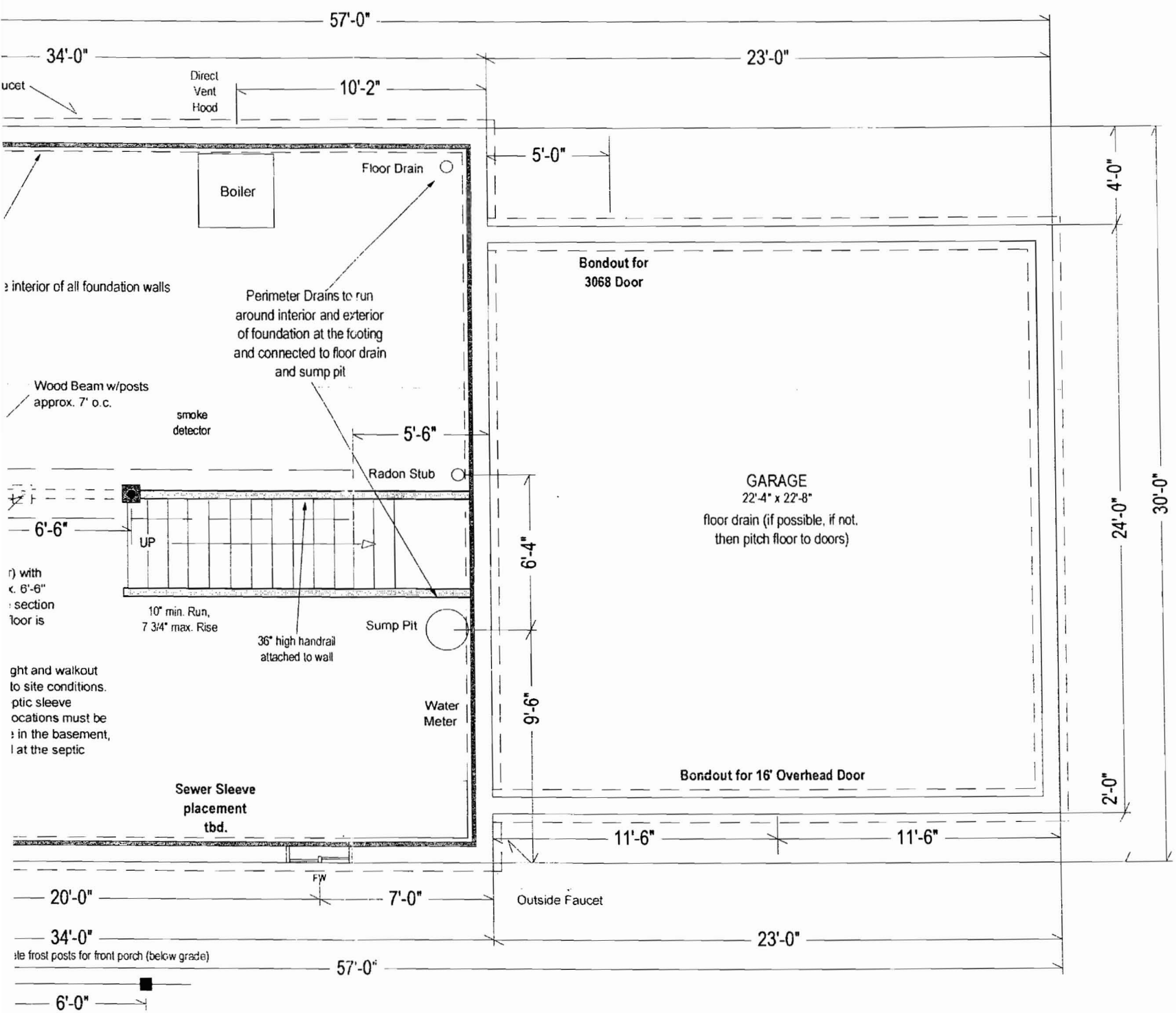
1) BOUNDARIES BY OTHERS, NO CERTIFICATION

PLAN PREPARED BY: K.W.M.

PLAN CHECKED BY: S.A.D.

THIS PLAN IS NOT VALID UNLESS EMBOSSED ABOVE



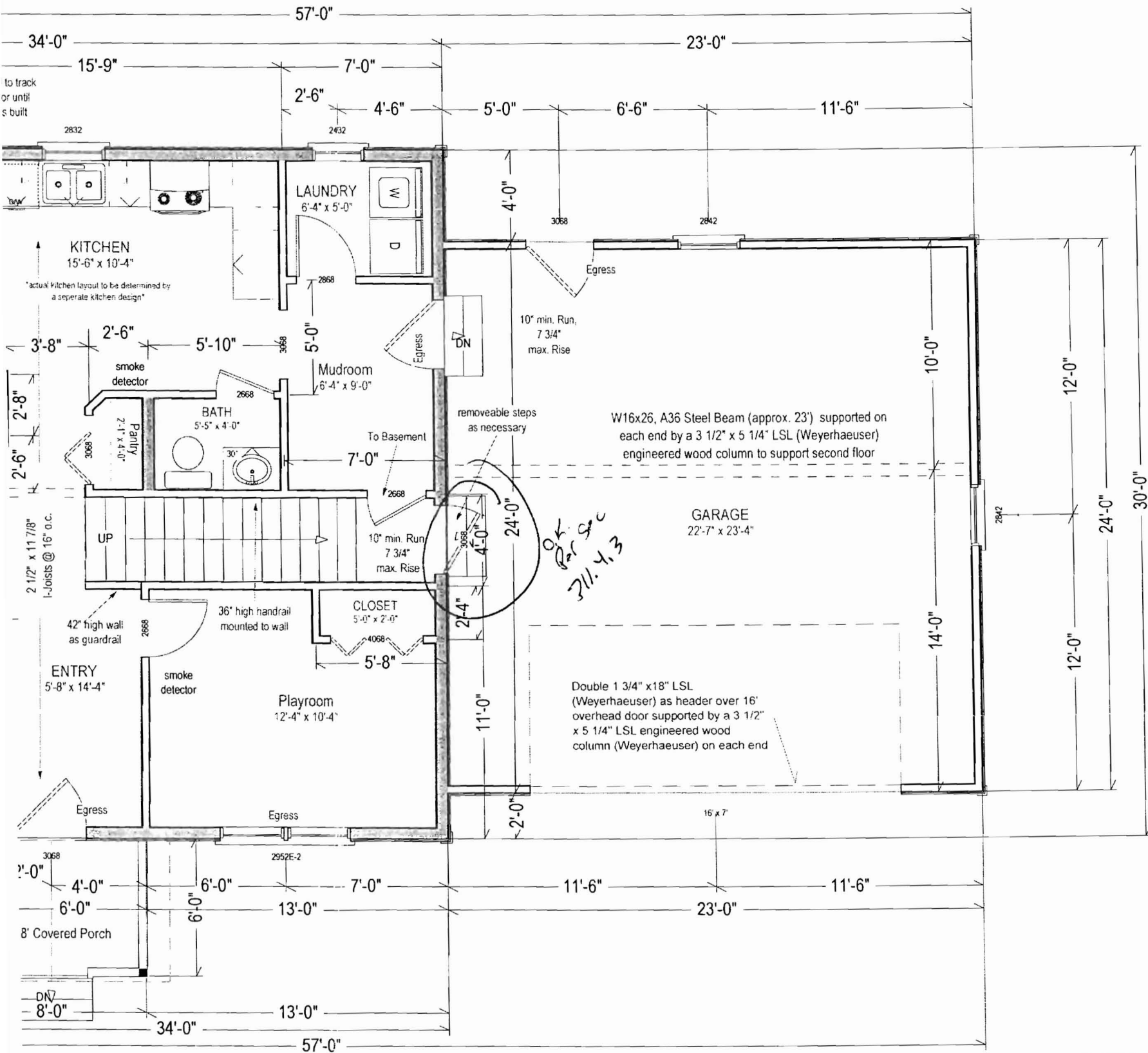


ND  
OR  
ERS  
ES.

Final Plans  
Approved By/On:

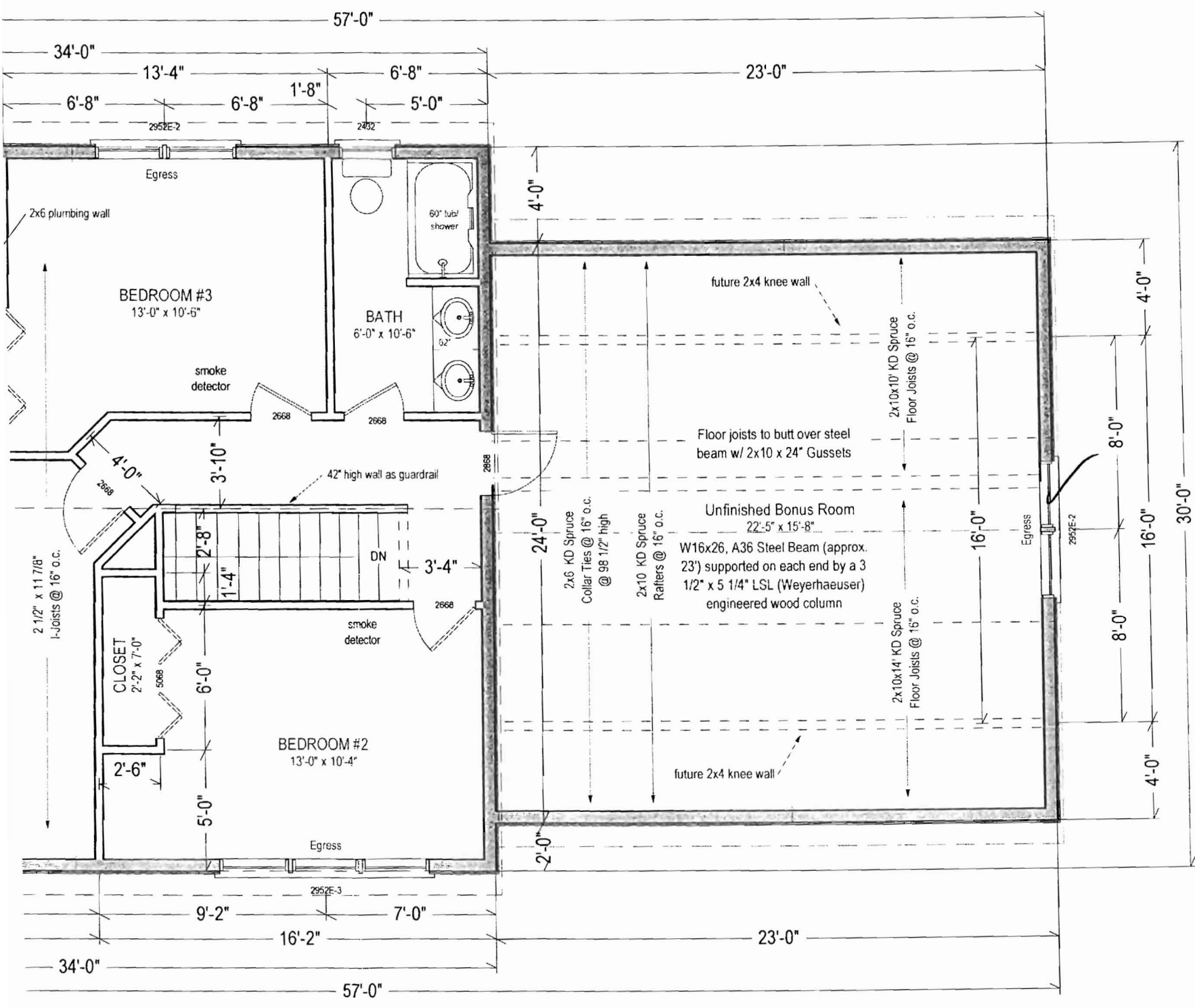
Foundation/  
Basement





Final Plans  
Approved By/On:

**First Floor**



D  
R  
S  
:

Final Plans  
Approved By/On:

**Second Floor**

Allen & Whitney Bradford

Plan Status: *FINAL*

Revision Date: 10/10/08

Scale: 3/16" = 1'-0"

Allen Ave. Portland

Project Description: 30' x 34' Colonial w/ 23' x 24' Garage



**Front Elevation**

Final Plans

Approved By/On:

**Front  
Elevation**

Allen & Whitney Bradford

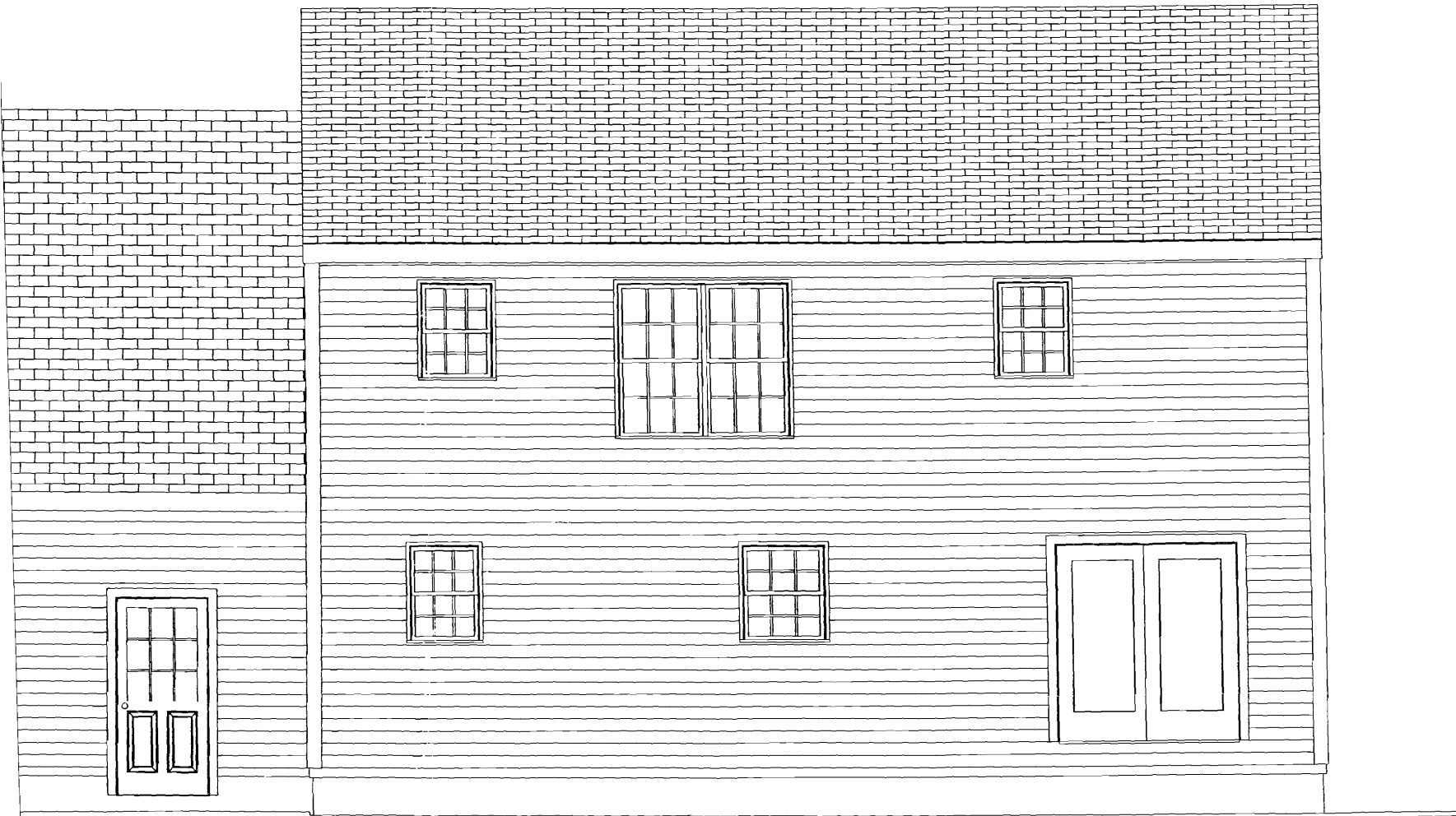
Plan Status: *FINAL*

Revision Date: 10/10/08

Scale: 3/16" = 1'-0"

Allen Ave. Portland

Project Description: 30' x 34' Colonial w/ 23' x 24' Garage



**Rear Elevation**

Final Plans

Approved By/On:

**Rear  
Elevation**

D  
R  
S  
S  
Y

Allen & Whitney Bradford

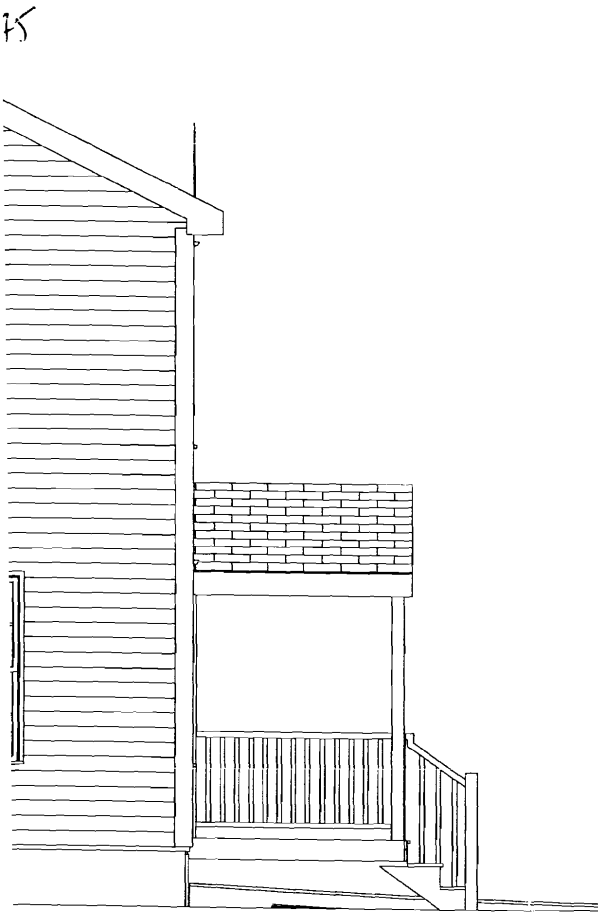
Plan Status: *FINAL*

Revision Date: 10/10/08

Scale: 3/16" = 1'-0"

Allen Ave. Portland

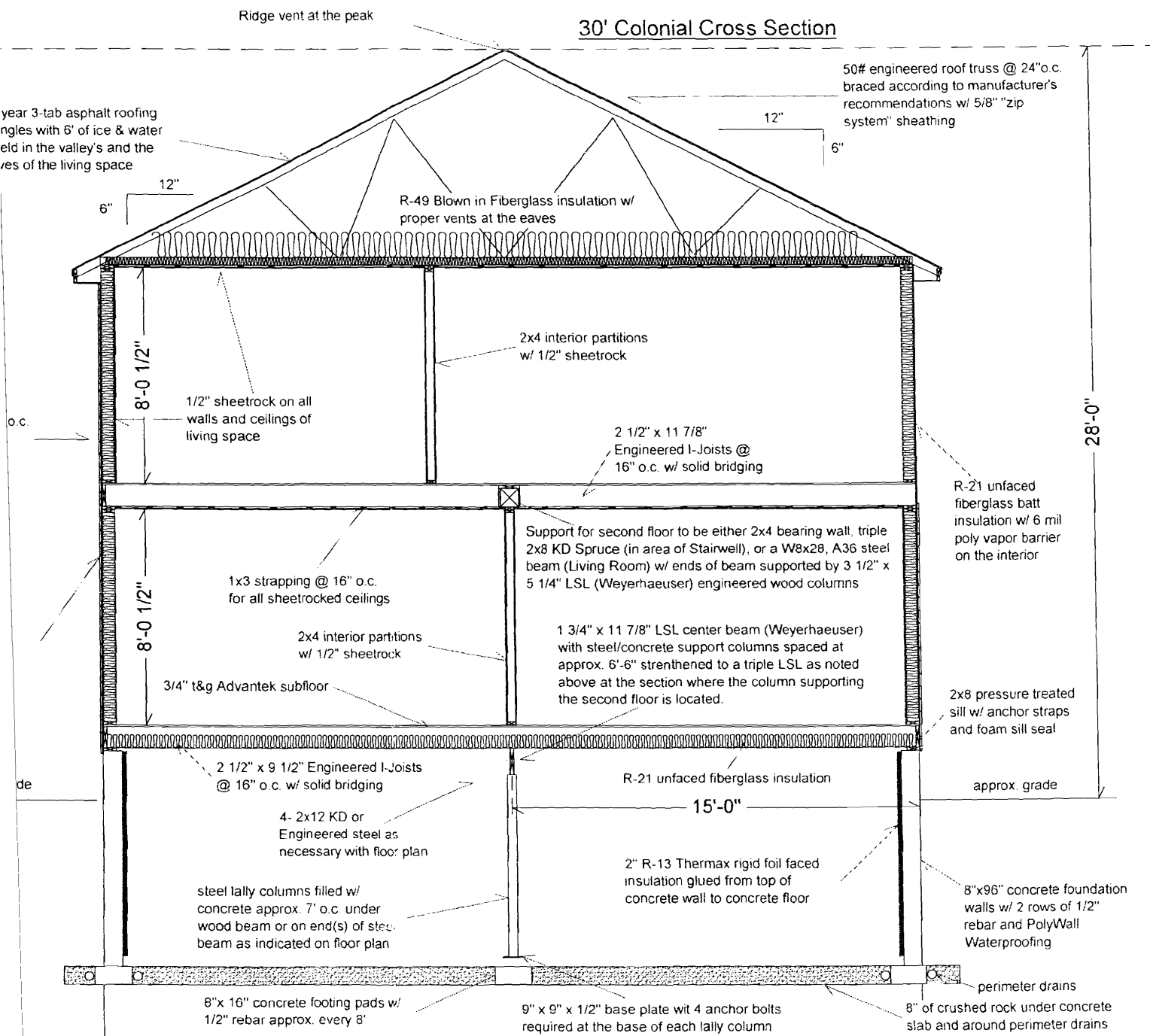
Project Description: 30' x 34' Colonial w/ 23' x 24' Garage

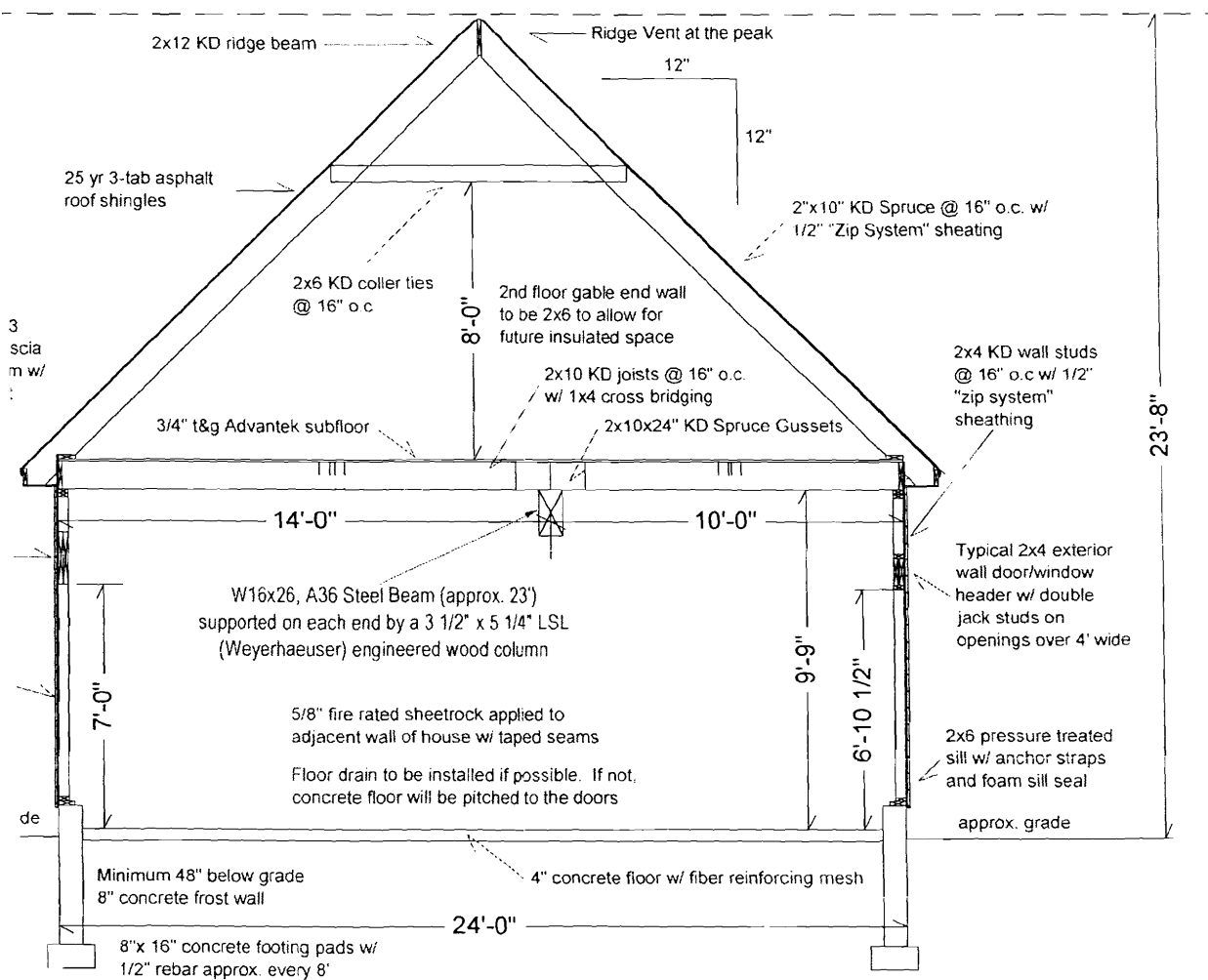


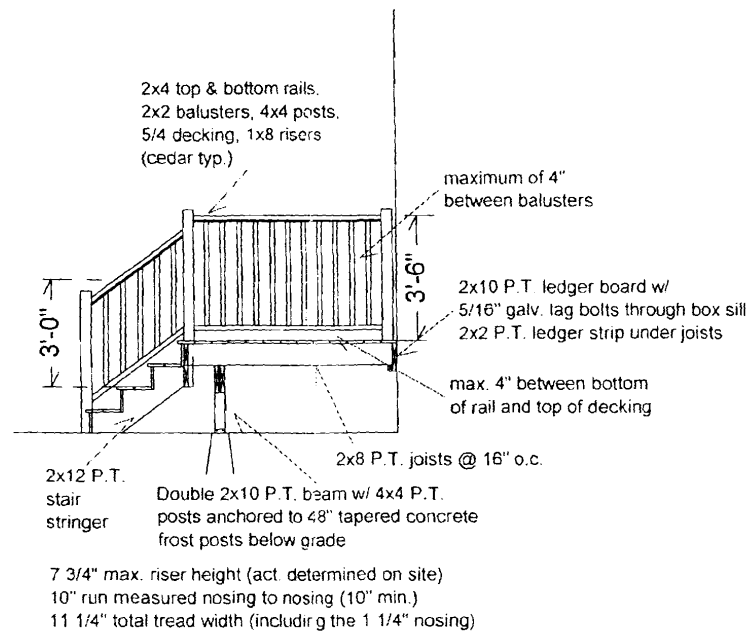
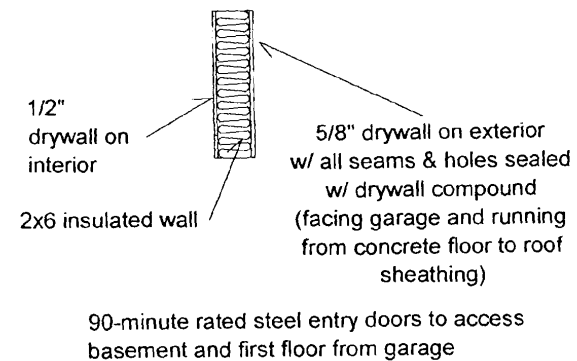
**Right Side Elevation**

Final Plans  
Approved By/On:

**Side  
Elevations**



**24' Cape Garage Cross Section**

**Exterior Deck/Step Detail w/ Railings****Fire Separation Detail  
(not to scale)**



11/18/08 Soil appears to be frozen, must  
throw out to iron footing ~~MA~~

12-16-08 OK - footing - no frost in CM

12-19-08 Inspected site without contractor; advised contractor  
to submit paperwork for damp proofing material  
(gray) JGR

03/27/09 Framing (Erec only ok only) ~~MA~~

03/30/09 - stopped and spoke to plumbers  
(Bob Miles + Son) and walked through house -  
NO plumbing in yet - electrical not finished  
framing not finished - stairs needed to Basement.

04-01-09 close-in (Not Ready) ~~MA~~  
insulation was already in place prior to final close-in. R-  
TAN left msg w/ wokie some mail @ 04-01-09  
confirmed w/ Rob from Fortin construction  
to STOP-Work & call front-end for  
close-in inspection. JGR

04-02-09 Inspt Plumbing. OK Sps test on 04-01-09. JGR

# 401 Allen Ave.

- ✓ 1. Survey letter confirming bldg. loc.  
(sides 14.5 / 14 min.)
2. 2006 - Letter from eng. - should be  
2003 - IRC. revise.
3. No floor drain - pitch floor
4. Attic access 22x30 R 807
5. WRAP Steel beam w/ 5/8" sheetrock ✓
6. Garage walls 1/2" sheetrock
7. uplift connectors on trusses req. ✓



CITY OF PORTLAND, MAINE

Department of Building Inspection

# Certificate of Occupancy

LOCATION

401 ALLEN AVE

CBL 401 A014001

Issued to

Bradford Allen E Jr & Fortin Construction Inc

Date of Issue

05/28/2009

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. 08-1302 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  
R-3, TYPE 5B  
IRC2003

Limiting Conditions: None

This certificate supersedes  
certificate issued

Approved:

5/28/2009  
(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 leasee for one dollar.



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

10-11 2008

Received from

TOSTAN HOME CARE

Location of Work

401 ALDEN ST

Cost of Construction \$

Building Fee:

2190

Permit Fee \$

400

Site Fee:

200

Certificate of Occupancy Fee:

75

Total:

2665

Building (12)  Plumbing (15)  Electrical (12)  Site Plan (U2)

Other

Single Family Home

CBL:

WPA 12

Check #:

Total Collected \$

2665

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy