

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that LL BEAN INC

Located At 64 GERTRUDE AVE

Job ID: 2011-07-1799-SF

CBL: 402- D-005-001

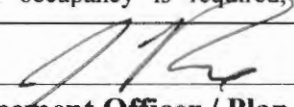
has permission to Build a New Single Family Residence.

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

 02/22/2012  
**Code Enforcement Officer / Plan Reviewer**

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**
1. Footings/Setbacks prior to pouring concrete
  2. Foundation Wall prior to backfill
  3. Close In Elec/Plmb/Frame prior to insulate or gypsum
  4. Insulation prior to Close-In
  5. Final Inspection/ Certificate of Occupancy

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



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development

Job ID: 2011-07-1799-SF

Located At: GERTRUDE AVE

CBL: 402- D-005-001

## **Conditions of Approval:**

### **Zoning**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. 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.
3. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
4. Separate permits shall be required for future decks, sheds, pools, and/or garages.

### **Fire**

1. All construction shall comply with City Code Chapter 10, with the exception of sprinklers.
2. All smoke detectors and smoke alarms shall be photoelectric.
3. Hardwired Carbon Monoxide alarms with battery back up are required on each floor.

### **DRC**

1. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
2. The applicant shall have a licensed surveyor install, prior to the issuance of any Certificate of Occupancy, permanent monumentation/pins identifying property corners.
3. A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
4. 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.
5. 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.

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

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

Job No: 2011-07-1799-SF	Date Applied: 7/26/2011	CBL: 402 - - D - 005 - 001 - - - - -	
Location of Construction: 64 GERTRUDE AVE	Owner Name: LL BEAN INC	Owner Address: 15 CASCO ST FREEPORT, ME 04033	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Madd, LLC - Dan Anderson	Phone: 207-712-3741	Permit Type: <b>Building</b>	Zone: <b>R-3</b>
Past Use: Vacant (renewing permit #10-0972 which expired)	Proposed Use: Single family - Build new 28' x 26', two story, single family home	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Malone 8-11-11</i>	Inspection: Use Group: <i>R3</i> Type: <i>SB</i> <i>MVBEC</i> Signature: <i>[Signature]</i>
Proposed Project Description: Build a new 26' x 28' single family home		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>Zoning Approval</b>	

<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><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetlands <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision <i>panel 7-zone</i></p> <p><input checked="" type="checkbox"/> Site Plan <i>2010-0023</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input checked="" type="checkbox"/> MM</p> <p>Date: <i>DK w/ conditions</i> <i>8/4/11 AM; 11/11/12</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>ABU</i></p>
	<p><b>CERTIFICATION</b> <i>revised plan</i></p>		

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

2011 07-17-11

# 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>64 Gertrude St.</u>		
Total Square Footage of Proposed Structure/Area <u>1560SF</u>	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>402</u> Block# <u>D</u> Lot# <u>5</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Madd LLC</u> Address <u>543 Allen Ave.</u> City, State & Zip <u>Portland, Maine</u>	Telephone: <u>712-3741</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>LH Bean</u> Address <u>15 Casco St.</u> City, State & Zip <u>Freeport, Me</u>	Cost Of Work: <u>\$106,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____	Number of Residential Units <u>1</u>	11-8-11
If vacant, what was the previous use? <u>Vacant hot</u>		
Proposed Specific use: <u>Single unit dwelling Residential</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>26x28 2 story building No Garage</u> <u>3 Bedrooms, 1.5 Baths, Deck</u>		
Contractor's name: <u>Madd LLC</u>		
Address: <u>543 Allen Ave.</u>		
City, State & Zip <u>Portland</u>		Telephone: <u>233-1715</u>
Who should we contact when the permit is ready: <u>Dan Anderson</u>		Telephone: <u>712-3741</u>
Mailing address: <u>1326 Washington Ave Portland, Maine</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](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:	Date: <u>7/26/11</u>
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This is not a permit; you may not commence ANY work until the permit is issued



# 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>Gertrude St</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>402      D      5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Madd LLC</u> Address <u>543 Allen Ave</u> City, State & Zip <u>Portland ME</u>	Telephone: <u>7123741</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>LL Bean</u> Address <u>15 C950 St</u> City, State & Zip <u>Freeport ME</u>	Cost Of Work: \$ <u>106,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>4455</u>
Current legal use (i.e. single family) _____ Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>vacant lot</u> Proposed Specific use: <u>single unit dwelling residential</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>26x28 two story dwelling</u> <u>3BR 1 1/2 Bath, deck</u>		
Contractor's name: <u>Madd LLC</u> Address: <u>543 Allen Ave</u> City, State & Zip <u>Portland</u> Telephone: <u>2331715</u> Who should we contact when the permit is ready: <u>Don Anderson</u> Telephone: <u>7123741</u> Mailing address: <u>1326 Washington Ave Portland ME</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](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: [Signature] Date: 8/9/10

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

Applicant: Madd, LLC - Dan Anderson

Date: 7/25/11

Address: 64? Gertrude Ave. - Parcel 'B', Lot 2

C-B-L: 400-0-005

permit # 10-0972; 2011-07-1799

CHECK-LIST AGAINST ZONING ORDINANCE

Xref subplan received 1/11/12

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build new story, single family home - 26' x 28'

Sewage Disposal - city

Lot Street Frontage - 50' min - 81.34' sited (OK)

Front Yard - 25' min. ~~30' to house - 25' to front steps (OK)~~ ~~to steps (section 14-422 OK)~~ (OK)

Rear Yard - 25' min. - 26' ~~to deck~~ (OK)

Side Yard - 2 stories - 14' min - 8' on left side - 42' on right - 6' steps - OK corner need min. of 28' to hd

Projections -

Width of Lot - 65' min - 81.75' scaled

Height - 35' max. - 23.75' scaled

Lot Area - 6,500 sq ft min - 8119 sq ft

Lot Coverage Impervious Surface - 35% = 2841.65 sq ft

Area per Family - 6500 sq ft (OK)

Off-street Parking - 2 spaces required - 2 shown (18' x 19')

Loading Bays - N/A

Site Plan - 2010-0023 minor/minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 7 zone X

deck is 12' x 12'

$28 \times 32 = 896$   
 $? 12 \times 12 = 144$   
 $6 \times 475 = 2850$   
 $4 \times 6 = 24$   
 $4 \times 6 = 24$   


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 $1,116.5 \text{ sq ft}$

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

2010-0023  
Application I. D. Number

**Marge Schmuckal**

8/9/2010  
Application Date

**Madd Lic**  
Applicant  
**543 Allen Ave , Portland, ME 04103**  
Applicant's Mailing Address

**Single Family Home**  
Project Name/Description

**Dan Anderson**  
Consultant/Agent  
Applicant Ph: (207) 233-1715    Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

**Gertrude Ave, Portland, Maine**  
Address of Proposed Site  
**402 D005001**  
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"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review |   | <input type="checkbox"/> Zoning Variance             | <input type="checkbox"/> Site Location           |
| <input type="checkbox"/> After the Fact - Major           |   | <input type="checkbox"/> Stormwater                  | <input type="checkbox"/> Housing Replacement     |
| <input type="checkbox"/> After the Fact - Minor           |   | <input type="checkbox"/> PAD Review                  | <input type="checkbox"/> Other _____             |
|   |   | <input type="checkbox"/> 14-403 Streets Review       |  |

Fees Paid:    Site Plan    **\$50.00**    Subdivision    \_\_\_\_\_    Engineer Review    **\$250.00**    Date    **8/12/2010**

**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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | 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  |                 |



**CONTRACT FOR THE SALE OF COMMERCIAL REAL ESTATE**

RECEIVED from MADD, LLC or its assigns/nominees, with a mailing address of d/o Dan Anderson 94  
REAL ESTATE Auburn St  
Portland  
ME \_\_\_\_\_ ( "Purchaser"), this 11 day of March, 2010 the sum of **\$2,500** as earnest money deposit toward the purchase of real estate owned by L. L. Bean, Inc. ("Seller") and located on Gertrude Avenue, in the City of Portland, County of Cumberland, State of Maine, described as follows: A .341 ± acre parcel of vacant land being a portion of the property more fully described at said County's Registry of Deeds in Book 23553, Page 60, shown as Parcel 5 on a plan entitled "Final Subdivision Plan Amendment 4 Standard Boundary Survey on Washington Avenue & Allen Avenue, Portland, Maine, Made for Owner of Record: Northport Realty Trust" by Owen Haskell, Inc., dated December 12, 2005, recorded in the Cumberland County Registry of Deeds at Volume 205, Page 801 ("Property"), and further described on the City of Portland Tax Maps as Map 402, Block D, Lots 3,4 & 5, and upon the terms and conditions indicated below.

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable) NONE.

2. PURCHASE PRICE: The total Purchase Price is **\$40,000** with payment to be made as follows:

Earnest money deposit received on this date: **\$2,500**

Balance due at closing, in cash or certified funds: **\$37,500**

3. EARNEST MONEY/ACCEPTANCE: NAI The Dunham Group ("Escrow Agent") shall hold the earnest money in a non-interest bearing account and act as escrow agent until closing; this offer shall be valid until Monday, **March 22, 2010, at 5:00 p.m.** In the event of Seller's non-acceptance of this offer, the earnest money shall be returned promptly to Purchaser.

4. TITLE: That a deed, conveying the Property in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine State Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase within **120** days from the effective date of this contract. If Seller is unable to convey title to the Property in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed **30** days from the time Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is marketable title, Purchaser may within 10 days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. Seller hereby agrees to make a good-faith effort to cure any title defect during such period.

5. DEED: That the Property shall be conveyed by a Quit Claim Deed w/ Covenant, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record and usual public utilities servicing the Property and shall be subject to applicable land use and building laws and regulations.

6. POSSESSION/OCCUPANCY: Possession/occupancy of the Property shall be given to Purchaser immediately at closing unless otherwise agreed by both parties in writing.

7. RISK OF LOSS: Until transfer of title, the risk of loss or damage to the Property by fire or otherwise is assumed by Seller unless otherwise agreed in writing. The Property shall at closing be in substantially the same condition as at present, excepting reasonable use and wear.

8. PRORATIONS: The following items shall be prorated as of the date of closing:

- a. Real Estate Taxes based on the municipality's current tax year. Seller is responsible for any unpaid taxes for prior years.

Purchaser and Seller shall each pay one-half of the transfer tax as required by the laws of the State of Maine.

9. CITY APPROVALS: This contract is contingent upon Purchaser obtaining approvals from the City of Portland for two buildable residential lots.

10. FINANCING: NONE

11. AGENCY DISCLOSURE: Purchaser and Seller acknowledge that Thomas W. Moulton of NAI The Dunham Group, CCIM, SIOR ("Listing Agent") is acting as agent in this transaction and is representing Seller.

12. DEFAULT: In the Purchaser fails to perform any of the terms of this Contract, Seller shall have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Should Seller elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent shall not return the earnest money to Purchaser or Seller without written releases from both parties. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with any dispute.

13. ARBITRATION: Any dispute or claim arising out of or relating to this Contract or the Property addressed in this Contract shall be submitted to binding arbitration in Portland, Maine in accordance with the Commercial Arbitration Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

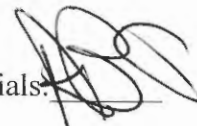
14. PRIOR STATEMENTS: This Contract sets forth the entire agreement between the parties, and there are no other representations, agreements or understandings with respect to the subject matter of this Contract. This Contract shall be construed according to the laws of the State of Maine.

15. HEIRS/ASSIGNS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

16. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of the essence of this Contract.

17. It is the intent of the parties that except as expressly set forth in this Contract, all covenants, representations, statements and obligations of both parties herein shall not survive closing.





18. COUNTERPARTS: This agreement may be simultaneously executed in any number of counterparts, each of which when duly executed and delivered shall constitute but one and the same agreement.

19. NOTICES: Notices shall be effective upon receipt or refusal when given by personal delivery, certified mail, return receipt requested or delivery service providing proof of receipt. Seller's address for purposes of notice is Casco Street, Freeport, Maine 04033.

**A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD, CONSULT AN ATTORNEY.**

Seller acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2-1/2% of the consideration unless Seller furnishes to Purchaser a certificate by the Seller stating, under penalty of perjury, that Seller is a resident of Maine or the transfer is otherwise exempt from withholding.

MADD, LLC  
Legal Name of Purchaser

to be purchased w/ money note  
Social Security # or Tax I.D. #

[Signature]  
Signature

Sale manager / owner  
Name/Title, there unto duly authorized

Signed this 9 day of March, 2010.

L. L. Bean, Inc.  
Seller

\_\_\_\_\_  
Social Security # or Tax I.D. #

[Signature]  
Signature

[Signature]  
Name/Title, there unto duly authorized

NAI The Dunham Group  
Escrow Agent

Thomas W. Moulton / Partner  
Name/Title

[Signature]  
Signature

EFFECTIVE DATE OF CONTRACT: March 5, 2010.

[Initials]

[Initials]

Addendum 1 to Agreement

Addendum to contract dated March 2, 2010

between LL Bean (hereinafter "Seller")

and MADD LLC (hereinafter "Buyer")

property Gertrude, Portland, ME 04103

ASSIGNMENT OF CONTRACT

The contract is hereby assigned as follows:

All rights and obligations to the purchaser of the contract noted above are transferred from the buyer named MADD LLC to MADD LLC and Diversified Properties per paragraph 15 of original contract between LL Bean with an effective date of March 22, 2010.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

[Signature] 06/09/2010  
Buyer Date  
MADD LLC

[Signature] 3/9/10  
Seller Date  
LL Bean

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date

# Addendum 1 to Agreement

Addendum to contract dated March 2, 2010

between \_\_\_\_\_ (hereinafter "Seller")

and MADD LLC (hereinafter "Buyer")


property Gertrude, Portland, ME 04103

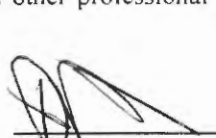
## ASSIGNMENT OF CONTRACT Pursuant to line

The contract is hereby assigned as follows:

All rights and obligations of the contract noted above are transferred from the buyer named MADD LLC to MADD LLC and Diversified Properties per paragraph 17 referencing heirs and assigns.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

  
Buyer  
MADD LLC  
Date 6/9/2010

  
Seller  
Date 3/9/10

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Seller Date



### **IMPORTANT NOTICE FROM CITY OF PORTLAND**

To residents and property owners: A Level 1: Minor Residential Development application was submitted to the Portland Planning Division by LL Bean Inc. for a new single family home located at 64 Gertrude Avenue.

In accordance with the Portland Land Use Ordinance, notices of receipt of a Level I Minor Residential Development application must be sent to neighbors. This application will be reviewed administratively by City Staff.

Plans are available in the Portland Planning Division, 4th Floor, City Hall. If you have any questions or wish to submit comments, contact the Planning Division at 874-8719 or email [jmy@portlandmaine.gov](mailto:jmy@portlandmaine.gov)

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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	1321 ASSOCIATES LLC	1976 WASHINGTON AVE PORTLAND, ME 04103	15 NORTHPORT DR UNIT 1	1
	865 SPRING STREET DEVELOPMENT LLC	256 READ ST PORTLAND, ME 04103	54 GERTRUDE AVE	1
	ANASTOS ELLEN B	459 ALLEN AVE # 25 PORTLAND, ME 04103	459 ALLEN AVE UNIT 25	1
	BARNETT AMY LOUISE	PO BOX 15134 PORTLAND, ME 04112	15 GERTRUDE AVE	1
	BRETON FREDRIC L JR & MELISSA E BOUCHARD JTS	53 GERTRUDE AVE PORTLAND, ME 04103	53 GERTRUDE AVE	1
	CAMPBELL BRUCE O & MARCELLA R CAMPBELL	7714 REMINGTON RD MONTGOMERY, OH 45242	459 ALLEN AVE UNIT 1	1
	CHEN CHUN-MING & SHU-YA TSENG JTS	17 SLOCUM DR FALMOUTH, ME 04105	459 ALLEN AVE UNIT 5	1
	CLARKE ELIZABETH C	459 ALLEN AVE # 21 PORTLAND, ME 04103	459 ALLEN AVE UNIT 21	1
	COLE ERIN E & JONATHAN L COLE JTS	32 GERTRUDE AVE PORTLAND, ME 04103	32 GERTRUDE AVE	1
	COOMBS PATRICIA L	459 ALLEN AVE APT 24 PORTLAND, ME 04103	459 ALLEN AVE UNIT 24	1
	CURTIS PHILIP	4 BEAVERS BROOK RD SCARBOROUGH, ME 04074	GERTRUDE AVE	0
	DASCH ASHLEY B	25 GERTRUDE AVE PORTLAND, ME 04103	25 GERTRUDE AVE	1
	DISCATIO LOUIS A	18 SMITH FARM LN PORTLAND, ME 04103	459 ALLEN AVE UNIT 9	1
	DOUGLAS EDWIN P & BERNICE W JTS	31 GERTRUDE AVE PORTLAND, ME 04103	31 GERTRUDE AVE	1
	DOUGLAS EDWIN P & BERNICE JTS	31 GERTRUDE AVE PORTLAND, ME 04103	35 GERTRUDE AVE	0
	DUNLAP KYAN J	459 ALLEN AVE # 14 PORTLAND, ME 04103	459 ALLEN AVE UNIT 14	1
	FURMAN ROSS Y JR	PO BOX 2 PORTLAND, ME 04112	24 LORING AVE	1
	FURMAN ROSWELL Y	PO BOX 2 PORTLAND, ME 04112	LYON AVE	0
	GAUDET MONIQUE R	59 GERTRUDE AVE PORTLAND, ME 04103	59 GERTRUDE AVE	1
	GIESECKE RAINER & NINA GIESECKE JTS	27 LORING AVE PORTLAND, ME 04103	LORING AVE	0
	GOODMAN SETH C	30 GERTRUDE AVE PORTLAND, ME 04103	30 GERTRUDE AVE	1
	HAKKILA PETER G & THERESA P HAKKILA JTS	36 LORING AVE PORTLAND, ME 04103	36 LORING AVE	1
	HARKINS DONALD L & SUSAN B	50 FLORIDA AVE PORTLAND, ME 04103	50 FLORIDA AVE	1
	HARMON JAMES	PO BOX 10634 PORTLAND, ME 04102	LYON AVE	0
	HAYES DIANE M & RICHARD C JTS	21 MARTIN AVE SCARBOROUGH, ME 04074	LORING AVE	0
	HAYES DIANE M & RICHARD C JTS	21 MARTIN AVE SCARBOROUGH, ME 04074	LYON AVE	0



CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	HAYES DIANE M & RICHARD C JTS	21 MARTIN AVE SCARBOROUGH, ME 04074	THURLOW ST	0
	HITZROT ANN H	459 ALLEN AVE # 13 PORTLAND, ME 04103	459 ALLEN AVE UNIT 13	1
	KROLL ERIN	459 ALLEN AVE # 19 PORTLAND, ME 04103	459 ALLEN AVE UNIT 19	1
	LEE THERESA	459 ALLEN AVE # 6 PORTLAND, ME 04103	459 ALLEN AVE UNIT 6	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	43 NORTHPORT DR UNIT 3	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	49 NORTHPORT DR UNIT 4	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	75 NORTHPORT DR UNIT 6	1
	LL BEAN INC	15 CASCO ST FREEPORT, ME 04033	1361 WASHINGTON AVE	1
	LYNCH KELLY J	459 ALLEN AVE # 7 PORTLAND, ME 04103	459 ALLEN AVE UNIT 7	1
	MACKENZIE CAROL A & STEPHEN A JTS	74 GERTRUDE AVE PORTLAND, ME 04103	74 GERTRUDE AVE	1
	MACKENZIE STEPHEN A SR & CAROL J JTS	74 GERTRUDE AVE PORTLAND, ME 04103	GERTRUDE AVE	0
	MADD LLC & DIVERSIFIED PROPERTIES INC	1326 WASHINGTON AVE PORTLAND, ME 04103	58 GERTRUDE AVE	0
	MADD LLC & DIVERSIFIED PROPERTIES INC	1326 WASHINGTON AVE PORTLAND, ME 04103	64 GERTRUDE AVE	0
	MAGNUSON RUTH C & ROBERT ERIC MAGNUSON JTS	40 GERTRUDE AVE PORTLAND, ME 04103	40 GERTRUDE AVE	1
	MALLO CHARLES J & CAROLYN L ARCAND JTS	459 ALLEN AVE # 22 PORTLAND, ME 04103	459 ALLEN AVE UNIT 22	1
	MARTIN'S POINT HEALTH CARE INC	PO BOX 9746 PORTLAND, ME 04112	27 NORTHPORT DR UNIT 2	1
	MCCARTY CAROL L	32 LORING AVE PORTLAND, ME 04103	32 LORING AVE	1
	MINAT CORPORATION	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MINAT CORPORATION THE	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MINAT CORPORATION THE	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MINAT CORPORTION THE	190 RIVERSIDE ST # B4 PORTLAND, ME 04103	GERTRUDE AVE	0
	MOORADIAN ALICE Q	459 ALLEN AVE APT 8 PORTLAND, ME 04103	459 ALLEN AVE UNIT 8	1
	MORAN ELISSA J & JEFFREY L SMITH JTS	128 GERTRUDE AVE PORTLAND, ME 04103	128 GERTRUDE AVE	1
	MOREAU CHERYL	459 ALLEN AVE # 10 PORTLAND, ME 04103	459 ALLEN AVE UNIT 10	1
	NEILAN DAVID M	459 ALLAN AVE # 18 PORTLAND, ME 04103	459 ALLEN AVE UNIT 18	1
	NORTH DEERING ALLIANCE	1301 WASHINGTON AVE PORTLAND, ME 04103	1307 WASHINGTON AVE	1

CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
	NORTHPORT UPHAM LLC	PO BOX 4894 PORTLAND , ME 04112	56 NORTHPORT DR UNIT 5	1
	PAOLINO JOSEPH JR	107 WHITES POINT RD STANDISH , ME 04084	LYON AVE	0
	PARKER'S REALTY LLC	1349 WASHINGTON AVE PORTLAND, ME 04103	1341 WASHINGTON AVE	1
	PORTLAND REGIONAL FEDERAL CREDIT UNION	1345 WASHINGTON AVE PORTLAND, ME 04103	1339 WASHINGTON AVE	1
	RICE JULIANNE L	459 ALLEN AVE # 17 PORTLAND, ME 04103	459 ALLEN AVE UNIT 17	1
	ROBINSON BEVERLY D	459 ALLEN AVE # 3 PORTLAND , ME 04103	459 ALLEN AVE UNIT 3	1
	ROBINSON SUSAN M	39 COLCHESTER DR SOUTH PORTLAND, ME 04106	THURLOW ST	0
	ROY KIMBERLY A	459 ALLEN AVE # 2 PORTLAND, ME 04103	459 ALLEN AVE UNIT 2	1
	SILVERNAIL DAVID L	459 ALLEN AVE APT 16 PORTLAND, ME 04103	459 ALLEN AVE UNIT 16	1
	SIMPSON MEMORIAL CHURCH	1301 WASHINGTON AVE PORTLAND, ME 04103	1301 WASHINGTON AVE	1
	SKOG DIANE E	459 ALLEN AVE # 4 PORTLAND, ME 04103	459 ALLEN AVE UNIT 4	1
	STEWART MARGARET M & KELLI S FOX JTS	38 FLORIDA AVE PORTLAND , ME 04103	38 FLORIDA AVE	1
	TAYLOR DAWN M	459 ALLEN AVE # 11 PORTLAND , ME 04103	459 ALLEN AVE UNIT 11	1
	UMBEL WILLIAM R	122 GERTRUDE AVE PORTLAND , ME 04103	122 GERTRUDE AVE	1
	WAGNER THERESA	459 ALLEN AVE # 15 PORTLAND , ME 04103	459 ALLEN AVE UNIT 15	1
	WESTBURG JAMES N & ELIZABETH A WESTBURG JTS	28 LORING AVE PORTLAND , ME 04103	28 LORING AVE	1
	WGME INC	10706 BEAVER DAM RD COCKEYSVILLE , MD 21030	81 NORTHPORT DR UNIT 7	1
	WHALEN MAUREEN	459 ALLEN AVE APT 23 PORTLAND, ME 04103	459 ALLEN AVE UNIT 23	1
	WHITE LAUREEN D	459 ALLEN AVE #26 PORTLAND, ME 04103	459 ALLEN AVE UNIT 26	1
	WILLIAMS GALEN TRUSTEE	7 OYSTER SHORES RD EAST HAMPTON , NY 11937	459 ALLEN AVE UNIT 20	1
	ZUB PATRICIA A	4 QUAKER LN PORTLAND , ME 04103	459 ALLEN AVE UNIT 12	1

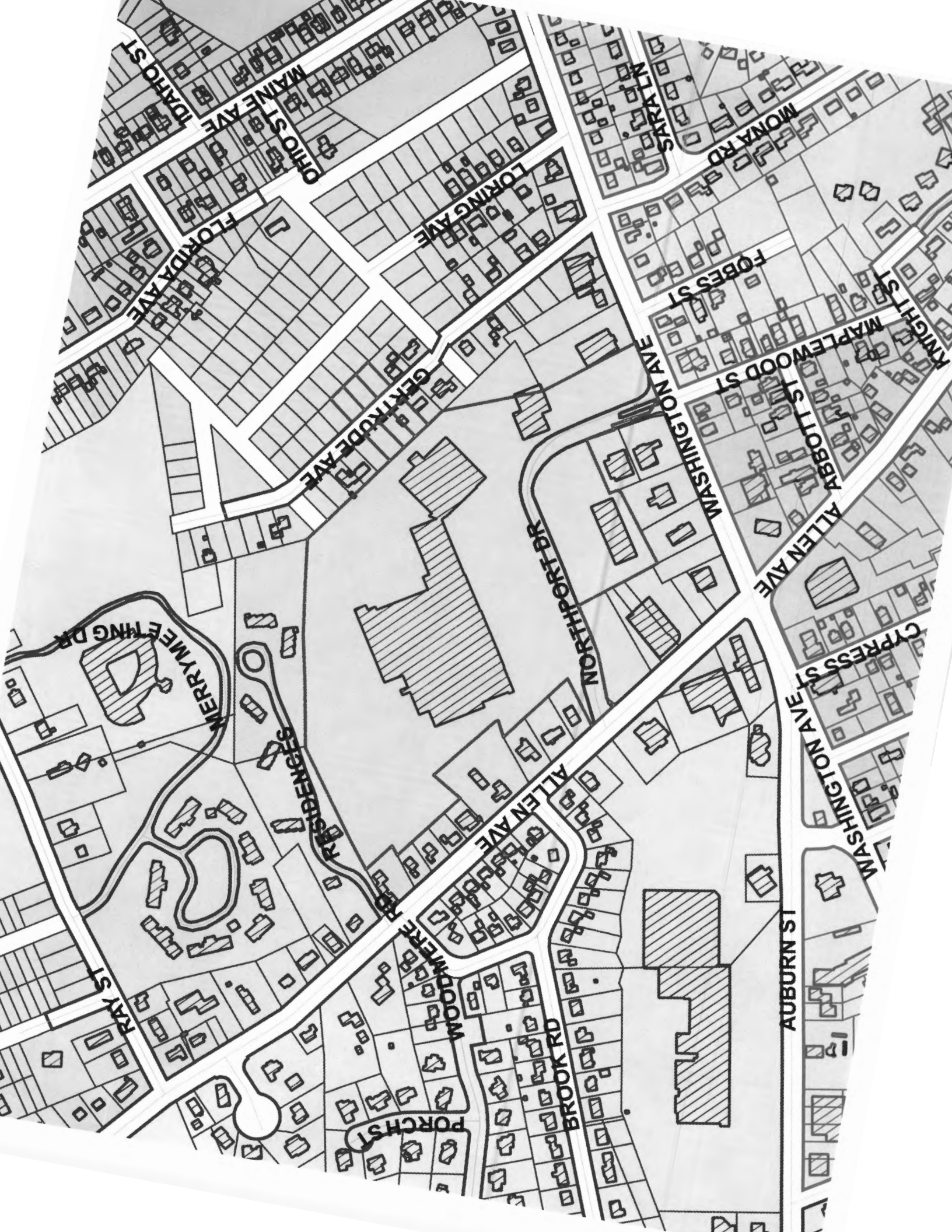
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CBL	OWNER	OWNER MAILING ADDRESS	PROPERTY LOCATION	UNITS
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Total Listed: 73

56



FLORIDA AVE

GENKNODE AVE

WASHINGTON AVE

ALLEN AVE

AUBURN ST

MERRYMEETING DR

WASHINGTON AVE

ALLEN AVE

WOODHURST

BROOK RD

FORCH ST

WASHINGTON AVE

MAPLEWOOD ST

ALLEN AVE

CYPRESS ST

WASHINGTON AVE

FLORIDA AVE

GENKNODE AVE

NORTHPORT BR

FORES ST

MONA RD

STYNS

OTHO ST

MAINE AVE

LORING AVE

KNIGHT ST

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

ALLEN AVE

**Jonathan Rioux - 64 Gertrude Ave.**

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**From:** Jonathan Rioux  
**To:** dananderson2@myfairpoint.net  
**Date:** 8/16/2011 8:57 AM  
**Subject:** 64 Gertrude Ave.

---

Dan,

Can you provide me with the following information for 64 Gertrude Ave., see below?

**Footing Depth**

(Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)

- Daylight or full basement?

**Foundation Drainage, Fabric, Damp proofing** (Section R405 & R406)

**Anchor Bolts/Straps, spacing** (Section R403.1.6)

**Sill/Band Joist Type & Dimensions**

**Fastener Schedule (Table R602.3(1) & (2) )**

- Per IRC, 2009

**Header Schedule (Section 502.5(1) & (2) vs Spans for clear openings**

**Smoke Detectors (R313)**

- A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
- Hardwired photoelectric interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.

**Means of Egress (Sec R311 & R312)**

- Basement- bulkhead or code complaint emergency escape provided, what will the basement space be used for?

**Number of Stairways**

- **Width (Section R311.5.1)**
- **Headroom (Section R311.5.2)** Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.

**Windows:**

- Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
- A code compliant emergency escape shall be provided in the bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room.

**Deck Construction (R502.2.1)**

- Beam sizing and spans
- Fall protection/ overall height from grade?
- Stair Specs

Jonathan Rioux  
Code Enforcement Officer/ Plan Reviewer

City of Portland  
Planning and Urban Development Department  
Inspection Services Division  
389 Congress St. Rm 315  
Portland, ME 04101  
Office: 207.874.8702  
Support Staff: 207.874.8703  
[jrioux@portlandmaine.gov](mailto:jrioux@portlandmaine.gov)

6. 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.
7. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions ie., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
8. Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the tree canopy drip line prior to the start of any excavation. Tree protection measures are to be inspected and maintained daily.
9. 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.
10. The limits of allowable clearing shall be clearly marked with flagging or temporary fencing. Absolutely no clearing is to take place within, or encroach into the "do not disturb/no cut" zone. All conditions listed in the approved subdivision plan, as they relate to this lot shall be followed.
11. 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.

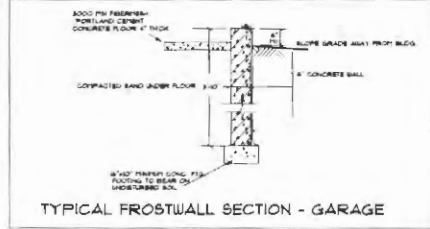
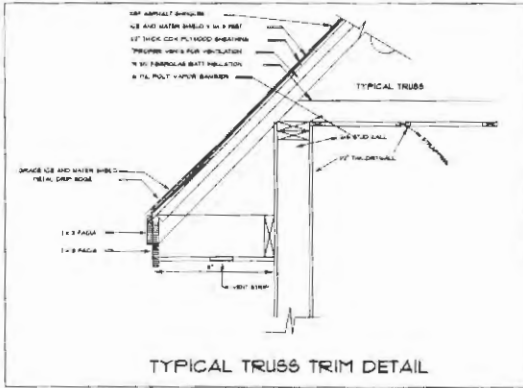
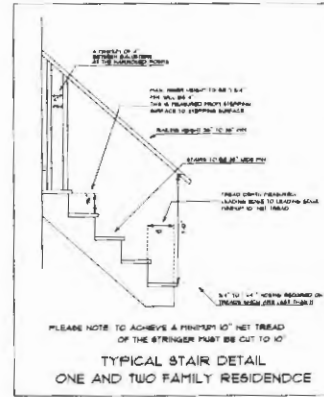
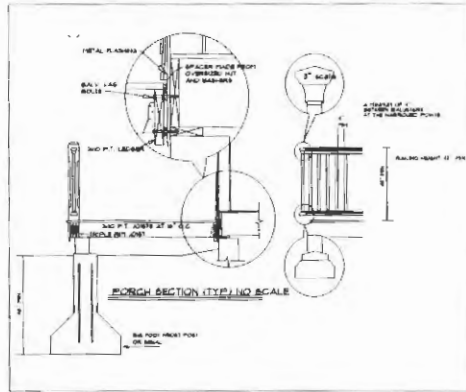
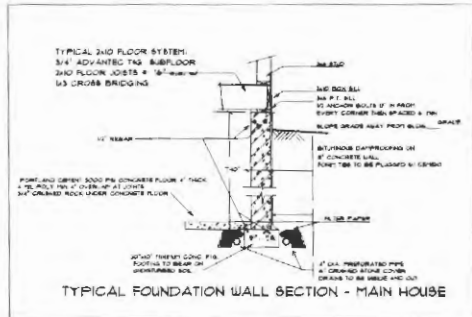
## Building

1. Separate permits are required for any electrical: plumbing, sprinkler, fire alarm, HVAC systems, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches above the finished floor of the room, unless a window fall prevention devices is installed in accordance with section R612.3.
3. A code compliant emergency escape shall be provided in each bedroom. Window sills in locations more than 72 inches from finished grade shall be a minimum of 24 inches (no higher than 44 inches) above the finished floor of the room, or in compliance with Section R612.4.2 Operation for emergency escape.
4. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade.
5. Stairway headroom shall be not less than 6 feet 8 inches measured vertically from the sloped plane adjoining the tread nosing or from the floor surface of the landing or platform.
6. Ventilation of this space is required per ASRAE 62.2 , 2007 edition.
7. A Carbon Monoxide (CO) alarms shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
8. Hardwired photoelectric interconnected battery backup smoke alarms shall be installed in each bedroom, protecting the bedrooms, and on every level.

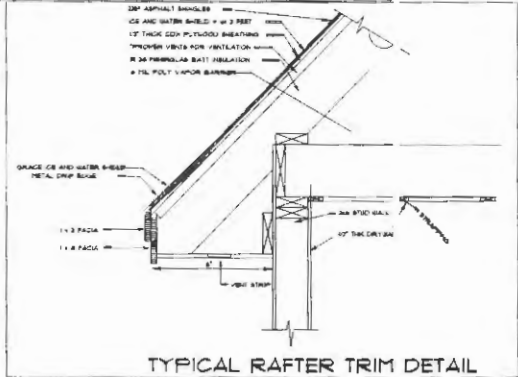
9. Mechanical or natural ventilation required in the bathroom
10. R502.2.2 Decks. Where supported by attachment to an exterior wall, decks shall be positively anchored to the primary structure and designed for both vertical and lateral loads as applicable. Such attachment shall not be accomplished by the use of toenails or nails subject to withdrawal. Where positive connection to the primary building structure cannot be verified during inspection, decks shall be self- supporting.
11. Note: Contractor will submit Engineer Beam specifications, Girder/ Header Sizing and Spans (Including Deck/Porch Framing), and compliance with the IECC prior to constructions.







- REVISIONS:**
1. ALL PERMITS AND PLANNING DEPARTMENT SHALL BE OBTAINED BY THE ARCHITECT.
  2. ALL PERMITS AND PLANNING DEPARTMENT SHALL BE OBTAINED BY THE ARCHITECT.
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**FASTENING SCHEDULE (SEE TABLE 2304.9.1 M.E.S. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)**

MEMBER	THICKNESS	SPACING	FASTENER	FASTENER TYPE	FASTENER SIZE	FASTENER TYPE	FASTENER SIZE
FACE WALL	4\"/>						

PROJECT NAME: GERTRUDE AVE. R  
 SHEET 7 OF 7  
 DATE: FEB 13 2012  
 SCALE: AS NOTED  
 DRAWN: [Name]  
 CHECKED: [Name]  
 TITLE: [Name]

02/17/12 Met w/ Len Anderson 9:00 AM. JGR

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1( 8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Russes 24" O.C. w/ 2x8" Blocking & Peak	1) Need Specs
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Flo: 3/4" Roo: 5/8" Wall 7/16"	Okay
Fastener Schedule (Table R602.3(1) & (2))		→ Wrong Table Met/Owner
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)	/	
Fire separation (Section R309.2)	/	
Opening Protection (Section R309.1)	/	
Emergency Escape and Rescue Openings (Section R310)	Egress in Bedroom shown	2) Height Req.
Roof Covering (Chapter 9)	Asphalt	Okay
Safety Glazing (Section R308)	Bath & Landing shown	Okay
Attic Access (Section R807)	22x30" shown	Okay
Chimney Clearances/Fire Blocking (Chap. 10)	/	
Header Schedule (Section 502.5(1) & (2))	(3) 2x10"	→ Will comply w/ MUBEC
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Floor: R-21 Ceiling: R-38	→

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) _____		
Component	Submitted Plan	Findings/Revisions/Dates
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	30" x 30" w/ 8" Wall	→ Specs Submitted
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)		→ Specs Submitted
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)		→ Specs Submitted
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	5-8" Max Show	
Built-Up Wood Center Girder Dimension/Type	(2) 3 1/2" x 9 1/2" Versa Lam	1) Specs Needed
Sill/Band Joist Type & Dimensions		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10" e 16" O.C. 13-6" Max	} Okay
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x10" e 16" O.C. 13-4" Max	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement	Bulkhead	
Number of Stairways		
Interior		
Exterior		
Treads and Risers (Section R311.5.3)	7 3/4" x 10" Not	
Width (Section R311.5.1)		
Headroom (Section R311.5.2)	6-8" shown	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36" Rail.	
Smoke Detectors (Section R313) Location and type/Interconnected	smk Det. shown	CO Req.
Dwelling Unit Separation (Section R317) and IBC - 2009 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)		→ will submit specs / agreed on code compliance



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 7.26 20 11 \_\_\_\_\_

Received from Maid LLC

Location of Work 104 Gertrude St

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 30

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 402-D-5

Check #: 1381 Total Collected \$ 30

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

Taken by: [Signature]

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

8.9. 2010

Received from

Madd LLC

Location of Work

Gettruck St

Cost of Construction \$ \_\_\_\_\_

Building Fee:

1030

Permit Fee \$ \_\_\_\_\_

Site Fee:

300

Certificate of Occupancy Fee:

75

Total:

1455

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL:

402-D-5

Check #: \_\_\_\_\_

Total Collected \$

1455

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

Taken by:

*[Signature]*

WHITE - Applicant's Copy

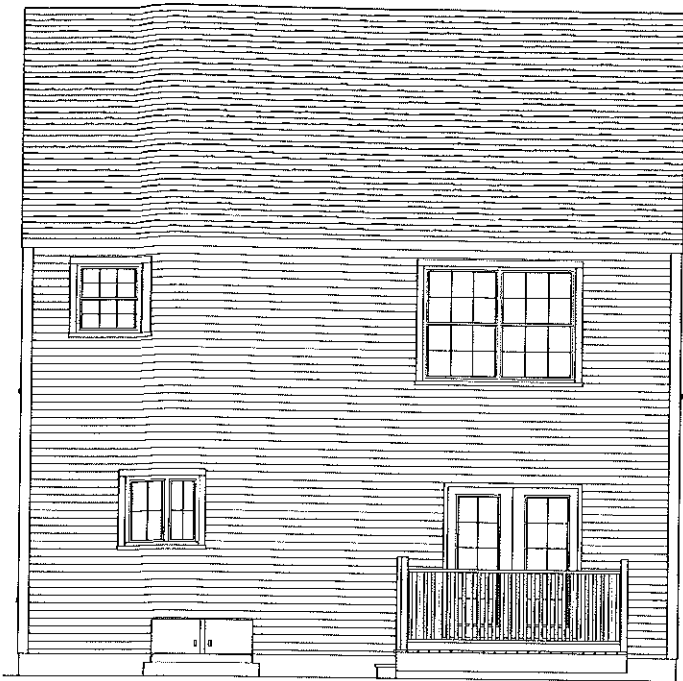
YELLOW - Office Copy

PINK - Permit Copy

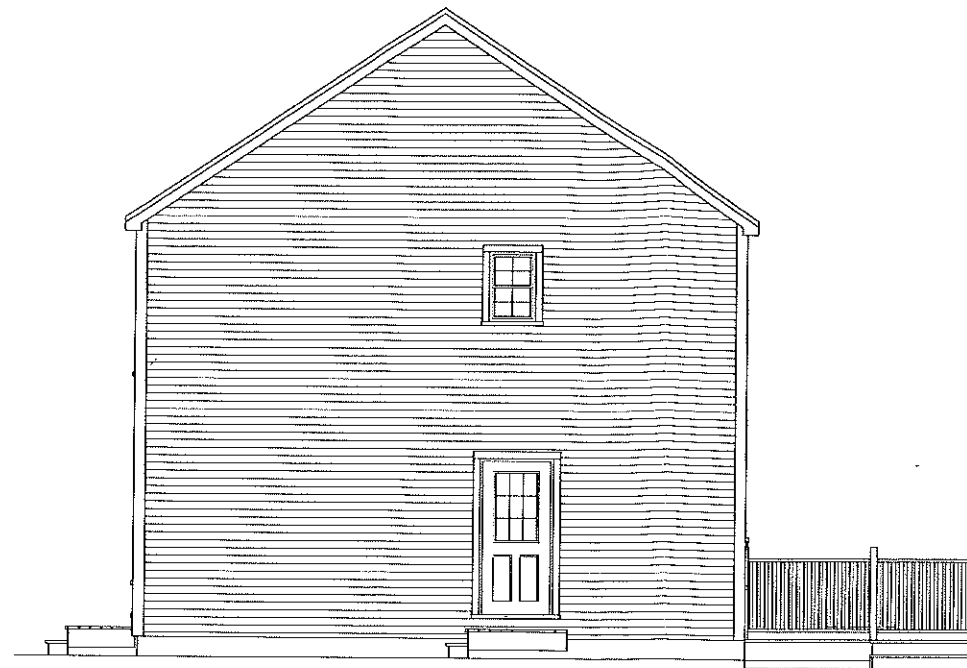




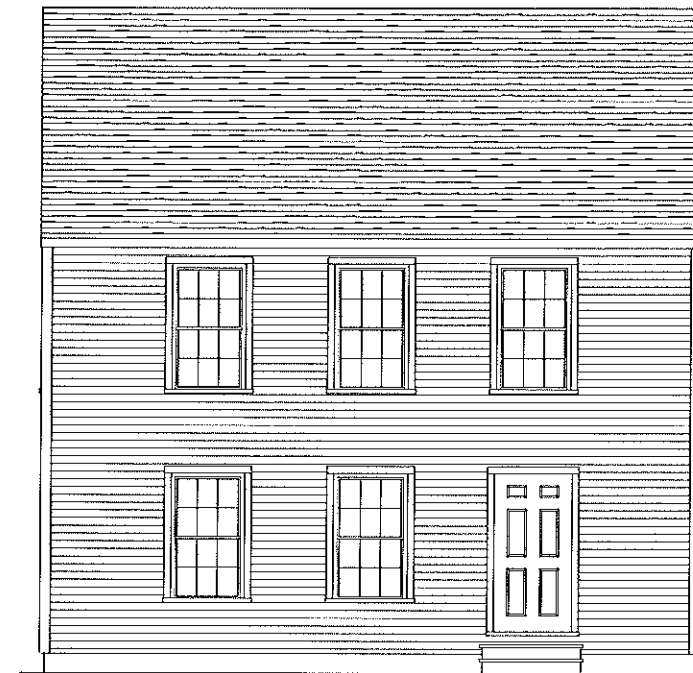




LEFT ELEVATION



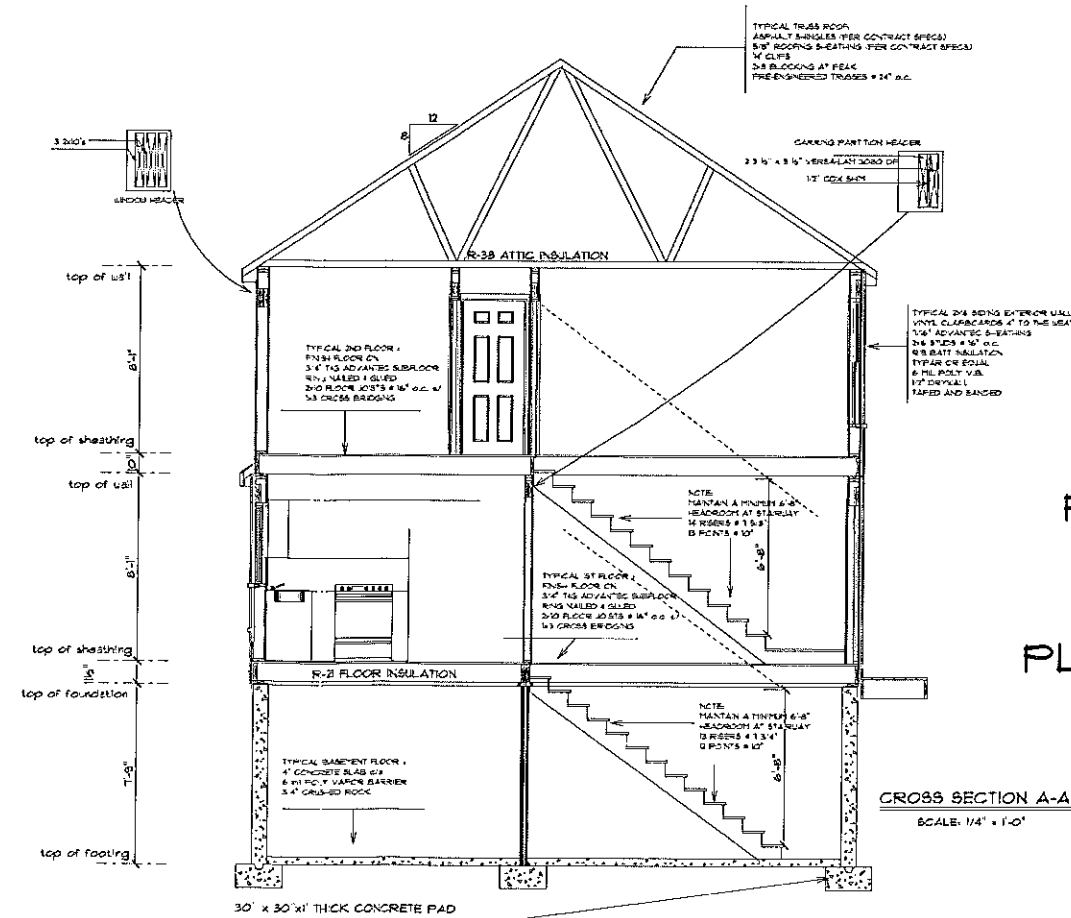
REAR ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



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

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

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER IN THE STATE OF OREGON. THE ARCHITECT HAS BEEN ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING AND DOES NOT HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE TO THE CLIENT AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT. THE ARCHITECT DOES NOT PROVIDE ALL DIMENSIONS AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACT SPECIFICATIONS OVERRULE THESE PLANS.

PROJECT NAME:

GERTRUDE AVE. R

REVISED

DATE: July 27, 200

SCALE: AS NOTED

DRAWN

FILE

SHEET \_\_\_\_ OF \_\_\_\_

