

CBL 079 cool

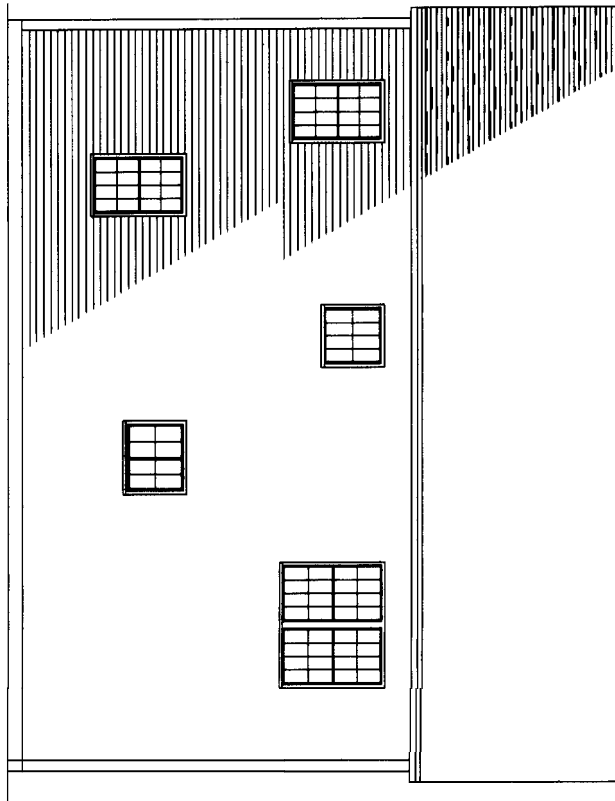
Bolduc Duplex

498 ST. JOHN ST

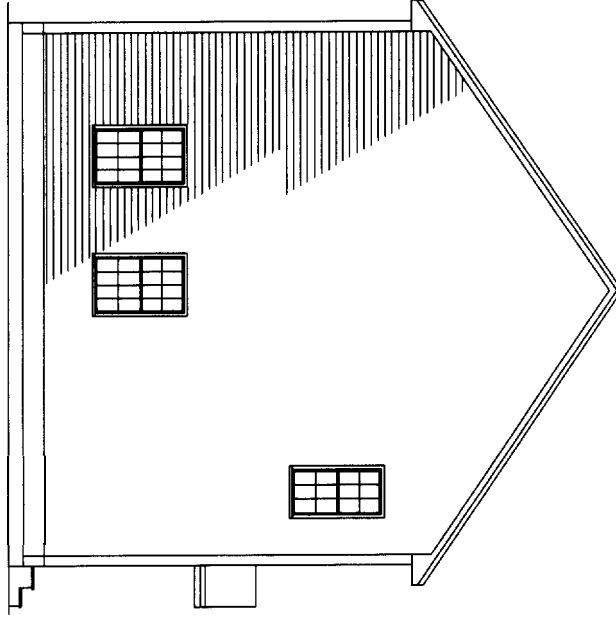
CITY OF PORTLAND  
APPROVED  
JUL 2 2004  
SUPE  
PRIOR

CITY OF PORTLAND, MAINE  
APPROVED CONSTRUCTION PLANS  
JUL 27 2004  
SUPERSEDES ALL  
PRIOR DATED PLANS

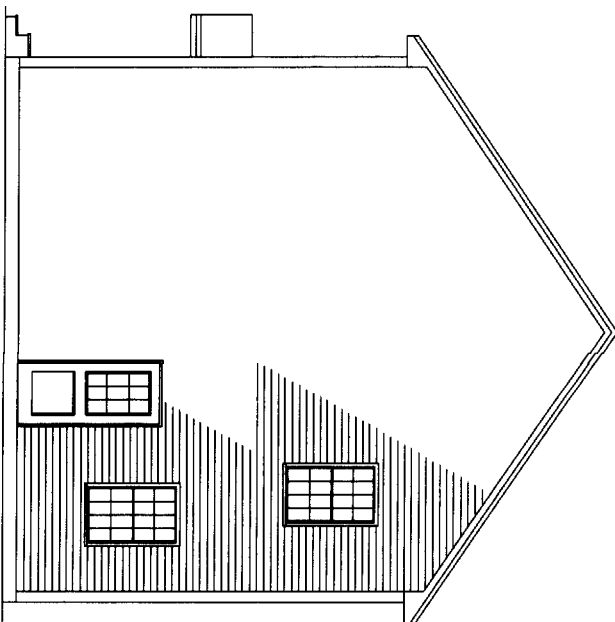
REAR ELEVATION



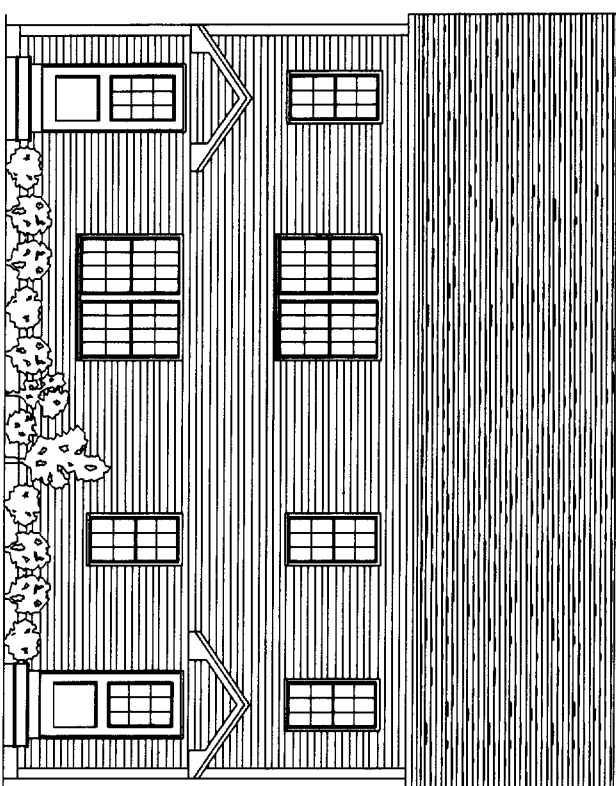
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



JUL 26

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**HOUSE CALLS INC.**  
HOME PLANNING & DESIGN  
151 ROOSEVELT TRAIL, WINDHAM, ME

NAME **BOLDUC RESIDENCE**  
DRAWING **ELEVATIONS**

SCALE **1/4" = 1'**  
DATE **11/03**

DRAWN BY **J. CALL**  
PAGE **1 OF 2**

IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.

JUL 21, 2004

SUPERSEDES ALL  
PRIOR DATED PLANS

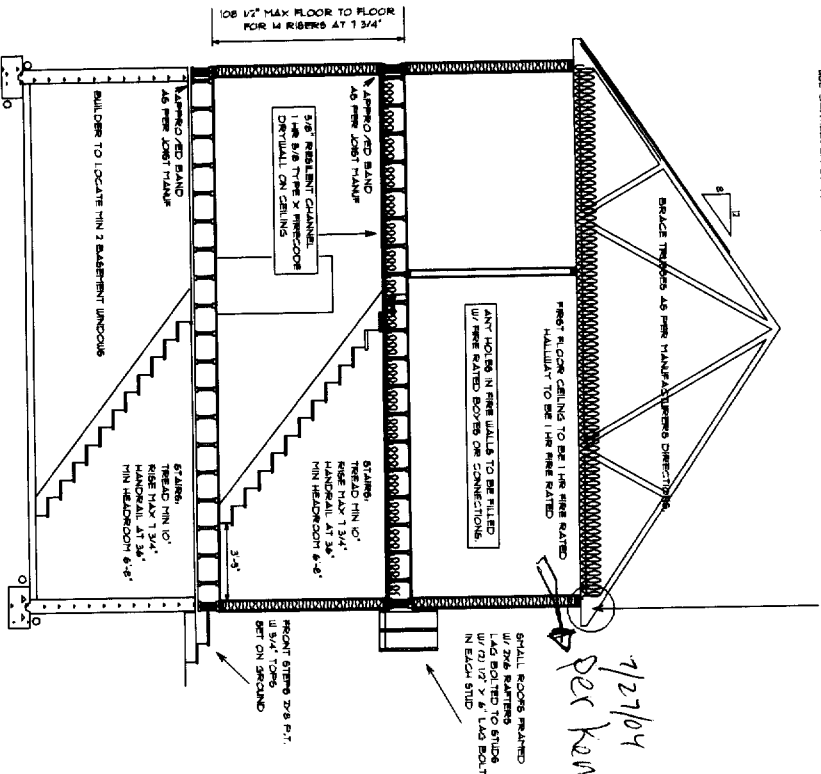
JUL 21, 2004

SUPERSEDES ALL  
PRIOR DATED PLANS

FOUNDATIONS ARE REPRESENTATIONS ONLY - ACTUAL FOUNDATIONS ARE TO BE DESIGNED BY THE MANUFACTURER.

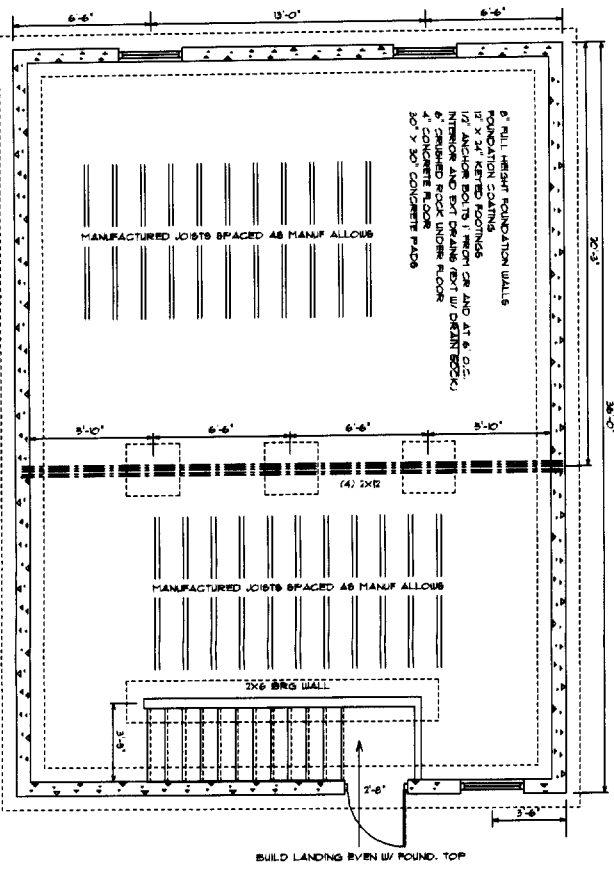
UNDOOR NOTES: UNDOOR SIZES, SPACING AND EXACT LOCATIONS ARE TO BE DECIDED BETWEEN THE OWNER AND THE BUILDER.

7/27/04  
Per Ken O. w/ the listed products per man. specs & code. SK



STRUCTURAL NOTES:

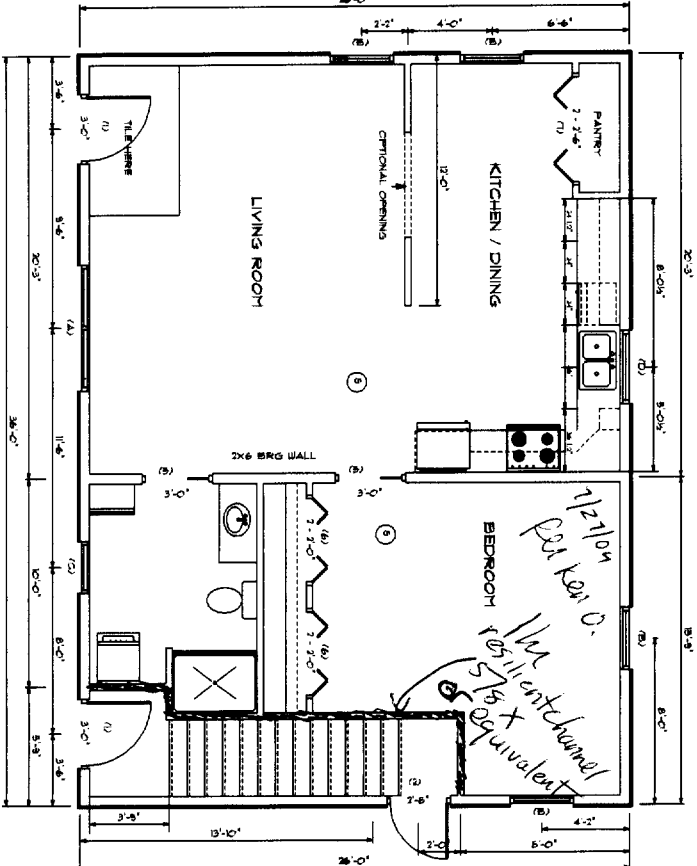
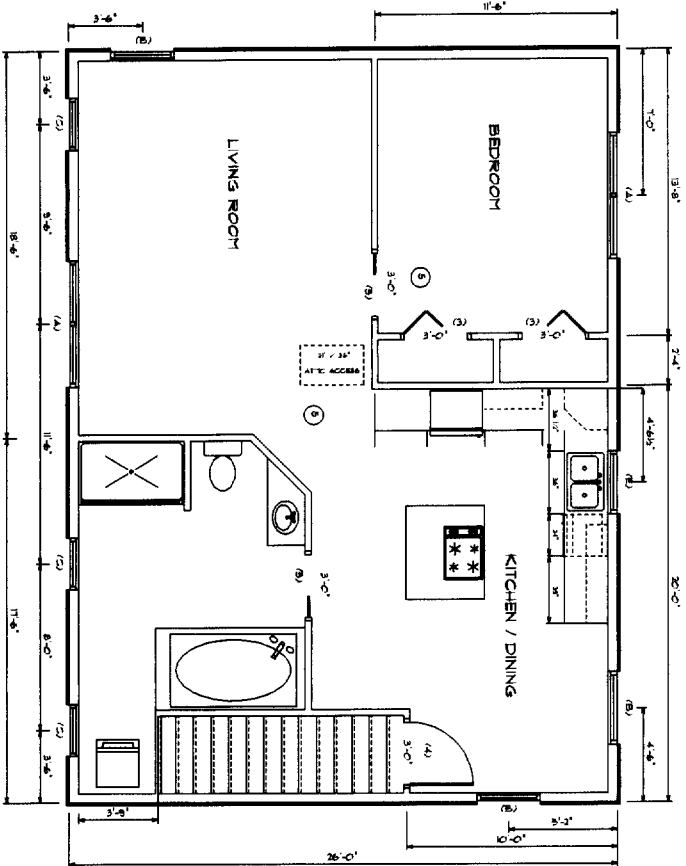
- ROOF TRUSSES 24\"/>



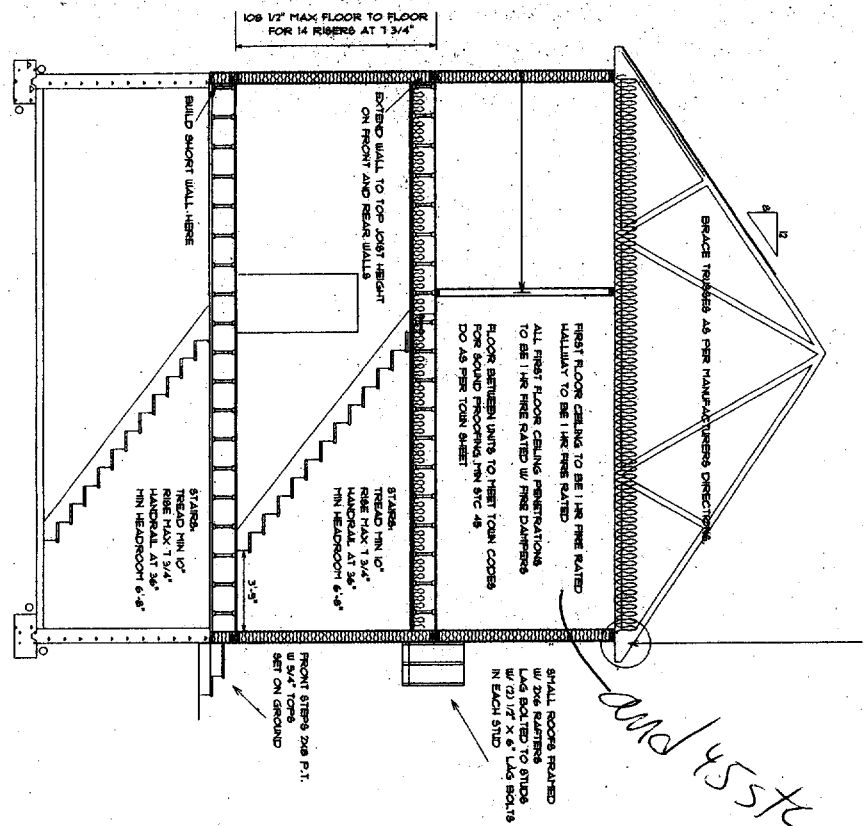
- UNDOOR SIZES SHOWN ON PLAN:
- (A) 3'-0\"/>

UNDOOR SCHEDULE:	SIZE AND STYLE:	ROUGH OPENING:	CLAIM:
(1)	3'-0\"/>		1
(2)	3'-0\"/>		1
(3)	3'-0\"/>		1
(4)	3'-0\"/>		1
(5)	3'-0\"/>		1
(6)	3'-0\"/>		1
(7)	3'-0\"/>		1

VERIFY: ALL UNDOOR AND DOOR SIZES, SPACING AND QUANTITIES BEFORE ORDERING SOME DOORS ARE IN 3/4\"/>



TRUSSES SHOWN ARE REPRESENTATIONS ONLY - ACTUAL TRUSSES ARE TO BE PROVIDED BY THE MANUFACTURER. USE CENTER/EVER STYLE TRUSSES FOR BETTER INSULATION ABOVE THE WALLS - SEE DETAIL BELOW.



*and 455ft*

**WINDOW NOTES:**  
 ALL ROOM AND WINDOW SIZES, SPACING, STYLE AND EXACT LOCATIONS ARE TO BE DECIDED BETWEEN THE OWNER AND THE BUILDER. THE ACTUAL LOCATION OF THE WINDOW UNITS MAY BE CHANGED BY THE FINAL CABINET LAYOUT. THE WINDOW UNITS TO BE USED SHALL BE THE SAME AS SHOWN ON THE PLAN. THE WINDOW UNITS TO BE USED SHALL BE THE SAME AS SHOWN ON THE PLAN. THE WINDOW UNITS TO BE USED SHALL BE THE SAME AS SHOWN ON THE PLAN.

**WINDOW SCHEDULE:**

NO.	SIZE AND STYLE	ROUND OPENING	QUANTITY
(A)	4'-0" x 6'-0" 2	5'-0" x 6'-0"	2
(B)	4'-0" x 6'-0"	4'-0" x 6'-0"	1
(C)	3'-0" x 4'-0"	3'-0" x 4'-0"	4
(D)	4'-0" x 4'-0"	4'-0" x 4'-0"	1
(E)	4'-0" x 4'-0"	4'-0" x 4'-0"	1

*Dobbling windows*

**DOOR SCHEDULE:**

NO.	SIZE AND STYLE	ROUND OPENING	QUANTITY
(1)	3'-0" FRONT ENTRY		2
(2)	7'-6" CELLAR DOOR		2
(3)	3'-0" BR		1
(4)	3'-0" BR		1
(5)	3'-0" BR		1
(6)	4'-0" BR		1
(7)	4'-0" BR		1

**VERIFY:** ALL WINDOW AND DOOR SIZES, SPACING, AND QUANTITIES BEFORE ORDERING. SOME DOORS ARE IN 3/4" WALLS AND SOME ARE IN 5/8" WALLS - BUILDER TO VERIFY.

**STRUCTURAL NOTES:**  
 ROOF: TRUSSES 24" O.C. PITCH DECIDED BY OWNER. TRUSSES TO BE BRACED ACCORDING TO MANUFACTURER'S DIRECTIONS. BRACING WITH CHAINS AND TURNBUCKLES. ALL TRUSSES TO BE 1 1/2" FIRE RATED. ALL FIRST FLOOR CEILING PREPARATIONS TO BE 1 1/2" FIRE RATED W/ FINE PARTICLES. FLOOR BETWEEN UNITS TO MEET TOWN CODES. DO AS PER TOWN SHEET.

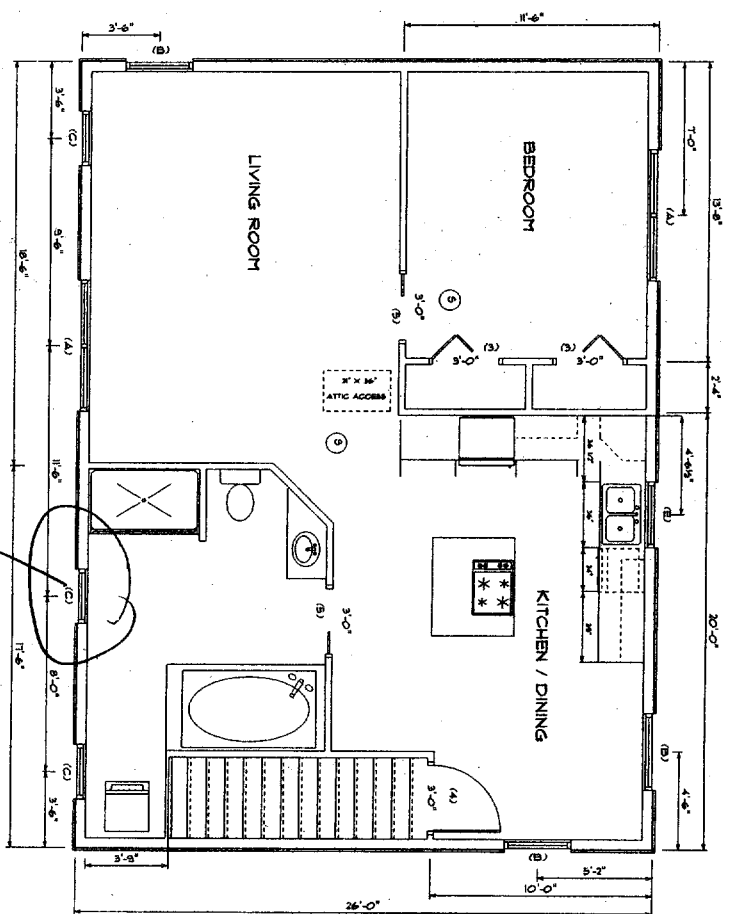
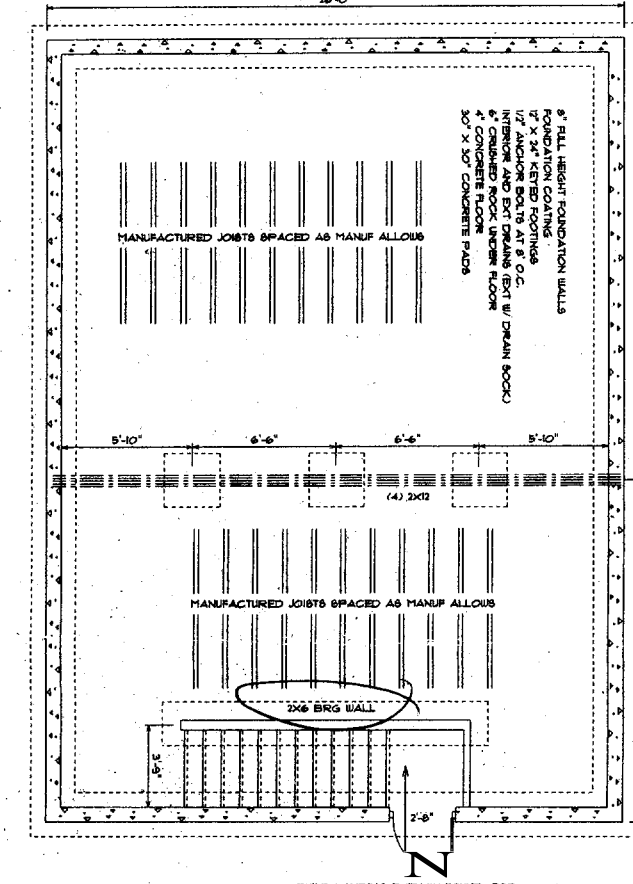
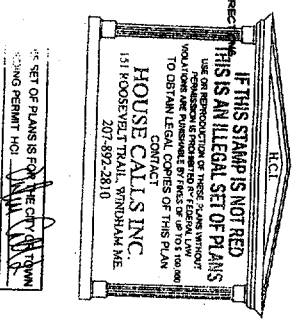
**STAIRS:**  
 STAIRS: 12" x 12" TREADS, 10" x 10" RISERS. MAX 12" x 12" MIN HEADROOM 6'-6".

**FRONT STEPS:**  
 FRONT STEPS 2x8 P.L. W/ 5/4" TOPS SET ON GROUND.

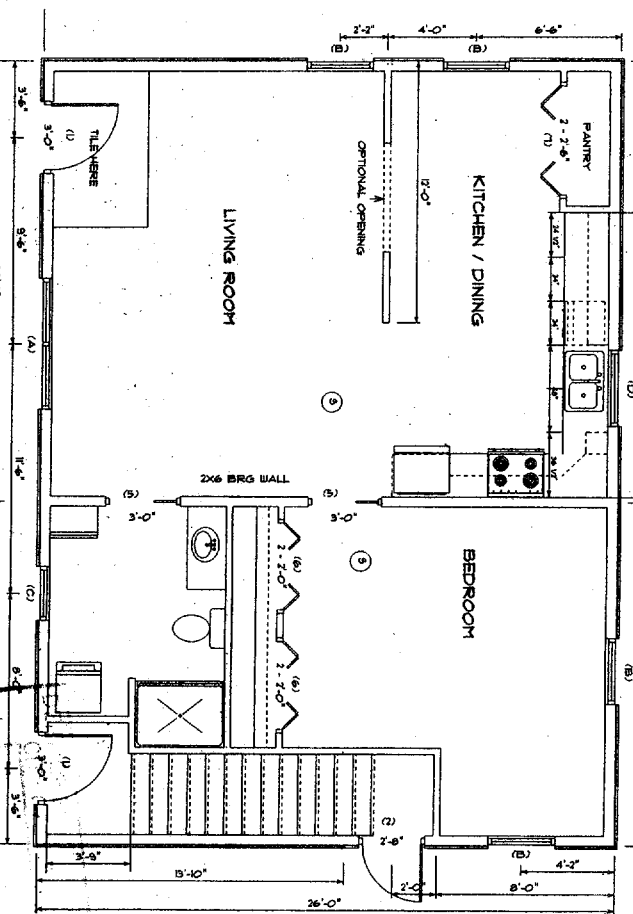
**WALLS:**  
 EXTERIOR WALLS: 2x6 EXT WALLS MIN 3/4" O.C. 2x4 INT WALLS MIN 3/4" O.C. 2x4 NON BRG WALLS 3/4" O.C. 1/2" DRYWALL.

**FLOORING:**  
 FLOORING: MANUFACTURED JOISTS THROUGHOUT SPACED AS MANUF. CALLS ALLOW. RECOMMENDED OVER LAYER FACTORY FLOOR TRUSSES. 3/4" x 1/2" G GAB FLOOR. 1/2" COX PLYWOOD UNDER TILE OR INSLD.

**CEILING:**  
 CEILING: ALL CEILING TO BE 1 1/2" FIRE RATED. 5/8" x 4" KEPT FOOTING. INT AND EXT DRAINAGE. RECOMMENDED FLOOR FINISH IN 6" CRIBBED ROCK - DO NOT CONNECT TO DRAIN SYSTEM. 4" CONCRETE FLOOR IN HOUSE.



*Safety glazing*

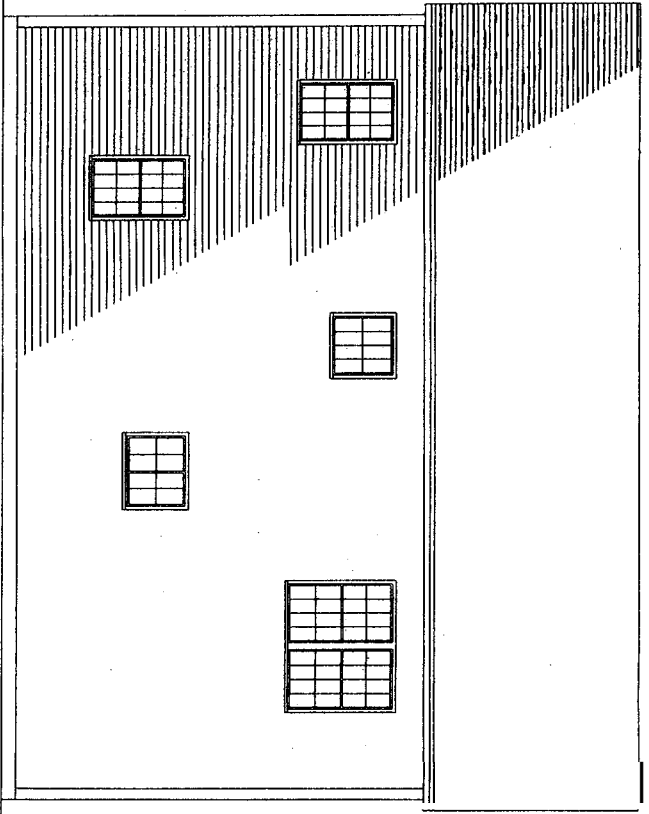


MAR 25 2004

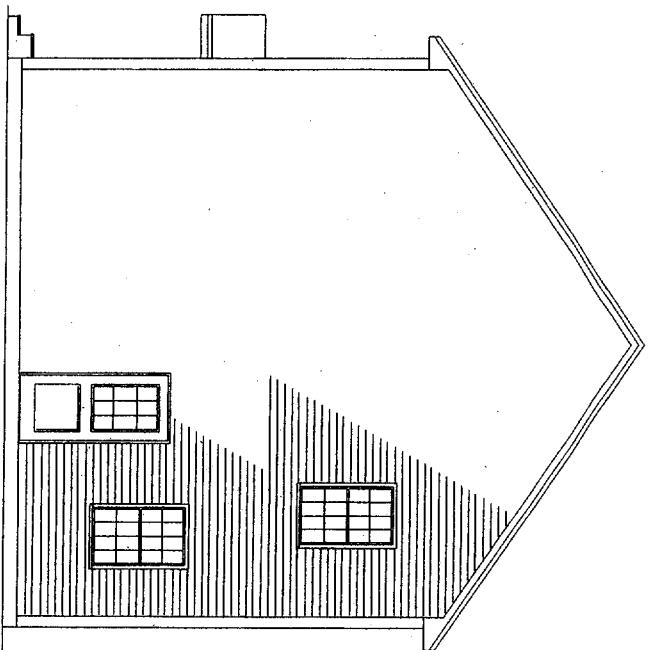
	<b>HOUSE CALLS INC.</b> HOME PLANNING & DESIGN 151 ROOSEVELT TRAIL, WINDHAM, ME	<b>BOLDUC RESIDENCE</b>	SCALE 1/4" = 1'	DRAWN BY J. CALL	IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.
	DRAWING FLOOR PLANS FOUNDATION & STRUCTURALS	DATE 11/03	PRICE 2 OF 2		

These drawings are for informational purposes only and do not constitute a contract. No part of these drawings shall be used for the construction of any home without the written permission of House Calls Inc.

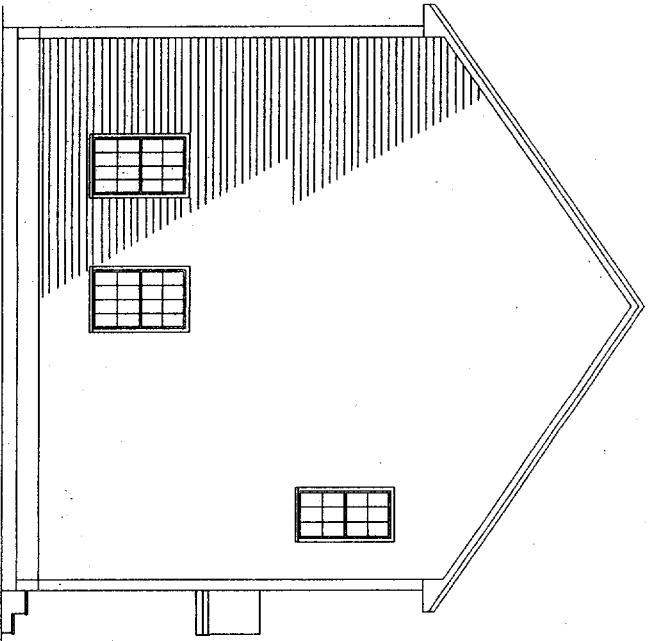
REAR ELEVATION



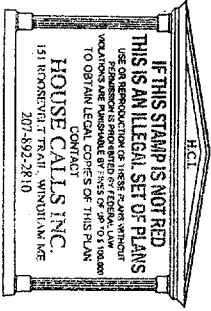
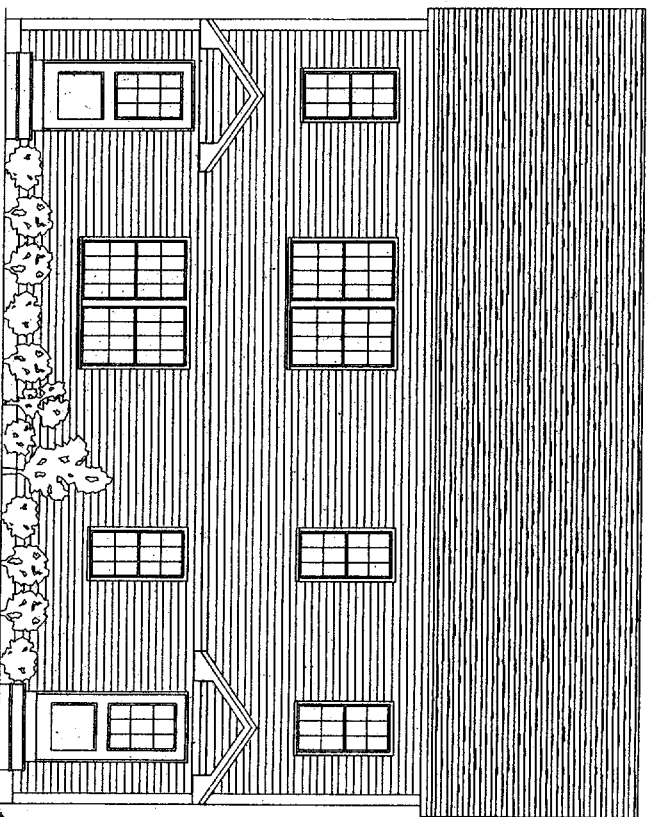
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



THIS SET OF PLANS IS FOR HOLDING PERMIT HOI

THESE DRAWINGS AND COPY WITTEN AND ANY AS SUCH CANNOT BE COPIED, CONSTRUCTED FROM OR GIVEN TO A THIRD PARTY WITHOUT WRITTEN PERMISSION FROM HOUSE CALLS INC. THEY ARE TO BE USED FOR THE CONSTRUCTION OF ONE HOME ONLY FOR THE PERSON NAMED ON THESE DRAWINGS



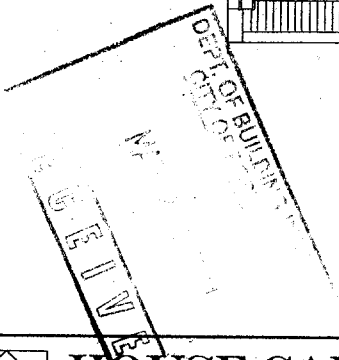
**HOUSE CALLS INC.**  
HOME PLANNING & DESIGN  
151 ROOSEVELT TRAIL, WINDHAM, ME

NAME **BOLDUC RESIDENCE**  
DRAWING **ELEVATIONS**

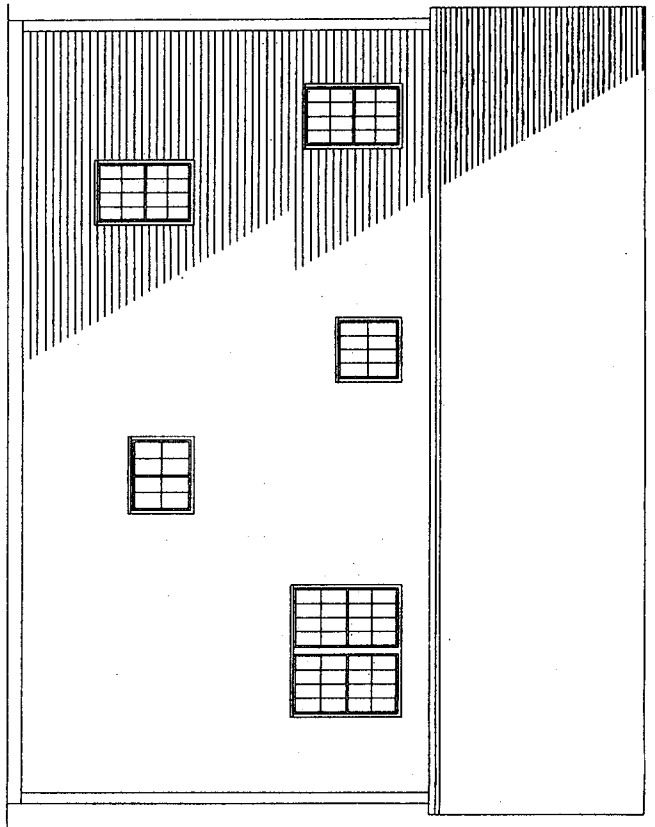
SCALE **1/4" = 1'**  
DATE **11/03**

DRAWN BY **J. CALL**  
PAGE **1 OF 2**

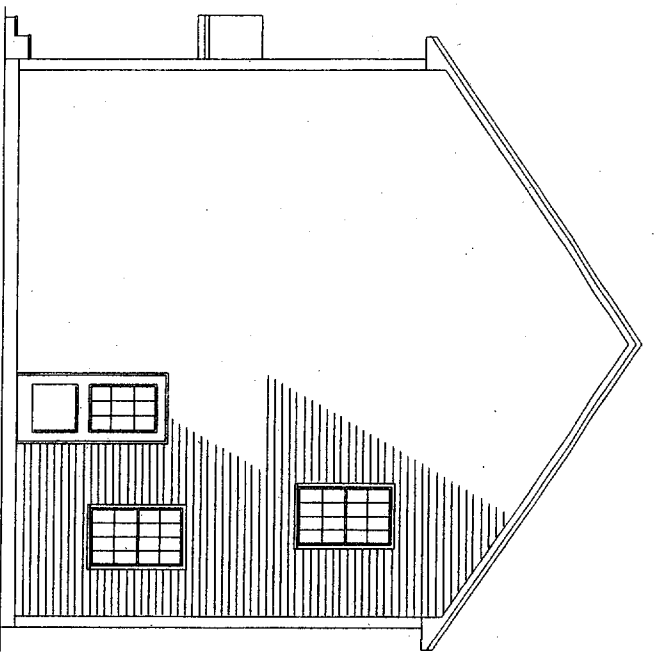
IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER, WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.



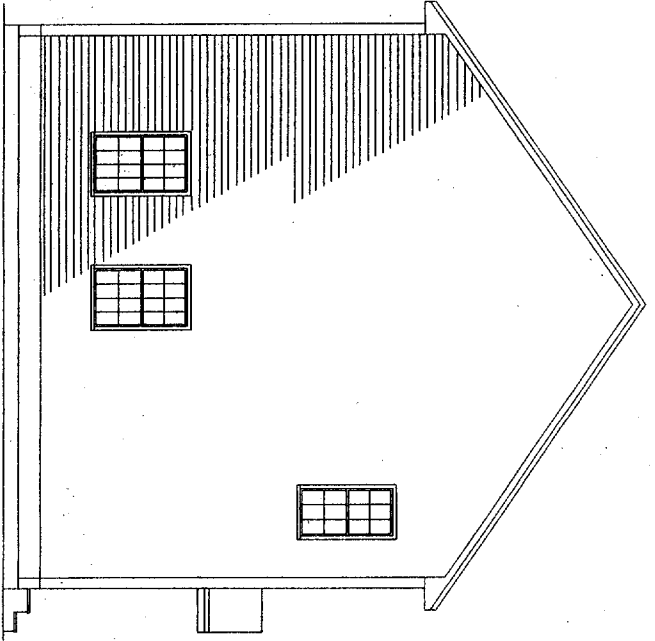
REAR ELEVATION



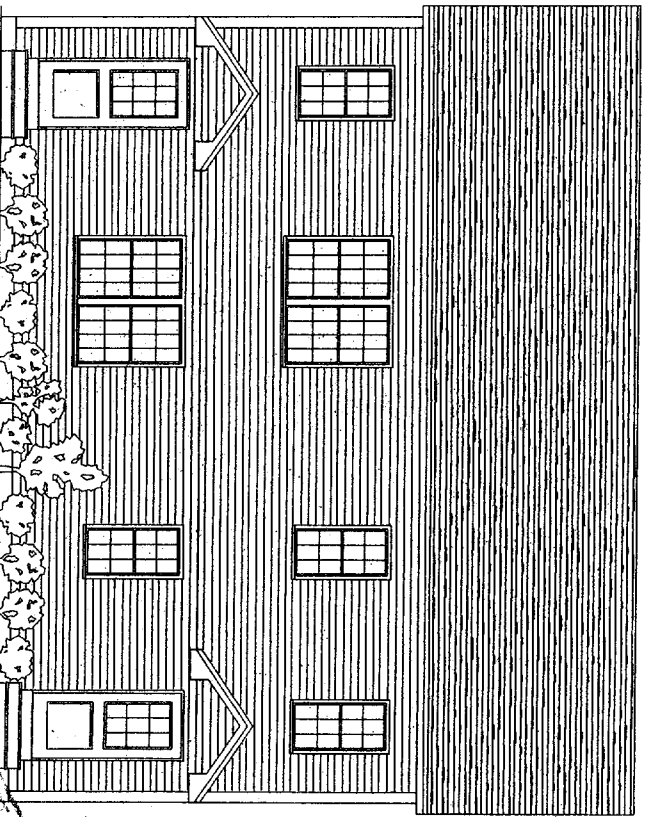
RIGHT ELEVATION



LEFT ELEVATION



FRONT ELEVATION



IF THIS STAMP IS NOT RED THIS IS AN ILLEGAL SET OF PLANS. VIOLATIONS ARE PENALIZED BY FINES UP TO \$100,000 TO OBTAIN THE CONTACTS OF THIS PLAN. HOUSE CALLS INC. 151 ROOSEVELT TRAIL, WINDHAM, ME 207-892-2810

THIS SET OF PLANS IS FOR THE BUILDING PERMIT ONLY.

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HOUSE CALLS INC. HOME PLANNING & DESIGN 151 ROOSEVELT TRAIL, WINDHAM, ME

NAME BOLDUC RESIDENCE

DRAWING ELEVATIONS

SCALE 1/4" = 1'

DATE 11/03

DRAWN BY J. CALL

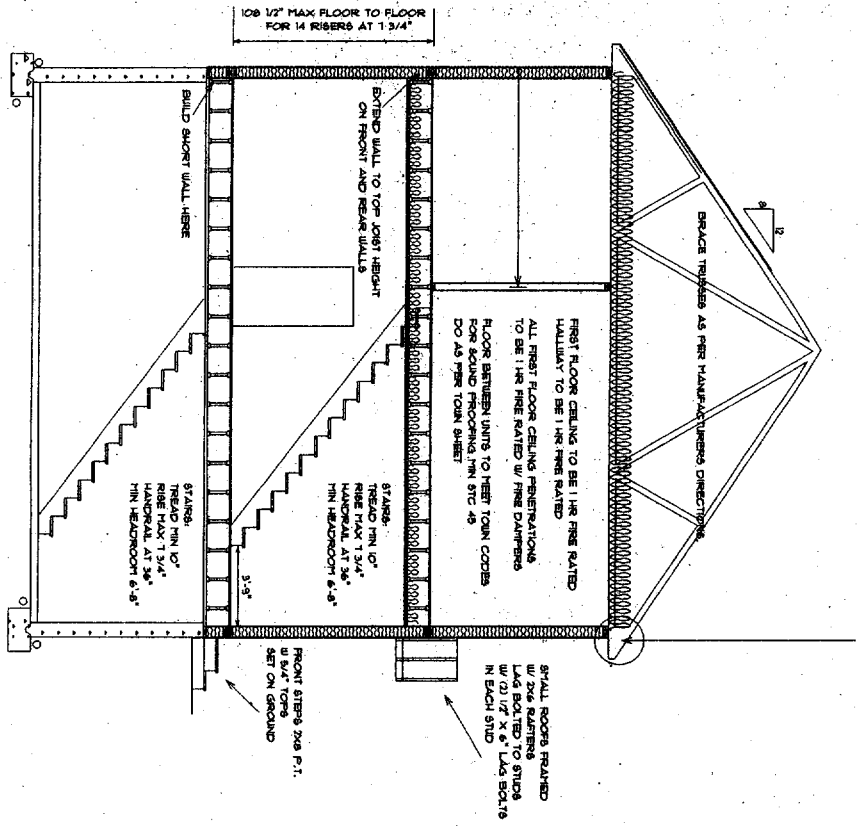
PAGE 1 OF 2

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CITY OF PORTLAND



THINGS SHOWN ARE REPRESENTATIONS ONLY. ACTUAL THINGS ARE TO BE DETERMINED BY THE MANUFACTURER. USE CANTILEVER STYLE TRUSSES FOR BETTER INSULATION ABOVE THE WALLS - SEE DETAIL BELOW.



**STRUCTURAL NOTES:**

ROOF: FACTORY TRUSSES 24" O.C. PITCH DECIDED BY OWNER. TRUSSES TO BE BRACKETED ACCORDING TO MANUFACTURER'S DIRECTIONS. MINIMUM 20 YEAR SHINGLE. MIN. 6" ICE AND WATER BARRIER. RECOMMENDED "DOUBLE BOARD" DECK EDGE AT EAVE. MIN. R-38 INSULATION IN SECOND FLOOR CEILING. FULL LENGTH RIDGE AND SOFT VENTS.

**EXTERIOR WALLS:**  
 2x6 BRG WALLS MIN 24" O.C.  
 SOLID BRG WALLS AND EXTERIOR R-4 INSULATION.  
 ICE BARRIER OR LEAD FLASHING AT DOOR BOTTOMS. WOOD OR VINYL SIDING.

**INTERIOR WALLS:**  
 2x4 BRG WALLS AS SHOWN MIN 24" O.C.  
 2x4 NON BRG WALLS 12" O.C.  
 1/2" DRYWALL.

**FLOORING:**  
 MANUFACTURED JOISTS SPACED AS MANUFACTURER ALLOWS.  
 RECOMMENDED OPEN WEB FACTORY FLOOR TRUSSES.  
 3/4" T & G SUB FLOOR.  
 1/2" COX PLYWOOD UNDER TILE OR MLAD.  
 CEILING: 2x4 P.F. ALL.  
 2x4 P.F. ALL.  
 BUILT UP END CABBING TRUSS.  
 LALLY CLIPS AS SHOWN.

**FOUNDATION:**  
 FULL HEIGHT #4 OR 1/2" CONCRETE WALLS AS NEEDED IN HOUSE.  
 1/2" ANCHOR BOLTS AT 6" O.C.  
 FOUNDATION COATING.  
 1/2" X 2" KEPT FOOTINGS.  
 MIN. 4" EXT BRG. EXT W/ DRAIN SOCK.  
 1/2" X 2" KEPT FOOTINGS.  
 4" CHASED ROCK UNDER FLOOR.  
 4" CONCRETE FLOOR IN HOUSE.

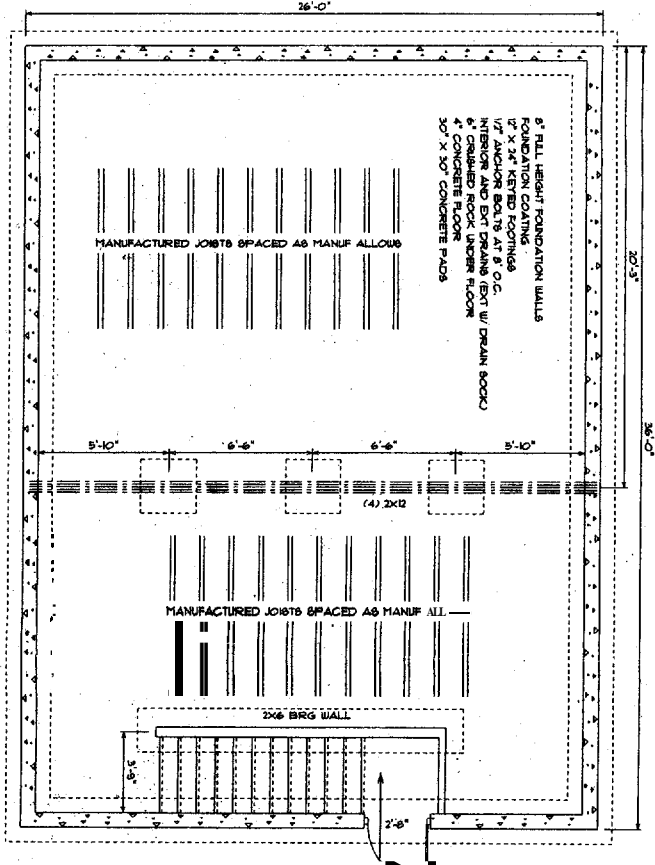
**IF THIS STAMP IS NOT RED THIS IS AN ILLEGAL SET OF PLANS**

NO REVISIONS PERMITTED BY THIS SET OF PLANS TO BE MADE WITHOUT THE WRITTEN CONSENT OF HOUSE CALLS INC.

HOUSE CALLS INC.  
 151 ROOSEVELT TRAIL, WINDHAM, ME  
 207-892-2810

SET OF PLANS FOR THE CITY OF THOMAS  
 2x4 BRG WALLS  
 1/2" COX PERMIT HCI

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BUILD LAWDWG EVEN W/ FOUND. TOP

**WINDOW NOTES:**  
 ALL DOOR AND WINDOW SIZES, BRAND, STYLE AND EXACT LOCATIONS ARE TO BE DECIDED BETWEEN THE OWNER AND THE BUILDER. THE ACTUAL LOCATION OF THE WINDOW OR DOOR SHALL BE SHOWN ON PLAN AND RECOMMENDATIONS ONLY. THE KITCHEN WINDOW LOCATION ON THE PLAN IS MEASURED FROM THE KITCHEN SIDE OF THE WALL (NOT CENTER). RECOMMEND ANY ASHING OR A SLIDING WINDOW IN THE KITCHEN. RECOMMEND ANY WINDOW OR DOOR TO BE 1/2\"/>

**WINDOW SIZES SHOWN ON PLAN:**

(A)	40 00-2	81 X 60	3
(B)	40 60	40 X 60	1
(C)	30 40	30 X 40	4
(D)	40 40	40 X 40	1
(E)	42 40	42 X 40	1

**DOOR SCHEDULE:**

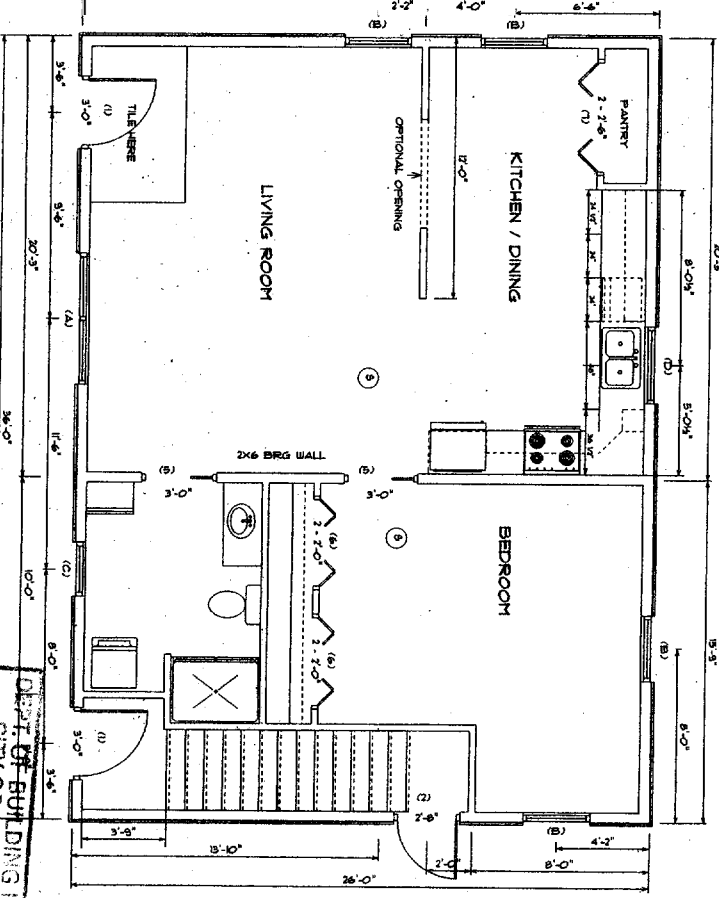
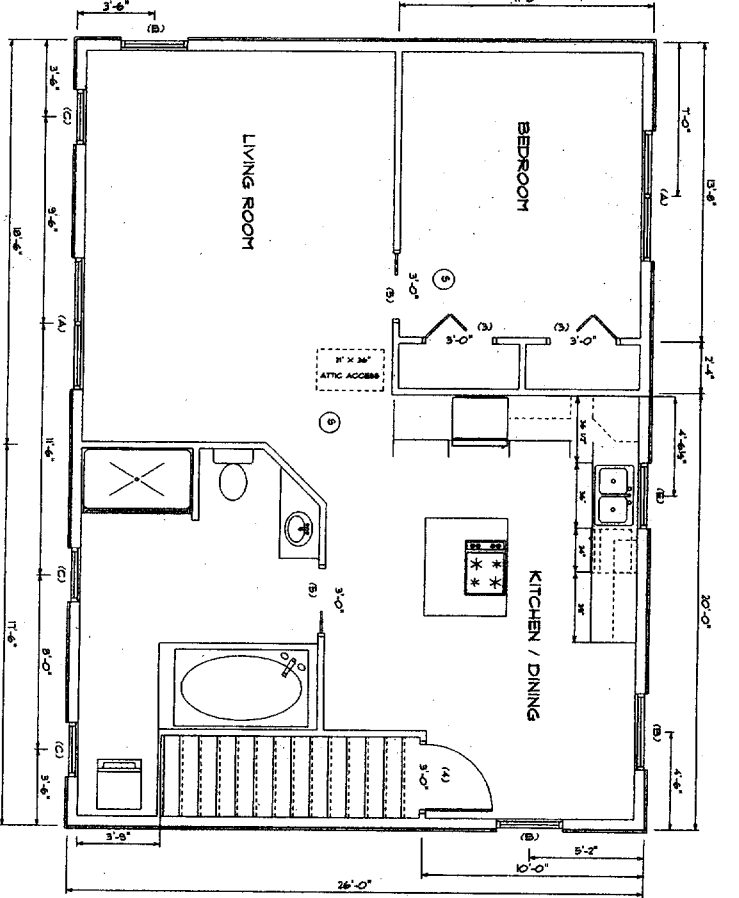
(1)	3'-0\"/>
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**WINDOW SCHEDULE:**

SIZE AND STYLE	POLISH OPENING	QUANTITY
(A) 40 00-2	81 X 60	3
(B) 40 60	40 X 60	1
(C) 30 40	30 X 40	4
(D) 40 40	40 X 40	1
(E) 42 40	42 X 40	1

**DOOR SCHEDULE:**

SIZE AND STYLE	POLISH OPENING	QUANTITY
(1) 3'-0\"/>		



<p><b>HOUSE CALLS INC.</b>          HOME PLANNING &amp; DESIGN          151 ROOSEVELT TRAIL, WINDHAM, ME</p>	<p>NAME: <b>BOLDUC RESIDENCE</b></p>	<p>SCALE: <b>1/4" = 1'</b></p>	<p>DRAWN BY: <b>J. CALL</b></p>	<p>IN ACCEPTING THESE DRAWINGS, OWNERS REALIZE THAT THEY ARE FOR PICTORIAL REFERENCE ONLY. THEY FURTHER UNDERSTAND THAT HOUSE CALLS INC. IS NOT AN ARCHITECTURAL OR ENGINEERING COMPANY. THEY FURTHER UNDERSTAND THAT IT IS THE BUILDER OR GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THIS HOME IS BUILT ACCORDING TO ALL STATE AND LOCAL BUILDING CODES THAT ARE IN EFFECT AT THE TIME OF CONSTRUCTION. THE OWNERS AND THE BUILDER WILL GO OVER THESE DRAWINGS BEFORE CONSTRUCTION STARTS TO VERIFY THAT THEY ARE SUITABLE FOR THEIR NEEDS, AND TO VERIFY THAT ALL MEASUREMENTS ARE WHAT THEY WANT. IF ANY ERRORS ARE FOUND, HCI WILL GLADLY CORRECT THEM BEFORE CONSTRUCTION STARTS.</p>
	<p>DRAWING: <b>FLOOR PLANS FOUNDATION &amp; STRUCTURALS</b></p>	<p>DATE: <b>11/03</b></p>	<p>PRICE: <b>2 OF 2</b></p>	

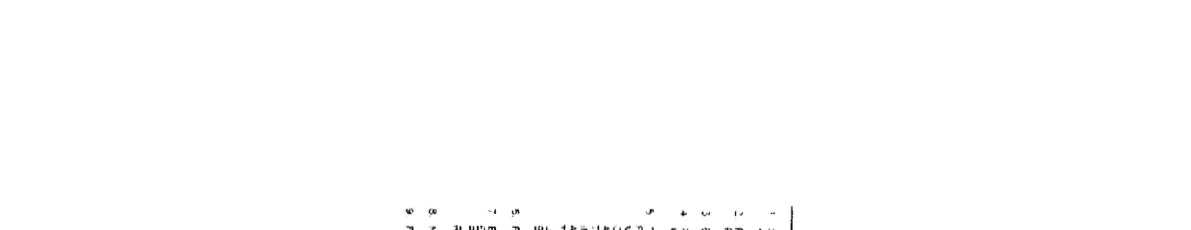
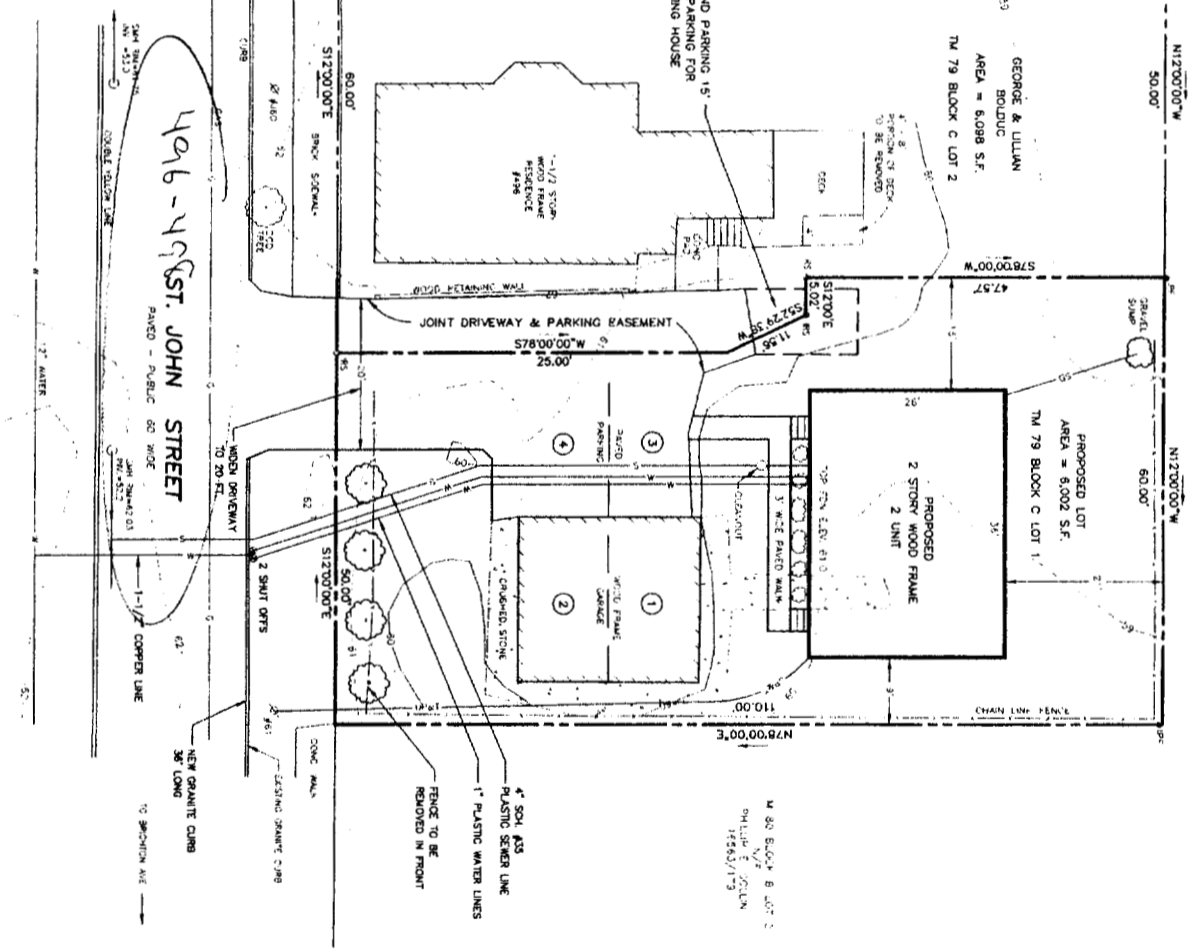
DEPT. OF BUILDING & SPECIFIC CITY OFFICE  
 MAR 25 2004



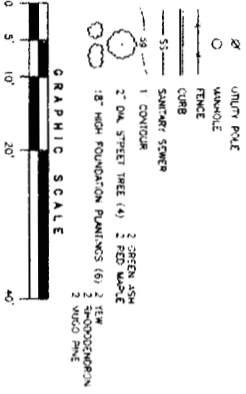
PORTLAND TERMINAL COMPANY

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ORE.  
MAY 20 2004  
RECEIVED

*Handwritten:* Newly updated



- NOTES**
- OWNER OF RECORD GEORGE & LULLAN BLDG. V. BLDG. 492-494 ST. JOHN STREET, PORTLAND, ORE. HAS BEEN ADVISED BY PORTLAND ASSESSORS MAP 178.
  - RECORDS ARE VANDERBILT 2002.
  - THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM G.E.C. SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR HAS ADVISED THAT THE UTILITIES SHOWN ARE NOT ACCURATELY SHOWN AND CANNOT BE ACCURATELY SHOWN AT THIS LOCATION AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY. THE SURVEYOR HAS ADVISED THAT THE UTILITIES SHOWN ARE NOT ACCURATELY SHOWN AND CANNOT BE ACCURATELY SHOWN AT THIS LOCATION AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY.
  - PROPOSED LOT 1 AND 2 ARE ZONED R-4.5.
  - FOUNDATION SHALL TO EXT. REAR OF BUILDING INTO SWAMP.
  - NO CHANGES IN GRADE ARE PROPOSED.
  - FOUNDATION SHALL TO EXT. REAR OF BUILDING INTO SWAMP.



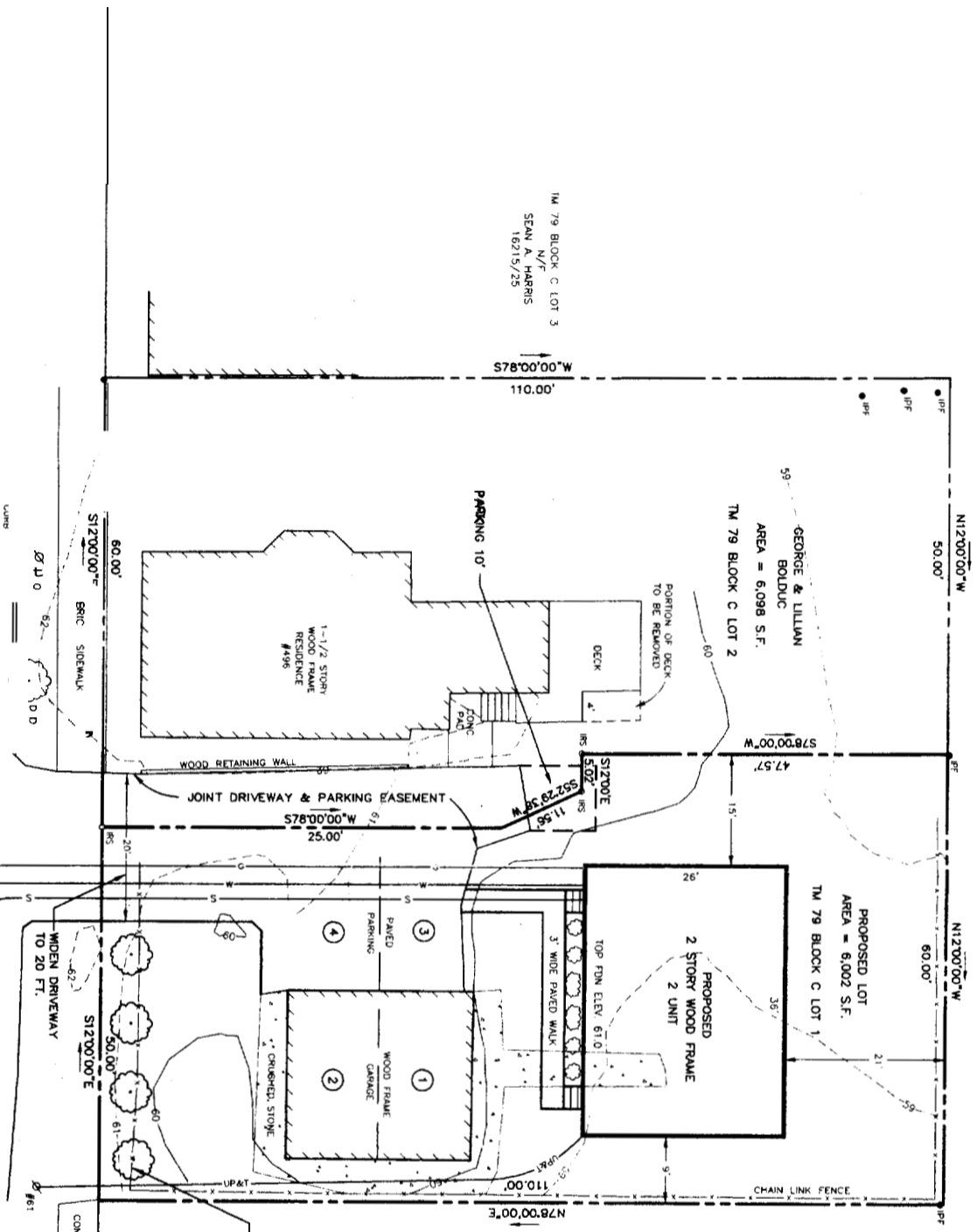
ST. JOHN STREET, PORTLAND, ORE.  
MADE FOR  
**WILLIAM BOLDOUC**  
ON  
**OWEN HASKELL, INC.**  
18 CANNON ST. PORTLAND, ORE. 97201 (503) 774-0484

Date By: WJS	Date: JAN 22, 2004	Scale: 1" = 10'
Drawn By: WJS	Scale: 1" = 10'	Drawn No: 017

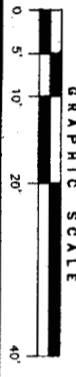




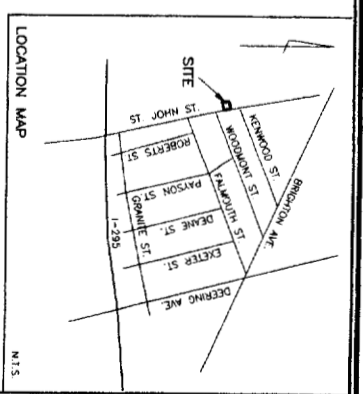
PORTLAND TERMINAL COMPANY  
N/F



- LEGEND:**
- 5/8" IRON ROD SET
  - IRON PIPE FOUND
  - UTILITY POLE
  - MANHOLE
  - FENCE
  - CURB
  - SANITARY SEWER
  - 1' CONTOUR
  - 2" DIA. STREET TREE (4)
  - 18" HIGH FOUNDATION PLANTINGS (6)

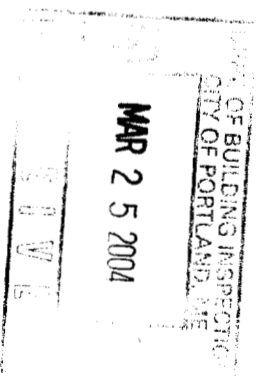


*OPD*



**NOTES**

1. OWNER OF RECORD: GEORGE R. BOLDUIC, LILLIAN M. BOLDUIC, 496-498 ST. JOHN STREET, PORTLAND, MAINE
2. PARCEL IS SHOWN AS LOTS 1 AND 2, BLOCK C, ON THE CITY OF PORTLAND'S ASSESSORS MAP 179.
3. BENCHMARKS ARE MAGNETIC 2002.
4. PROJECT BENCH MARK, CITY OF PORTLAND DATUM, 3' OFFSET MONUMENT AT FALMOUTH AND ST. JOHN STREETS ELEV=57.11.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. ALL THE UTILITIES SHOWN ARE EITHER IN SERVICE OR ABANDONED. THE SURVEYOR HAS NO INFORMATION AS TO THE EXACT LOCATION OF THE UNDERGROUND UTILITIES SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS NEARLY AS POSSIBLE FROM INFORMATION AVAILABLE TO HIM. THE SURVEYOR HAS NO INFORMATION AS TO THE LOCATION OF UNDERGROUND UTILITIES. CALL 1-888-DISCASE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.
6. PROPERTY IS ZONED R-5.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM PLAN ENTITLED "BOUNDARY & TOPOGRAPHIC SURVEY ON ST. JOHN STREET, PORTLAND, MAINE MADE FOR WILLIAM BOLDUIC DATED FEB 25, 2002 REVISED THROUGH 06-10-03 BY OWEN HASKELL, INC.



**SITE PLAN**

ON  
ST. JOHN STREET, PORTLAND, MAINE  
MADE FOR  
**WILLIAM BOLDUIC**

**OWEN HASKELL, INC.**  
16 CASCO ST., PORTLAND, ME 04101 (207) 774-9424  
PROFESSIONAL LAND SURVEYORS

Drawn By	WCS	Date	JAN 22, 2004	Job No.	2002-034P
Trace By	JLW	Scale	1" = 10'	Dwg. No.	2
Check By	WCS				
Book No.	937				

JOHN W. SWAN, PLS #1038  
DATE 1/11/04