



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

37 Grafton St

CBL 169 D045001

Issued to

Higgins Builders/Higgins, Tim

Date of Issue

10/25/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0234 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 Home
Use Group R-3
Type 5B
IRC-2003

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

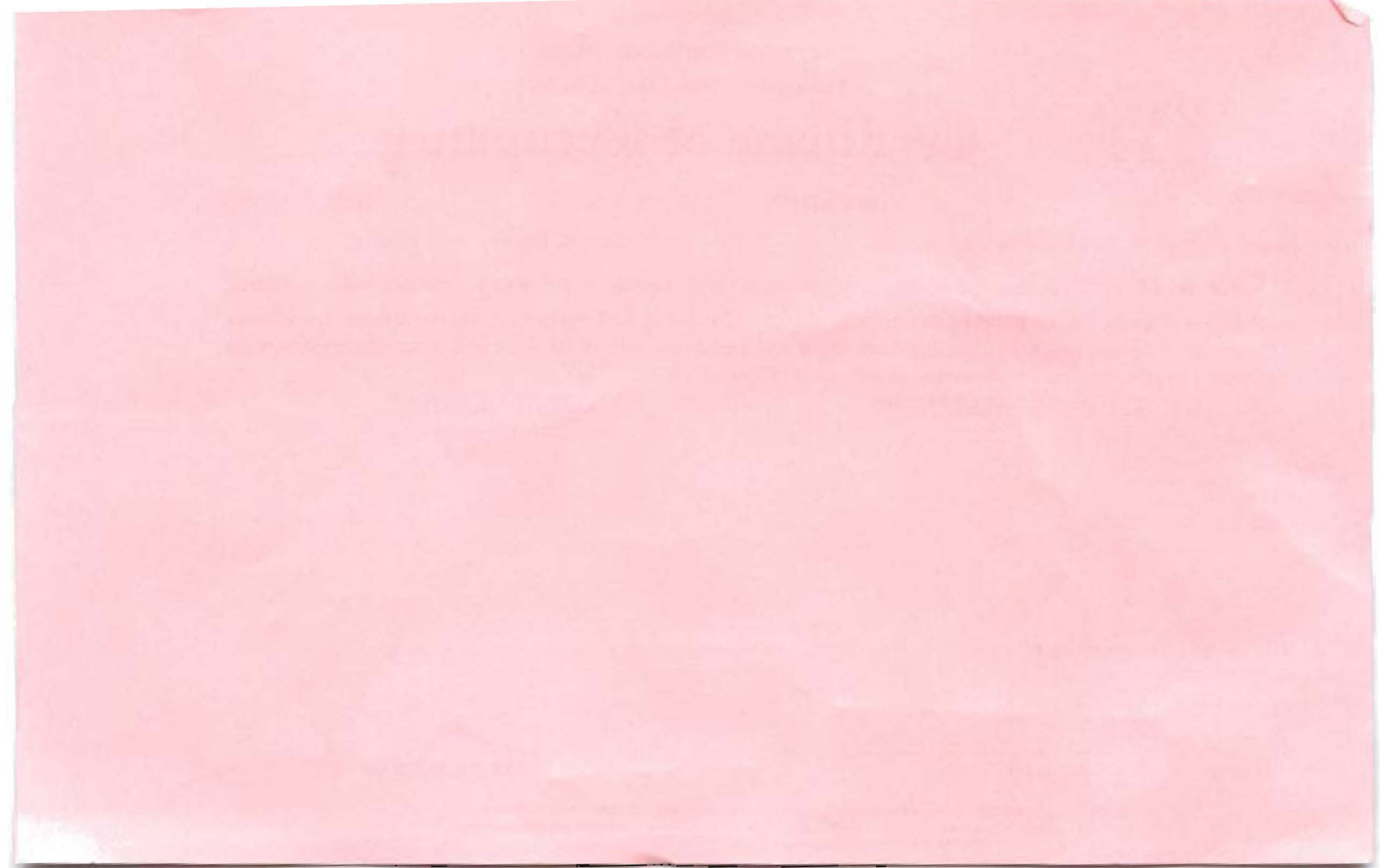
10-25-10

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



Memorandum
Department of Planning and Urban Development
Planning Division



TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: October 25, 2010

RE: C. of O. for # 37 Grafton Street, Higgins Single Family
(Id#2010-0002) (CBL 169 D 045001)

After visiting the site, I have the following comments:

Site work complete:

At this time, I recommend issuing a Permanent Certificate of Occupancy.

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING DEPARTMENT

PERMIT

Permit Number: 100231
APR 15 2010

Please Read
Application and
Notes, if Any,
Attached

This is to certify that Higgins Builders/Higgins, Tim
has permission to Revised design 4/8/10 to build deck 28' x 2' x 10' x 10' deck with stairs
AT 37 Grafton St. City of Portland
City ID: 169-0045001

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 altered or otherwise used-in. 2 HOUSING 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

Carrie Bonke 4/14/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

COPIED

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|-----------------------|---------------------------|---------------------|
| Permit No: 10-0134 | Issue Date: 04/07/2010 | CBL: 169 D045001 |
|-----------------------|---------------------------|---------------------|

| | | | |
|--|----------------------------------|--|------------------------|
| Location of Construction: 17 Grafton St | Owner Name: Higgins Builders | Owner Address: 242 Veranda Street | Phone: 207-838-5870 |
| Business Name: | Contractor Name: Higgins, Tim | Contractor Address: 242 Veranda Street Portland | Phone: 2078385870 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | Zone: R-5 |

| | | | | |
|---|--|--|--|--------------------|
| Fast Use: Single Family (demolished) | Proposed Use: Revised design 4/8/10 to Build new 28' x 34' colonial with 10' x 10' deck 32' w/stairs | Permit Fee: \$1,415.00 | Cost of Work: \$135,000.00 | CEO District: 4 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R3 Type SB IPC-2003 | |

| | | |
|--|------------|------------------------|
| Proposed Project Description: Revised design 4/8/10 to Build new 28' x 34' colonial with 10' x 10' deck 32' w/stairs | Signature: | Signature: JMB 4/14/10 |
| PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | |
| Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | |
| Signature: _____ Date: _____ | | |

| | | | |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By: RE | Date Applied For: 03/11/2010 | Zoning Approval | |
|------------------------|---------------------------------|------------------------|--|

| | | | |
|--|---|---|--|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland N/A</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone Panel 7 Zone X</p> <p><input type="checkbox"/> Subdivision</p> <p>Site Plan 2010-002</p> <p>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/></p> <p>Date: 5/19/10</p> | <p>Zoning Appeal</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>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District 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: _____</p> |
| | <p>PERMIT ISSUED</p> <p>APR 15 2010</p> <p>City of Portland</p> | | |

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.

4/23

Factors of Tim will
have Surgeon sent for

GCHO

Plan test on dc

From dc need a few Substances
check some hard run at first
still need elec run-in

City of Portland, Maine - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 10-0234 | Date Applied For: 03/11/2010 | CBL: 169 D045001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|----------------------------------|--|--------------------------|
| Location of Construction: 37 Grafton St | Owner Name: Higgins Builders | Owner Address: 242 Veranda Street | Phone: 207-838-5870 |
| Business Name: | Contractor Name: Higgins, Tim | Contractor Address: 242 Veranda Street Portland | Phone: (207) 838-5870 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

| | |
|--|--|
| Proposed Use: Revised design 4/8/10 to Build new 28' x 12' colonial with 10' x 12' deck with stairs | Proposed Project Description: Revised design 4/8/10 to Build new 28' x 32' colonial with 10' x 12' deck with stairs |
|--|--|

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 03/11/2010
 Note: Ok to Issue:

- 1) My 2nd approval on 4/9/10 was based upon revised plans where essentially the garage was removed from the project.
- 2) This permit is being approved on the basis of plans submitted on 4/8/10. Any deviations shall require a separate approval before starting that work.
- 3) All conditions for the site plan and zoning approval are still in force.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date:
 Note: Ok to Issue:

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 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) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) If there are 4 or more risers, a handrail is required on one side with ends returned if the guardrail does not meet graspability dimensions
- 6) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

Dept: DRC Status: Approved with Conditions Reviewer: Philip DiPierro Approval Date: 02/23/2010
 Note: Ok to Issue:

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. Development Review Coordinator Philip DiPierro can be reached at 874-8632 for the Erosion Control inspection.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. The applicant is responsible for addressing all drainage issues relating to this site, including the installation of stormwater control measures if required, i.e drywells, rain barrels, rain gardens, etc.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

| | | | |
|--|----------------------------------|--|--------------------------|
| Location of Construction: 37 Grafton St | Owner Name: Higgins Builders | Owner Address: 242 Veranda Street | Phone: 207-838-5870 |
| Business Name: | Contractor Name: Higgins, Tim | Contractor Address: 242 Veranda Street Portland | Phone: (207) 838-5870 |
| Lessee/Buyer's Name | Phone: | Permit Type: Single Family | |

- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator (874-8611) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

- 3/30/2010-jmb: Tim H. Came in to review items, he will be changing the style of house due to price costs on this design. He will be submitting a site plan amendment and the new building plans. I gave him a copy of the review checklist for the new drafter.
- 4/7/2010-jmb: Tim H. Submitted the revised construction drawings, he will submit the site plan for zoning and a letter stating the change in design. This is not an amendment, however new language on the permit is required.
- 3/11/2010-mes: site location and minor/minor site plan review approved under permit #10-0096
- 3/26/2010-jmb: Left vcmag for Tim H. For details as noted on review checklist. Tim left vcmag back he is out of town and will come in Monday to review items.
- 4/8/2010-jmb: Received revised site plan, treated new permit and B card reflecting changes and routed to zoning.
- 4/12/2010-jmb: Routed back to building on 4/09, reviewed and spoke with Tim H, he will come in on 4/13 to make corrections. Delivered the new site plan to Phil D. For his review.
- 4/11/2010-jmb: Tim H. Came in today to confirm changes on plans per the review, ok to issue pending DRC approval
- 4/14/2010-jmb: Received memo from Phil D. Ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

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

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

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

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

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

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

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.**

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

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

Jeanie Bourke - 37 Grafton Street - Revised Site Plan Review,

From: Phillip DiPierro
To: Bourke, Jeanie
Date: 4/14/2010 3:02 PM
Subject: 37 Grafton Street - Revised Site Plan Review,

Hi Jeanie, the site plan for project #2010-0002 that Tim Higgins submitted with a revision date of 4/8/10 has been reviewed and appears to meet the minimum site plan requirements for the issuance of a building permit. Nothing major has changed from the original approved site plan. I'm all set with it. Thanks.

Phil

37 Grafton

CBL: 169-13-45

10-0234

Revision 4/12/10

32' x 28'

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|--|--|-------------------------------|
| Soil type/Presumptive Load Value (Table R401.4.1) | | |
| STRUCTURAL | | |
| Footings Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | 4' min 20" x 10" | OK |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | 4" perf pipe, 6" stone filter, bituminous | OK |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | N/A | |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | 1/2" Bolt 6" o.c. 12" corners | OK |
| Lally Column Type (Section R407) | 3 1/2 conc steel | |
| Girder & Header Spans (Table R 502.5(2)) | 6'-0", 7'-6" 6'3" max | will add lally/footer @ stair |
| Built-Up Wood Center Girder Dimension/Type | 3-2x12 | |
| Sill/Band Joist Type & Dimensions | 2x6 PT 2x10 band | OK |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10 16" O.C. 14' span bumpout framing | BB sec. OK |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10 @ 16" O.C. 14' | OK |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | Truss 24" O.C. | OK |

| | | |
|--|--|------------------------|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | 6:12 Trusses 24" O.C. H Clips 2x8 blocking peak. | OK |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 3/4 T&G Plywood, 7/16, 5/8 | OK |
| Fastener Schedule (Table R602.3(1) & (2)) | Per IRC 2003 | OK |
| Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1) | N/A | |
| Emergency Escape and Rescue Openings (Section R310) | DH 4060 all Bedrooms | OK |
| Roof Covering (Chapter 9) | Asphalt | OK |
| Safety Glazing (Section R308) | DH 2444 @ stair bottom Stair top ? DH 2436 Delayed if < 60" from floor | OK 4/13/10 3 |
| Attic Access (Section R807) | 22x30 | OK |
| Chimney Clearances/Fire Blocking (Chap. 10) | N/A | N/A |
| Header Schedule (Section 502.5(1) & (2)) | Main carrying 2nd fl 2-3 1/2 x 9 1/2 Versalamm @ 8' / 3-2x10 | Support SPLVL OK |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | Wall: R-19, FL-R-21, Ceiling R-38 U-Fac 0.31 | OK |

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING PERMIT

Permit Number: 160234

This is to certify that Higgins Builders/Higgins, Tim
has permission to Build new 28' x 34' single family with 20' attached garage, deck to back and 8' x 14' porch.
AT 37 Grafton St City of Portland Permit No. 169 D04500

provided that the person or persons, firm or corporation applying for 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.

Application of special must be given and written permission procured before this building or structure is built or other work is done. 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 _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from Anthony P. Remondino

Location of Work 2 of 2 Wadsworth

Cost of Construction \$ _____

Building Fee: 1,340.00

Permit Fee \$ _____

Site Fee: _____

Certificate of Occupancy Fee: 75.00

Total: 1,415.00

Building (IL) Plumbing (13) _____ Electrical (12) _____ Site Plan (17) _____

Other _____

DOB: 169-2-043-046

Check #: 2324

Total Collected: 1,415.00

**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

| | | |
|--|------------------------------------|---|
| Type of Heating System | FHW - Power vent | OK |
| Means of Egress (Sec R311 & R312) Basement | Daylight (central) | OK |
| Number of Stairways | 3 | |
| Interior | 2 | |
| Exterior | 1 | |
| Treads and Risers (Section R311.5.3) | 7-1/4" x 10", 7-9/16" x 10" | ? up to attic OK 4/13 removed on drawing |
| Width (Section R311.5.1) | 3'6" | |
| Headroom (Section R311.5.2) | 6'8" | OK |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | 34-38" L4" | |
| Smoke Detectors (Section R313) Location and type/Interconnected | Per code | OK |
| 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) | 10x16 2x8 @ 16" oc. Triple beam | ? Starts to code OK |

? span of Sona
 " 6x8 = 8'-6"
 " 6x10 = 10'-0"
 " 4x8 = 6'-6" (circled)
 3 Piers per Tim H.
 OK 4/13/10

HIGGINS BUILDERS INC.

342 Vespucci Street
Apt 2
Portland, Maine 04103
207 838-6670

April 7, 2010

City of Portland Planning/Code Enforcement division

Re: 37 Grafton Street, Portland, Maine

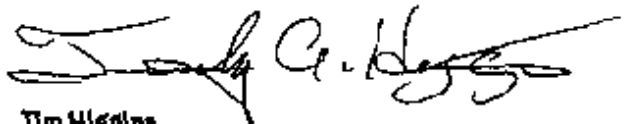
To whom it may concern;

Due to rising construction costs, I have decided to scale back the original single family house design that was submitted.

Please review enclosed site plan and construction drawing and forward any comments.

Thank you in advance.

Sincerely,



Tim Higgins
Higgins Builders, Inc.

RECEIVED

APR - 8 2010

Dept. of Building Inspections
City of Portland Maine



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>37 Grafton St.</u> | | |
| Total Square Footage of Proposed Structure/Area <u>1800 SQ FT</u> | Square Footage of Lot <u>5700 SQ FT</u> | Number of Stories <u>2</u> |
| Tax Assessor's Chart, Block & Lot Chart# <u>169</u> Block# <u>D</u> Lot# <u>4546</u> | Applicant ^{*must be owner, Lessee or Buyer*} Name <u>Higgins Builders</u> Address <u>242 Veranda St.</u> City, State & Zip <u>Portland, ME 04103</u> | Telephone: <u>838-5870</u> |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>135,000-</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$1,370.00 <u>+ 340.00</u> |
| Current legal use (i.e. single family) <u>Single Family</u> Number of Residential Units <u>1</u> | If vacant, what was the previous use? <u>Single Family</u> | |
| Proposed Specific use: | Is property part of a subdivision? <u>NO</u> If yes, please name _____ | |
| Project description: <u>28' x 34' 20' x 24' attached garage</u> <u>10x10 deck 8' x 14' Porch 3 bedrooms</u> | <u>9 Stairs</u> | |
| Contractor's name <u>Higgins Builders Inc.</u> | <u>2.5 Baths</u> | |
| Address: <u>242 Veranda St.</u> | City, State & Zip <u>Portland, ME</u> Telephone: <u>838-5870</u> | |
| Who should we contact when the permit is ready: <u>Tim Higgins</u> | Telephone: <u>838-5870</u> | |
| Mailing address: <u>242 Veranda St.</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.

Permit # 100096
attached.

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

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

Signature: [Signature]

Date: FEB-11-10

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



A Settlement Statement
U.S. Department of Housing and Urban Development
OMB No. 2502-0045

B. TYPE OF LOAN
1. DFHA 2. DFHA 3. DConv. Units
4. LVA 5. DConv. Inv.
6. FILE NUMBER 7. LOAN NUMBER
12-2888
8. MORTGAGE INSURANCE CASE NUMBER

UNDERWRITER: First American Title Insurance Co.

C. Note: This settlement statement is prepared in accordance with the requirements of the Uniform Settlement Statement Act. It is intended to provide you with a clear and concise summary of the settlement process. It is not intended to be a substitute for legal advice. Please consult your attorney for more information. TitleExpress Settlement System Printed 03/28/2010 at 12:00 TP

D. NAME OF BORROWER: Higgins Builders, Inc.
ADDRESS: P.O. Box 2147, South Portland, ME 04106-2147

E. NAME OF SELLER: Mary S. Jelliffe
ADDRESS: P.O. Box 87, Jackson, NH 03846

F. NAME OF LENDER:
ADDRESS:

G. PROPERTY ADDRESS: 27 Bracon Street, Portland, ME 04103

Primary Residence Other Real Estate

H. SETTLEMENT AGENT: Atlantic Coast Title Company, LLC, Telephone: 207-774-4408 Fax: 207-774-9935
PLACE OF SETTLEMENT: 79 Atlantic Place, South Portland, ME 04106

I. SETTLEMENT DATE: 03/28/2010

| J. SUMMARY OF BORROWER'S TRANSACTION: | | K. SUMMARY OF SELLER'S TRANSACTION: | |
|--|-----------|---|-----------|
| 100. GROSS AMOUNT DUE FROM BORROWER | | 400. GROSS AMOUNT DUE TO SELLER | |
| 101. Contract obligation | 95,000.00 | 401. Contract obligation | 85,000.00 |
| 102. Personal Property | | 402. Personal Property | |
| 103. Settlement charges to borrower (line 1400) | 2,861.00 | 403. | |
| 104. | | 404. | |
| 105. | | 405. | |
| Adjustments for items paid for seller in advance | | Adjustments for items paid for seller in advance | |
| 106. City/town fees | | 406. City/town fees | |
| 107. County fees | | 407. County fees | |
| 108. Assessments | | 408. Assessments | |
| 109. | | 409. | |
| 110. | | 410. | |
| 111. | | 411. | |
| 112. | | 412. | |
| 120. GROSS AMOUNT DUE FROM BORROWER | 97,861.00 | 420. GROSS AMOUNT DUE TO SELLER | 85,000.00 |
| 200. AMOUNTS PAID BY OR ON BEHALF OF BORROWER | | 500. REDUCTIONS IN AMOUNT DUE TO SELLER | |
| 201. Deposit or escrow money | 500.00 | 501. Excess Deposit from independent | |
| 202. Principal amount of new loans | | 502. Settlement charges to seller (line 1420) | 763.72 |
| 203. Evidence needed when subject to | | 503. Evidence needed when subject to | |
| 204. | | 504. Proceed of First Mortgage Loan | |
| 205. | | 505. | |
| 206. | | 506. | |
| 207. | | 507. | |
| 208. | | 508. | |
| 209. | | 509. | |
| Adjustments for items unpaid by seller | | Adjustments for items unpaid by seller | |
| 210. City/town fees 01/01/10 to 02/28/10 | 329.87 | 510. City/town fees 01/01/10 to 02/28/10 | 329.87 |
| 211. County fees | | 511. County fees | |
| 212. Assessments | | 512. Assessments | |
| 213. | | 513. | |
| 214. | | 514. | |
| 215. | | 515. | |
| 216. | | 516. | |
| 217. | | 517. | |
| 218. | | 518. | |
| 219. | | 519. | |
| 220. TOTAL PAID BY/OR BORROWER | 429.87 | 520. TOTAL REDUCTION AMOUNT DUE SELLER | 1,093.59 |
| 300. CASH AT SETTLEMENT FROM OR TO BORROWER | | 600. CASH AT SETTLEMENT TO OR FROM SELLER | |
| 301. Gross amount due from borrower (line 120) | 97,861.00 | 601. Gross amount due to seller (line 420) | 85,000.00 |
| 302. Loan proceeds paid (seller borrower line 220) | 829.87 | 602. Loan proceeds received due seller (line 520) | 1,093.59 |
| 303. CASH FROM BORROWER | 97,031.13 | 603. CASH TO SELLER | 83,906.41 |

Settlement Statement is prepared in accordance with the requirements of the Uniform Settlement Statement Act. It is intended to provide you with a clear and concise summary of the settlement process. It is not intended to be a substitute for legal advice. Please consult your attorney for more information.

Settlement Statement is prepared in accordance with the requirements of the Uniform Settlement Statement Act. It is intended to provide you with a clear and concise summary of the settlement process. It is not intended to be a substitute for legal advice. Please consult your attorney for more information.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
SETTLEMENT STATEMENT

The Express Settlement System, Form HUD-903.00 01 19/05 TP

| I. SETTLEMENT CHARGES | | PAID FROM BORROWER'S FUNDS AT SETTLEMENT | PAID FROM SELLER'S FUNDS AT SETTLEMENT |
|-----------------------|---|---|---|
| 700 | TOTAL SALES/BROKER'S COMMISSION based on price \$82,800.00 = 2,000.00 Division of commission (See 705) as follows: | | |
| 701 | 3,000.00 to Greater Portland Realty | | |
| 702 | 0 | | |
| 703 | Commission and of Settlement: | 1,500.00 | |
| 704 | 2,500.00 to Greater Portland Realty | 500.00 | |
| 800 | ITEMS PAYABLE IN CONNECTION WITH LOAN | | |
| 801 | Loan Origination Fee | | |
| 802 | Loan Charge | | |
| 803 | Acquire Fee | | |
| 804 | Credit Report | | |
| 805 | Lender's Processing Fee | | |
| 806 | Mortgage Servicing Fee | | |
| 807 | Assessment Fee | | |
| 808 | | | |
| 809 | | | |
| 810 | | | |
| 811 | | | |
| 900 | ITEMS REQUIRED BY LENDER TO BE PAID IN ADVANCE | | |
| 901 | Interest Paid | | |
| 902 | Mortgage Insurance Premium for | | |
| 903 | Hazard Insurance Premium for | | |
| 904 | | | |
| 905 | | | |
| 1000 | RESERVES DISPOSED WITH LENDER FOR | | |
| 1001 | Hazard Insurance | | |
| 1002 | Mortgage Insurance | | |
| 1003 | City Property Tax | | |
| 1004 | County Property Tax | | |
| 1005 | Appraisal Adequacy | | |
| 1006 | Accounting Analysis Adjustment | 0.00 | 0.00 |
| 1100 | TITLE CHARGES | | |
| 1101 | Settlement or closing fee | | |
| 1102 | Abstract or title search | | |
| 1103 | Title examination | | |
| 1104 | Title Insurance Note | | |
| 1105 | Courtesy Preparation | | 100.00 |
| 1106 | Notary Fees | | |
| 1107 | Attorney's Fee | 225.00 | |
| 1108 | Title Insurance | 145.00 | |
| 1109 | Owner's Policy | 65,000.00 | |
| 1110 | Owner's Policy | | |
| 1111 | | | |
| 1112 | | | |
| 1113 | Atlantic Coast Title Company, LLC retains 2% of the insurance premium | | |
| 1200 | GOVERNMENT RECORDING AND TRANSFER CHARGES | | |
| 1201 | Recording Fees Used \$15.00 : Mortgage 1 : Public 2 | 10.00 | |
| 1202 | Real Estate Transfer Tax | 143.00 | 143.00 |
| 1203 | State Taxation | | |
| 1204 | | | |
| 1205 | | | |
| 1300 | ADDITIONAL SETTLEMENT CHARGES | | |
| 1301 | Broker | | |
| 1302 | Final Inspection | | |
| 1303 | Water & Sewer \$2500.00 to Portland Water District | | 250.00 |
| 1304 | Spill Tax | | 105.00 |
| 1400 | TOTAL SETTLEMENT CHARGES (under the 1975 Act, Section 4 and 502, Section 10) | 2,661.00 | 702.73 |

THIS INFORMATION IS GIVEN FOR INFORMATION ONLY AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION. THE BUYER AND SELLER SHOULD CONSULT WITH THEIR RESPECTIVE ATTORNEYS AND A TITLE INSURANCE COMPANY TO OBTAIN A COMPLETE UNDERSTANDING OF ALL RIGHTS AND OBLIGATIONS. THIS STATEMENT IS NOT A CONTRACT.

Buyer's Name: _____
 Signature: Mary Galante

BUYER'S SIGNATURE AND ADDRESS TO BE PRINTED IN THE SPACE PROVIDED ON THE REVERSE SIDE OF THIS STATEMENT. THE BUYER'S SIGNATURE MUST BE IN INK AND MUST BE ACCOMPANIED BY A COPY OF THE BUYER'S IDENTIFICATION CARD.

Seller's Name: _____
 Signature: _____
 Date: 2/20/10

37 Grafton

169-D-45

10-0234

3/25/10

| ONE AND TWO FAMILY | PLAN REVIEW | CHECKLIST |
|---|---|-----------|
| Soil type/Presumptive Load Value (Table R401.4.1) | | |
| STRUCTURAL | | |
| Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)) | Full basement 4' 8" wall | OK |
| Foundation Drainage, Fabric, Damp proofing (Section R405 & R406) | Perf Pipe, gravel, fabric damp proof | OK |
| Ventilation/Access (Section R408.1 & R408.3) Crawl Space ONLY | N/A | OK |
| Anchor Bolts/Straps, spacing (Section R403.1.6) | ? | ① |
| Lally Column Type (Section R407) | 3 1/2" conc. steel | ① |
| Girder & Header Spans (Table R 502.5(2)) | 3-2x12 | ② |
| Built-Up Wood Center Girder Dimension/Type | 2x6 Aca I-joist | ③ |
| Sill/Band Joist Type & Dimensions First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 11 1/8" Nordic I Joist 16" oc | OK |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 11 7/8" Nordic I Joist 16" oc | OK |
| Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2)) | 2x8 collar ties 24" oc | OK |

Revised 4/7/10

| | | | |
|--|--|--|-----|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) | main 8:12 Dome 3.4:12 Dome 7:12 2x12 @ 24" o.c. - max 14'3" - dome 15'23'? | (3) | |
| Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | or Eng Lumber | | |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 3/4" Advantec, 7/16", 5/8" T&G | | |
| Fastener Schedule (Table R602.3(1) & (2)) | | (4) | |
| Private Garage (Section R309) Living Space? (Above or beside) | | | |
| Fire separation (Section R309.2) | | | |
| Opening Protection (Section R309.1) | | Yes Per window schedal spec | |
| Emergency Escape and Rescue Openings (Section R310) | | Asphalt 25yr. | |
| Roof Covering (Chapter 9) | | plus view rear to deck & 2' elevation 72'? | (5) |
| Safety Glazing (Section R308) | Door to window | | |
| Attic Access (Section R807) | No dimensions Stairs 3 1/2' x 2 1/2' ok | | |
| Chimney Clearances/Fire Blocking (Chap. 10) | N/A | | |
| Header Schedule (Section 502.5(1) & (2)) | Garage 2-12" microlam @ door @ 12' 14" F22 Steel beam @ 20' 2-12 1/4" x 11 1/4" microlam 15' | Eng Specs ? Porch header | (6) |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | R-21 5.5 dense pak cellulose floor? or foundation wall R-19 Roof 17" blown in | (7) | |

R-38 garage Floor 12" batt
? U Factor

| | | | |
|--|---|-------------------------|------|
| Type of Heating System | ? | | (8) |
| Means of Egress (Sec R311 & R312) Basement | yes - walk out door unfinished | | |
| Number of Stairways | 5 | | |
| Interior | 3 | | |
| Exterior | 2 | | (9) |
| Treads and Risers (Section R311.5.3) | Main - 7.44 R x 10'12" T. under code? | | |
| Width (Section R311.5.1) | Deck stairs 6.67" R | | (10) |
| Headroom (Section R311.5.2) | No stair detail section? | | |
| Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3) | 4" o.c. | revised 4/7/10 | |
| Smoke Detectors (Section R313) Location and type/Interconnected | 2 CO | | (11) |
| Draftstopping (Section R502.12) and Fireblocking (Section (R602.8) | N/A | | |
| Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207) | N/A | | |
| Deck Construction (Section R502.2.1) | 10' x 16' deck 8x14 porch 2x8 @ 16" oc. 2-2x8 beam - 3 piers 2-2x8 beam - 2x6 16' oc. - 2 piers | 8' span shown 5' max | (12) |

14' span shown 5'6" max

City of Portland, Maine - Building or Use Permit Application

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

| | | |
|---|---|--|
| Permit No: 10-0234 | Name Descr: | EBL: 19 D045001 |
| Location of Construction: 37 Grafton St | | Owner Name: Higgins Builders |
| Business Name: | | Contractor Name: Higgins, Tim |
| Lessee/Buyer's Name: | | Phone: 207-838-5870 |
| Fast Use: Single Family | | Proposed Use: Build new 28' x 34' single family with 20' x 24' attached garage, 10' x 16' deck and 8' x 14' porch. |
| Permit Fee: \$1,415.00 | Cost of Work: \$135,000.00 | CEO District: 4 |
| FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group R3 Type SB IAC-2003 |
| Proposed Project Description: Build new 28' x 34' single family with 20' x 24' attached garage, 10' x 16' deck and 8' x 14' porch. | | Signature: Signature: |
| Permit Taken By: gg | | Date Applied For: 03/11/2010 |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. | | 2. Building permits do not include plumbing, septic or electrical work. |
| 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. | | |
| Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Partially Zoned <input type="checkbox"/> Subdivision N/A <input checked="" type="checkbox"/> Site Plan previously approved under 2010-002 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 3/11/10 | Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approval <input checked="" type="checkbox"/> Denied Date: | Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: |

REVISED 4/7/10 SUBMITTED

NEW CONSTRUCTION PLANS 4/7/10

Site plan under # 10-0096

Site Plan Amendment Submitted

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 |
|------------------------|---------|------|-------|

4/8/10
Submitted &
re design

#27
GRAFTON

#42
GRAFTON

GRAFTON STREET
PAVED PUBLIC WAY

18.09ft

17.86ft

6.83ft
14.83ft

5.98ft
17.98ft

POLE J-4

BLOW OFF VALVES

89.41ft

SEWER MANHOLE
RIM=78.7
INVERT OUT=72.3

DRIVE
PORCH
#33
GRAFTON

ROW OF 18"
PINE TREES

EXISTING 3/4" WATER LINE TO
BE REROUTED INTO
NEW DWELLING.
12.00ft

N/F
BRIAN G. THOMPSON
BOOK 15288, PAGE 268

EXISTING 4" SEWER
LATERAL TO BE REROUTED
INTO NEW DWELLING.

N/F
FRED J. AYER
ELAINE M. AYER
BOOK 8644, PAGE 202

SHALLOW SWALE TO DIRECT
STORMWATER (TYPICAL)

N/F
CAROL RYBER-FOLEY
BOOK 26290, PAGE 019

GARAGE

FOUNDATION DRAIN WITH
STONE-PLUNGE POOL.
4" SCH 40 PVC
INVERT OUT=70.3'

HATCHED AREA
STORMWATER AREA "A"

STONE AND MASONRY
WALL

#45
GRAFTON

N/F
ANDRIA E. MOORE
BOOK 12154, PAGE 103

20.00ft

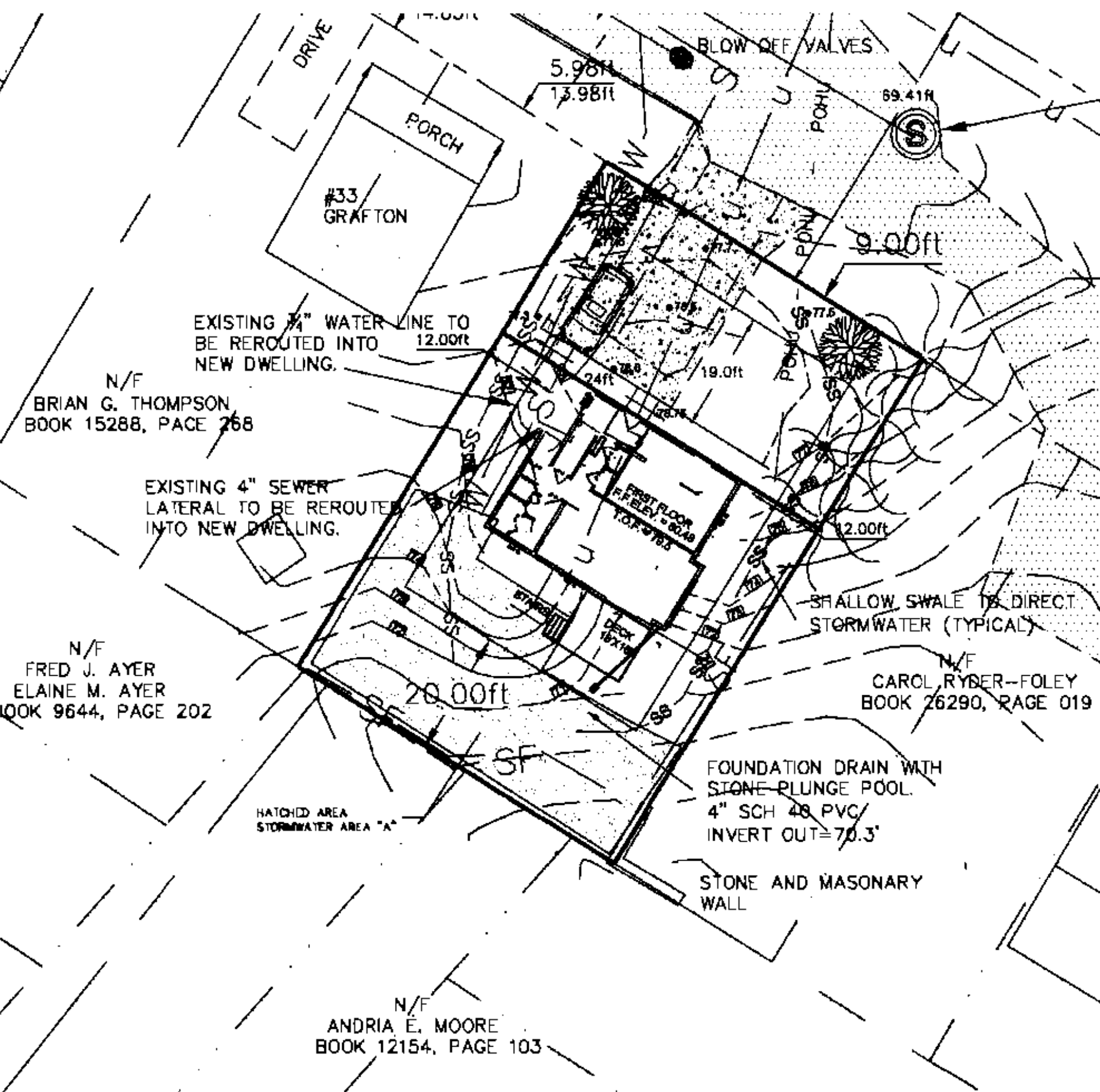
3.81ft

50.ft

3.34ft

2.00ft

9.00ft



STORM WATER NOTES:
 THE EROSION CONTROL MEASURES SHOWN THE DETAIL SHEET SHALL BE UTILIZED AT ALL TIMES DURING CONSTRUCTION.

SHOULD GUTTERS BE INSTALLED ON THE PROPOSED DWELLING, DOWN SPOUTS FITTED WITH SPLASH GUARDS SHALL BE UTILIZED TO DIRECT RAINWATER AWAY FROM THE DWELLING.

AREA OF SUBJECT PARCEL: 5700 SQUARE FEET.

EXISTING IMPERVIOUS AREA OF SITE: 1066 SQUARE FEET OR 19%.

PROPOSED IMPERVIOUS AREA: 2115 SQUARE FEET OR 37%.

CALCULATIONS FOR 25 YEAR STORM EVENT 3.5 INCHES OF RAIN

SOIL TYPE: LYMAN FINE SANDY LOAM

AREA OF ROOF: 1816 SQUARE FEET OR 252 GALLONS AN HOUR.

AREA OF YARD TO RECEIVE A PORTION OF ROOF RUNOFF 1700 SQUARE FEET OR 265 GALLONS PER HOUR. LABELED HEREON AS "A".

CAPACITY OF LYMAN SANDY SOIL AT AN ESTIMATED DEPTH OF 18" EQUALS 2" PER HOUR WITH A CAPACITY LEVEL REACHED IN 24 HOURS. THE RUNOFF AMOUNT IS DECREASED SLIGHTLY DUE TO EVAPORATION, SPLASH AND ABSORPTION.

THE RUNOFF DIRECTED TO THE DRIVEWAY WILL BE PARTIALLY REDIRECTED TO THE PROPOSED SWALE AND CONVEYED TO THE REAR YARD.

N/F
 BRIAN G. THOMPSON
 BOOK 15288, PAGE 268

EXISTING 4" SEWER LATERAL TO BE REROUTED INTO NEW DWELLING.

N/F
 FRED J. AYER
 ELAINE M. AYER
 BOOK 9644, PAGE 202

N/F
 CAROL RYDER-FOLEY
 BOOK 26290, PAGE 019

N/F
 ANDRIA E. MOORE
 BOOK 12154, PAGE 103

REVISED 04-08-2010. CHANGED PROPOSED DWELLING

STORMWATER PLAN

OF 37 GRAFTON STREET PORTLAND, MAINE

HIGGINS BUILDERS INC.

RECEIVED

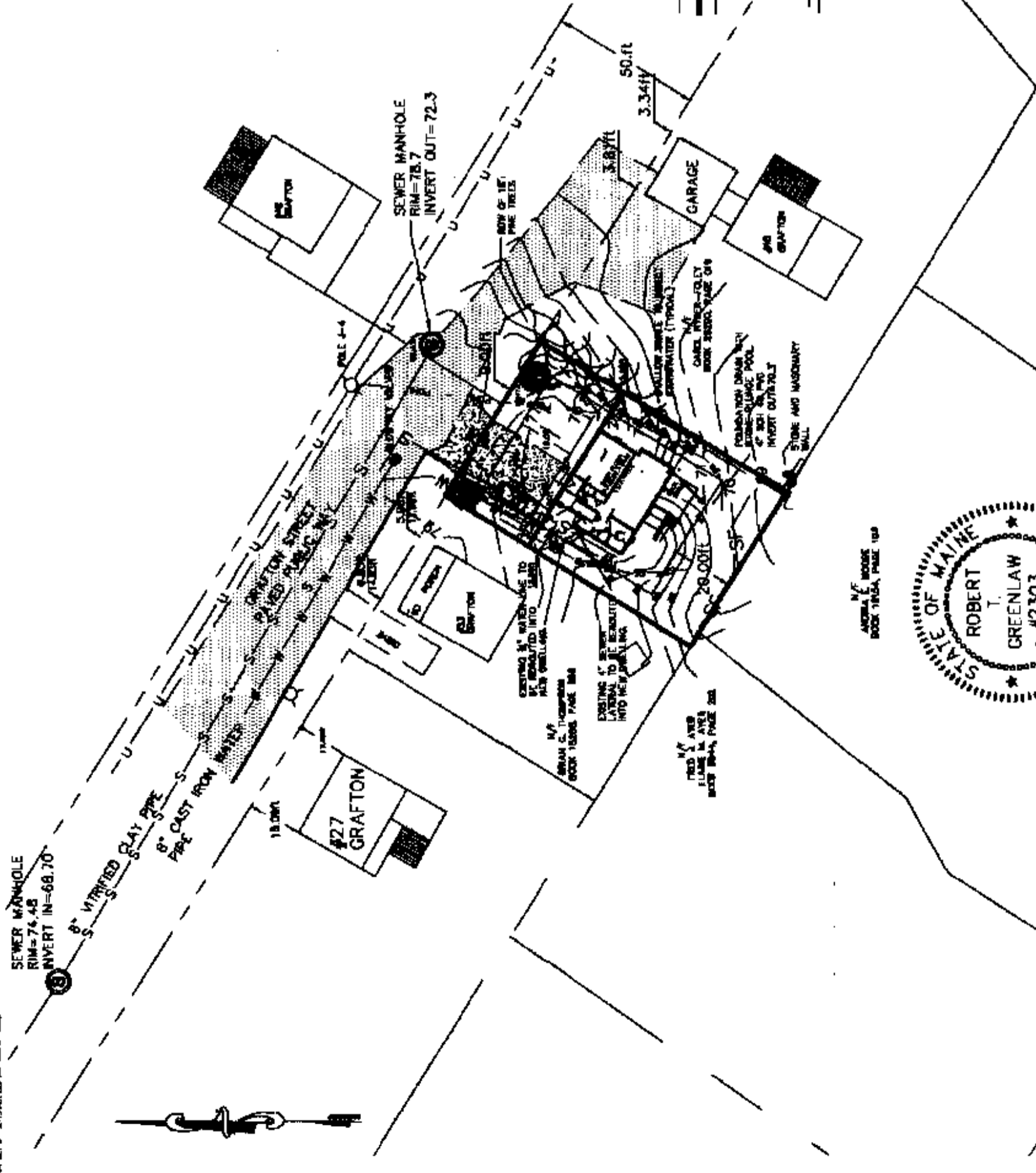
APR - 8 2010

Dept. of Building Inspections
 City of Portland, Maine

| | | | |
|---------------------|-----------------|---------------------|----------------------------|
| DRAWN BY: RTG | CHECKED BY: MMB | SCALE: NOT TO SCALE | DATE OF SURVEY: 12-08-2009 |
| JOB NUMBER: 2010001 | | SHEET: 1 of 1. | |

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC

P.O. BOX 7265
 OCEAN PARK, MAINE 04063
 207-749-9471 OCEANPARKLLC@GWM.NET



N/E CORNER
ADJACENT TO
BOOK 1388, PAGE 100

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MARY S. JOLLOTA AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 21360, PAGE 087.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2010.
- ELEVATIONS ARE BASED UPON A CITY OF PORTLAND BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT. SAID BENCHMARK BEING THE TOP OF MONUMENT BOLT IN A 3-FOOT OFFSET MONUMENT FOUND NEAR THE FIRST ANGLE IN SOUTHERLY SIDELINE OF OCEAN AVE. SAID MONUMENT LOCATED AT STATION 12+17.23 RIGHT OF THE CENTERLINE. ELEVATION=71.84'
3. AREA OF PARCELS: 5700 SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. WASHINGTON GARDENS ANNEX DATED 1920, SAID PLAN RECORDED IN THE "REGISTRY" IN PLAN BOOK 14, PAGE 49. THE SUBJECT PARCEL IS SHOWN THEREIN AS LOTS 160 & 161.
 - b. CITY OF PORTLAND TAX MAP 160, SUBJECT LOT: BLOCK D LOTS 48&49.
 - c. NO EASEMENTS WERE DISCOVERED AS PART OF THIS SURVEY.
 - d. THE FRONT SETBACK SHOWN HEREON IS THE RESULT OF AVERAGING THE FOUR SETBACK DISTANCES OF THE TWO ADJUTING DWELLINGS. THE DISTANCES UTILIZED ARE SHOWN HEREON.
7. STREETS ARE BASED UPON CITY OF PORTLAND ENGINEERING DEPARTMENT BLUESHEETS. THE TIES TO THE STREETS SHOWN ON SAID BLUESHEETS WAS DUPLICATED WITH A STEEL TAPE IN ACCORDANCE WITH SURVEYING PRACTICE TO REPRODUCE SURVEY WORK.

ZONING: R-8 RESIDENTIAL
 SETBACKS: FRONT - 20 FT
 REAR - 20 FT
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT
 ON SIDE STREET: 16 FT
 MINIMUM LOT SIZE: 6,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 60 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP. COMMUNITY-PANEL NO. 230051-7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

| | |
|---------------------------------|---|
| Survey Instrument Point | Proposed ConLair Line |
| Abutment Line | X-43.00 Proposed Spot Elevation |
| Property Line | Sewer Lateral/Sewer Line |
| Street Line | Existing Water Line |
| New Or Formerly | Proposed 4" SDR 35 Storm Water Pipe |
| A.G. Above Grade | Proposed Water Service |
| B.G. Below Grade | Proposed Overhead Utilities |
| Overhead Utility | Proposed Silt Fence |
| Fire Hydrant | Proposed Street Tree min. 2-1/2" Diameter |
| Edge of traveled way | Shallow Swales to Direct Storm Water to Rear Yard |
| Utility Pole | |
| Capped Rebar or Iron Pipe Found | |

(50.00') Distance from reference plan or deed.

SURVEYORS STATEMENT:

- I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
- a) NO WRITTEN REPORT
 - b) NO NEW DESCRIPTION
 - c) NO NEW PROPERTY CORNERS

ROBERT T. GREENLAW P.L.S.

DATE: 04-08-2010

FOR: **HIGGINS BUILDERS INC.**
 OF 37 GRAFTON STREET PORTLAND, MAINE
PROPOSED SITE PLAN
 REVISION 04-08-2010 CHANGED BUILDING

DRAWN BY: RTO
 CHECKED BY: AMB
 SCALE: 1"=40'
 DATE OF SURVEY: 12-08-2009
 JOB NUMBER: 2010001
 SHEET: 2 of 3

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC
 P.O. BOX 7265
 OCEAN PARK, MAINE 04063
 207-749-9471 OCEANPARKLLC@GMAIL.NET

DRAWER: 2010 NO: 001

PROJECT NAME: 37 GRAFTON STREET
PROJECT NO: 8385870
DATE: APR 07 2010
SCALE: AS NOTED
DRAWN: [blank]
PLC: [blank]
SHEET: 1 OF 1

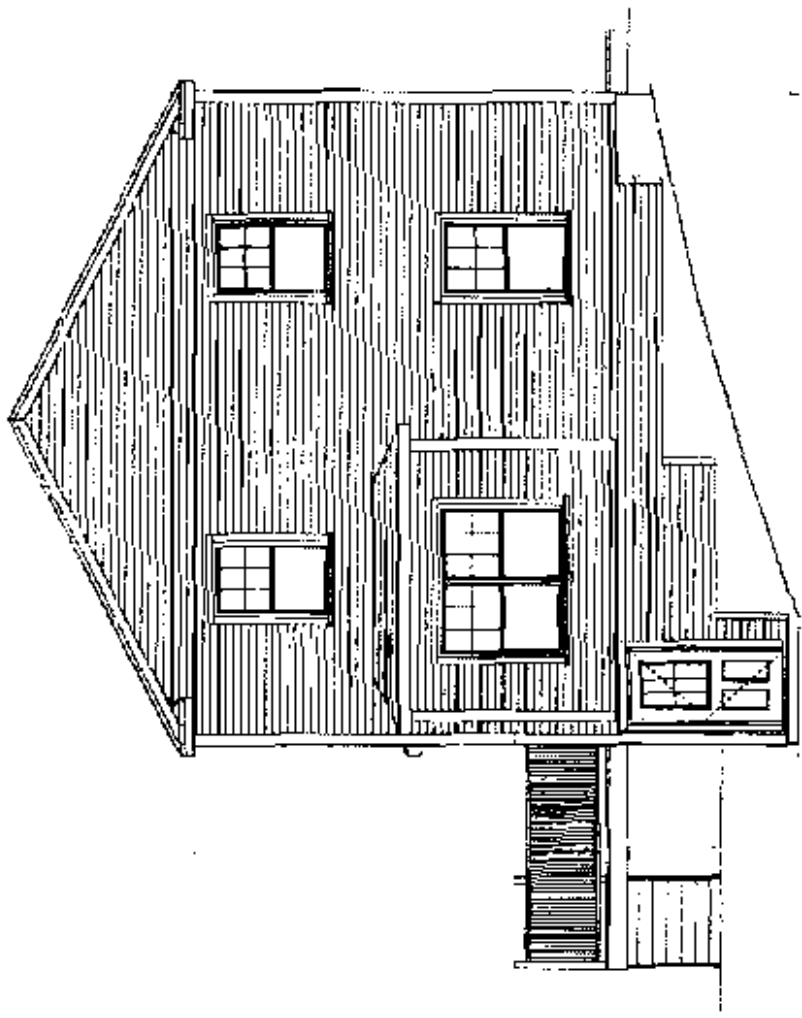
37 GRAFTON STREET

TM LIONS

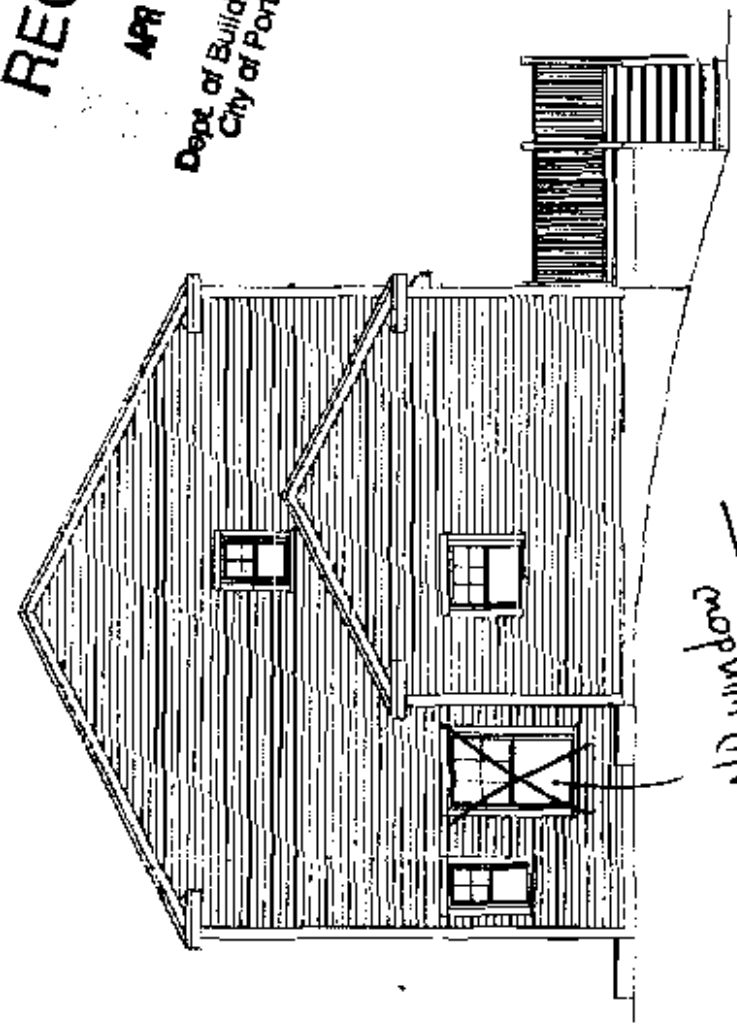
8385870

Newest plans

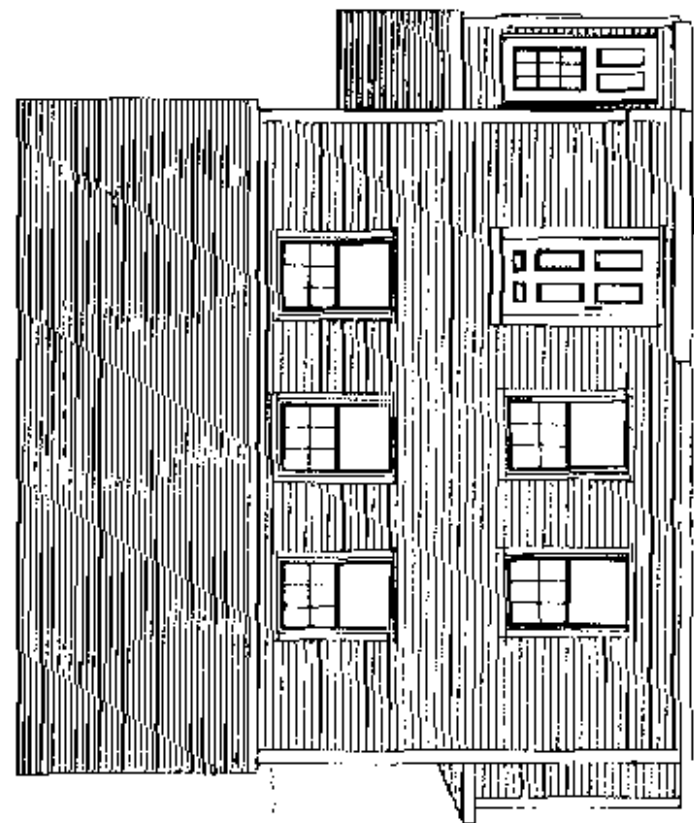
RECEIVED
APR - 7 2010
Dept. of Building Inspections
City of Portland Maine



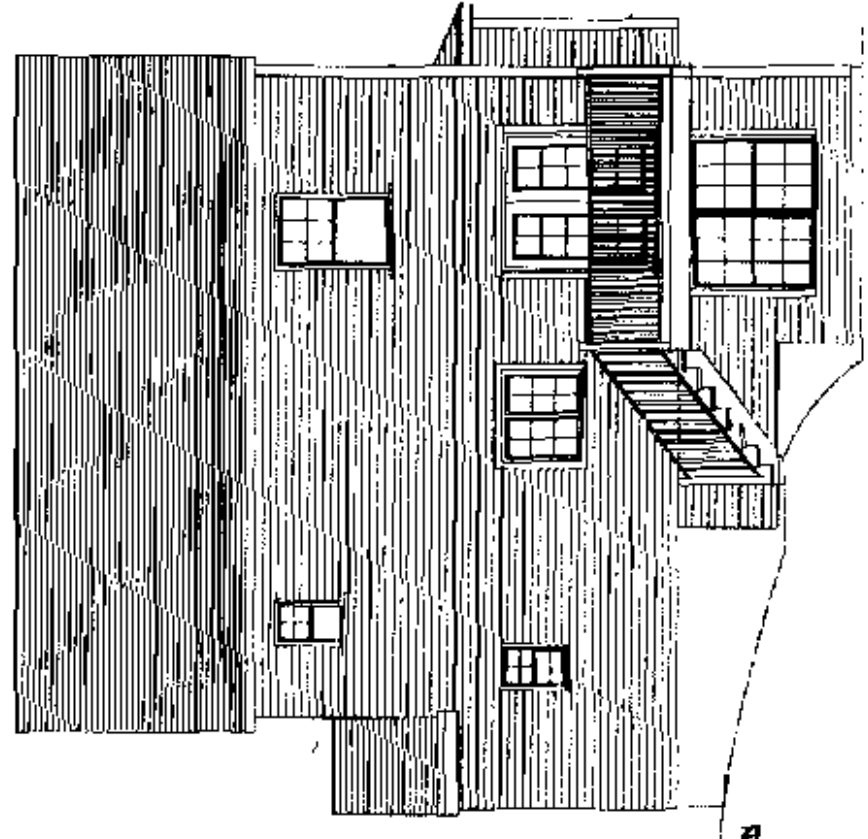
FRONT ELEVATION



no window



FRONT ELEVATION



REAR ELEVATION

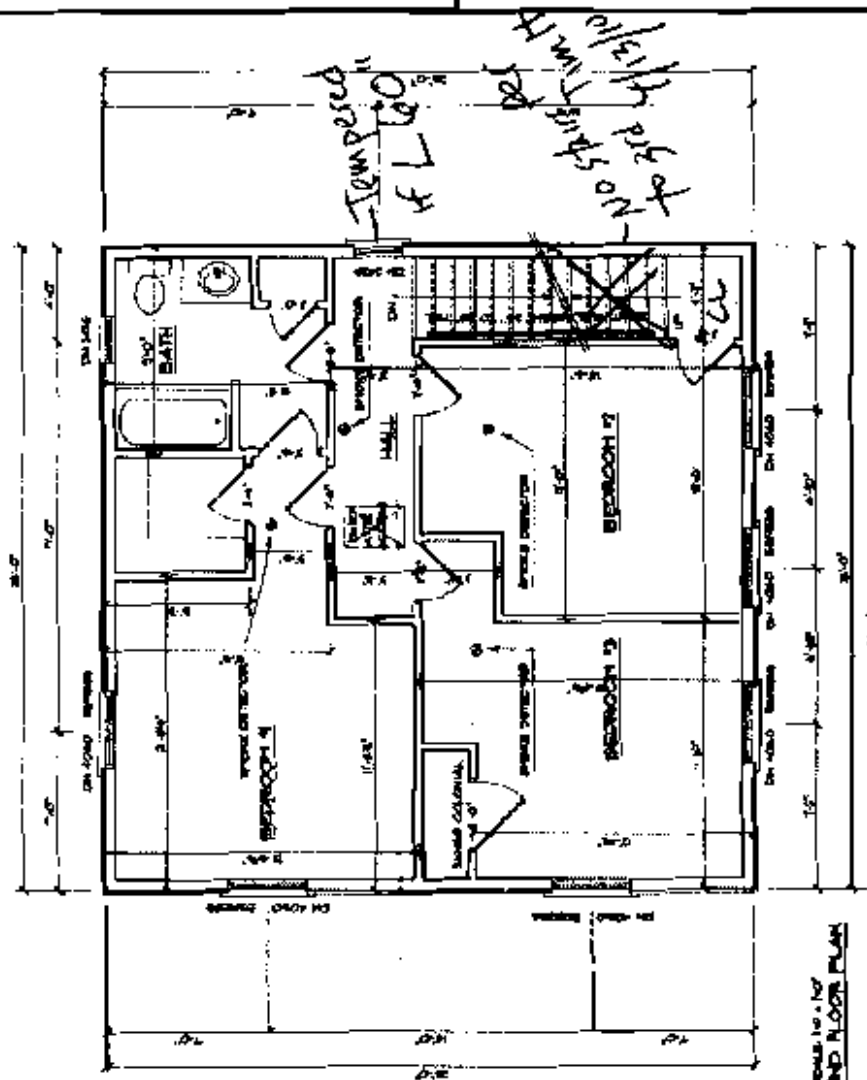
| | |
|----------------|-----------------|
| REVISIONS | |
| DATE: MAY 1979 | SCALE: AS SHOWN |
| DRAWN | |
| NO. | |
| SHEET | 1 OF 1 |

TM
LIGINS

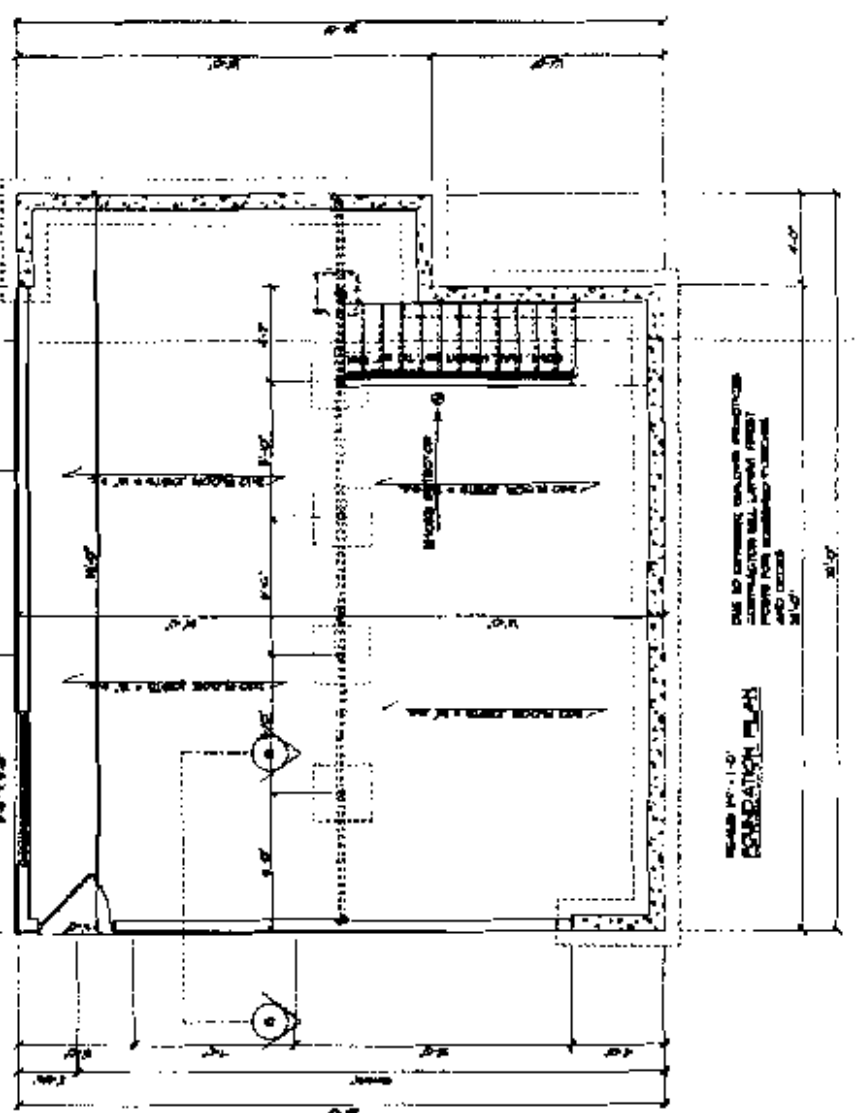
GRATTEN
STREET

PROJECT NAME

THIS PLAN AND SPECIFICATIONS HAVE BEEN PREPARED BY A REGISTERED ARCHITECT AND LABELS AND NOTES ARE THE PROPERTY OF ARCHITECTS AND SHOULD NOT BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF ARCHITECTS AND SHOULD BE DESTROYED UPON COMPLETION OF THE PROJECT.

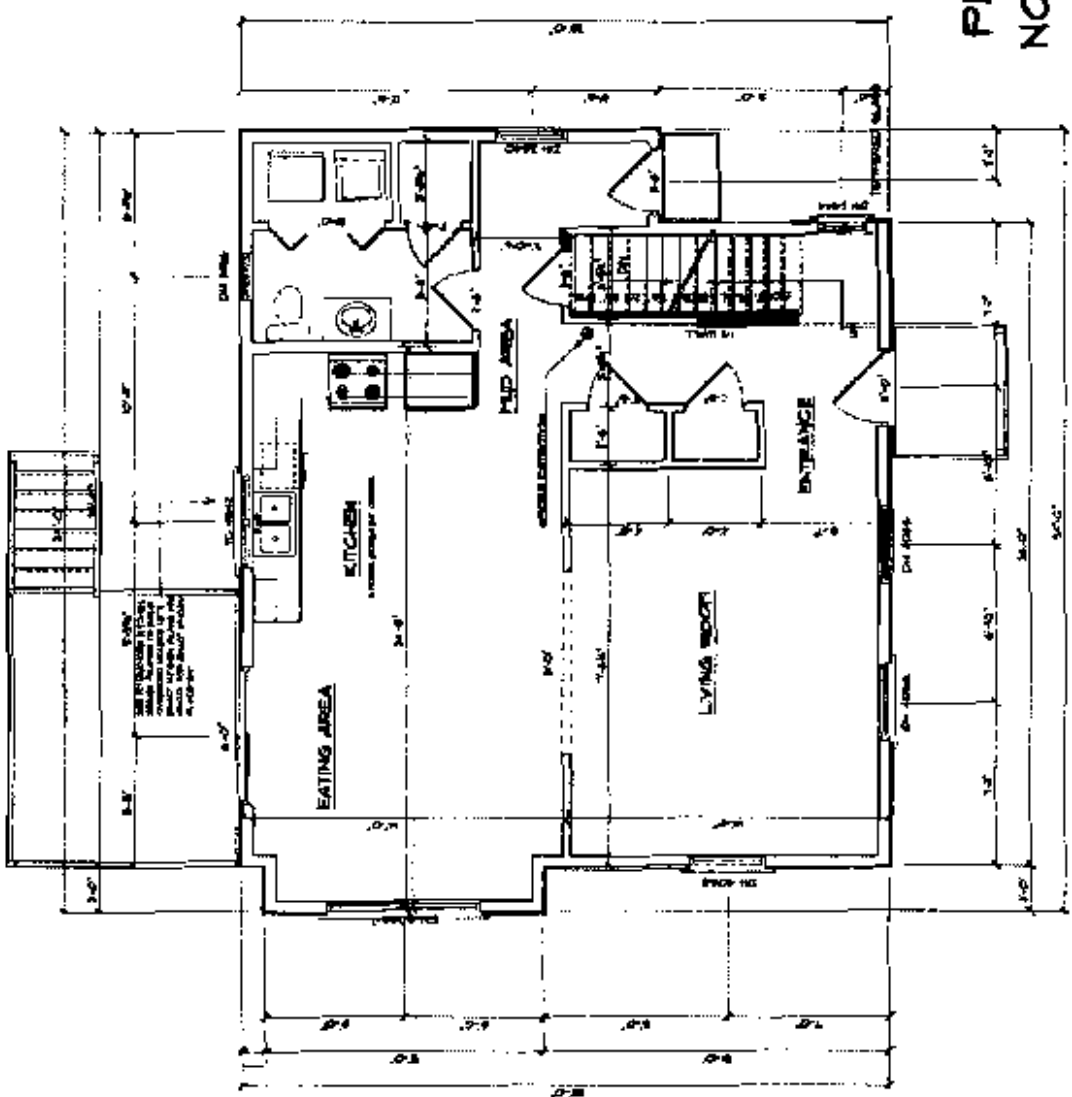


SECOND FLOOR PLAN

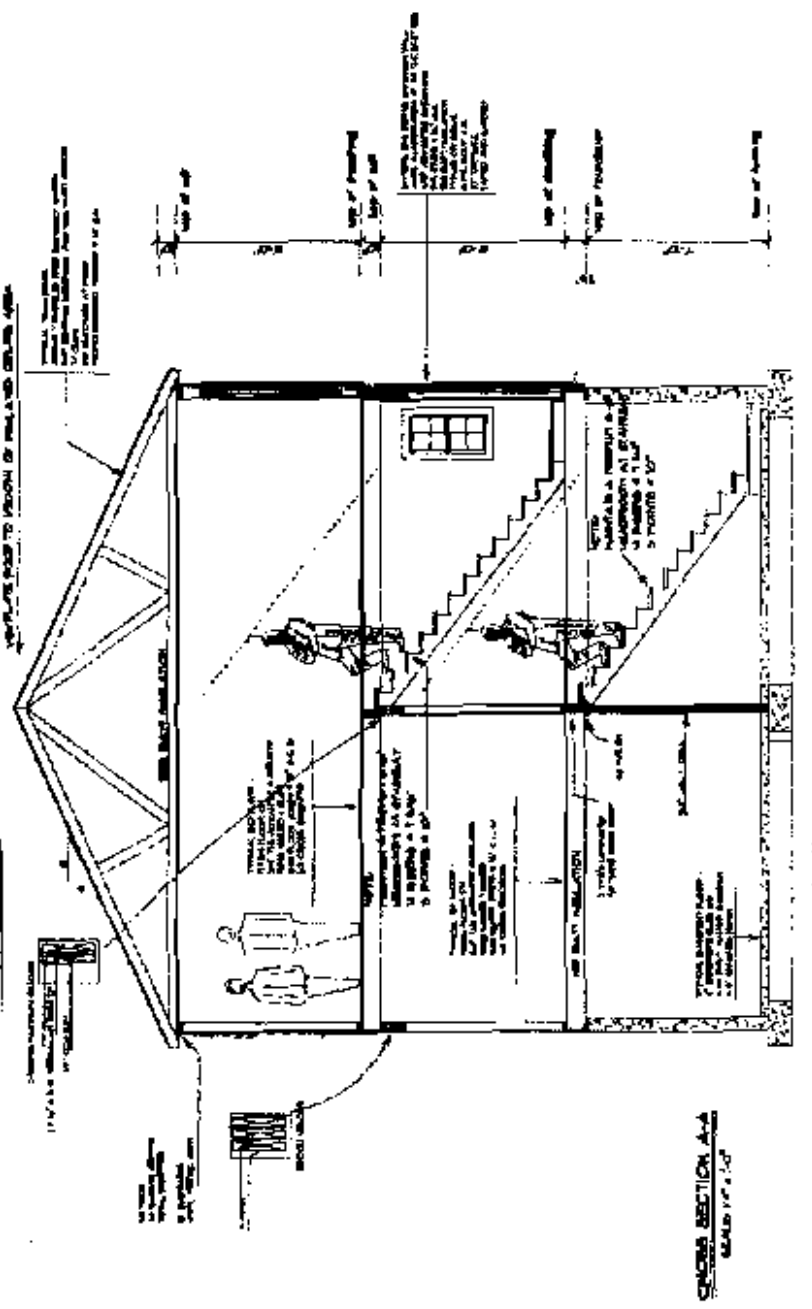


FOUNDATION PLAN

HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR
NOTE: ALL WINDOWS
U-FACTOR = .31



MAIN FLOOR PLAN



CROSS SECTION A-A

1/2\"/>