

























Scanned

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
MAY 4 5 2007  
CITY OF PORTLAND

Permit Number: 070374

This is to certify that LIBBY RANDOLPH / Bob...  
has permission to 28' x 42' w/ detached 22' x 2... garage  
AT 287 LUDLOW ST

(179 B001001) NEW CBL 179-B-002

provided that the person or persons in charge of the work accepting this permit shall comply with all of the provisions of the Statutes of the State 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 his department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is altered or enclosed-in 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS  
Fire Dept. \_\_\_\_\_  
Health Dept. \_\_\_\_\_  
Zoning Board \_\_\_\_\_  
Department Name \_\_\_\_\_

5/15/07 [Signature] Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

\* 179-B-02

Permit No: 07-0372	Issue Date:	CEZ: 179 B001001
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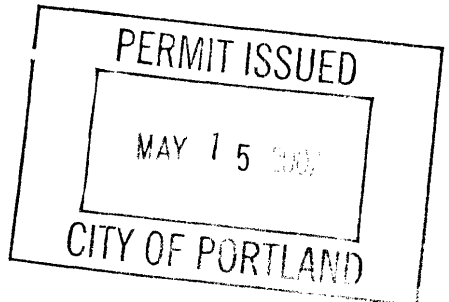
Location of Construction: 287 LUDLOW ST (281-283)	Owner Name: LIBBY RANDOLPH	Owner Address: 2367 CONGRESS ST	Phone:
Business Name:	Contractor Name: Bob Swan	Contractor Address: 95 Morton Road Yarmouth	Phone: 2076532235
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R3

Past Use: Vacant Land	Proposed Use: Single Family 28' x 42' w/ detached 22' x 22' garage	Permit Fee: \$890.00	Cost of Work: \$87,000.00	CEO District: 3
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SF IRC 2003	

Proposed Project Description: 28' x 42' w/ detached 22' x 22 garage	Signature:	Signature: 5/15/07 CLM
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: dmartin	Date Applied For: 04/06/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <i>N/A</i> <input type="checkbox"/> Flood Zone <i>panel 6 - zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0061</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i>
	Date: _____	Date: _____	Date: _____



### CERTIFICATION

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

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

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

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

<b>Permit No:</b> 07-0372	<b>Date Applied For:</b> 04/06/2007	<b>CBL:</b> 179 B001001
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<b>Location of Construction:</b> 287 LUDLOW ST (281 -283)	<b>Owner Name:</b> Mark S. Poirier	<b>Owner Address:</b> 51 Longwoods Drive	<b>Phone:</b> ( ) 329-4200
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Swan	<b>Contractor Address:</b> 95 Morton Road Yarmouth	<b>Phone:</b> (207) 653-2235
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family 28' x 42' w/ detached 22' x 22' garage	<b>Proposed Project Description:</b> 28' x 42' w/ detached 22' x 22 garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 04/12/2007

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

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 05/14/2007

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

- 1) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.
- 2) The attic scuttle opening must be 22" x 30".
- 3) Fastener schedule per the IRC 2003
- 4) As discussed during the review process, ballusters must be spaced with less than a 4" opening between each.
- 5) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 6) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 7) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 04/18/2007

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

- 1) 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.
- 2) 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.
- 3) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 4) 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.)

<b>Location of Construction:</b> 287 LUDLOW ST (281 -283)	<b>Owner Name:</b> Mark S. Poirier	<b>Owner Address:</b> 51 Longwoods Drive	<b>Phone:</b> ( ) 329-4200
<b>Business Name:</b>	<b>Contractor Name:</b> Bob Swan	<b>Contractor Address:</b> 95 Morton Road Yarmouth	<b>Phone</b> (207) 653-2235
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 5) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 6) Erosion and Sedimentation control shall be established 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.
- 7) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

4/10/2007-amachado: Spoke to John Ransom at Northeast Civil Solutions. Need to know how far the front left corner of the house is from the side property line.

4/10/2007-amachado: Spoke to Mark Poirier. Need full size set of building plans. Need plans for garage. Site plan doesn't show the steps on the right side.

4/11/2007-amachado: Mark Poirier brought in full size plans. Put side entry on site plan. Still don't have plans for garage. Left messages with both Bob Swan and Mark Poirier.

**From:** "John Ransom" <john.ransom@northeastcivilsolutions.com>  
**To:** "Susan Hunt" <smh@portlandmaine.gov>  
**Date:** 7/24/2007 10:06:31 AM  
**Subject:** 287 Ludlow St. Lot A

Hi Susan,

I'm writing to certify that my survey crew visited the site this morning and shot in the corners of the foundations of both the house and the garage. We found that all the foundation corners are within the setback lines and within 0.1 feet of the positions shown on our plan titled "Grading and Utility Plan of 287 Ludlow Street Lot A Portland Maine" dated April 2, 2007.

Please feel free to contact me if you have any questions.

Thank you,

John Ransom, PLS  
Survey Manager  
Northeast Civil Solutions  
153 U.S. Route 1  
Scarborough, Maine 04103  
Ph 207-883-1000  
Fax 207-883-1001  
Cell 207-671-0310



Applicant: Mark Poirer  
 Date: 4/10/07  
 C-B-L: split from 179-B-001  
 \* New CBL = 179-B-002  
 CHECK-LIST AGAINST ZONING ORDINANCE permit # 07-0372

Date - new

Zone Location - R3

Interior or corner lot -

Proposed Use/Work - build new 28' x 42' single family - one story

Sewage Disposal - city

Lot Street Frontage - 50' min - 54.59' (bud)

Front Yard - 25' min - house 56' (scud) garage 26' (scud)

Rear Yard - 25' min - 27' scud

Side Yard - 13' min - 13' given on left  
 2 5' min - 14' min - 10' setback on right

Projections - front steps 5' x 15', side steps 4' x 15'

Width of Lot - 65' min - 65.5' scud

Height - 35' max - 18.25' scud hour

Lot Area - 6500 sq ft min - 7065 sq ft given on bud

Lot Coverage Impermeable Surface - 35% of lot = 2499.75

Area per Family - 6500 sq ft

Off-street Parking - 2 spaces required - 2 car garage attached

Loading Bays - N/A

Site Plan - minor minor 2007-0011

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 6 - zone X

\* partial daylight basement

28' x 42' = 1176  
 22' x 22' = 484  
 5' x 45' = 225  
 45' x 45' = 2025

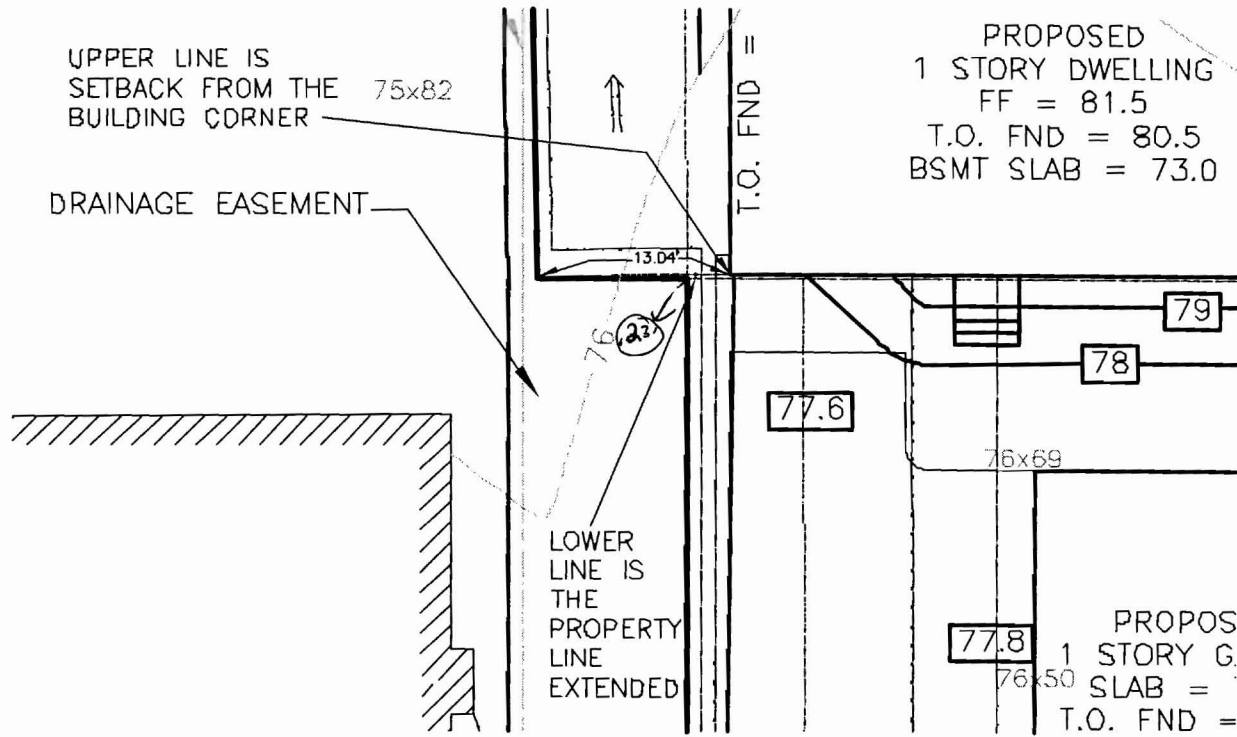
1702.75

0.2

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME

APR 10 2007

RECEIVED





DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
APR 12 2007  
RECEIVED  
DATE: 4/11/07

# FAX COVER SHEET

FAX @ AT WINDHAM RETAIL 207) 892-2948

NO. OF PAGES 8

TO: Comden for Customer FAX NUMBER 846-6127  
Bob Swan/2nd  
Change Properties  
FROM: DAVID DROUIN RE: Att. Bob Swan  
PROJECT PRO

MEMO Please see that Bob Swan of  
"2nd Change Properties" picks this  
up on Thursday A.M. - he is expecting  
it - thank you -

x2712  
David Drouin

HANCOCK LUMBER COMPANY INC., 409 ROOSEVELT TRAIL,  
WINDHAM, MAINE 04062 207-892-6711 x 2712  
[www.hancocklumber.com](http://www.hancocklumber.com) ddrouin@hancocklumber.com

179 B 001



# 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>LOT 'A'</u> <u>LOT SPLIT / 287 LUDLOW ST. PORTLAND</u>		
Total Square Footage of Proposed Structure <u>1176</u>	Square Footage of Lot <u>7065</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>14586      24909      52</u>	Owner: <u>MARK S. POIRIER</u>	Telephone: <u>329-4200</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>MARK S. POIRIER</u> <u>51 LONGWOOD DR.</u> <u>PORTLAND, ME 04102</u>	Cost Of Work: \$ <u>89,000</u> Fee: \$ <u>1,235.00</u> C of O Fee: \$ <u>75.</u>
Current legal use (i.e. single family) <u>VACANT LAND</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SINGLE FAMILY HOME</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>BUILDING SINGLE FAMILY HOME 28X42 w/ detached 02x22 garage</u>		
Contractor's name, address & telephone: <u>BOB SWAN 95 MORTON RD YARMOUTH</u> Who should we contact when the permit is ready: <u>BOB SWAN</u> Mailing address: _____ Phone: <u>653-2235 / 847-3106</u>		

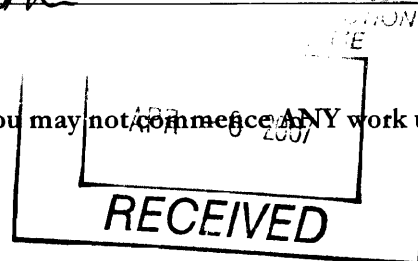
Please submit all of the information outlined in the Commercial Application Checklist.  
Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

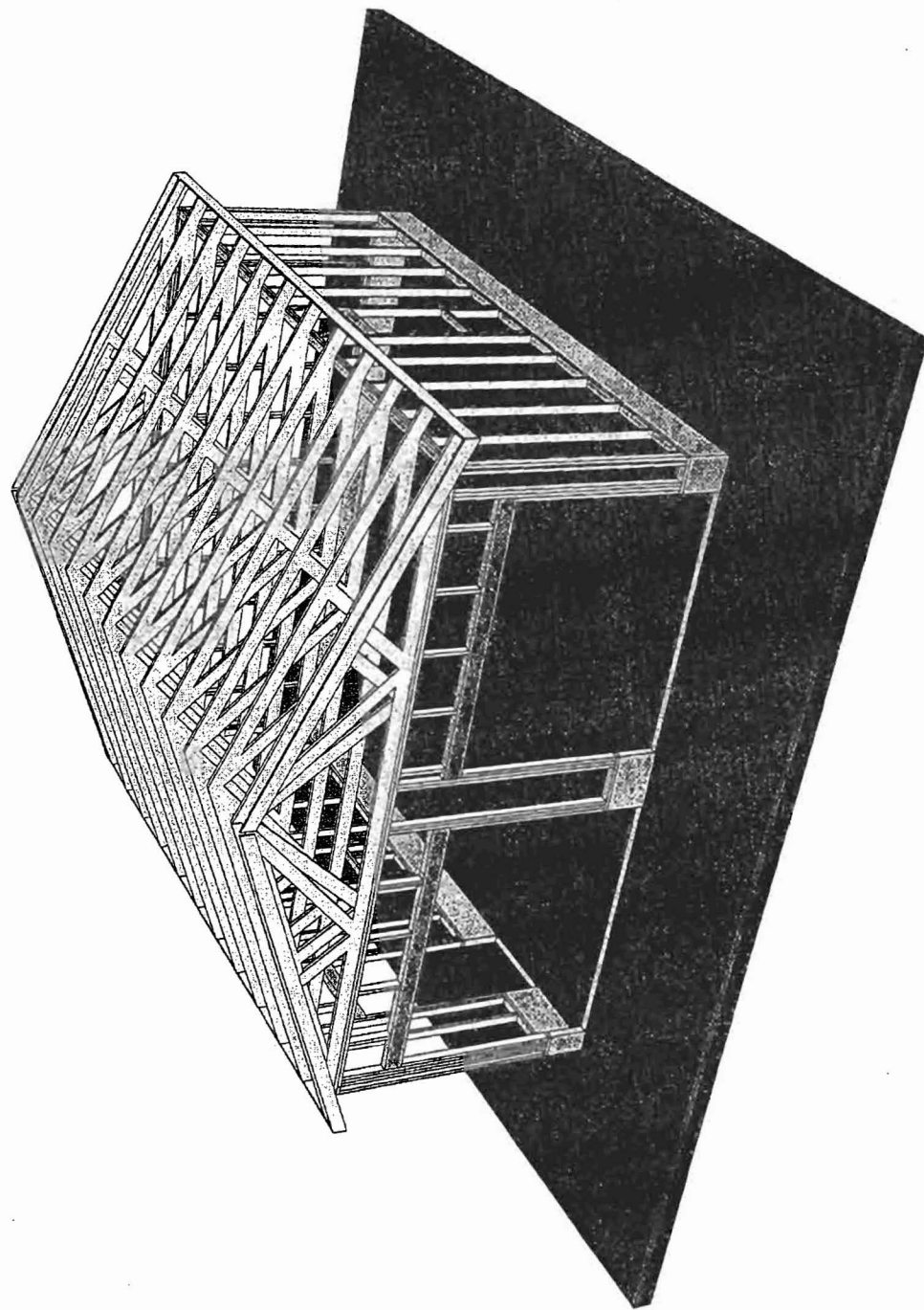
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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.

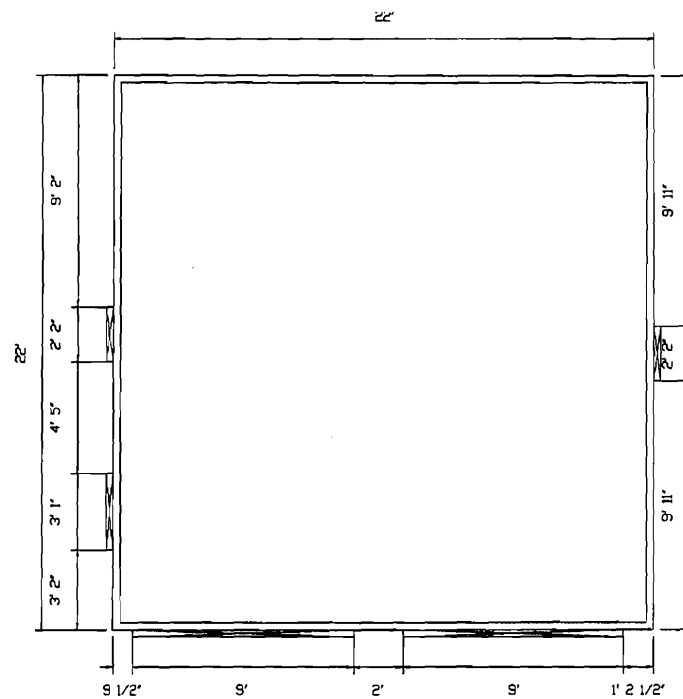
Signature of applicant: <u>Robert Poirier</u>	Date: <u>4/5/2007</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



2708



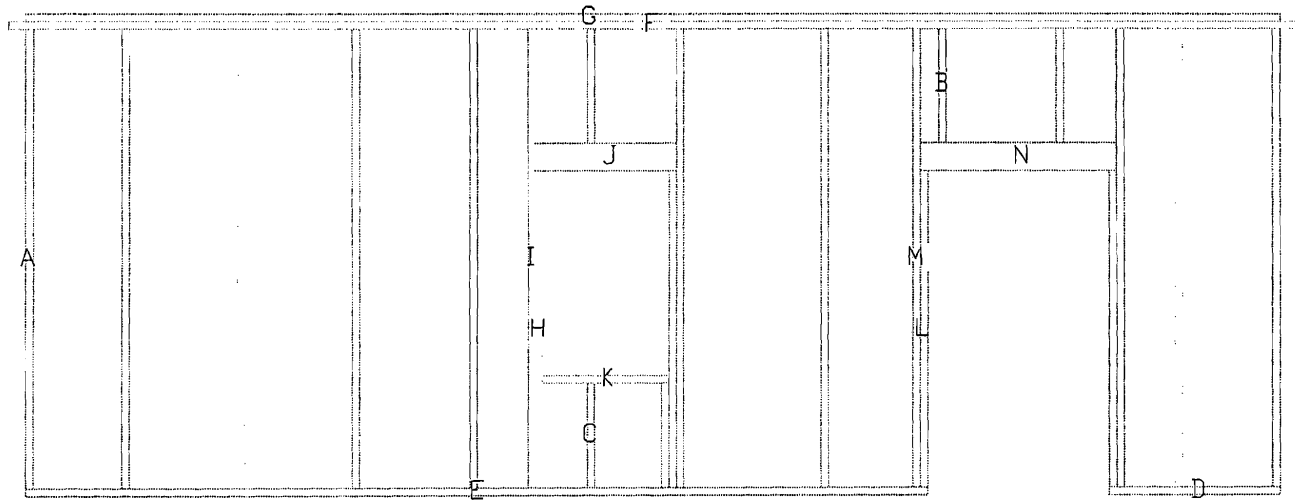


ROOF: You selected a 5/12 pitch, 12" eave overhang, 6" gable overhang and premanufactured Truss construction.

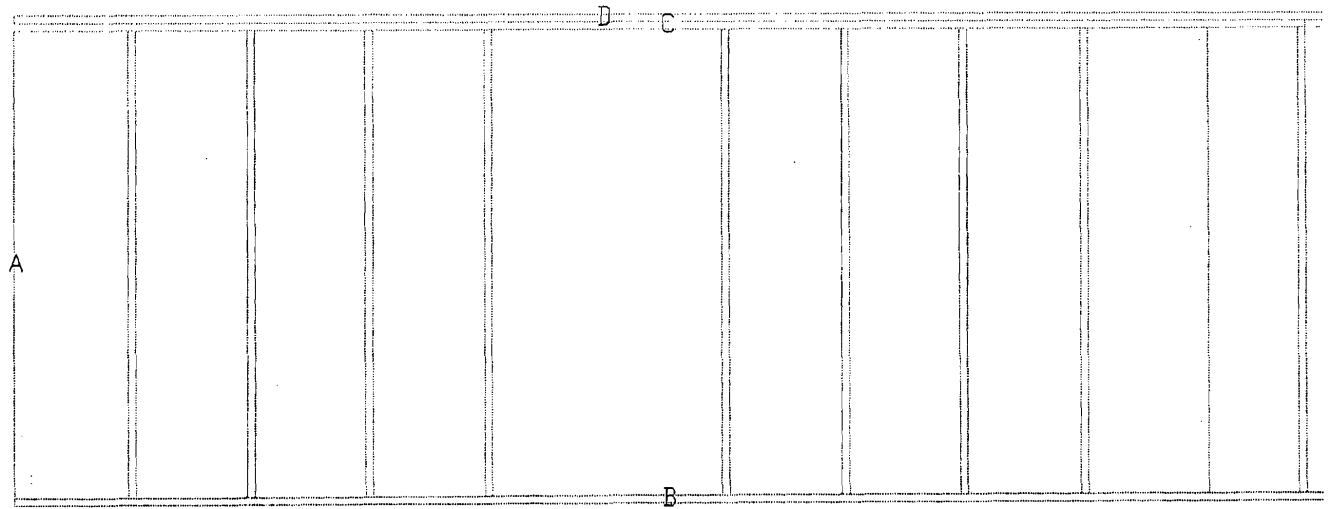
WALLS: You selected a 8.04167' wall height and 16" foundation height.

NOTE: The suggested design is not for an attached garage, nor is the garage intended to be inhabited. The suggested design is not a finished building plan. You are responsible for all measurements being correct, for verifying that the design (and any substitutions or modifications that you make) meets all local building codes and requirements. To verify that the suggested design, and any substitutions or modifications, is consistent with conditions at the construction site, review the design with your architect. Also consult your architect for proper construction and use of materials in the structure.

Be sure to follow the garage construction detail available from your store salesperson.

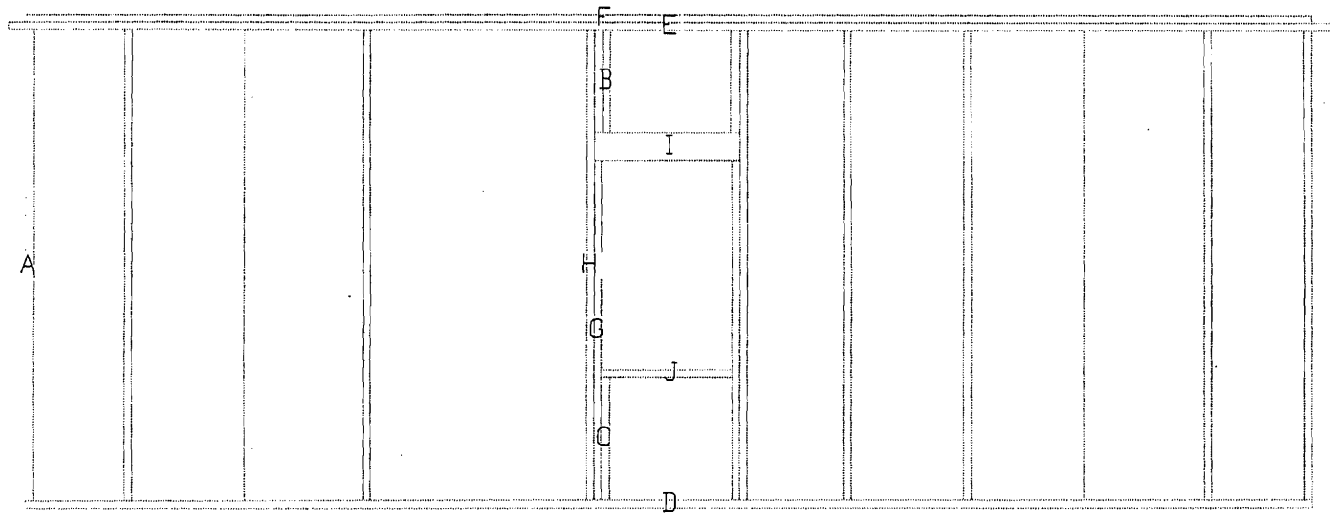


LABEL	LENGTH	LABEL	LENGTH
A stud (9)	7' 8"	H window jack (2)	5' 3 1/2"
B stud (3)	1' 11"	I window king (2)	7' 8"
C stud (3)	1' 9"	J window header	2' 5"
D bottom plate	2' 10 1/2"	K window sill	2' 2"
E bottom plate	15' 5 1/2"	L door jack (2)	5' 3 1/2"
F top plate	22'	M door king (2)	7' 8"
G tie plate	21' 5"	N door header	3' 4"

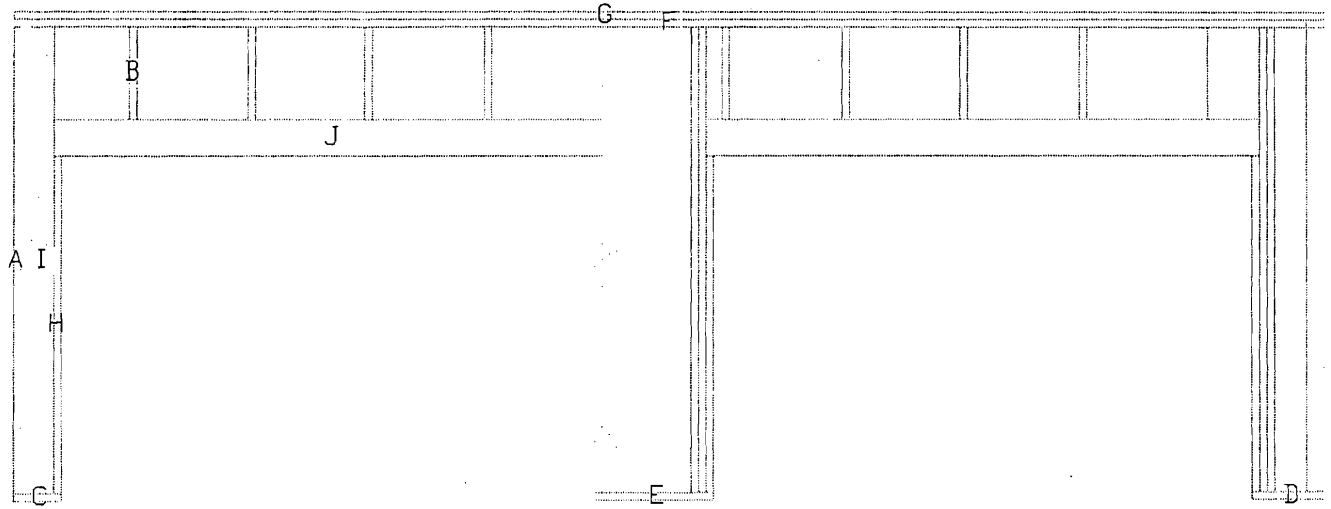


LABEL	LENGTH	LABEL	LENGTH
A stud (14)	7' 8"	C top plate	21' 5"
B bottom plate	22'	D tie plate	22'





LABEL	LENGTH	LABEL	LENGTH
A stud (10)	7' 8"	F tie plate	21' 5"
B stud (2)	1' 8"	G window jack (2)	5' 6 1/2"
C stud (2)	2'	H window king (2)	7' 8"
D bottom plate	21' 5"	I window header	2' 5"
E top plate	22'	J window sill	2' 2"



LABEL	LENGTH	LABEL	LENGTH
A stud (4)	7' 8"	F top plate	21' 5"
B stud (9)	1' 6 1/4"	G tie plate	22'
C bottom plate	9 1/2"	H door jack (4)	5' 6 1/2"
D bottom plate	1' 2 1/2"	I door King (8)	7' 8"
E bottom plate	2'	J Gar. door hdr (2)	9' 3"



## FAX COVER SHEET

FAX @ AT WINDHAM RETAIL 207) 892-2948

DATE: 4/11/07

NO. OF PAGES 8

TO: Candler for Customer FAX NUMBER 846-6127  
Bob Swan/2nd  
Change Properties

FROM: DAVID DROUIN  
PROJECT PRO

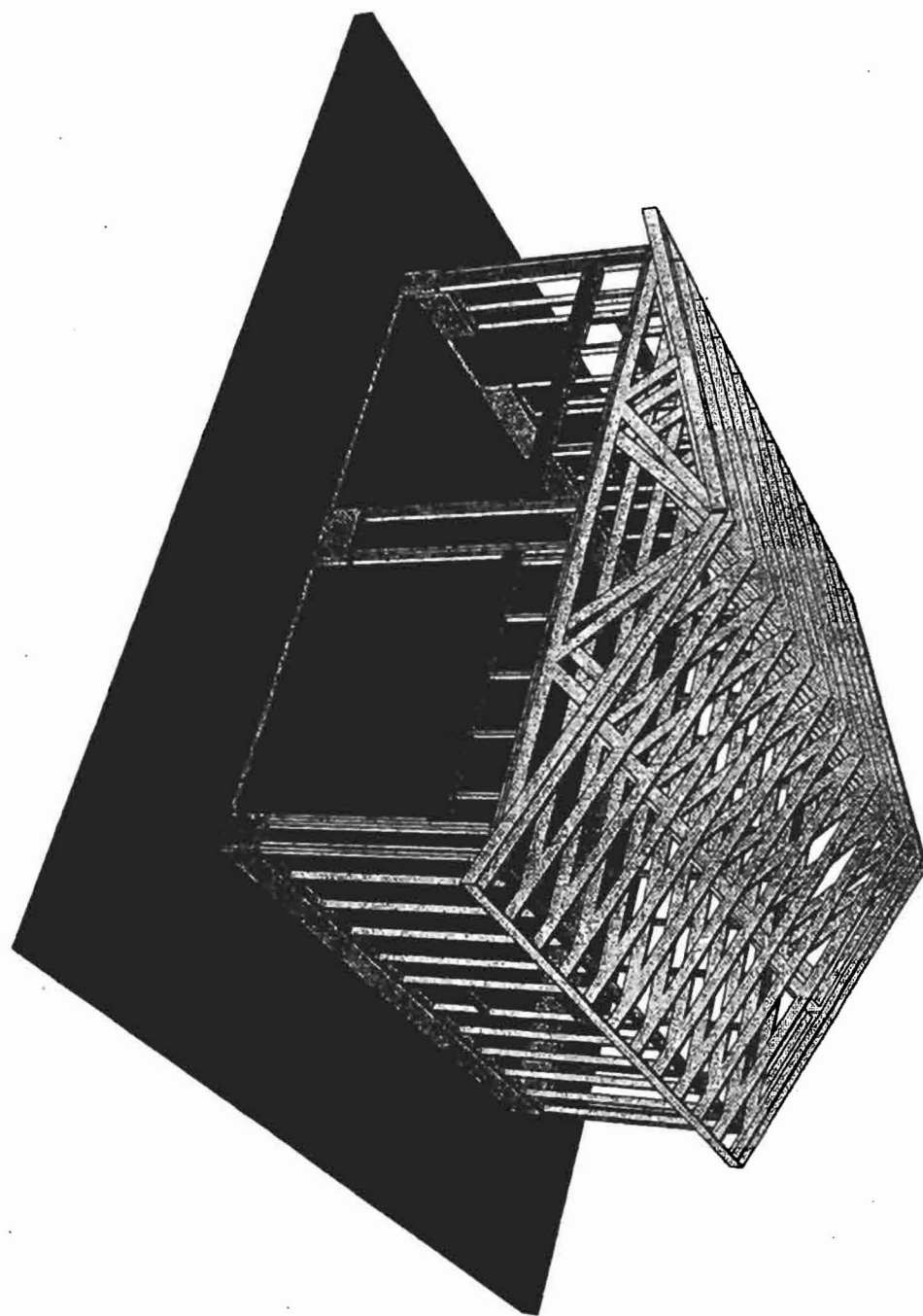
RE: Att. Bob Swan

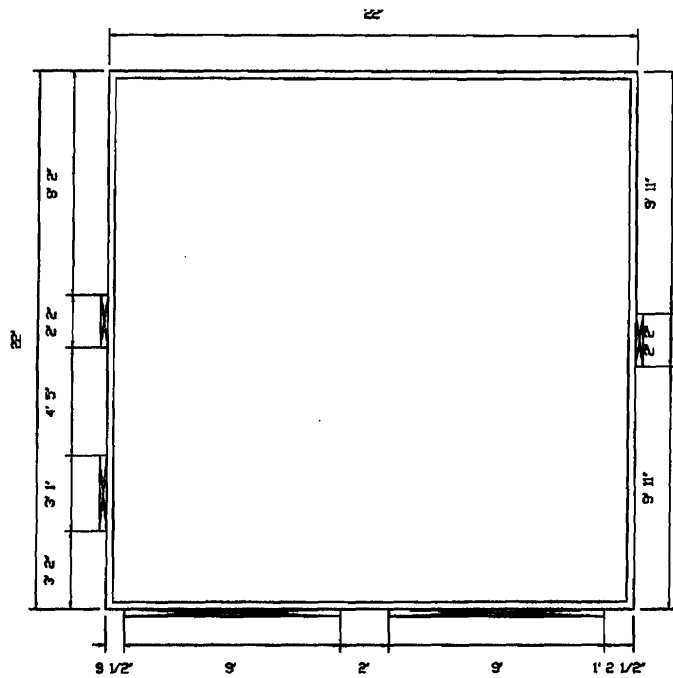
MEMO Please see that Bob Swan of  
"2nd Change Properties" picks this  
up on Thursday A.M. - he is expecting  
it - thank you -

HANCOCK LUMBER COMPANY INC., 409 ROOSEVELT TRAIL,  
WINDHAM, MAINE 04062  
[www.hancocklumber.com](http://www.hancocklumber.com)

207-892-6711 x 2712  
ddrouin@ Hancocklumber.com

x2712  
David Drouin





**ROOF:** You selected a 5/12 pitch, 12" eave overhang, 6" gable overhang and premanufactured Truss construction.

**WALLS:** You selected a 8.04167' wall height and 16" foundation height.

**NOTE:** The suggested design is not for an attached garage, nor is the garage intended to be inhabited. The suggested design is not a finished building plan. You are responsible for all measurements being correct, for verifying that the design (and any substitutions or modifications that you make) meets all local building codes and requirements. To verify that the suggested design, and any substitutions or modifications, is consistent with conditions at the construction site, review the design with your architect. Also consult your architect for proper construction and use of materials in the structure.

Be sure to follow the garage construction detail available from your store salesperson.

Hancock Lumber

LOCATION: WINDHAM

Phone: 892-6711

Fax: 892-2948

Standard quote

Sold to:

SECOND CHANCE PROP LLC

R SWAN/M POIRIER

95 MORTON ROAD

YARMOUTH, ME 04096

Ship to:

SECOCHAN

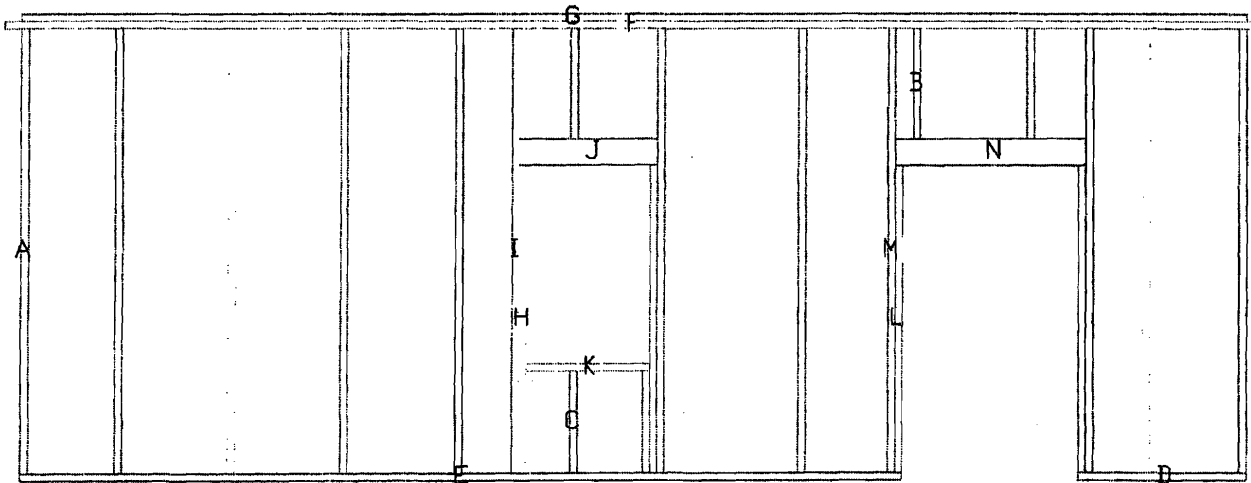
Account    Ord Date    Del Date    Ent    Order #    David Drouin PP  
SECOCHAN    03/26/07               366    10254568

Item Cd	Qty	Description	Ext Qty	Price	Net Amount
1 6SSS	2 EA	6" STYROFOAM SILL SEAL - 50'	2.000	3.950 EA	7.90
2 2612ACQ1	6 EACH	2X6X12' #1 NEW GENERATION PT	72.000	686.000 MBF	49.39
3 268ACQ1	1 EACH	2X6X8' #1 NEW GENERATION PT	8.000	658.000 MBF	5.26
4 2412KD	6 EA	2X4-12 SPRUCE D4S KD	48.000	444.000 MBF	21.31
5 2410KD	6 EA	2X4-10 SPRUCE D4S KD	40.000	444.000 MBF	17.76
6 248KD	5 EA	2X4-8 SPRUCE D4S KD	26.670	406.000 MBF	10.83
7 2414KD	4 EA	2X4-14 SPRUCE D4S KD	37.340	444.000 MBF	16.58
8 249258KD	75 EA	2X4 X 92 5/8 KD SPRUCE	400.050	406.000 MBF	162.42
9 2612KD	2 EA	2X6-12 SPRUCE D4S KD	24.000	475.000 MBF	11.40
		HRD STOCK			
10 2812KD	6 EA	2X8-12 SPRUCE D4S KD	96.000	460.000 MBF	44.16
		GARAGE HDR STOCK			
11 716OSB	23.00 EA	4X8 7/16 ORIENTED STRAN BOARD	23.000	5.950 EA	136.85
12 TRUSS	12 EA	TRUSS SPECIAL ORDER	12.000	74.120 EA	889.44
13 58OSB	18.00 EA	5/8X4X8 OSB AGENCY	18.000	9.600 EA	172.80
14 58PLYCLP	40 EA	5/8 PLYWOOD CLIP	40.000	0.150 EA	6.00
15 FELT	2 EA	15# FELT,432 SQ FT	2.000	15.400 EA	30.80
16 OCSGS	20 EA	O.C.SUP.COL.SLATE FIBERGLASS	20.000	16.950 EA	339.00
17 8ADE	9 EA	10' PC 8" ALUMINUM DRIP EDGE	9.000	5.800 EA	52.20
18 CWD4EWH	6 EACH	CELLWOOD EVOLUTIONS D4 WH.SIDING	6.000	54.600 EACH	327.60
19 CWOCWH	4 EACH	CELLWOOD OUTSIDE CORNER, WHITE	4.000	21.500 EACH	86.00
20 CWT4SSWH	4 EACH	CELLWOOD TRIPLE 4 SOLID SOFF.WH.	4.000	14.350 EACH	57.40
21 CWJCVH	20 EACH	CELLWOOD J-CHANNEL WHITE	20.000	5.450 EACH	109.00
22 SSV	7 EA	STARTER STRIP 10' VINYL SIDING	7.000	3.050 EA	21.35
23 CWBZBWH	1 EACH	EZ SURFACE MT BLOCK, WHITE #01	1.000	8.000 EACH	8.00
24 SUPER	2 EACH	24X24 GLASS 1250 SERIES	2.000	70.000 EACH	140.00
25 MSO	1 EA	CS210 6PNL 3068 908 CSNG DBNL	1.000	196.000 EA	196.00
26 MSO	2 EA	SRP OVERHEAD DOOR WHITE 9X7	2.000	300.000 EA	600.00
		HOLLOW CORE.GASKETS/METALS NOT INCL			

Sub-Total    3519.45

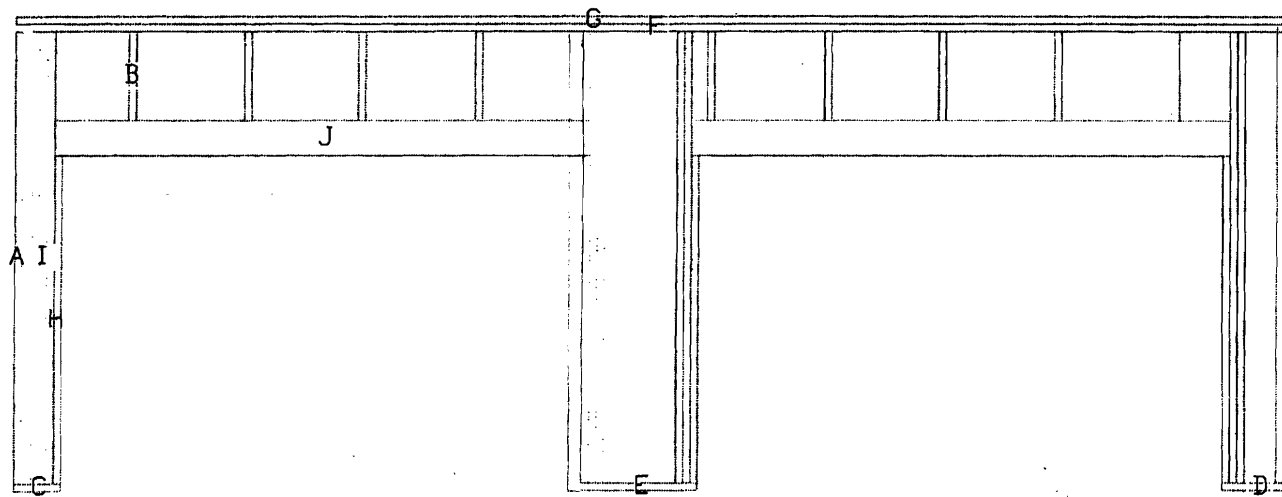
Sales Tax    175.97

TOTAL        3695.42



LABEL	LENGTH
A stud (9) (2x4)	7' 8"
B stud (3) (2x4)	1' 11"
C stud (3) (2x4)	1' 9"
D bottom plate (2x6)	2' 10 1/2"
E bottom plate (2x6)	15' 5 1/2"
F top plate (2x4)	22'
G tie plate (2x4)	21' 5"

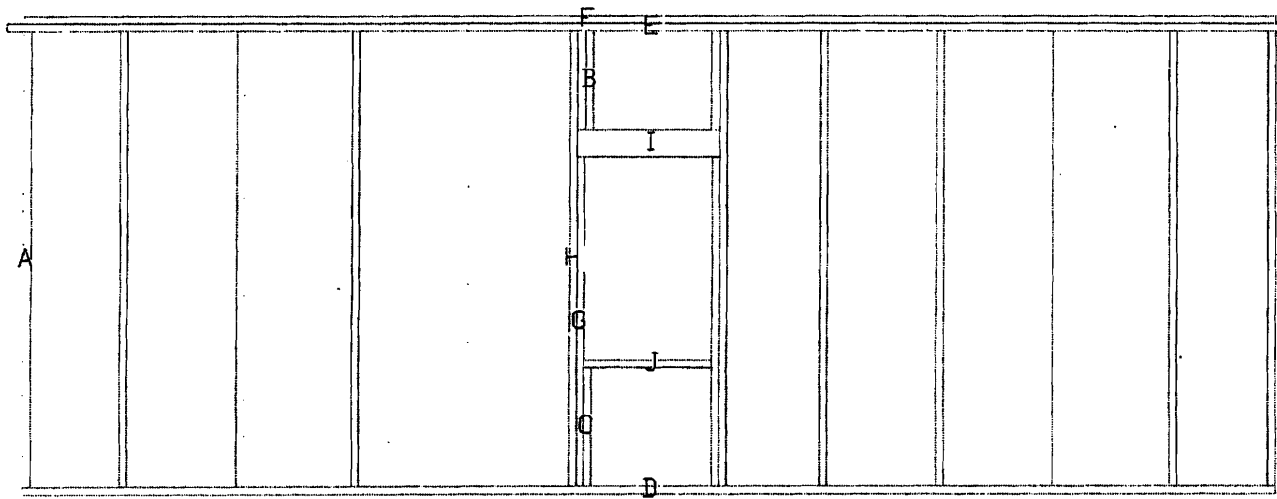
LABEL	LENGTH
H window jack (2) (2x4)	5' 3 1/2"
I window King (2) (2x4)	7' 8"
J window header (2x8)	2' 5"
K window sill (2x4)	2' 2"
L door jack (2) (2x4)	5' 3 1/2"
M door King (2) (2x4)	7' 8"
N door header (2x8)	3' 4"



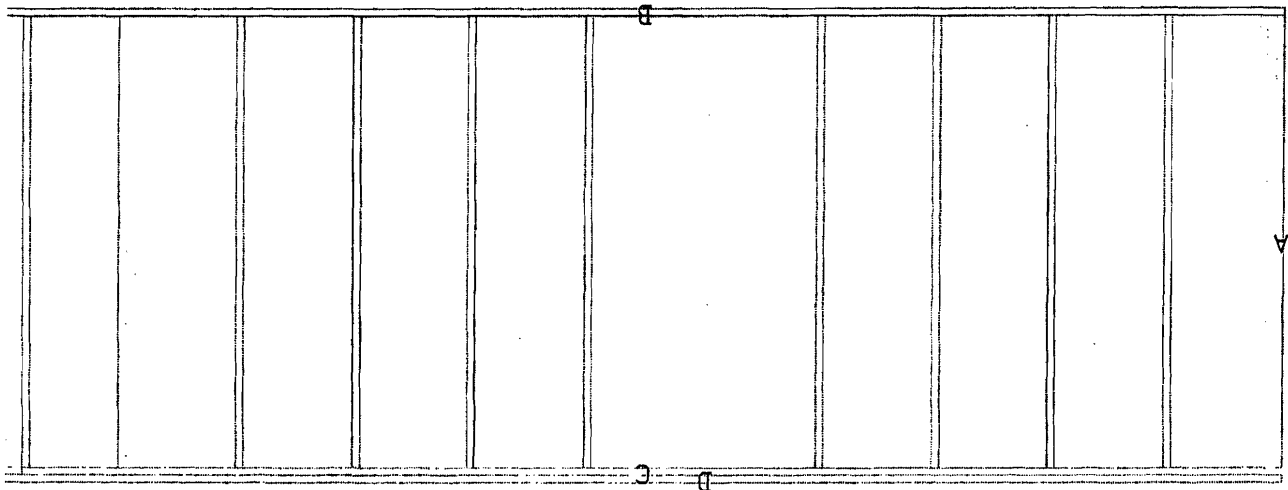
LABEL	LENGTH
A stud (4)	7' 8"
B stud (9)	1' 6 1/4"
C bottom plate (2x6)	9 1/2"
D bottom plate (2x6)	1' 2 1/2"
E bottom plate (2x6)	2'

LABEL	LENGTH
F top plate (2x4)	21' 5"
G tie plate (2x4)	22'
H door jack (4) (2x4)	5' 6 1/2"
I door King (8) (2x4)	7' 8"
J Gar. door hdr (2) (2x12)	9' 3"





LABEL	LENGTH	LABEL	LENGTH
A stud (10) (2x4)	7' 8"	F tie plate (2x4)	21' 5"
B stud (2) (2x4)	1' 8"	G window jack (2) (2x4)	5' 6 1/2"
C stud (2) (2x4)	2'	H window King (2) (2x4)	7' 8"
D bottom plate (2x6)	21' 5"	I window header (2x8)	2' 5"
E top plate (2x4)	22'	J window sill (2x4)	2' 2"



LABEL  
 A stud (14) (2x4) 7' 8"  
 B bottom plate (2x6) 22'  
 LENGTH

LABEL  
 C top plate (2x4) 21' 5"  
 D tie plate (2x4) 22'  
 LENGTH

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

**2007-0061**  
Application I. D. Number

**Mark Poirier**  
Applicant

**4/6/2007**  
Application Date

**51 Longwood Dr, Portland, ME 04102**  
Applicant's Mailing Address

**Single Family (split lot)**  
Project Name/Description

**Mark Poirier**  
Consultant/Agent

**287 - 287 Ludlow St, Portland, Maine**  
Address of Proposed Site

**Applicant Ph: (207) 329-4200 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**179 B001001**  
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) \_\_\_\_\_

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ Zoning \_\_\_\_\_

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_  
 Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification  
 Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location  
 After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_  
 After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 4/9/2007

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved**  **Approved w/Conditions**  **Denied**  
See Attached

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  |                 |

Proposed Lot A

Doc#: 14586 Bk:24909 Pg: 52

**WARRANTY DEED**  
(Maine Statutory Short Form)

**KNOW ALL PERSONS BY THESE PRESENTS**, that We, John R. Jordan of Falmouth, County of Cumberland, State of Maine, and Julia B. Volger, of Portland, County of Cumberland and State of Maine, for consideration paid, GRANT to Mark S. Poirier of Portland, County of Cumberland and State of Maine, whose mailing address is 51 Longwood Drive, Portland, Maine 04102, with **WARRANTY COVENANTS**, the land with buildings thereon in Portland, County of Cumberland and the State of Maine, described as follows:

A certain lot or parcel of land, together with any improvements thereon, situated on the northeasterly side of Ludlow Street in the City of Portland, County of Cumberland and State of Maine, and being bounded and described as:

Beginning at a ¾ inch iron pipe on the northeasterly sideline of Ludlow Street, said point also being the westerly corner of land now or formerly of Leona Nicholas et al (19091/127); thence running N 62° 30' 41" E, a distance of 120.80 feet to a 1 ¼ inch galvanized iron pipe located on the southwesterly line of property now or formerly of Joseph E. Lebel et al (10285/245); thence turning and running N 32° 45' 12" W, a distance of 66.25 feet to a set #5 iron rebar stamped NCS, Inc., PLS 1314 and other land of Harry W. Files, Jr. et al; thence turning and running S 61° 28' 32" W, a distance of 53.89 feet to a set #5 iron rebar stamped NCS, Inc., PLS 1314 and other land of Harry W. Files, Jr. et al; thence turning and running S 27° 47' 32" E, a distance of 10.08 feet to a set #5 rebar stamped NCS, Inc., PLS 1314; thence turning and running S 62° 12' 28" E, a distance of 61.09 feet to a set #5 rebar stamped NCS, Inc., PLS 1314 which is located on the northeasterly sideline of Ludlow Street; thence turning and running S 27° 41' 18" E, a distance of 54.59 feet along the northeasterly sideline of Ludlow Street to a ¾ inch iron pipe, the point of beginning.

Reference is made to a plan entitled "Boundary Survey and Lot Split, 287 Ludlow Street, Portland, Maine" prepared for Julie Volger by Northeast Civil Solutions Incorporated, 153 U.S. Route 1, Scarborough, Maine 04074, dated February 26, 2007, as yet unrecorded.

Meaning and intending to convey the property shown on said plan as "Proposed Lot A, 7065 S.F., 0.16 Ac.

Meaning and intending to convey the same premises described by virtue of deed from Randolph F. Libby, duly appointed and acting Personal Representative of the Estate of Harry W. Files, Jr., Cumberland County Probate Docket #2006-1075, dated March 6, 2007 and recorded in Book 24904, Page 15.

Witness our hands and seals this 8 day of March, 2007.

Witness

Witness

John R. Jordan

Julia B. Volger

MAINE REAL ESTATE TAX PAID

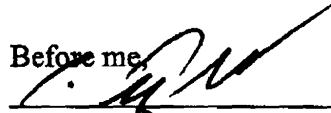
CA07-158

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

March 8, 2007

Then personally appeared before me the above- named John R. Jordan and Julia B. Volger and acknowledged the foregoing instrument to be their free act and deed.

Before me,

  
Notary Public/ Attorney at Law

**C. TRENT GRACE**  
Notary Public, Maine  
My Commission Expires February 8, 2008

Received  
Recorded Register of Deeds  
Mar 09, 2007 11:22:13A  
Cumberland County  
Pamela E. Lovley

NEW ENGLAND TITLE, LLC  
5250 CONGRESS STREET SUITE A  
PORTLAND, MAINE 04103

Proposed Lot A

Doc#: 14043 Bk:24904 Ps: 15

### DEED OF SALE BY PERSONAL REPRESENTATIVE

I, Randolph F. Libby, duly appointed and acting Personal Representative of the Estate of Harry W. Files, Jr., Cumberland County Probate Docket #2006-1075, deceased, as shown by the probate records of Cumberland County, Maine (and having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale), by the power conferred by the Probate Code, and every other power, for consideration paid grants to **John R. Jordan**, of Town of Falmouth, County of Cumberland, State of Maine and **Julia B. Volger** of City of Portland, County of Cumberland and State of Maine, AS TENANTS IN COMMON, the following described real estate:

A certain lot or parcel of land, together with any improvements thereon, situated on the northeasterly side of Ludlow Street in the City of Portland, County of Cumberland and State of Maine, and being bounded and described as:

Beginning at a ¾ inch iron pipe on the northeasterly sideline of Ludlow Street, said point also being the westerly corner of land now or formerly of Leona Nicholas et al (19091/127); thence running N 62° 30' 41" E, a distance of 120.80 feet to a 1 ¼ inch galvanized iron pipe located on the southwesterly line of property now or formerly of Joseph E. Lebel et al (10285/245); thence turning and running N 32° 45' 12" W, a distance of 66.25 feet to a set #5 iron rebar stamped NCS, Inc., PLS 1314 and other land of Harry W. Files, Jr. et al; thence turning and running S 61° 28' 32" W, a distance of 53.89 feet to a set #5 iron rebar stamped NCS, Inc., PLS 1314 and other land of Harry W. Files, Jr. et al; thence turning and running S 27° 47' 32" E, a distance of 10.08 feet to a set #5 rebar stamped NCS, Inc., PLS 1314; thence turning and running S 62° 12' 28" E, a distance of 61.09 feet to a set #5 rebar stamped NCS, Inc., PLS 1314 which is located on the northeasterly sideline of Ludlow Street; thence turning and running S 27° 41' 18" E, a distance of 54.59 feet along the northeasterly sideline of Ludlow Street to a ¾ inch iron pipe, the point of beginning.

Reference is made to a plan entitled "Boundary Survey and Lot Split, 287 Ludlow Street, Portland, Maine" prepared for Julie Volger by Northeast Civil Solutions Incorporated, 153 U.S. Route 1, Scarborough, Maine 04074, dated February 26, 2007, as yet unrecorded.

Meaning and intending to convey the property shown on said plan as "Proposed Lot A, 7065 S.F., 0.16 Ac.

Reference is made to the following: (1) a deed from Filomena Viola to Harry W. Files, Jr. and Natalie C. Files dated January 10, 1964 and recorded in Book 2797, Page 303 in the Cumberland County Registry of Deeds; (2) a deed from The Minat Corporation to Harry W. Files, Jr. and Natalie C. Files dated August 2, 1963 and recorded in Book 2765, Page 407 in the Cumberland County Registry of Deeds. The said Natalie C. Files deceased on March 27, 2001 leaving Harry W. Files, Jr. as surviving joint tenant.

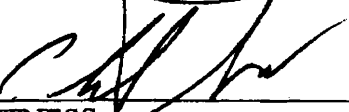
The above-described parcel known as "Proposed Lot A" and another parcel shown as "Remaining Land" on the referenced plan, together comprise of all the properties described in the above referenced deeds:

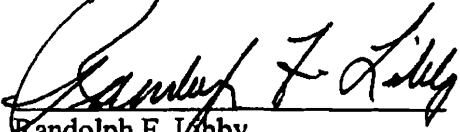
S07-105

Book 2797, Page 303 and Book 2765, Page 407. It is the intention of the grantor, here, to convey all of the property set forth in those deeds. (WITH THIS INSTRUMENT AND ANOTHER RECORDED IMMEDIATELY HEREAFTER)

WITNESS my hand and seal this

day of March, 2007.

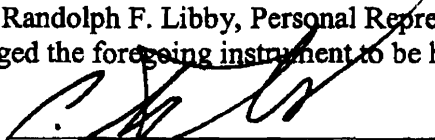
  
WITNESS

  
Randolph F. Libby  
PERSONAL REPRESENTATIVE  
ESTATE OF HARRY W. FILES, JR.

STATE OF MAINE  
COUNTY OF CUMBERLAND

March 6, 2007

Then personally appeared the above-named Randolph F. Libby, Personal Representative of the Estate of Harry W. Files, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

  
Notary Public  
Printed Name:

C. TRENT GRACE  
Notary Public, Maine  
My Commission Expires February 6, 2008

Received  
Recorded Register of Deeds  
Mar 07:2007 03:43:21P  
Cumberland County  
Pamela E. Lovley

NEW HAMPDEN COUNTY  
3500 CORNHILL AVENUE  
PORTLAND, MAINE 04103

Remaining Land

Doc#: 14044 Bk:24904 Pg: 17

### DEED OF SALE BY PERSONAL REPRESENTATIVE

I, Randolph F. Libby, duly appointed and acting Personal Representative of the Estate of Harry W. Files, Jr., Cumberland County Probate Docket #2006-1075, deceased, as shown by the probate records of Cumberland County, Maine (and having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale), by the power conferred by the Probate Code, and every other power, for consideration paid grants to **John R. Jordan**, of Town of Falmouth, County of Cumberland, State of Maine and **Julia Volger** of City of Portland, County of Cumberland and State of Maine, AS TENANTS IN COMMON, the following described real estate:

A certain lot or parcel of land, together with the buildings thereon, situated on the northeasterly side of Ludlow Street in the City of Portland, County of Cumberland and State of Maine, and being bounded and described as:

Beginning at a  $\frac{3}{4}$  inch iron pipe on the northeasterly sideline of Ludlow Street, said point also being the southerly corner of land now or formerly of Cynthia Sevigny (24033/25); thence running N  $62^{\circ} 21' 37''$  E, a distance of 109.80 feet to a  $\frac{3}{4}$  inch iron pipe located on the southwesterly line of property now or formerly of the City of Portland, Evergreen Cemetery; thence turning and running S  $31^{\circ} 22' 41''$  E, a distance of 80.11 feet to a set #5 iron rebar stamped NCS, Inc., PLS 1314 and other land of Harry W. Files, Jr. et al; thence turning and running S  $61^{\circ} 28' 32''$  W, a distance of 53.89 feet to a set #5 iron rebar stamped NCS, Inc., PLS 1314 and other land of Harry W. Files, Jr. et al; thence turning and running S  $27^{\circ} 47' 32''$  E, a distance of 10.08 feet to a set #5 rebar stamped NCS, Inc., PLS 1314; thence turning and running S  $62^{\circ} 12' 28''$  E, a distance of 61.09 feet to a set #5 rebar stamped NCS, Inc., PLS 1314 which is located on the northeasterly sideline of Ludlow Street; thence turning and running N  $27^{\circ} 41' 18''$  W, a distance of 91.02 feet along the northeasterly sideline of Ludlow Street to a  $\frac{3}{4}$  inch iron pipe, the point of beginning.

Reference is made to a plan entitled "Boundary Survey and Lot Split, 287 Ludlow Street, Portland, Maine" prepared for Julie Volger by Northeast Civil Solutions Incorporated, 153 U.S. Route 1, Scarborough, Maine 04074, dated February 26, 2007, as yet unrecorded.

Meaning and intending to convey the property shown on said plan as "Remaining Land, 9768 S.F., 0.22 Ac.

Reference is made to the following: (1) a deed from Filomena Viola to Harry W. Files, Jr. and Natalie C. Files dated January 10, 1964 and recorded in Book 2797, Page 303 in the Cumberland County Registry of Deeds; (2) a deed from The Minat Corporation to Harry W. Files, Jr. and Natalie C. Files dated August 2, 1963 and recorded in Book 2765, Page 407 in the Cumberland County Registry of Deeds. The said Natalie C. Files deceased on March 27, 2001 leaving Harry W. Files, Jr. as surviving joint tenant.

MAINE REAL ESTATE TAX PAID

507-105

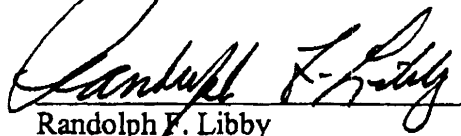


WITNESS my hand and seal this

day of March, 2007.



WITNESS



Randolph F. Libby  
PERSONAL REPRESENTATIVE  
ESTATE OF HARRY W. FILES, JR.

STATE OF MAINE  
COUNTY OF CUMBERLAND

March 6, 2007

Then personally appeared the above-named Randolph F. Libby, Personal Representative of the Estate of Harry W. Files, Jr. and acknowledged the foregoing instrument to be his free act and deed in his said capacity.

  
Notary Public  
Printed Name:

**C. TRENT GRACE**  
Notary Public, Maine  
My Commission Expires February 6, 2008

Received  
Recorded Register of Deeds  
Mar 07, 2007 03:44:43P  
Cumberland County  
Pamela E. Lovley

NEW ENGLAND  
2007 MAR 07 03:44:43P  
CUMBERLAND COUNTY  
PAMELA E. LOVLEY



287 Ludlow St old CBL 197-B-001 old  
 281-283 new New 197-B-002

## Staff Review Checklist

One & 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)	12x24 ✓	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	Shown	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	Ridge vent. Perf soffit.	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	✓	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	3-2x12 w/ 2x2 Ledger ✓	
Built-Up Wood Center Girder Dimension/Type	3 / 2x12 "	
Sill/Band Joist Type & Dimensions	2x10	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 16" o.c.	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x10 - 14' span ✓	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	N/A	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	9/12 Trusses	Need specs.
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 roof 7/16 OSB walls	
Fastener Schedule (Table R602.3(1) & (2))		
<b>Private Garage</b> (Section R309)  Living Space? (Above or beside)  Fire Separation (Section R309.2)	Trusses Need drawing w/ Framing details	Need specs.  Call.
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)		
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	window #7 #4, 3, 7, egress	Tempered. #7 egress 7.
Attic Access (Section R807)	22x30	
Chimney Clearances/Fire Blocking (Chap. 10)	2" min.	
Header Schedule (Section 502.5(1) & (2))	IRC - ok.	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-38 ✓ R-19 ✓ R-19 floor	Must ins. floor or Basement walls.
Type of Heating System		

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

Basement

2

Number of Stairways

1

Interior

Interior

Treads and Risers  
(Section R311.5.3)

7 3/4  
10"

Width (Section R311.5.1)

Headroom (Section R311.5.2)

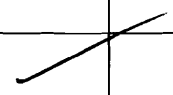
6-8

Guardrails and Handrails  
(Section R312 & R311.5.6 - R311.5.6.3)

Smoke Detectors (Section R313)  
Location and Type/Interconnected

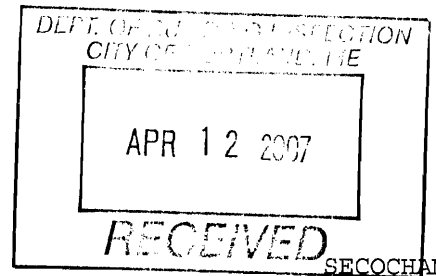
Dwelling Unit Separation  
(Section R317) and IBC - 2003 (Section 1207)

Deck Construction (Section R502.2.1)



Hancock Lumber  
 LOCATION: WINDHAM  
 Phone: 892-6711  
 Fax: 892-2948

Standard quote



Sold to:  
 SECOND CHANCE PROP LLC  
 R SWAN/M POIRIER  
 95 MORTON ROAD  
 YARMOUTH, ME 04096

Ship to:

Account      Ord Date    Del Date    Ent    Order #  
 SECOCHAN    03/26/07                    366    10254568      David Drouin PP

Item Cd	Qty	Description	Ext Qty	Price	Net Amount
1 6SSS	2 EA	6" STYROFOAM SILL SEAL - 50'	2.000	3.950 EA	7.90
2 2612ACQ1	6 EACH	2X6X12' #1 NEW GENERATION PT	72.000	686.000 MBF	49.39
3 268ACQ1	1 EACH	2X6X8' #1 NEW GENERATION PT	8.000	658.000 MBF	5.26
4 2412KD	6 EA	2X4-12 SPRUCE D4S KD	48.000	444.000 MBF	21.31
5 2410KD	6 EA	2X4-10 SPRUCE D4S KD	40.000	444.000 MBF	17.76
6 248KD	5 EA	2X4-8 SPRUCE D4S KD	26.670	406.000 MBF	10.83
7 2414KD	4 EA	2X4-14 SPRUCE D4S KD	37.340	444.000 MBF	16.58
8 249258KD	75 EA	2X4 X 92 5/8 KD SPRUCE	400.050	406.000 MBF	162.42
9 2612KD	2 EA	2X6-12 SPRUCE D4S KD HRD STOCK	24.000	475.000 MBF	11.40
10 2812KD	6 EA	2X8-12 SPRUCE D4S KD GARAGE HDR STOCK	96.000	460.000 MBF	44.16
11 716OSB	23.00 EA	4X8 7/16 ORIENTED STRAN BOARD	23.000	5.950 EA	136.85
12 TRUSS	12 EA	TRUSS SPECIAL ORDER	12.000	74.120 EA	889.44
13 58OSB	18.00 EA	5/8X4X8 OSB AGENCY	18.000	9.600 EA	172.80
14 58PLYCLP	40 EA	5/8 PLYWOOD CLIP	40.000	0.150 EA	6.00
15 FELT	2 EA	15# FELT,432 SQ FT	2.000	15.400 EA	30.80
16 OCSCS	20 EA	O.C.SUP.COL.SLATE FIBERGLASS	20.000	16.950 EA	339.00
17 8ADE	9 EA	10' PC 8" ALUMINUM DRIP EDGE	9.000	5.800 EA	52.20
18 CWD4EWH	6 EACH	CELLWOOD EVOLUTIONS D4 WH.SIDING	6.000	54.600 EACH	327.60
19 CWOCWH	4 EACH	CELLWOOD OUTSIDE CORNER, WHITE	4.000	21.500 EACH	86.00
20 CWT4SSWH	4 EACH	CELLWOOD TRIPLE 4 SOLID SOFF.WH.	4.000	14.350 EACH	57.40
21 CWJCVH	20 EACH	CELLWOOD J-CHANNEL WHITE	20.000	5.450 EACH	109.00
22 SSV	7 EA	STARTER STRIP 10' VINYL SIDING	7.000	3.050 EA	21.35
23 CWEZBWH	1 EACH	EZ SURFACE MT BLOCK, WHITE #01	1.000	8.000 EACH	8.00
24 SUPER	2 EACH	24X24 GLASS 1250 SERIES	2.000	70.000 EACH	140.00
25 MSO	1 EA	CS210 6PNL 3068 908 CSNG DBNL	1.000	196.000 EA	196.00
26 MSO	2 EA	SRP OVERHEAD DOOR WHITE 9X7 HOLLOW CORE.GASKETS/METALS NOT INCL	2.000	300.000 EA	600.00

Sub-Total      3519.45  
 Sales Tax      175.97

TOTAL      3695.42

**From:** "John Ransom" <john.ransom@northeastcivilsolutions.com>  
**To:** "Ann Machado" <AMACHADO@portlandmaine.gov>  
**Date:** 4/10/2007 2:14:58 PM  
**Subject:** RE: Ludlow St.

0.23 feet

-----Original Message-----

From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]  
Sent: Tuesday, April 10, 2007 2:07 PM  
To: john.ransom@northeastcivilsolutions.com  
Subject: Re: Ludlow St.

Thanks John. What is the exact distance between the building and the extension of the property line?

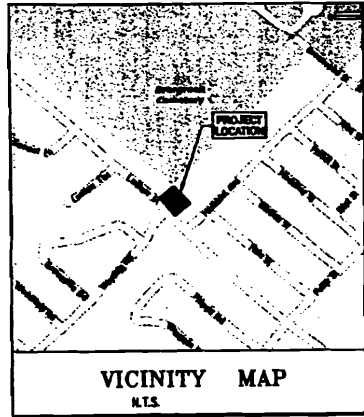
Ann

>>> "John Ransom" <john.ransom@northeastcivilsolutions.com> 4/10/2007  
1:59:25 PM >>>  
Hi Ann,

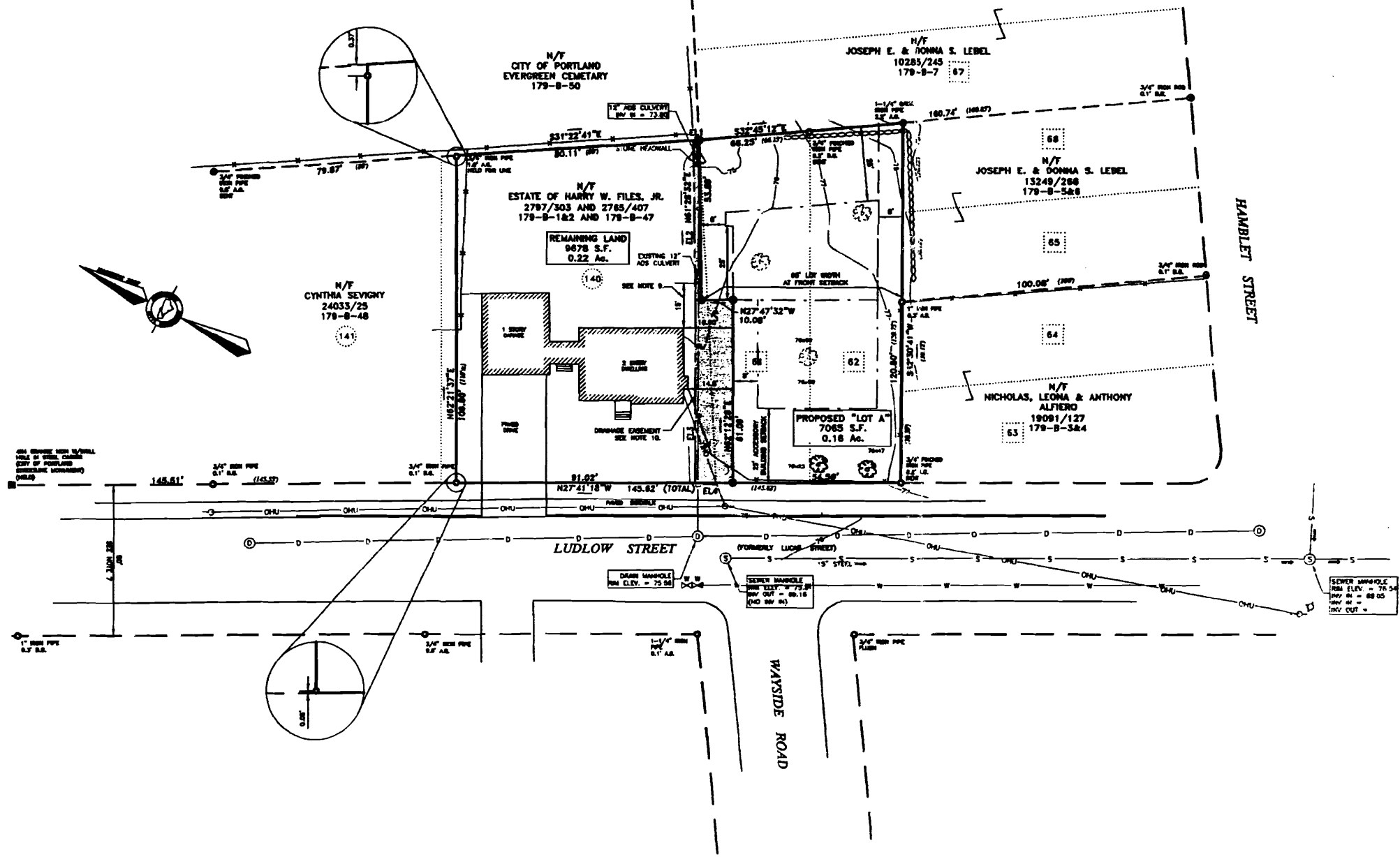
See the attached and let me know...

Thanks,

John Ransom, PLS  
Survey Manager  
Northeast Civil Solutions  
153 U.S. Route 1  
Scarborough, Maine 04103  
Ph 207-883-1000  
Fax 207-883-1001  
Cell 207-671-0310



LINE	BEARING	LENGTH
EL1	S81°22'41"W	2.00'
EL2	S81°28'32"W	53.72'
EL3	S82°12'28"W	61.67'
EL4	S27°41'48"E	12.00'



**LEGEND**

- SET #5 REBAR WITH PLASTIC CAP STAMPED
- FOUND FROM PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- LOTS FROM PLAN 61/28
- LOTS FROM PLAN 61/29
- STONEWALL
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTMENT LINE
- OVERHEAD UTILITY
- OHU
- N/T NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (CCND)
- 12-3-45 TAX MAP-BLOCK-LOT
- (12345) PARENTHESES DENOTE RECORD DATA

**NOTES**

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, 2007.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED AT THE TIME OF THE SURVEY CAN BE FOUND IN DEEDS FROM FLORENSA VOLTA TO HARRY W. FILES, JR. & NATALIE C. FILES DATED JANUARY 10, 1984 AND RECORDED IN DEED BOOK 2787, PAGE 303 (PARCEL 178-B-1&2) AS WELL AS FROM THE MBMAY CORP TO HARRY W. FILES, JR. & NATALIE C. FILES DATED AUGUST 2, 1983 AND RECORDED IN DEED BOOK 2785, PAGE 407 (PARCEL 178-B-47).
- OWNERSHIP AT THE TIME OF THE REVISED DATE CAN BE FOUND IN A DEED FROM ESTATE OF HARRY W. FILES, JR. TO JOHN R. JORDAN AND JULIE VOLGER DATED MARCH 6, 2007 AND RECORDED IN DEED BOOK 24804, PAGE 13.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a. "DEERING CENTER VILLA SITES FOR EVERETT C. WELLS" BY ERNEST W. BRANCH, CIVIL ENGINEER DATED OCTOBER, 1918 AND RECORDED IN PLAN BOOK 14, PAGE 28.
  - b. "PLAN OF LAND - LONGFELLOW WOODS SECTION E" BY CARL E. EVERY, DATED MAY, 1982 AND RECORDED IN PLAN BOOK 61, PAGE 28.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAPS 178, BLOCK 8, PARCELS 1, 2 & 47.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-3 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
  - MINIMUM LOT SIZE = 6500 S.F.
  - MINIMUM FRONTAGE = 50'
  - SETBACKS:
    - FRONT = 25'
    - SIDES = 1' & 1-1/2 STORY = 8', 2 STORY = 14', 2-1/2 STORY = 16'
    - REAR = 25'
    - MINIMUM LOT WIDTH AT AREA OF BUILDING ENVELOPE = 85'
7. THE WIDTH AND LAYOUT OF LUDLOW STREET WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.b. ABOVE. SAID WIDTH IS 50'.
8. THIS SURVEY WAS CONDUCTED WITH 12 INCHES OF SNOW ON THE GROUND.
9. PROPOSED BUILDING SETBACKS SET AS MEASURED BY THE CITY OF PORTLAND.
10. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
  - a. "DRAINAGE EASEMENT" FROM JOHN R. JORDAN AND JULIE VOLGER TO MARK S. POMER DATED MARCH 16, 2007 AND RECORDED IN DEED BOOK 24840, PAGE 178.

Project No.	29658.1	Drawing Name	29658.DWG
Date	FEBRUARY 26, 2007	Scale	1"=20'
Fielded By	JAP / ADA	Drawn By	JAP

**BOUNDARY SURVEY & LOT SPLIT**  
 287 LUDLOW STREET, PORTLAND, MAINE  
 ESTATE OF HARRY W. FILES, JR.

Prepared For:  
**JULIE VOLGER**  
 78 ATLANTIC PLACE, SOUTH PORTLAND, MAINE 04106

**Northeast Civil Solutions**  
 INCORPORATED  
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
 Tel: 207.883.1000 Fax: 207.883.1001  
 800.883.2227 email: info@necivilsolutions.com

**STAMP AND SIGNATURE**

John C. Ransom 4/2/07  
 2048 C. B. ROAD  
 WOLF F.L.S. 04 2344

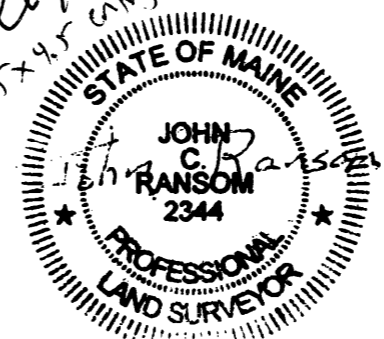
new CBLs existing base 179-B-047  
 new " 179-B-022

# NOTES

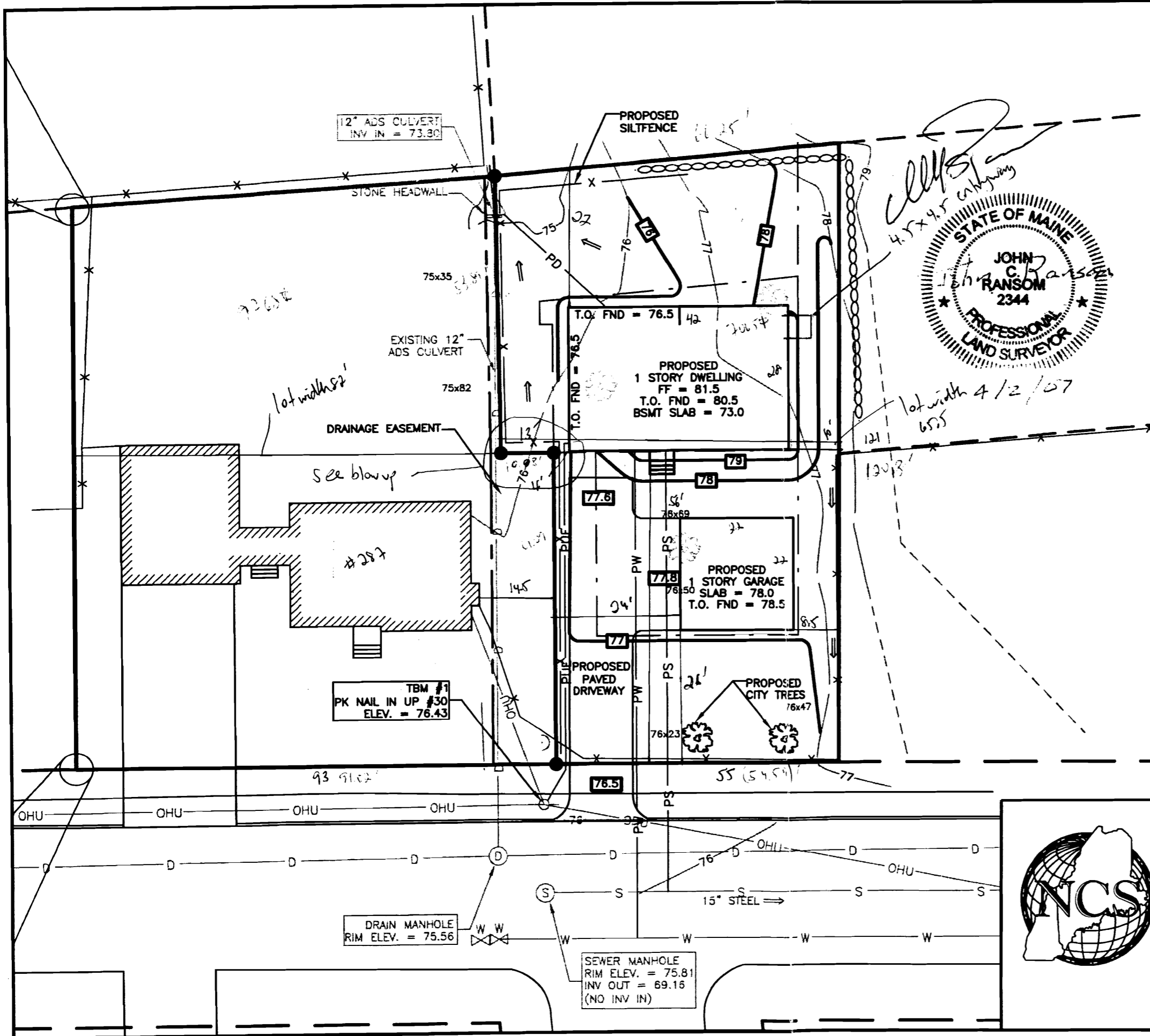
- REFERENCE IS MADE TO THE FOLLOWING PLANS OF RECORD:
  - "BOUNDARY SURVEY AND LOT SPLIT", BY NORTHEAST CIVIL SOLUTIONS DATED FEBRUARY 26, 2007 AND ON FILE IN THIS OFFICE.
- BUILDING SETBACKS IN THE CITY OF PORTLAND DEPEND ON THE HEIGHT AND CONFIGURATION OF THE PROPOSED BUILDING.
 

SETBACKS:

FRONT = 25'  
 SIDES = 1 & 1-1/2 STORY = 8'  
           2 STORY = 14'  
           2-1/2 STORY = 16'  
 REAR = 25'  
 MINIMUM LOT WIDTH AT AREA OF BUILDING ENVELOPE = 65'
- OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JOHN R. JORDAN AND JULIE VOLGER TO MARK S. POIRIER DATED MARCH 8, 2007 AND RECORDED IN DEED BOOK 24909, PAGE 52 (CCRD).
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - "BOUNDARY SURVEY AND LOT SPLIT FOR JULIE VOLGER" DATED FEBRUARY 26, 2007 AND REVISED APRIL 2, 2007 ON FILE IN THIS OFFICE.



*Handwritten notes:*  
 4.5 x 9.5 category  
 lot width 4 1/2 / 07  
 65.5



## GRADING & UTILITY PLAN OF 287 LUDLOW STREET (LOT A) PORTLAND MAINE

SCALE: 1"=20'      DATE: APRIL 2, 2007

PREPARED FOR: MARK S. POIRIER  
 51 LONGWOOD DRIVE  
 PORTLAND, MAINE 04102

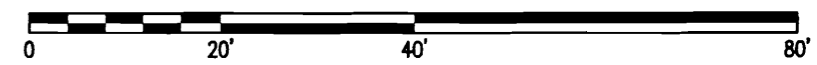
JOB NUMBER: 29845      ACAD FILE: 29845.DWG



SURVEYING ENGINEERING LAND PLANNING  
**Northeast Civil Solutions**  
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000      fax 207.883.1001      e-mail info@northeastcivilsolutions.com  
 800.882.2227



GRADING & UTILITY PLAN \ PROJECT 29845 \ NORTHEAST CIVIL SOLUTIONS, INC





SCEDULES SHEET  
 SECOND CHANCE PROPERTIES  
 PORTLAND, ME

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Revisions:

NO.	DESCRIPTION

Date: 04/04/07  
 Scale: 1/4"=1'-0"  
 Drawn By: JTM  
 Project: RMJ2707  
 Sheet Number: 4 of 4

TABLE (CONT.)  
 QUANTITY OF MATERIALS FOR ROOFING AND TRIM

DESCRIPTION OF MATERIAL	QUANTITY OF MATERIALS	TYPE OF MATERIAL	UNIT
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
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1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x12 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'

1. All quantities are shown in bold type. All quantities are shown in normal type.

2. All quantities are shown in normal type.

3. All quantities are shown in normal type.

4. All quantities are shown in normal type.

5. All quantities are shown in normal type.

6. All quantities are shown in normal type.

7. All quantities are shown in normal type.

8. All quantities are shown in normal type.

9. All quantities are shown in normal type.

10. All quantities are shown in normal type.

TABLE (CONT.)  
 QUANTITY OF MATERIALS FOR ROOFING AND TRIM

DESCRIPTION OF MATERIAL	QUANTITY OF MATERIALS	TYPE OF MATERIAL	UNIT
1x4 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x6 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'

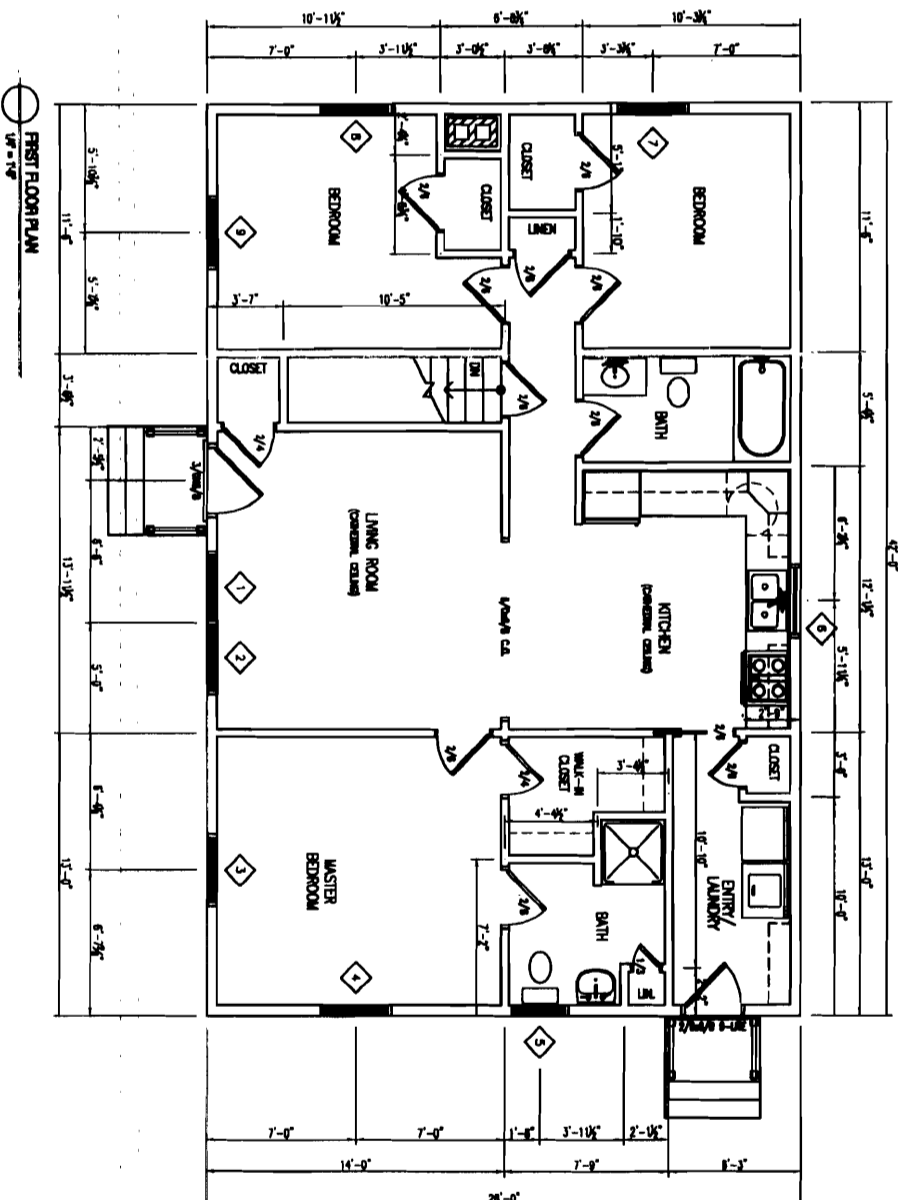
TABLE (CONT.)  
 QUANTITY OF MATERIALS FOR ROOFING AND TRIM

DESCRIPTION OF MATERIAL	QUANTITY OF MATERIALS	TYPE OF MATERIAL	UNIT
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'
1x8 nominal lumber, 10' long, 100 lbs. per 100 sq. ft. of roof area	8	Common	100' x 100' x 10'

1. All quantities are shown in bold type.
2. All quantities are shown in normal type.
3. All quantities are shown in normal type.
4. All quantities are shown in normal type.
5. All quantities are shown in normal type.
6. All quantities are shown in normal type.
7. All quantities are shown in normal type.
8. All quantities are shown in normal type.
9. All quantities are shown in normal type.
10. All quantities are shown in normal type.

Mark	Manufacturer	Model	Material	Size	Width	Height	Egress	Header	Stop	1st Layer
1	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
2	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
3	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
4	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
5	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
6	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
7	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
8	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
9	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"
10	HANCOCK	W-100	W-100	10'-0"	4'-0"	4'-0"	1/2"	1/2"	1/2"	1/2"

HANCOCK WINDOW SPECIFICATIONS AND PERFORMANCE			
PROJECT TYPE	Window Class	U-Factor	R-Value
Commercial	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31
Commercial - Glass	U-1000	0.31	0.31



SEVERAL ALIENS SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS:

1. FRONT REAR PORCH
2. FRONT PORCH
3. ON SIDE REAR PORCH
4. ALL OTHER ALIENS SHALL BE INSTALLED AS SHOWN

FOR SPECIFICATIONS ON THIS AND LOCAL CODES, SEE THE DRAWING.

CONSTRUCTION NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL LOCAL ORDINANCES.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL LOCAL ORDINANCES.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL LOCAL ORDINANCES.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL LOCAL ORDINANCES.

5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2000 INTERNATIONAL RESIDENTIAL CODE BOOK AND ALL LOCAL ORDINANCES.

Revisions:

Date: 04/04/07  
Scale: 1/4" = 1'-0"  
Drawn By: JH  
Project: RM02707  
Sheet Number: 3 of 4

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FIRST FLOOR PLAN  
SECOND CHANCE PROPERTIES  
PORTLAND, ME

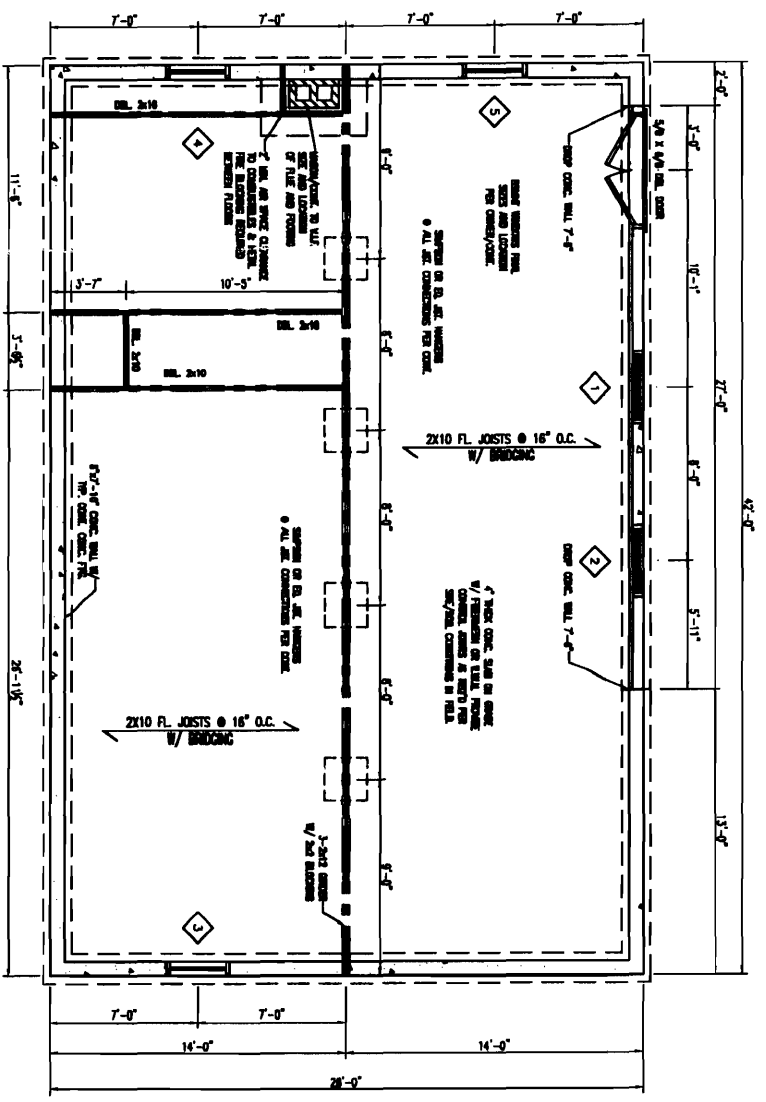


### WINDOW SCHEDULE

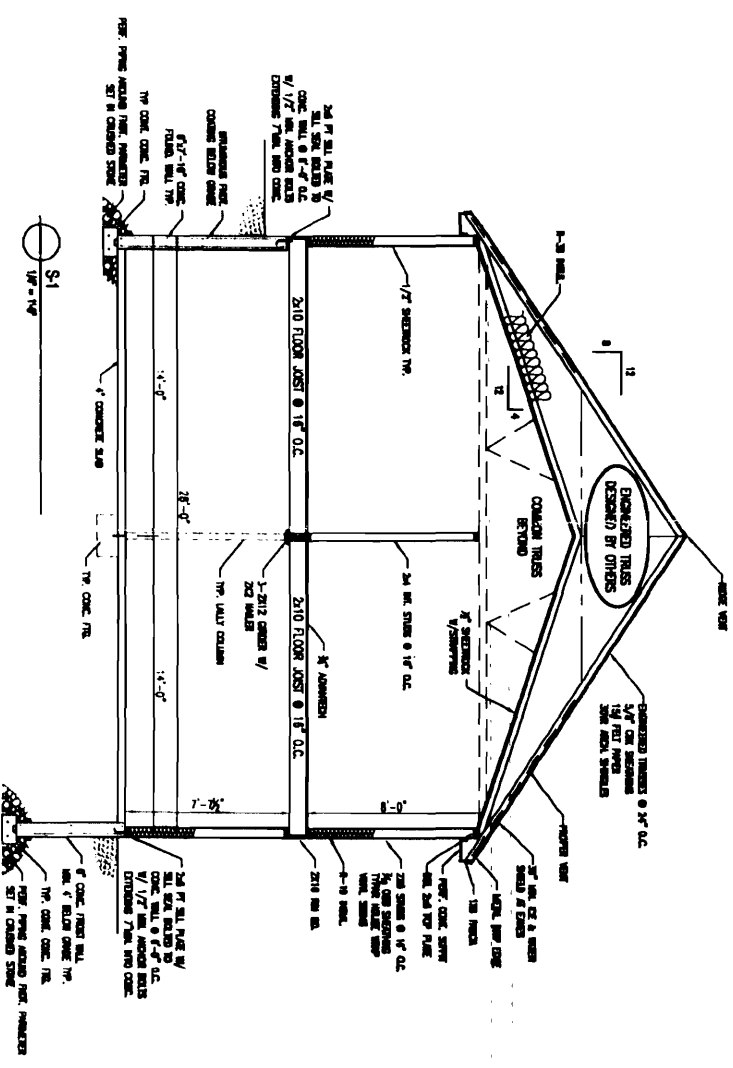
Mark	Manufacturer	Model	Material	Width	Height	Egress	Header Size	IPF Lumber
1	HANCOCK LUMBER	1000	W/	7'-0"	7'-0"	0	10'-0" x 14'-0"	1000
2	HANCOCK LUMBER	1000	W/	7'-0"	7'-0"	0	10'-0" x 14'-0"	1000
3	HANCOCK LUMBER	1000	W/	7'-0"	7'-0"	0	10'-0" x 14'-0"	1000
4	HANCOCK LUMBER	1000	W/	7'-0"	7'-0"	0	10'-0" x 14'-0"	1000

### HANCOCK WINDOW SPEC. CENTER LINE PERFORMANCE

Window Type	U-Value	SHGC	Visible Transmittance
1-1000	0.31	0.75	0.85
2-1000	0.31	0.75	0.85
3-1000	0.31	0.75	0.85
4-1000	0.31	0.75	0.85



- #### CONSTRUCTION NOTES
1. ALL WINDOW HEADS, SILLINGS AND SIDINGS SHALL BE 100% CLEAR FINISHED LUMBER TO MATCH THE FINISH OF THE INTERIOR WALLS.
  2. ALL WINDOW HEADS, SILLINGS AND SIDINGS SHALL BE 100% CLEAR FINISHED LUMBER TO MATCH THE FINISH OF THE INTERIOR WALLS.
  3. ALL WINDOW HEADS, SILLINGS AND SIDINGS SHALL BE 100% CLEAR FINISHED LUMBER TO MATCH THE FINISH OF THE INTERIOR WALLS.
  4. ALL WINDOW HEADS, SILLINGS AND SIDINGS SHALL BE 100% CLEAR FINISHED LUMBER TO MATCH THE FINISH OF THE INTERIOR WALLS.



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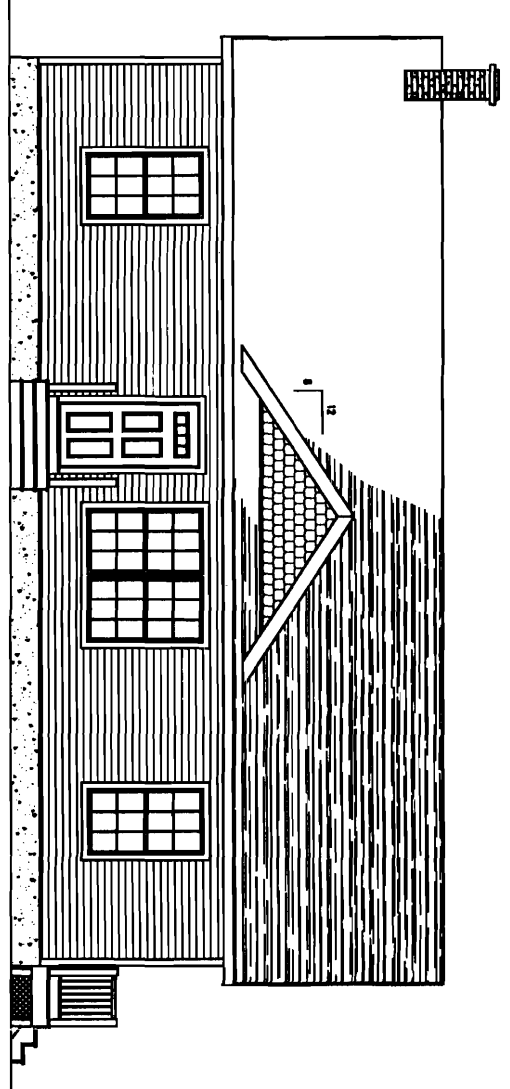
## FOUNDATION & SECTION PLAN

### SECOND CHANCE PROPERTIES

### PORTLAND, ME

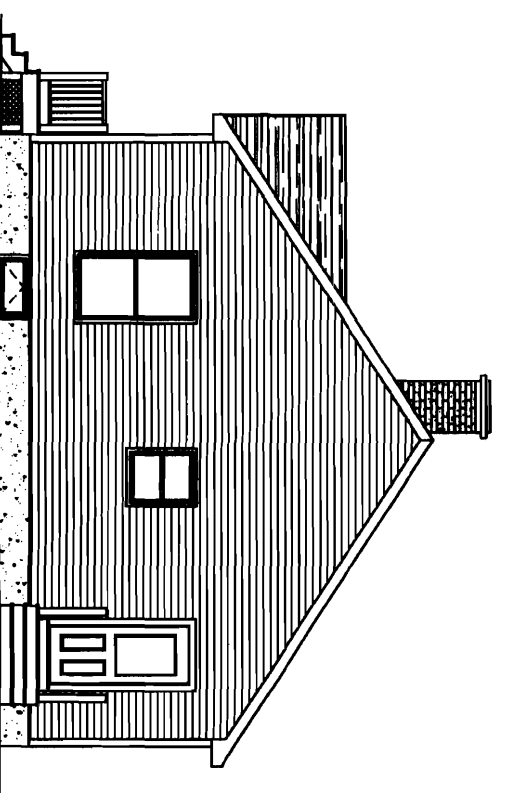


Revisions:	
Date:	04/04/07
Scale:	1/4"=1'-0"
Drawn By:	JTM
Project:	IM12707
Sheet Number:	



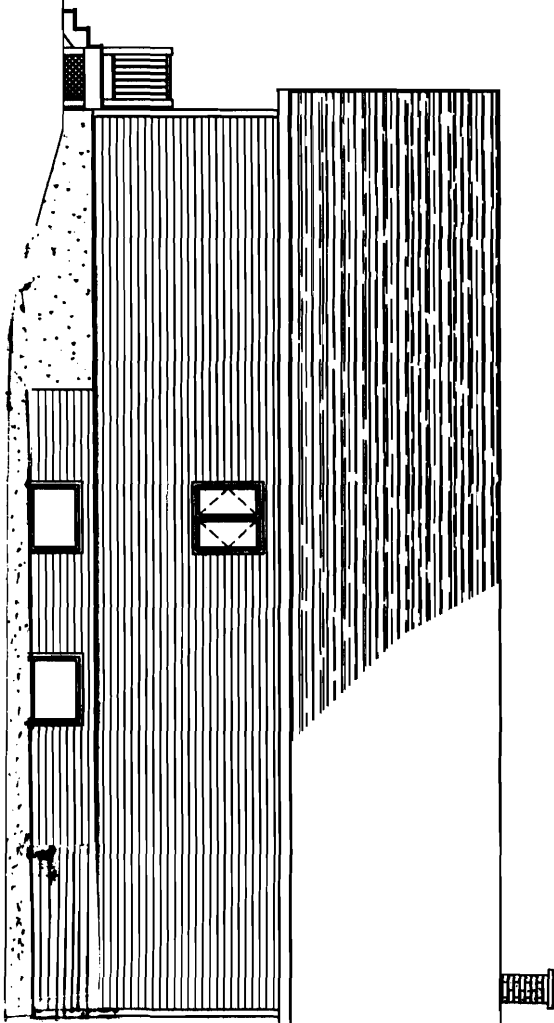
FRONT ELEVATION  
1/4" = 1'-0"

CONSTRUCTION NOTE:  
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS  
IN THIS SET. CONSTRUCTION ELEMENTS SHALL BE  
BUILT FROM FINISH GRADE. FINISHED CONSTRUCTION SHALL  
SHOW/POOR LOCATIONS AND SIZES TO BE DETERMINED  
FOR OWNER/CLIENT. SEE SET.



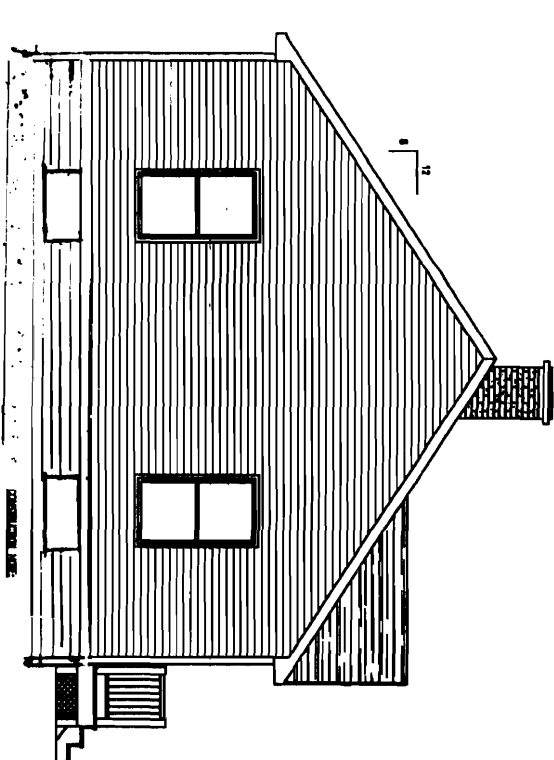
RIGHT ELEVATION  
1/4" = 1'-0"

CONSTRUCTION NOTE:  
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS  
IN THIS SET. CONSTRUCTION ELEMENTS SHALL BE  
BUILT FROM FINISH GRADE. FINISHED CONSTRUCTION SHALL  
SHOW/POOR LOCATIONS AND SIZES TO BE DETERMINED  
FOR OWNER/CLIENT. SEE SET.



REAR ELEVATION  
1/4" = 1'-0"

CONSTRUCTION NOTE:  
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS  
IN THIS SET. CONSTRUCTION ELEMENTS SHALL BE  
BUILT FROM FINISH GRADE. FINISHED CONSTRUCTION SHALL  
SHOW/POOR LOCATIONS AND SIZES TO BE DETERMINED  
FOR OWNER/CLIENT. SEE SET.



LEFT ELEVATION  
1/4" = 1'-0"

CONSTRUCTION NOTE:  
CONTRACTOR TO VERIFY GRADE AND ALL DIMENSIONS  
IN THIS SET. CONSTRUCTION ELEMENTS SHALL BE  
BUILT FROM FINISH GRADE. FINISHED CONSTRUCTION SHALL  
SHOW/POOR LOCATIONS AND SIZES TO BE DETERMINED  
FOR OWNER/CLIENT. SEE SET.

ELEVATION PLANS  
SECOND CHANCE PROPERTIES  
PORTLAND, ME



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Revisions:

1	

Date: 04/04/07  
Scale: 1/4" = 1'-0"  
Drawn By: JTM  
Project: RM02707  
Sheet Number:  
1 of 4

7/9/07 no permit requires statement from surveyor prior to placement of backfill. SEE comments

I saw a hole approx 32x50 dog for Building. stakes set for position of garage. Set backs cannot be verified as okay as they are too close.

No enlarger site plan will permit ~~at~~ except surveyor notes. No Footing Bands in called + ask to be recalled when Footing Bands are set.

No Backfill til Survey letters received.

S.M.H.

7/18/07 checked Footings forms / backfills for garage. Footings x setbacks OK. J.M.

7/29/07 okay to backfill Email confirmation from Surveyor re. Setbacks / SHIT THU A.M. - S.M.H.

8/31 - \*Seattle needs to (both) DC 22x30 min.

Garage OK to Close  
Plumbing tested #5 #98

OK. to Close.  
J.M.