

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ICTION

Permit Number 090226

**PERMIT ISSUED**

JUN 22 2009

CB 335 C021001

This is to certify that FOWLER-GREAVES STEVEN JENNIFER FOWLER-GREAVES

has permission to New 3 bedroom, 2 bath, 2 story Single Family Home

AT 8 DEDHAM ST

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 lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

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

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

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

Other \_\_\_\_\_  
Department Name

*Roman M. Mahley 6/22/09*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0226	Issue Date:	CBL: 335 C021001
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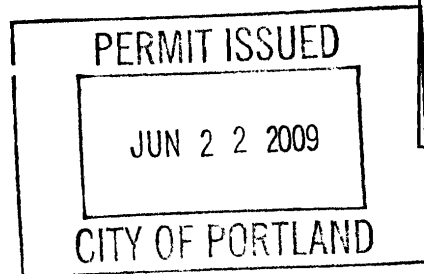
Location of Construction: 0 DEDHAM ST (#27)	Owner Name: FOWLER-GREAVES STEVEN & J	Owner Address: 661 ALLEN AVE	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 661 Allen Ave Portland	Phone: 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R2

Past Use: Vacant Land	Proposed Use: Single Family Home - New 3 bedroom, 2 bath, 2 story Single Family Home	Permit Fee: \$1,095.00	Cost of Work: \$100,000.00	CEO District: 5
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Proposed Project Description: New 3 bedroom, 2 bath, 2 story Single Family Home	Signature:	Signature: <i>Mr 6/22/09</i>
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: Ldobson	Date Applied For: 03/24/2009	<b>Zoning Approval</b>		
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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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2009-0032</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> <i>OK w/Carol Hunt</i> Date: <i>6/15/09 JEM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <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:
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**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

## BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

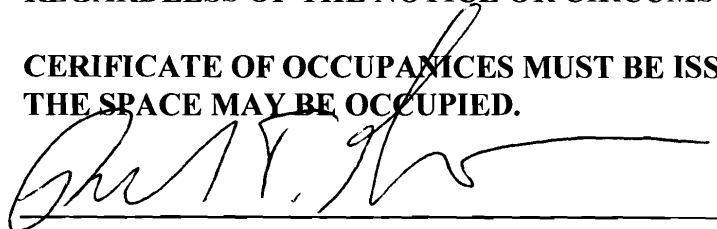
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

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

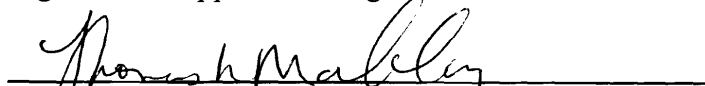
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

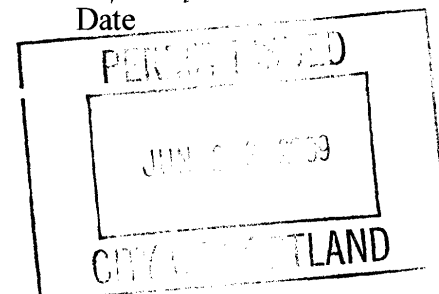
Date



Signature of Inspections Official

6/22/09

Date





# General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>DEDHAM ST (NEAR BUCA RUN)</u>		
Total Square Footage of Proposed Structure/Area <u>1800 sq ft</u>	Square Footage of Lot <u>17205 sq ft</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>335      C      21,22,23 &amp; 50</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>FOWLER-GREAVES CON</u> Address <u>661 ALLEN AVE</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>314-6469</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>JENNIFER &amp; STEVEN</u> Address <u>FOWLER-GREAVES</u> <u>661 ALLEN AVE</u> City, State & Zip <u>PORTLAND ME</u>	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LAND</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>UNDEVELOPED</u> Proposed Specific use: <u>SINGLE FAMILY DWELLING</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT ONE 2-STORY <del>RE</del> SINGLE FAMILY DWELLING 3 Bed 2 baths</u>		
Contractor's name: <u>FOWLER-GREAVES CONSTRUCTION</u> Address: <u>661 ALLEN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>314-6469</u> Who should we contact when the permit is ready: <u>Bob GREENLAW</u> Telephone: <u>749-9471</u> Mailing address: <u>P.O. BOX 7265 OCEAN PARL, ME 04063</u>		

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

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

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

Signature: [Signature]

Date: 05/24/09

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

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

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

<b>Permit No:</b> 09-0226	<b>Date Applied For:</b> 03/24/2009	<b>CBL:</b> 335 C021001
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<b>Location of Construction:</b> 27 DEDHAM ST	<b>Owner Name:</b> FOWLER-GREAVES STEVEN & J	<b>Owner Address:</b> 661 ALLEN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Fowler & Greaves Construction	<b>Contractor Address:</b> 661 Allen Ave Portland	<b>Phone</b> (207) 314-6469
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - New 3 bedroom, 2 bath, 2 story Single Family Home	<b>Proposed Project Description:</b> New 3 bedroom, 2 bath, 2 story Single Family Home
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 06/15/2009

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

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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 06/22/2009

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

- 1) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 2) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. 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.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 06/19/2009

**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.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 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.
- 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.

<b>Location of Construction:</b> 27 DEDHAM ST	<b>Owner Name:</b> FOWLER-GREAVES STEVEN & J	<b>Owner Address:</b> 661 ALLEN AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Fowler & Greaves Construction	<b>Contractor Address:</b> 661 Allen Ave Portland	<b>Phone</b> (207) 314-6469
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 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:**

3/26/2009-amachado: Spoke to Bob Greenlaw. Need a survey that shows the original lot before it was split into three lots in 2007. The dimensions of the house on the site plan and the building plans don't match. The house on the site plan is a mirror image of the house on the building plans. The parking spaces need to be 19' deep. The site plan has a stone patio. The building plans have a 12' x 12' cedar deck.

4/10/2009-amachado: Bob Greenlaw dropped off "new" building plans. Still need the mirror image and the numbers still don't match the siteplan. Spoke to Bob.

6/12/2009-amachado: Received new building plans 6/10/09. Received revised site plan. The right side still scales slightly long; use number given on the site plan.

6/8/2009-amachado: Bob dropped off new building plans 6/2/09. Dropped off revised site plan on 6/3/09.. Left Bob voicemail. Parking spaces need to be 19' deep. Patio scales at 12' x 14' not 12' x 12'. The numbers given on the siteplan for the building dimensions don't scale. Are there any entry steps off the front door.?

6/9/2009-amachado: Spoke to John Ossie. Building plans don't scale.

Applicant: Steven Fowler - Greaves

Address: <sup>#27</sup> Dedham St.

Date: March 25, 2009

C-B-L: 335-C-21, 22, 23:50

permit # 09-0226

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build two story single family home - ~~32x30~~ 32.5' x 28.5' w/ 6' x 11' h"

Sewage Disposal - City

Lot Street Frontage - 55' min. - 120' scaled

Front Yard - 25' min. - 25' scaled; ~~seven - 16' front step permit~~ front steps' landing 45' from building - 30.35' <sup>OK section 14-406</sup>  
~~extended 2nd stage than 1st from front~~  
~~1 foot print = 5.5'~~

Rear Yard - 25' min. - 33.5' scaled

Side Yard - 1 1/2 story - 12' min. right side - 12.5' scaled <sup>OK</sup> can be reduced to 12' if increased on other side - need total of 25' bay  
2 story - 14' min. left side - 6' scaled 78.5'

Projections -

Width of Lot - 80' min. - 120' scaled

Height - 35' max. - 27.5' scaled

Lot Area - 10,000 sq ft min. - 17,115

Lot Coverage Impervious Surface - 25% = 3423

$$\begin{aligned} 32.47 \times 28.42 &= 921.38 \\ 8 \times 18.92 &= 151.36 \\ \hline &= 1072.74 \end{aligned}$$

Area per Family - 10,000 sq ft & OK

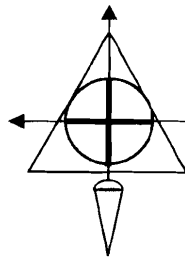
\* Off-street Parking - 2 spaces required - ~~need to be 15' deep~~ revised 6'10" parking 15' x 20' OK

Loading Bays - N/A

Site Plan - 2009-0638

Shoreland Zoning/Stream Protection - N/A

Flood Plains - part 1 - Zone C



## OCEAN PARK LAND SURVEYING, LLC

March 23, 2009

The City of Portland  
Inspections Department  
389 Congress Street  
Portland, Maine 04101

Subject: Building permits for the construction of two separate one family dwellings on Dedham Street Portland, Maine.

Please find the attached plans and CD's describing the planned construction of two separate dwellings on Dedham Street.

The two lots to be developed are currently owned by Jennifer Fowler-Greaves and Steven Fowler-Greaves.

As can be seen on the plans there is a Portland Water District Easement crossing my client's property which can not be affected by the planned construction. We have plans to replace the existing water (One-inch) water line in Dedham with a new main. This will also facilitate our providing the house located at the end of Dedham Street with a new water service. The existing service will then will be discontinued with exception of servicing the new house planned nearest Newton Street.

We also plan on installing a new fire hydrant at the intersection of Newton and Dedham Street as part of this project.

We have had the water district engineer the new line and have started the paper work to start this portion of the project soon. We hope you find the plans complete.

Please contact me directly should you have any questions.

Sincerely,

Robert T. Greenlaw, PLS

P.O. Box 7265  
Ocean Park, Maine 04063  
Email [~Oceanparkllc@ghi.net](mailto:~Oceanparkllc@ghi.net)  
207-749-9471






27 Redham St

09-0226

335-C-021

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" footers 8" concrete wall ICF blocks	OK		
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	perimeter drain with fabric damped proof - crushed	?		
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	NA		
Anchor Bolts/Straps, spacing (Section R403.1.6)	ICF - no Bolts			
Lally Column Type (Section R407)	3 1/2" lally on 2x2 footing	OK		
Girder & Header Spans (Table R 502.5(2))	3 (2x12)'			
Built-Up Wood Center Girder Dimension/Type	3 (2x12)	OK		
Sill/Band Joist Type & Dimensions	2x8 S.P.	OK		
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x12 16" OC	OK		
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2) )	2x12 16" OC	OK		
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	NA	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)	12/12 2x10 Rafters 16" OC	
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	ICF Blocking	
Fastener Schedule (Table R602.3(1) & (2) )	per IRC 2003	OK
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)  Fire separation (Section R309.2)  Opening Protection (Section R309.1)	NA	OK
Emergency Escape and Rescue Openings (Section R310)	Egress Window <sup>ext.</sup> Bedroom	OK
Roof Covering (Chapter 9)	Shingles #15 felt	OK
Safety Glazing (Section R308)	NA	
Attic Access (Section R807)	22x30" min Scuttle	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	OK
Header Schedule (Section 502.5(1) & (2))	2 (2x12)	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	OK	OK

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement		
Number of Stairways	2	OK
Interior	2	
Exterior	1	
Treads and Risers (Section R311.5.3)	7 3/4 MAX RISE	
Width (Section R311.5.1)	36	
Headroom (Section R311.5.2)	6" 10 min	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	36 min Handrails 34-38	
Smoke Detectors (Section R313) Location and type/Interconnected	Smoke Handwired each level	7
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)	NA	NA
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)		
Deck Construction (Section R502.2.1)	NA	NA

235 - 0-21 22 - 23-07  
8-21 2007

Lot C

lot C

**WARRANTY DEED**

RACHEL M. BRITTING of Buxton, York County, Maine, being unmarried, for consideration paid, grants to STEVEN FOWLER-GREAVES and JENNIFER FOWLER-GREAVES both of Portland, Cumberland County, Maine, whose mailing address is 113 Deepwood Drive, Portland, ME 04103, with Warranty Covenants, as Joint Tenants, the land in Portland, Cumberland County, Maine, described in Exhibit A attached hereto and incorporated herein by reference.

Witness my hand and seal this 17th day of August, 2007.

MAINE REAL ESTATE TAX PAID

Rae Theriault attorney-in-fact for  
Rachel M. Britting  
Rae Theriault  
Attorney-in-fact for  
Rachel M. Britting

STATE OF MAINE  
Cumberland, ss.

August 17, 2007

Then personally appeared the above named Rae Theriault, Attorney-in-fact for Rachel M. Britting who acknowledged the foregoing instrument to be her free act and deed in said capacity.

Before me,

Kelly A. Peck  
Notary Public

Printed or Typed name of Notary:

Kelly A. Peck  
Notary Public  
State of Maine  
Comm. Exp. 04-02-2009

R2  
491  
107  
7

150  
107

The above described parcel of land is subject to a Right-of-Way as described in a Certificate of Taking by the City of Portland dated April 7, 1975 and recorded in Book 3673, Page 290 of the CCRD.

The above described parcel is shown as Lot #C on plan entitled Boundary Survey and Lot Split on Dedham and Newton Street Portland, Cumberland County Maine, dated January 8, 2007. Prepared by Boundary Engineering Survey Technology, Inc.

All aforementioned rebar set are #5 rebar with plastic surveyor caps stamped "BEST #2336" Meaning and intending to describe a portion of the property conveyed to George W. Britting and Rachel M. Britting by deed of Maria S. Wolfe dated July 31, 1985 and recorded in Book 6802, Page 328 of the CCRD. George W. Britting died on February 22, 1991, leaving Rachel M. Britting as sole owner.

Received  
Recorded Register of Deeds  
Aug 21, 2007 11:06:51A  
Cumberland County  
Pamela E. Lovley

**Exhibit A**  
(Lot C)

A certain tract or parcel of land located on the easterly side of Dedham Street so called in the city of Portland, County of Cumberland, State of Maine said tract or parcel of land comprised of lot numbers #399, #400, #401, #402 as shown on plan entitled "Woodfords Gardens Portland, Cumberland Co., Maine Owned by J.W. Wilbur Co. Inc." dated November 16, 1916 and recorded in Plan Book 13, Page 75 at the Cumberland County Registry of Deeds (CCRD), said above mentioned lots being further described subsequent to a recent survey performed by Boundary Engineering Survey Technology, Inc. as follows:

Beginning at a #5 rebar set on the assumed easterly sideline of Dedham Street at the northwesterly corner of lot #403 and the southwesterly corner of lot #402 as shown on the aforementioned plan, said rebar being located N 00° 39' 23" E a distance of 240.54' from a #5 rebar set at the intersection of said Dedham Street and Newton Street so called;

Thence N 00° 39' 23" E along the assumed easterly sideline of Dedham Street a distance of 120.00' to the northwesterly corner of lot #399 and the southwesterly corner of lot #308 and lands Now or Formerly (N/F) of Watt Samaki Temple as described in deed dated April 14, 1990 and recorded in Book 9252, Page 309 of the CCRD and a rebar with a cap stamped B. Greenlaw PLS #2033;

Thence S 89° 20' 37" E along the southerly line of lot #398 and lands of said Watt Samaki Temple a distance of 136.67' to the southeasterly corner of lot #398 and the northeasterly corner of lot #399, land N/F of George D. Odencrantz as described in a deed dated February 10, 1976 and a rebar with cap stamped B. Greenlaw PLS #2033;

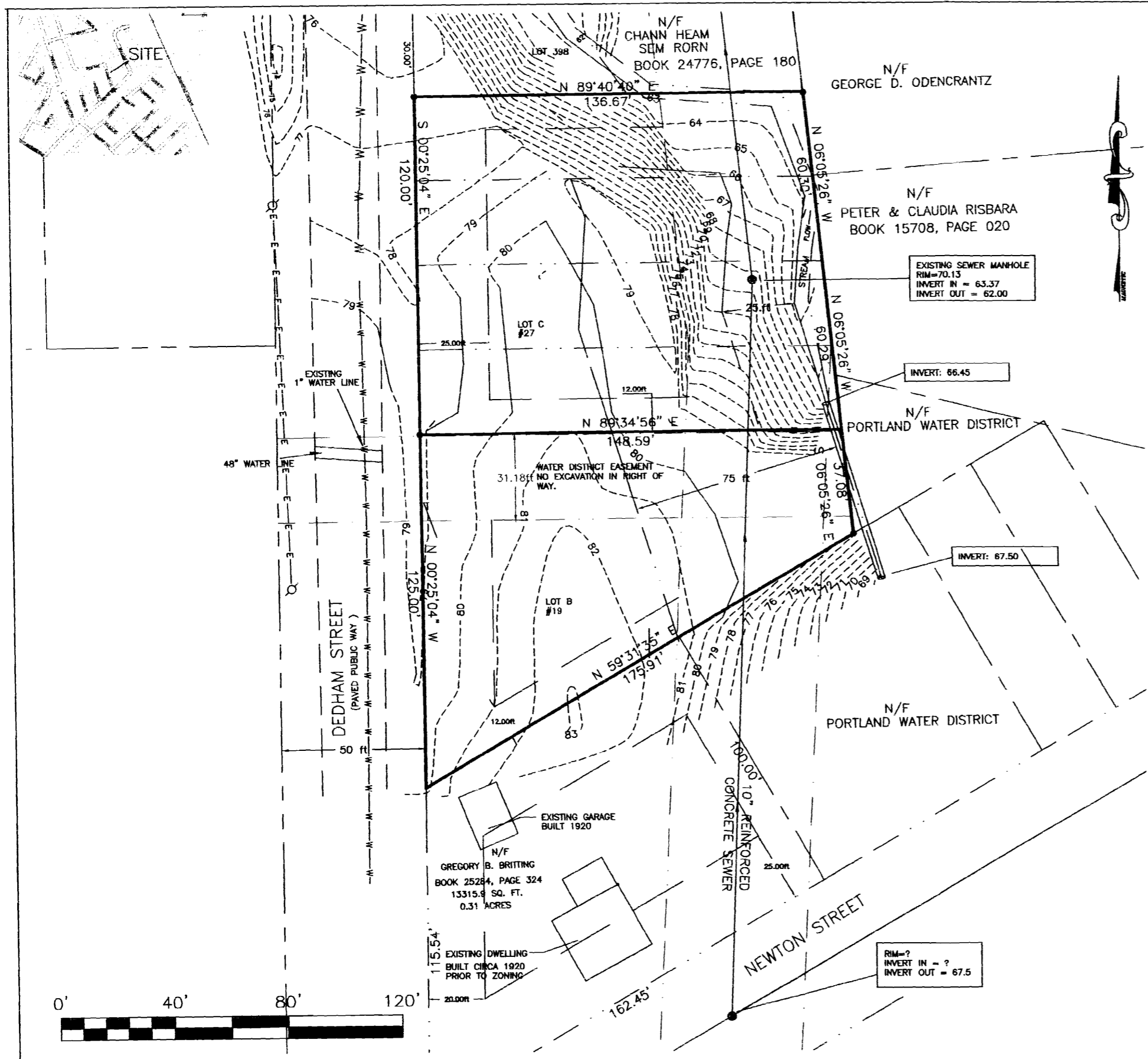
Thence S 05° 00' 59" E along lands of said Odencrantz and land N/F of Peter Risbara and Claudia Risbara as described in deed dated August 8, 2000 and recorded in Deed Book 15780, Page 20 of the CCRD and land N/F of The Portland Water District as described in a deed dated November 16, 1953 and recorded in Book 2156, Page 80 of the CCRD a distance of 120.59' to the Southeasterly corner of lot #402 and the northeasterly corner of lot #403 and a rebar set;

Thence N 89° 20' 37" W along the northerly line of lot #403 a distance of 148.59' to the northwesterly corner of lot #403 and southwesterly corner of lot #402 and the assumed easterly sideline of Dedham Street and the point of beginning.

The above described parcel of land contains 17,116 S.F. more or less. All above mentioned bearings are magnetic north 2006.

Together with the fee, insofar as the J. W. Wilbur Co., Inc. had the right so to convey the same to Hans E. Hansen, in all of the streets and ways shown on said plan in common with the owners of the other lots shown on said plan, subject to the right of all the said owners to make any customary use of said streets and ways, and more particularly the grantor herein releases any interest she may have in said Dedham Street.

11  
4412  
4324  
41234  
41134  
-----  
17115



**GENERAL NOTES:**

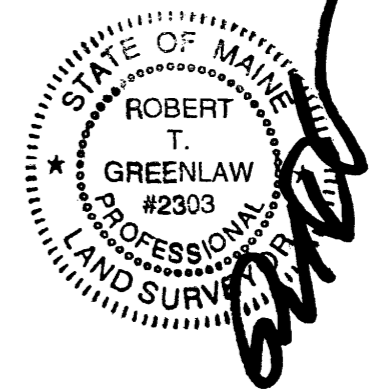
- RECORD OWNER OF PARCELS: JENNIFER FOWLER-GREAVES AND STEVEN FOWLER-GREAVES AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25400, PAGES 293 & 298.
- BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2005.
- AREA OF PARCELS: LOT B=12257.4 SQ. FT. LOT C= 17115.5 SQ.FT.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a. WOODFORDS GARDENS OWNED BY J.W. WILBUR Co. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75. RECOVERED FROM THE CITY OF PORTLAND ENGINEERING VAULT IN DRAWER 200/2.  
 b. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS NEWTON STREET BRANCH PRESUMSCOT NORTH INTERCEPTOR SEWER AS BUILT PLAN DATED 08-1975.  
 c. CITY OF PORTLAND TAX MAP 335-C--LOTS SHOWN AS 22,23&50,51,52,53  
 d. SURVEY OF WATT SAMAKI TEMPLE 2 DEDHAM STREET PORTLAND MAINE PREPARED BY BACK BAY BOUNDARY INC. 2005 NOT RECORDED.
- NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DITCH AND FINAL LANDSCAPING.
- NO EASMENTS OTHER THAN THOSE SHOWN HEREON WERE DISCOVERED AS PART OF THIS SURVEY.

ZONING: R-2 RESIDENTIAL  
 MINIMUM YARDS: FRONT - 25 FT; REAR - 25 FT;  
 SIDE - 1&1-1/2 STORY: 12 FT; 2 STORIES: 14 FT; 2-1/2 STORIES: 16 FT  
 ON SIDE STREET: 20 FT  
 MINIMUM LOT SIZE: 10,000 SQ. FT  
 MINIMUM STREET FRONTAGE: 50 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 MAXIMUM LOT COVERAGE: 20%  
 MINIMUM LOT WIDTH: 80 FT

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 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

- Capped Rebar or Iron Pipe Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊕ Utility Pole
- Edge of Traveled Way
- ⊙ Utility Pole
- 98— Contour Line
- 99— Proposed Contour Line
- SS— Sewer Lateral from House
- FD— Foundation Drain
- PW— Proposed Water Service
- POHU— Proposed Overhead Utilities
- SF— Proposed Silt Fence



**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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

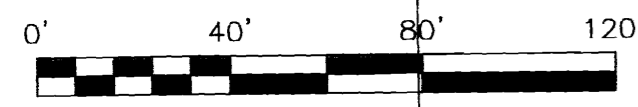
ROBERT T. GREENLAW P.L.S.

DATE:05-02-2009

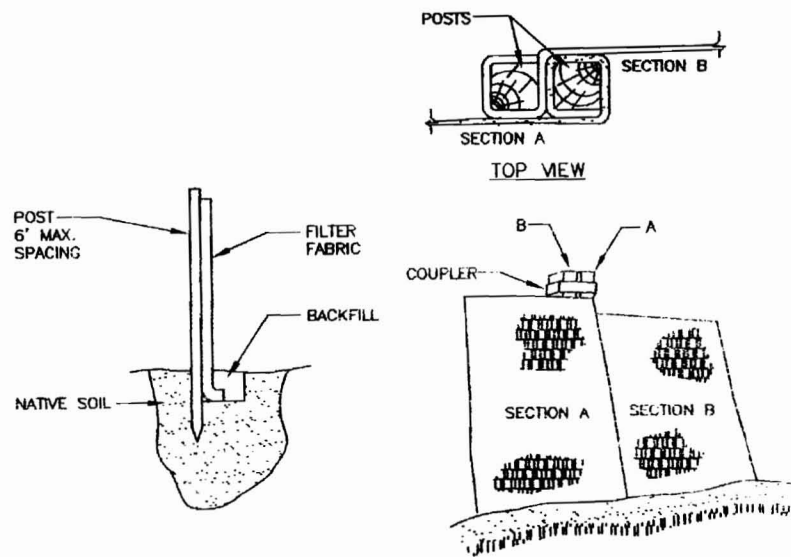
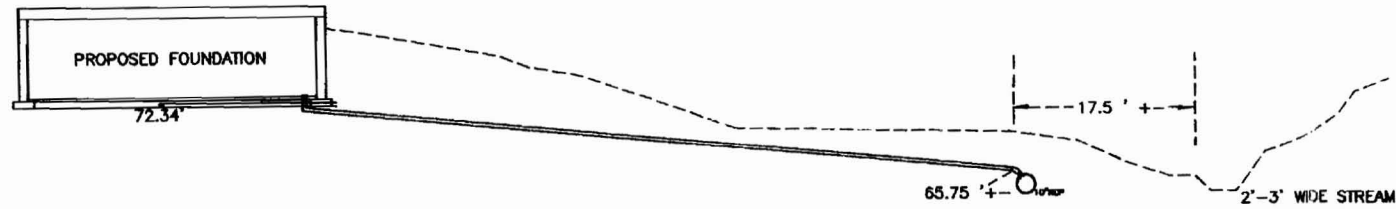
REVISED 05/02/09: ADDED HOUSE AT 132 NEWTON ST.  
**EXISTING CONDITIONS PLAN**  
 FOR A PROPOSED NEW 1 1/2 STORY DWELLING  
 DEDHAM STREET, PORTLAND, MAINE  
 FOR:  
**FOWLER-GREAVES CONSTRUCTION**

DRAWN BY:RTG	DATE OF SURVEY: 06-10-2008
CHECKED BY:MMB	JOB NUMBER: 2008004
SCALE: 1"=40'	SHEET: 1 of 3.

PREPARED BY:  
**OCEAN PARK LAND SURVEYING LLC**  
 P.O. BOX 7265  
 OCEAN PARK, MAINE 04063  
 207-749-9471 OCEANPARKLLC@GWI.NET  
 DRAWER:2008 NO:004



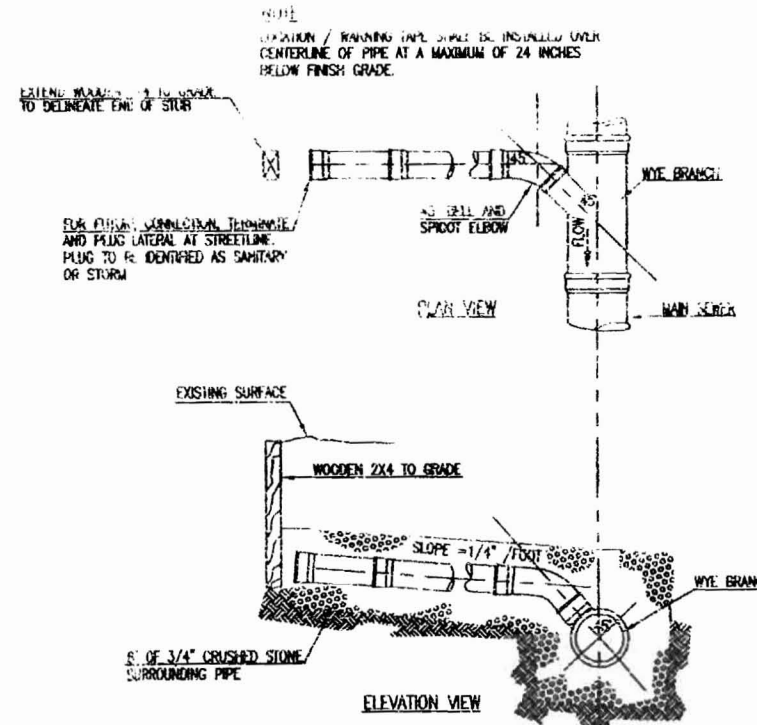




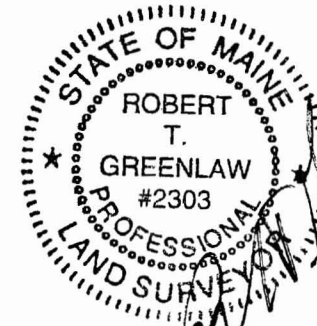
**INSTALLATION:**

1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTION AS SHOWN ABOVE.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
5. BARRIER SHALL BE MIRAFI SILT FENCE OR APPROVED EQUAL.

**FILTER BARRIER**  
NOT TO SCALE



**TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS**  
NOT TO SCALE



**DETAIL SHEET**  
FOR A PROPOSED NEW 1 1/2 STORY DWELLING  
DEDHAM STREET, PORTLAND, MAINE  
FOR:  
**FWLER-GREAVES CONSTRUCTION**

DRAWN BY: RTG  
CHECKED BY: MMB  
SCALE: 1"=40'  
DATE OF SURVEY: 06-10-2008  
JOB NUMBER: 2008004  
SHEET: 3 of 3.

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

DRAWER:2008 NO:17

seed for zoning

**GENERAL NOTES:**

- RECORD OWNER OF PARCEL: JENNIFER FOWLER-GREAVES AND STEVEN FOWLER-GREAVES AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 25400, PAGE 296.
- BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2005.
- AREA OF PARCEL: 17115.5 SQUARE FEET.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - WOODFORDS GARDENS OWNED BY J.W. WILBUR Co. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 75. RECOVERED FROM THE CITY OF PORTLAND ENGINEERING VAULT IN DRAWER 200/2.
  - CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS NEWTON STREET BRANCH PRESUMSCOT NORTH INTERCEPTOR SEWER AS BUILT PLAN DATED 08-1975.
  - CITY OF PORTLAND TAX MAP 335-C-LOTS SHOWN AS 22,23&50
  - SURVEY OF WATT SAMAKI TEMPLE 2 DEDHAM STREET PORTLAND MAINE PREPARED BY BACK BAY BOUNDARY INC. 2005 NOT RECORDED.
- NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DITCH AND FINAL LANDSCAPING.
- NO EASMENTS WERE DISCOVERED AS PART OF THIS SURVEY.

ZONING: R-2 RESIDENTIAL  
 MINIMUM YARDS: FRONT - 25 FT; REAR - 25 FT;  
 SIDE - 1&1/2 STORY: 12 FT; 2 STORIES: 14 FT; 2-1/2 STORIES: 16 FT  
 ON SIDE STREET: 20 FT  
 MINIMUM LOT SIZE: 10,000 SQ FT  
 MINIMUM STREET FRONTAGE: 50 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 MAXIMUM LOT COVERAGE: 20%  
 MINIMUM LOT WIDTH: 80 FT

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-FANEL NO. 230051 -7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

- Capped Rebar or Iron Pipe Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- □ — Utility Pole
- Edge of traveled way
- Utility Pole
- 98 — Contour Line
- 98 — Proposed Contour Line
- SS — Sewer Lateral from House
- FD — Foundation Drain
- PW — Proposed Water Service
- POHU — Proposed Overhead Utilities
- SF — Proposed Silt Fence
- Proposed Street Tree
- 2-1/2" Minimum Diameter

**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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION

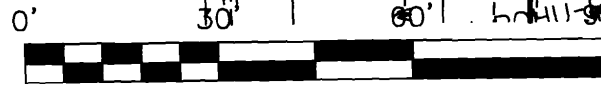
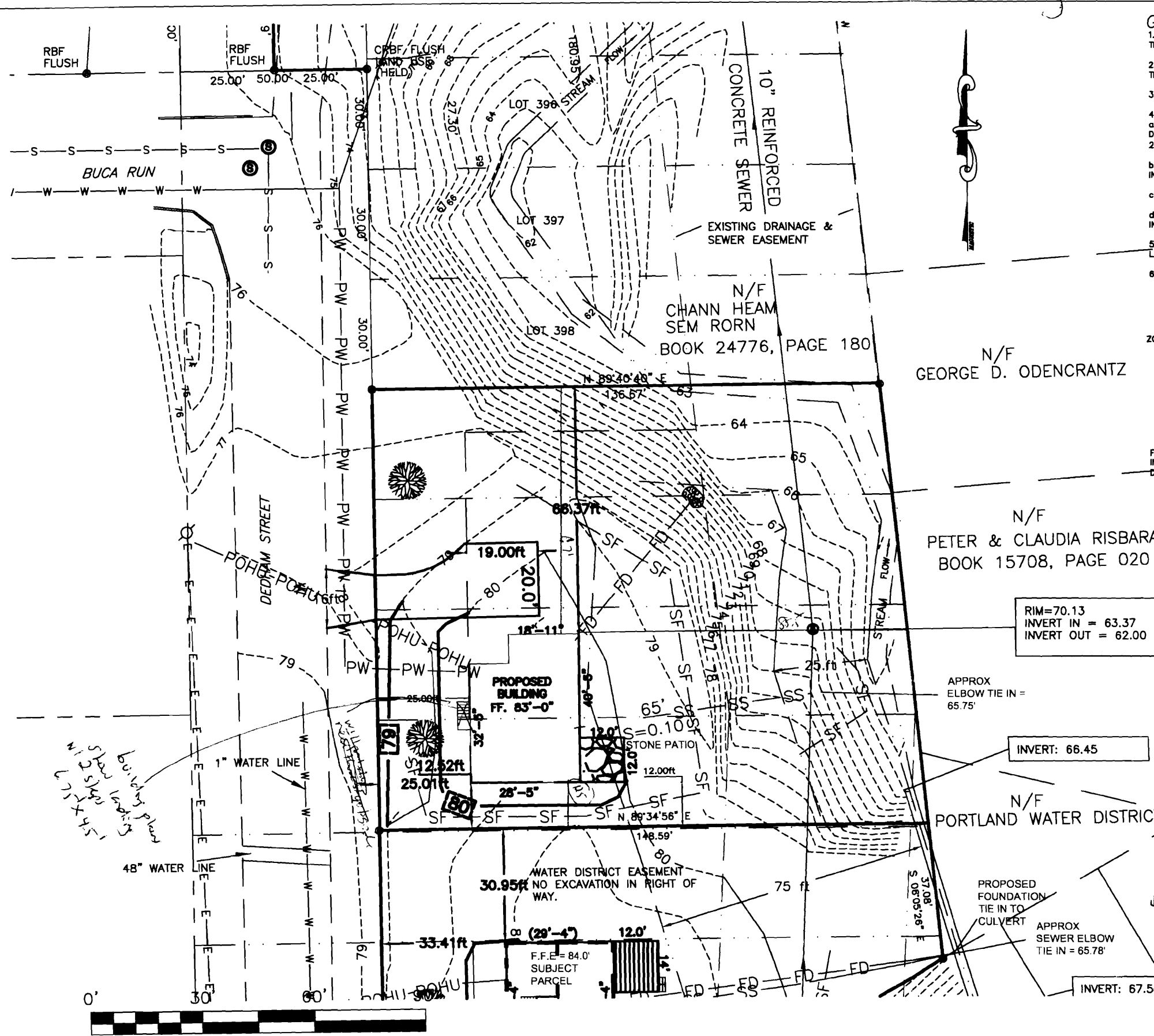
DATE: 06-11-2008

ROBERT T. GREENLAW P.L.S.

**PROPOSED SITE PLAN**  
 FOR A PROPOSED NEW 1 1/2 STORY DWELLING  
 97 DEDHAM STREET, PORTLAND, MAINE  
 FOR:  
**FOWLER-GREAVES CONSTRUCTION**

DRAWN BY: RTG  
 CHECKED BY: MMB  
 SCALE: 1"=30'  
 DATE OF SURVEY: 06-10-2008  
 JOB NUMBER: 2008004  
 SHEET: 2 of 3.

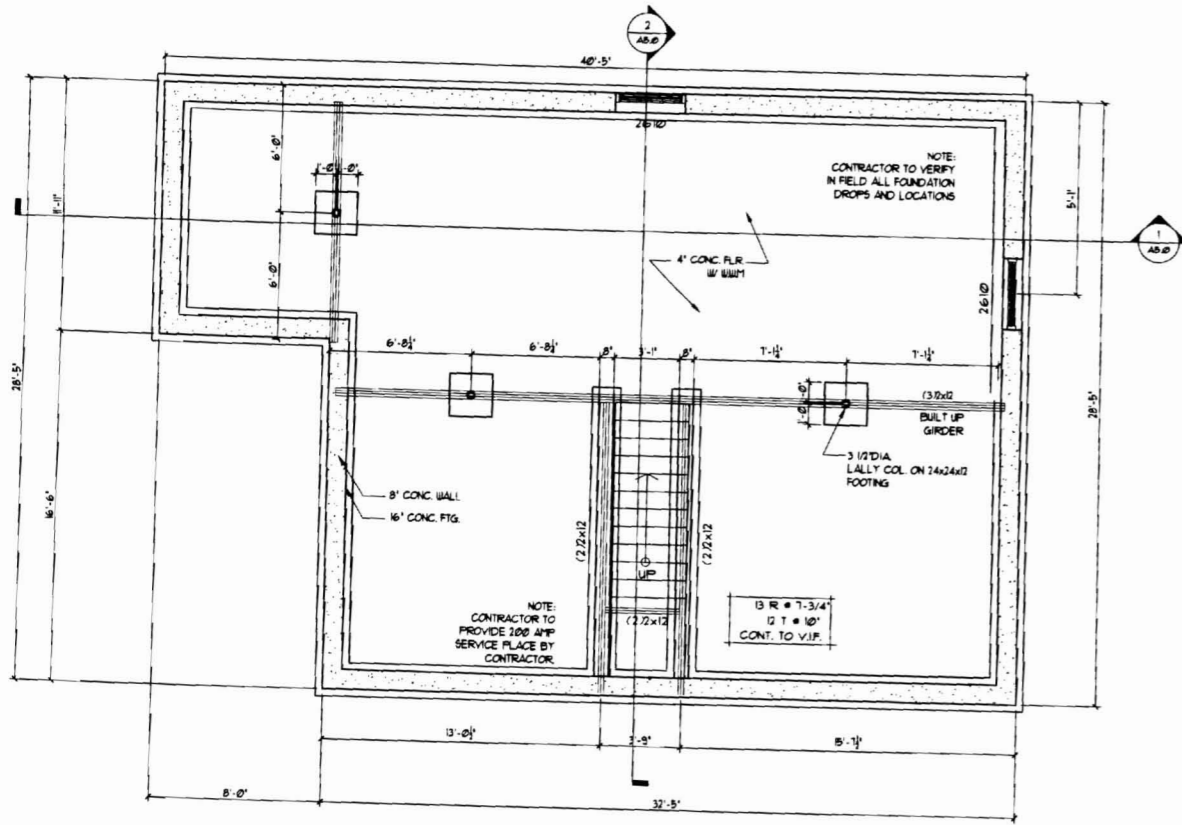
PREPARED BY:  
**OCEAN PARK LAND SURVEYING LLC**  
 P.O. BOX 7265  
 OCEAN PARK, MAINE 04063  
 207-749-9471 OCEANPARKLLC@GWI.NET  
 DRAWER: 2008 NO: 004



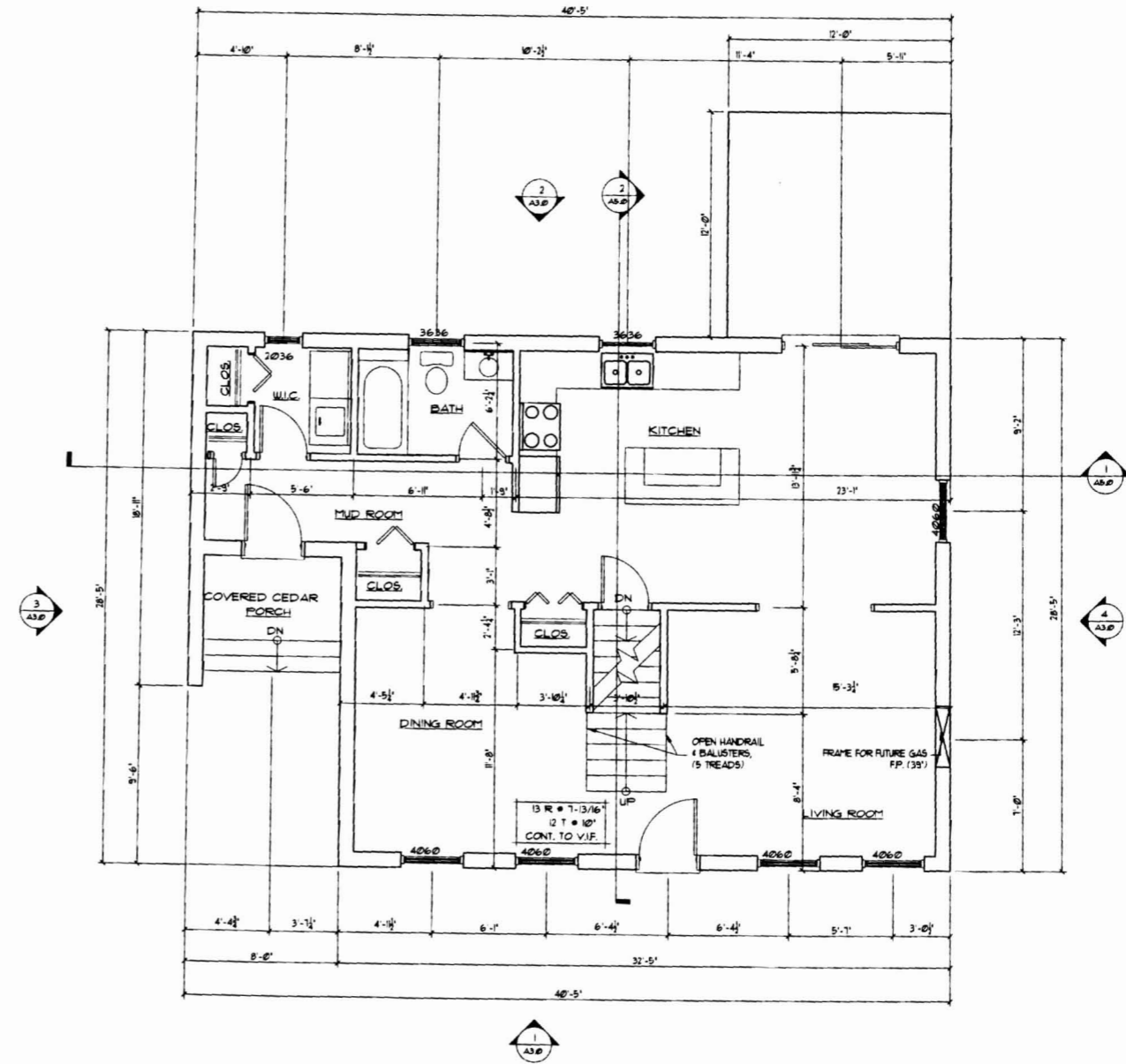
*Robert T. Greenlaw*

Deedham Street Lot C  
PORTLAND, ME

BY	
NO	
REMARKS	
DATE	
CODE:	
TOWN:	Portland
DATE:	03/11/09
SCALE:	As-Noted
DRAWN:	JJO
TITLE:	Foundation & First Floor
FILE:	015-000-09
SHEET:	A1.0



FOUNDATION PLAN  
SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

2-2009  
NPP

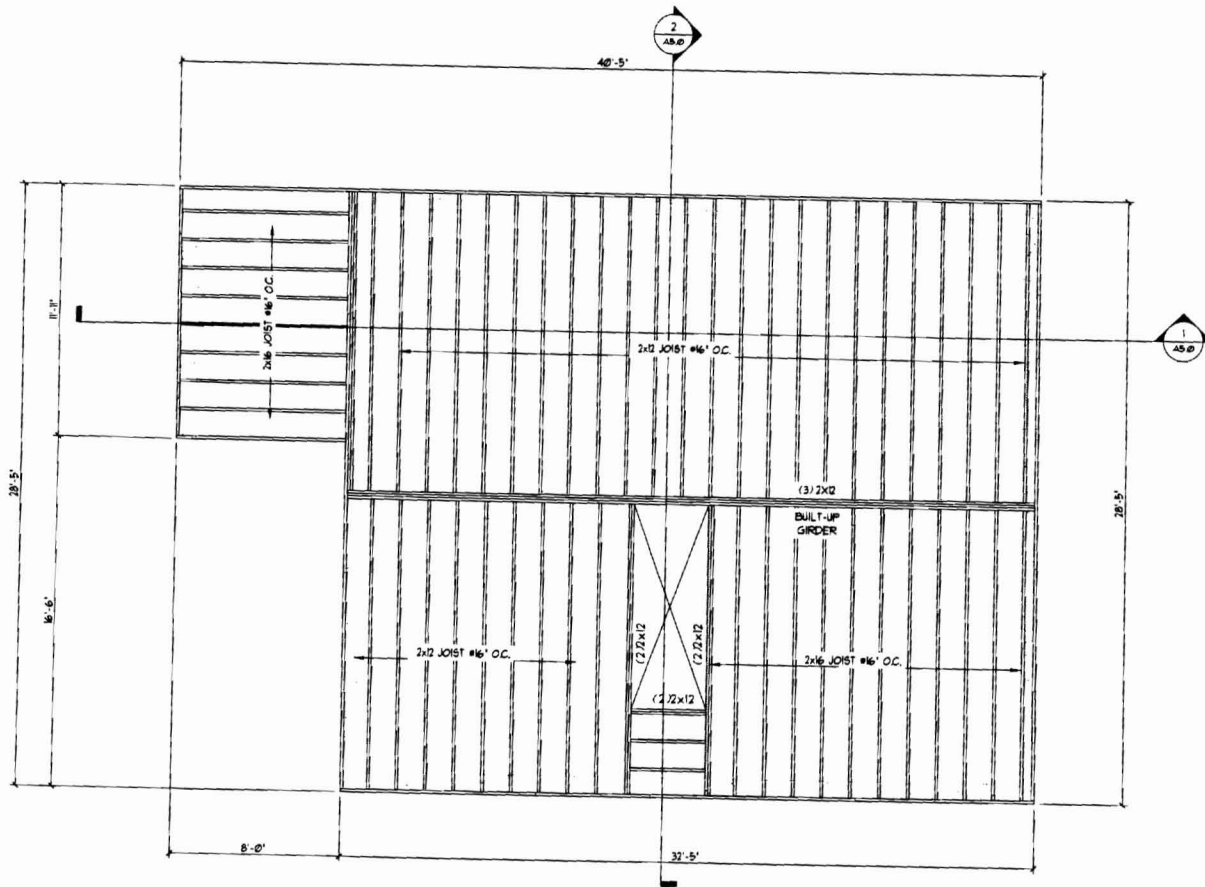
NOTE:

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OR PRACTICES ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS, CDT SHALL BE HELD HARMLESS. CDT ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

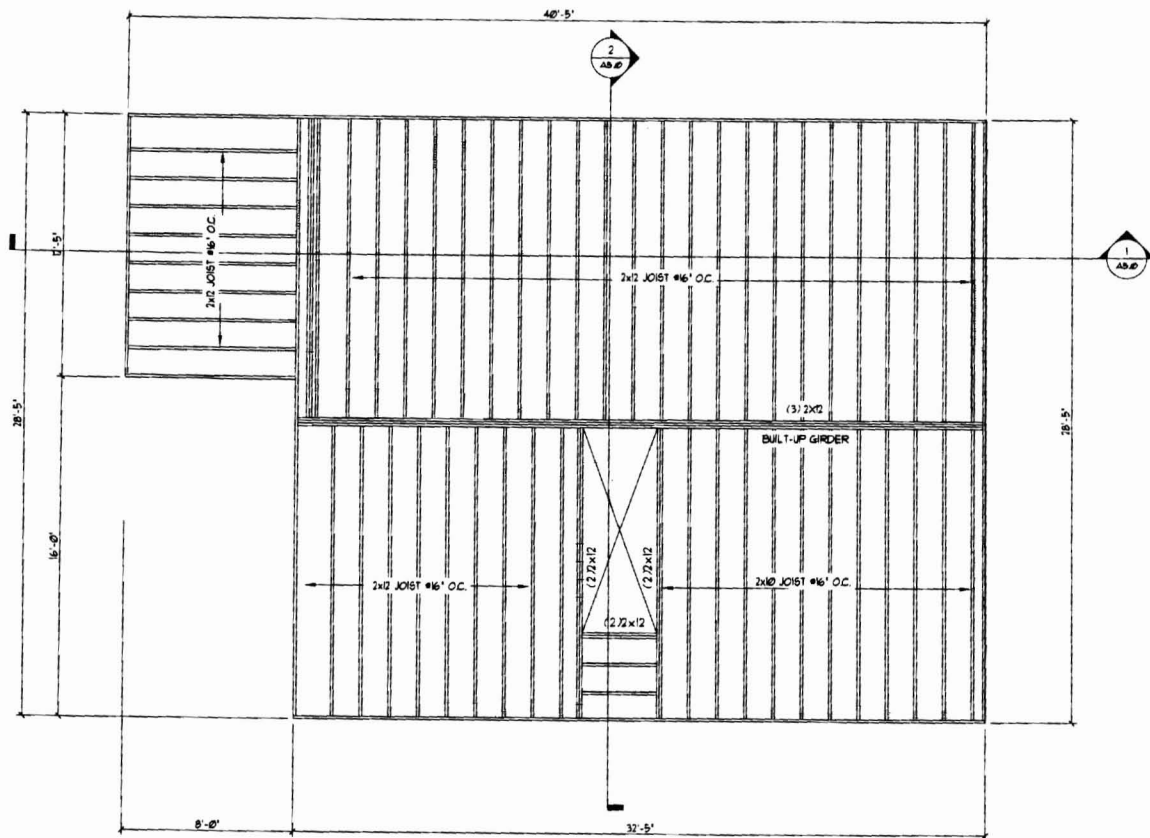
1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.



Dedham Street Lot C  
PORTLAND, ME



**FIRST FLOOR FRAMING**  
SCALE: 1/4" = 1'-0"



**SECOND FLOOR FRAMING**  
SCALE: 1/4" = 1'-0"

BY	
NO	
REMARKS	
DATE	
CODE:	
TOWN:	Portland
DATE:	03/11/09
SCALE:	As-Noted
DRAWN:	JJO
TITLE:	FRAMING PLANS
FILE:	005-012-09
SHEET:	A4.0

**NOTE:**

THE CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF CDJ ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS CDJ WILL BE HELD HARMLESS. CDJ ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

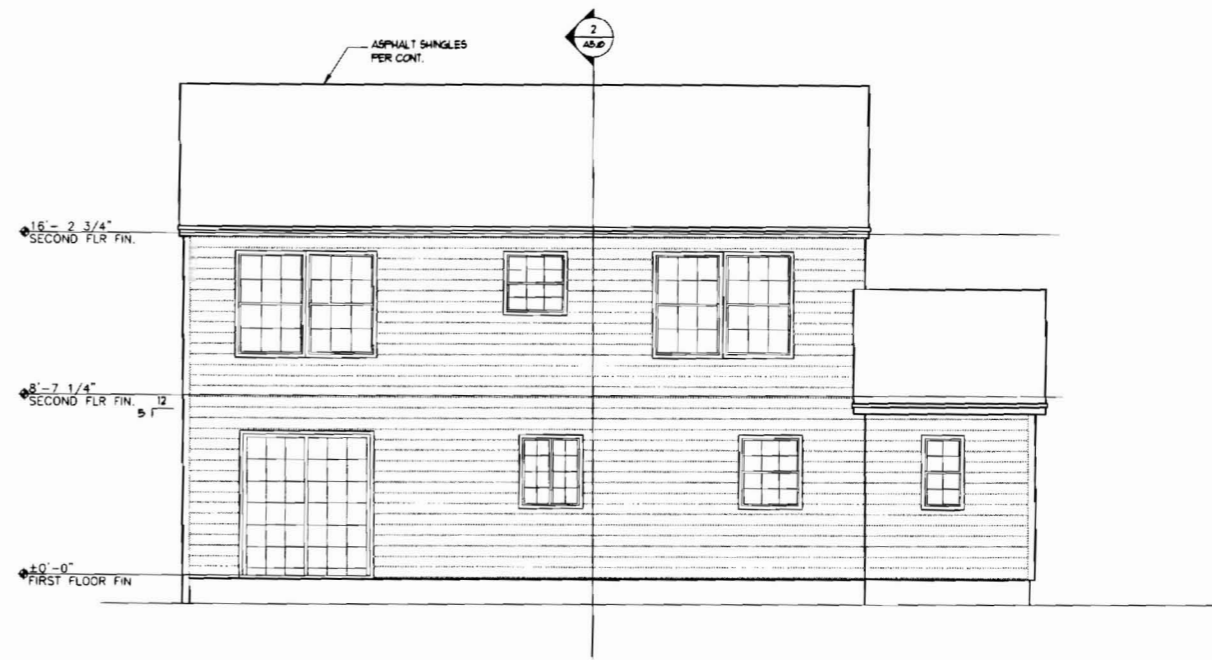
1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will Comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.



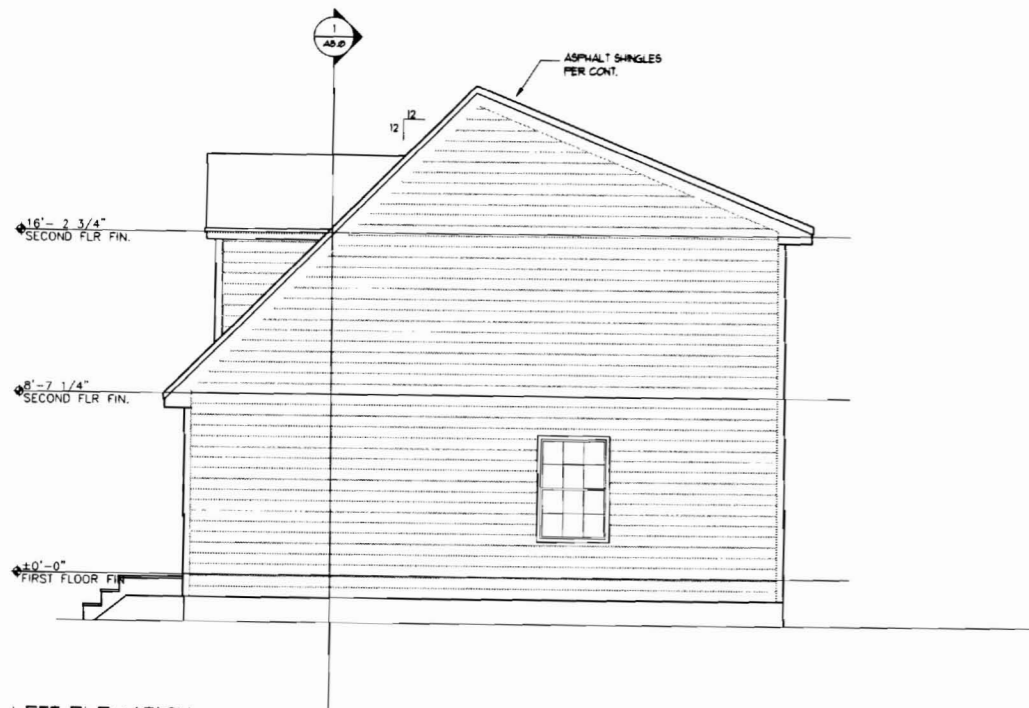
Deedham Street Lot C  
PORTLAND, ME



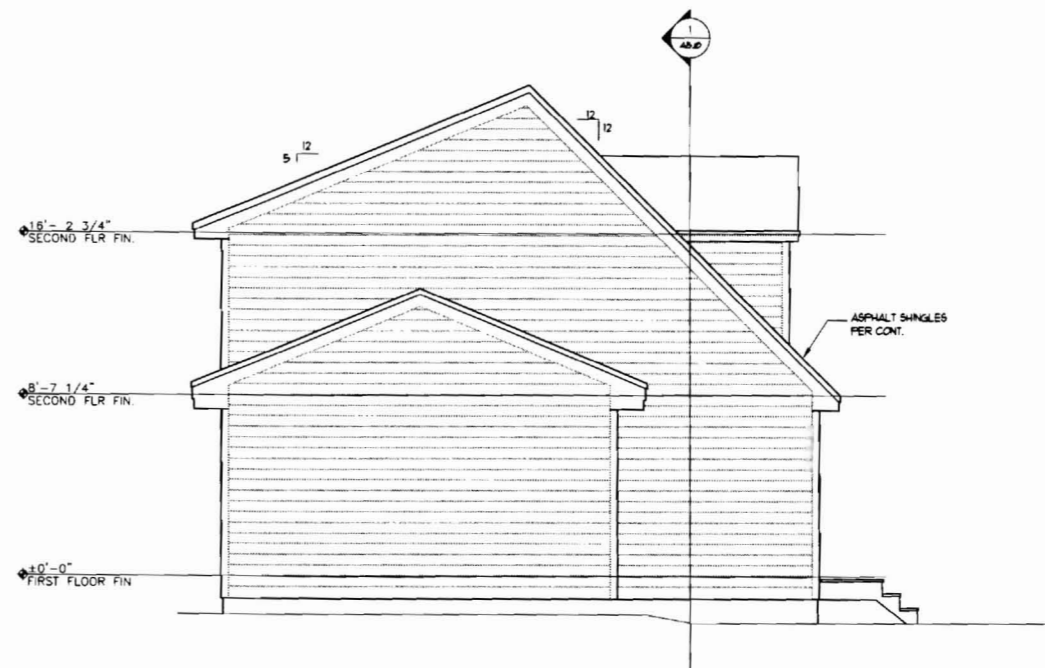
FRONT ELEVATION  
SCALE: 1/4" = 1'-0"



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



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



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

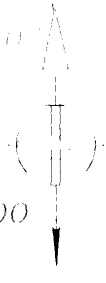
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1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

BY	
NO REMARKS	
DATE	
CODE:	
TOWN:	Portland
DATE:	03/11/09
SCALE:	As-Noted
DRAWN:	JJO
TITLE:	ELEVATIONS
FILE:	015-000-09
SHEET:	A3.0





FOR THE USE OF THE CLIENT ONLY  
 THIS PLAN IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR  
 OCEAN PARK LAND SURVEYING, LLC  
 1011 W. 10th Street, Suite 100  
 Tulsa, Oklahoma 74107  
 (918) 437-1111  
 www.oceanparkland.com

PROPERTY OWNER  
 PROJECT NUMBER  
 DATE OF SURVEY  
 DATE OF PLAN

EXISTING CONDITIONS PLAN  
 TOWER GREENS CONSTRUCTION  
 1011 W. 10th Street, Suite 100  
 Tulsa, Oklahoma 74107  
 (918) 437-1111  
 www.oceanparkland.com

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