

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 090229

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

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

AT ¹⁹DEDHAM-ST CBL 335 C051001

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 closed-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

EXPIRED

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 3-24 20 09

Received from St. John Fowler Services

Location of Work DeHann St

Cost of Construction \$ _____ Building Fee: 4,000

Permit Fee \$ 4,395 Site Fee: 200

Certificate of Occupancy Fee: 15

Total: 4,395

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

Other _____

CBL: 375-C-51

Check #: _____ **Total Collected \$** 4,395

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0229	Issue Date:	CBL: 335 C051001
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Location of Construction: 0 DEDHAM ST (#19)	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 2 story 3 bedroom, 2 bath Single Family Home	Permit Fee: \$1,095.00	Cost of Work: \$100,000.00	CEO District: 5
Proposed Project Description: New 2 story 3 bedroom, 2 bath Single Family Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC 2003	

Signature:	Signature:
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	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 ✓/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-2030 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date:	Date:	Date:

EXPIRED

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

Permit No: 09-0229	Date Applied For: 03/24/2009	CBL: 335 C051001
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Location of Construction: 19 DEDHAM ST	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 (207) 314-6469
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: Single Family Home - New 2 story 3 bedroom, 2 bath Single Family Home	Proposed Project Description: New 2 story 3 bedroom, 2 bath Single Family Home
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EXPIRED

Dept: Zoning	Status:	Reviewer: Ann Machado	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:	<p>1) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.</p> <p>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</p>			
Dept: Building	Status:	Reviewer: Tom Markley	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: DRC	Status:	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				

Comments:

8/19/2010-amachado: Permit expired. Never recieved permit to relocate garage at 132 Newton Street, so that lot split was legal. Recieved new permit #10-0976 to build a single family home. New owners are Allen James King & Mary Anne King.

3/26/2009-amachado: Spoke to Bob Greenlaw. Need a survey that shows the three lots that were created in 2007. The dimensions of the house on the site plan are different from the building plans. The deck scales at 12' x 14' yet it says a 12'x12' deck.

5/8/2009-amachado: Received survey that shows the original house lot. Garage does not meet rear setback to create Lot B.

5/12/2009-amachado: Met with John Ossie. Went over the building plans. He was going to submit the correct dimensions.

6/8/2009-amachado: Received revised siteplan 6/3/09. Deck scales at 12' x 14' not 12' x 12'. Numbers given for building dimensions don't scale. Need new building plans that reflect the numbers on the site plan. Need to apply for a permit to relocate the garage at 132 Newton Street. Left vcm for Bob Greenlaw.

6/9/2009-amachado: Spoke to John Ossie. Need revised building plans that reflect the size of the house. What is size of deck? Received revised buioding plans 6/10/09.

6/12/2009-amachado: Received revised plot plan from Bob Greenlaw that scales.

6/15/2009-amachado: Spoke to Steve Fowler-Greaves. I will give the permit to building to start their review, but the permit will not be issued until a permit is issued to relocate the garage at 132 Newton Street.

6/19/2009-amachado: Tom Markley has completed his building review. Permit is in my hold basket until the permit to move the garage at 132 Newton street is issued.

1/15/2010-amachado: Left voicemail for Steve Fowler-Greaves. Permit has techically expired. Waiting for permit to relocate garage on 132 Newton. Please call me.



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: ^{#19} <u>DEDHAM ST (NEAR BUCA RUN)</u>		
Total Square Footage of Proposed Structure/Area <u>1800 sq. ft ±</u>	Square Footage of Lot <u>12256 #'</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>335</u> Block# <u>C</u> Lot# <u>51,52 & 53</u>	Applicant <u>must</u> be owner, Lessee or Buyer Name <u>FOWLER-GREAVES COURTS</u> Address <u>661 ALLEN AVE</u> City, State & Zip <u>PORTLAND OHIO</u>	Telephone: <u>314-6469</u>
Lessee/DBA (If Applicable) <u>NA</u>	Owner (if different from Applicant) Name <u>JENNIFER SEVON</u> FOWLER-GREAVES Address <u>661 ALLEN AVE</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>100,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT LOT</u> Number of Residential Units <u>—</u> If vacant, what was the previous use? <u>UNDEVELOPED</u> Proposed Specific use: <u>SINGLE FAMILY 2 STORY DWELLING W/ BASEMENT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTION OF ONE SINGLE FAMILY DWELLING 2. STORY 3 BEDROOMS 2 BATHS, NO GARAGE</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 GREENAW</u>		Telephone: <u>749-9471</u>
Mailing address: <u>P.O. BOX 7265 OCEAN PARK, 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, 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: [Handwritten Signature] Date: 03/24/09

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

Applicant: Steven Fowler-Greaves

Date: 3/26/09

Address: Dedham St.

C-B-L: 335-C-051

permit # 09-0229

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Proposed Use/Work - build new 2 story, single family home. (32'5" x 28'5" ± 8' x 18'11")

Sewage Disposal - City

Lot Street Frontage - 50' min

Front Yard - 25' min - ~~28'~~ 33' scaled

Rear Yard - 25' min - 30' scaled

Side Yard - 1 1/2 story - 12' min
18' on right scaled
3' on left scaled

Projections - 2 story - 14' min

Width of Lot - 80' min - 83' scaled

Height - 35' max - 22.5' scaled

Lot Area - 10,000 sq ft min - 12,256

Lot Coverage Impervious Surface - 20% = 2451.2 sq ft

Area per Family - 10,000 sq ft

Off-street Parking - 2 spaces required - 2 stalls 18' x 19'

Loading Bays - N/A

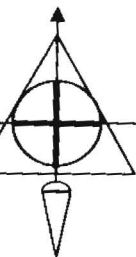
Site Plan - 2009-0030 (minor/minor)

Shoreland Zoning/Stream Protection - N/A

EXPIRED

OK

32.42 x 28.42 =	921.38
8 x 18.92 =	151.36
12 x 12 =	144
	<u>1216.74</u>



OCEAN PARK LAND SURVEYING, LLC

March 23, 2009

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

EXPIRED

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

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

2009-0030
Application I. D. Number

3/24/2009
Application Date

Fowler-greaves Steven &
Applicant
661 Allen Ave , Portland , ME 04103
Applicant's Mailing Address

Marge Schmuckal

2 story single family home
Project Name/Description

Bob Greenlaw
Consultant/Agent

Dedham St , Portland, Maine
Address of Proposed Site

Agent Ph: (207)749-9471 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

335 C051001
Assessor's Reference: Chart-Block-Lot

EXPIRED

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	Proposed Total Disturbed Area of the Site	Zoning
		0	

Check Review Required:

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Zoning Conditional - PB | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> Design Review |
| <input type="checkbox"/> Amendment to Plan - Board Review | <input type="checkbox"/> Zoning Conditional - ZBA | <input type="checkbox"/> Shoreland | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Amendment to Plan - Staff Review | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Site Location |
| <input type="checkbox"/> After the Fact - Major | <input type="checkbox"/> Stormwater | <input type="checkbox"/> Traffic Movement | <input type="checkbox"/> Housing Replacement |
| <input type="checkbox"/> After the Fact - Minor | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$50.00 Subdivision _____ Engineer Review \$250.00 Date 3/24/2009

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Lot 15

325-C-51-52-E3

8 21 2007

EXPIRED

WARRANTY DEED

10 + B

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

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

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

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 subject to an easement granted by Blinn A. Salisbury & Flora Salisbury to the Portland Water District dated December 2, 1953 and recorded in Book 2156, Page 453 of the CCRD.

The above described parcel is shown as Lot #B 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 surveyors 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 11:05:41A
Cumberland County
Pamela E. Lovley

Applicant: Steve Fowler - Coowner

Date: 5/11/09

Address: 132 Newton St - original house on lot before split

C-B-L: 335-C-054

Corrected to permit # 09-0229-14 Dedham St

CHECK-LIST AGAINST ZONING ORDINANCE

Date - built in 1920s

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - lot split

Sewage Disposal -

Lot Street Frontage - 50' - 277.95' given

Front Yard - 25 min - N/A existing

*Rear Yard - 25' min - house 53' scaled - ok
garage 19' scaled - now 26' - reloaded *

Side Yard - sidewalk 20' - 15' for garage - but already existing - can't go closer than 15' *
19' shown ok

Projections -

Width of Lot - 65' min. - not changing

Height -

Lot Area - 6,500 sq ft - 13,315.9 sq ft ok

Lot Coverage Impervious Surface - 35% = 4660.57 sq ft

$$\begin{aligned} \text{House} &= 826 \\ \text{Garage } 14 \times 20 &= 280 \\ \hline &= 1106 \text{ OK} \end{aligned}$$

Area per Family - 6500 sq ft ok

Off-street Parking - existing driveway

Loading Bays - N/A

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -

EXPIRE

*see submitted site plan 6/13/09

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

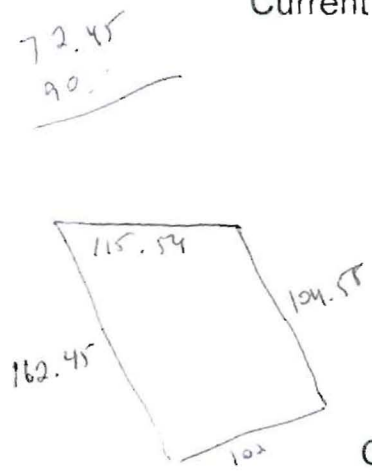
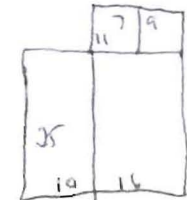
Current Owner Information

Card Number 1 of 1
 Parcel ID 335 C054001
 Location 132 NEWTON ST
 Land Use SINGLE FAMILY

R-3

Owner Address BRITTING GREGORY B
 132 NEWTON ST
 PORTLAND ME 04103

Book/Page 25284/324
 Legal 335-C-54-55-56-57
 NEWTON ST 132
 DEDHAM ST
 13352 SF



Current Assessed Valuation

Land	Building	Total
\$61,500	\$99,900	\$161,400

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1920	Old Style	1	986	0.307	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
2	1		5	Full Finsh	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	14X24	C	F

Sales Information

Date	Type	Price	Book/Page
07/12/2007	LAND + BLDING		25284-324

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

Click [here](#) to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

Exhibit A

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 being more particular bounded and described as follows:

Being 4 certain lots or parcels of land with buildings and improvements thereon, being lot numbers #406, #407, #408, #409 as shown on a 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.

Beginning at a rebar set on the assumed easterly sideline of Dedham Street and the assumed northerly sideline of Newton Street so called, said rebar being the southwesterly corner of lot #406, said rebar being N 60° -35' -58" E a distance of 145.58' from a 1" iron pipe found on the assumed northerly sideline of said Dedham Street at the southwesterly corner of lot # 346;

Thence N 00° -39' -23" E along the assumed easterly sideline of Dedham Street a distance of 115.54' to the northwesterly corner on lot #406 and the southwesterly corner of lot #405 and a rebar set;

Thence N 60° -36' -01" E along the southerly line of lot #405 and the northerly line of lots #406, #407, #408, #409 a distance of 104.5 8' to the northeasterly corner of lot #409 and the northwesterly corner of lot #410 and lands Now or Formerly (N/P) of The Portland Water District as described in a deed dated March 8, 1963 and recorded in Deed Book 2736, Page 353 CCRD and a rebar set;

Thence S 29° -23' -59" E along the westerly line of lot #410 and lands of said Portland Water District a distance of 100.00' to the southwesterly corner of lot #410 and the southeasterly corner of lot #409 and the assumed northerly sideline of Newton Street and a rebar set;

Thence S 60° -35' -58" W along the assumed northerly sideline of said Newton Street and the southerly line of lots #409, #408, #407, #406 a distance of 162.45' to the southwesterly corner of lot #406 and the point of beginning.

The above described parcel of land contains 13,352 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, of all of the street and ways shown on said plan in common with the owners of the other lots shown of said plan, and subject to the right of all the said owners to make any customary use of said streets and ways.

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 Deed Book 3673, Page 290 CCRD.

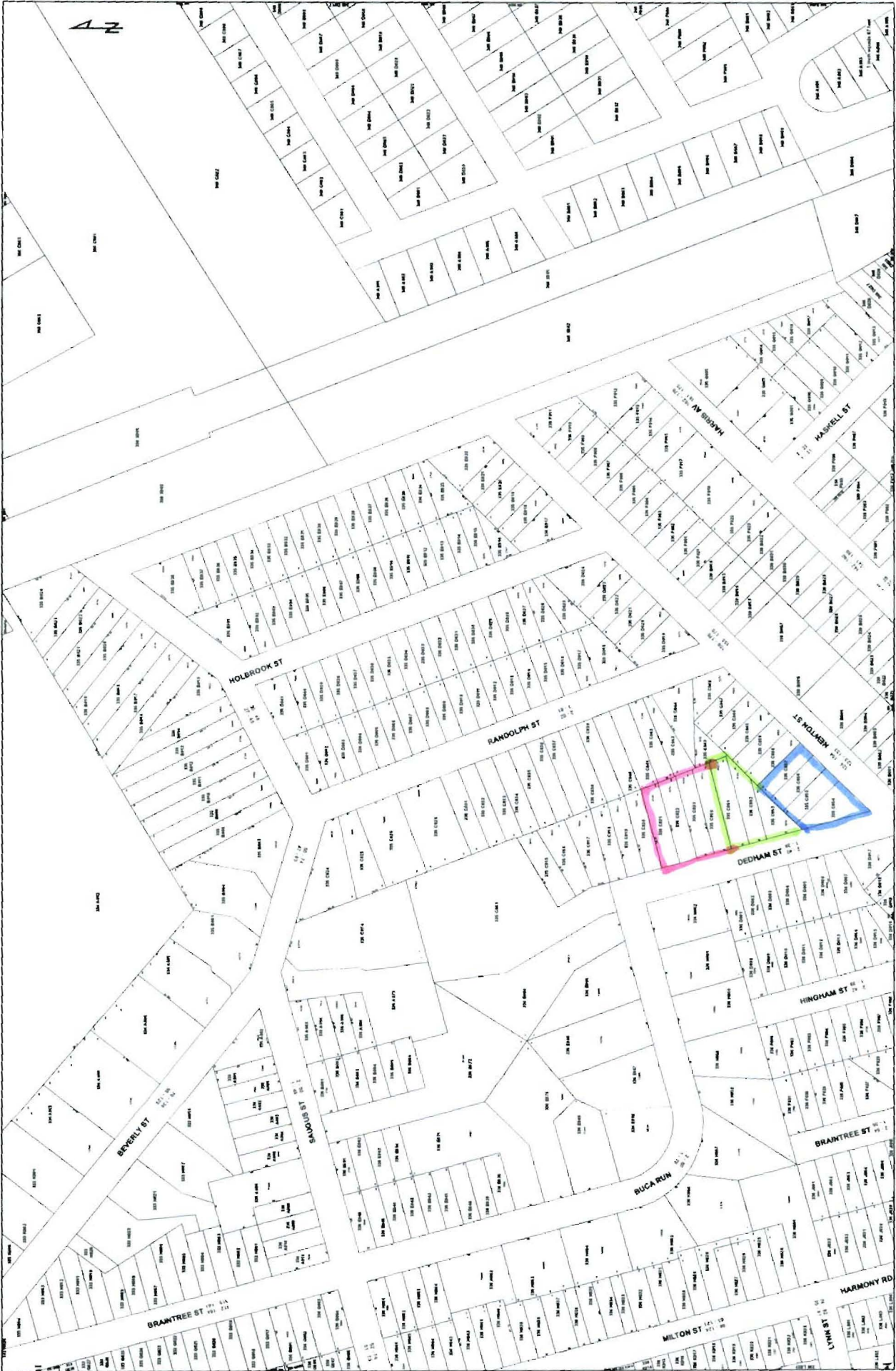
The above described parcel is shown as Lot #A on a plan entitled "Boundary Survey and Lot Split on Dedham and Newton Street, Portland, Cumberland County Maine," dated January 8, 2007, prepared by Boundary Engineering Survey Technology, Inc.

All aforementioned rebar set are #5 rebar's with plastic surveyors cap 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 Deed Book 6802, Page 328 CCRD.

This conveyance is a gift between grandparent and grandchild and as such is not considered a partition of land for subdivision purposes.

Received
Recorded Register of Deeds
Jul 12, 2007 03:45:49P
Cumberland County
Pamela E. Lovley




19 Dedham ST

09-0229

335-C-050 001

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST		
Soil type/Presumptive Load Value (Table R401.4.1)				
Component	Submitted Plan	Findings	Revisions	Date
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" footers 8" concrete wall ICF blocks	EXPIRED		
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			
Girder & Header Spans (Table R 502.5(2))	3 (2x12)'			
Built-Up Wood Center Girder Dimension/Type	3 (2x12)			
Sill/Band Joist Type & Dimensions	2x8 s.p.			
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			

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
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	NA	EXPIRED OK
Emergency Escape and Rescue Openings (Section R310)	Egress Window ^{east.} Bedroom	OK
Roof Covering (Chapter 9)	Shingles #15 felt	OK
Safety Glazing (Section R308)	NA	
Attic Access (Section R807)	22x30mm 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		
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways	2	
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)	NA	NA
Deck Construction (Section R502.2.1)	NA	NA

OK
EXPIRED

EXPIRE

N/F
PETER & CLAUDIA RISBARA
BOOK 15708, PAGE 020

GENERAL NOTES:

1. 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.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2008.
3. AREA OF PARCEL: 29372.9 SQUARE FEET.
4. 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 76. 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 SAMAMI TEMPLE 2 DEDHAM STREET PORTLAND MAINE PREPARED BY BACK BAY BOUNDARY INC. 2005 NOT RECORDED.
 - e. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DITCH AND FINAL LANDSCAPING.
 - f. 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&1/2 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: 30 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
- 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

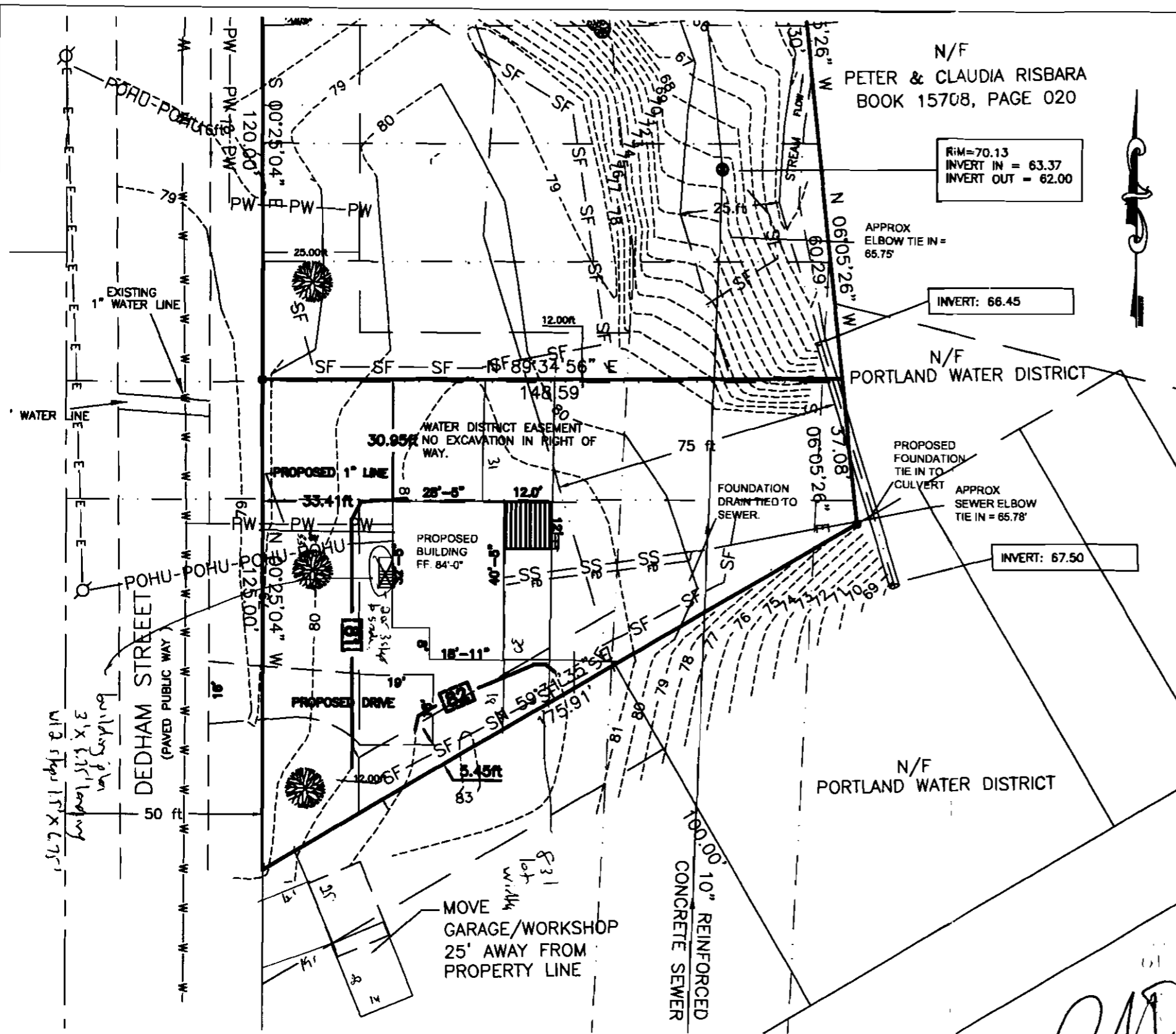
SURVEYORS STATEMENT:

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:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.

DATE: 08-11-2008

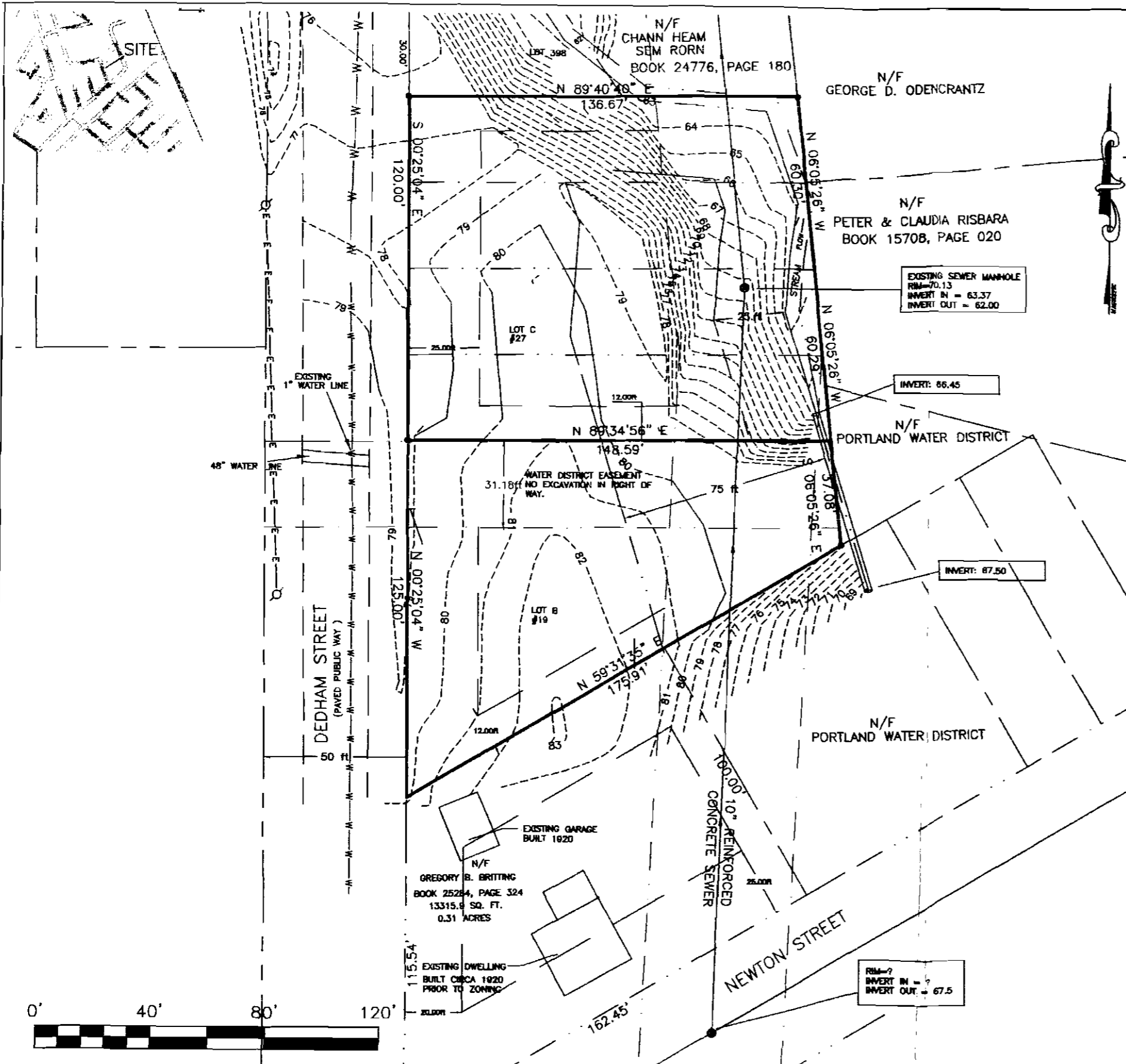


Robert T. Greenlaw

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

DRAWN BY: RTG	CHECKED BY: MMB	SCALE: 1"=30'	DATE OF SURVEY: 08-10-2008
PREPARED BY: OCEAN PARK LAND SURVEYING LLC		JOB NUMBER: 2008004	SHEET: 2 of 3.

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



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 & 296.
- 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:
 - 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&50,51,52,53
 - 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&1/2 STORY: 12 FT; 2 STORIES: 14 FT; 2-1/2 STORIES: 16 FT
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 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 Troveled 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

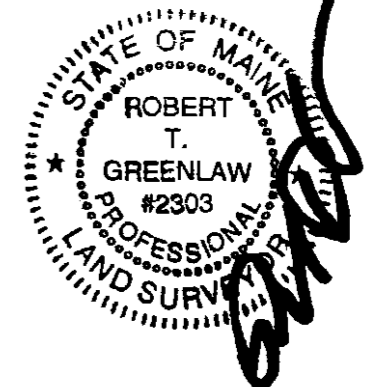
SURVEYORS STATEMENT:

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.

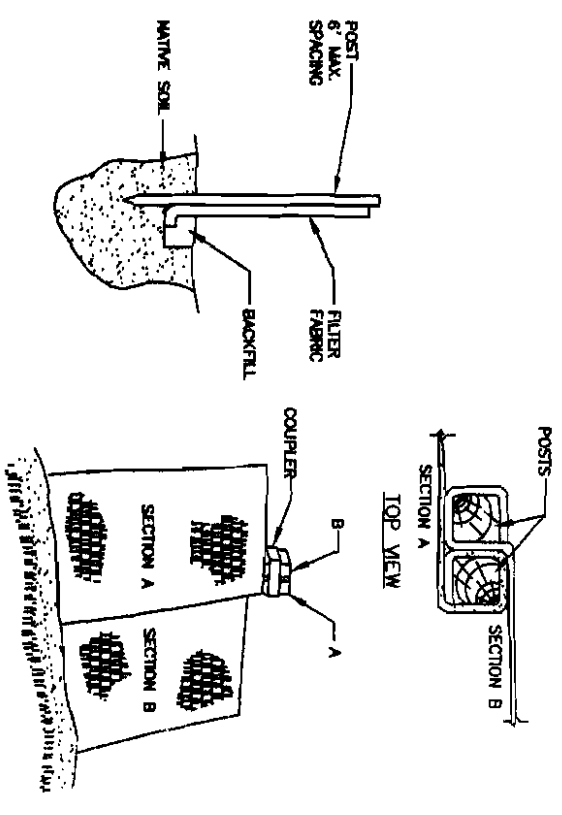
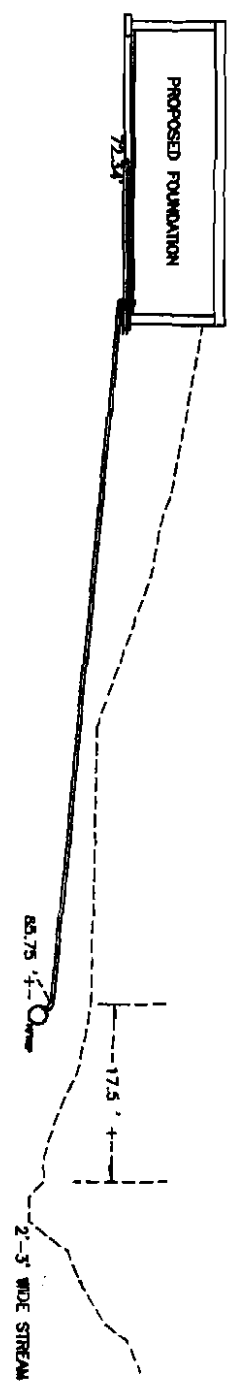
DATE:05-D2-2009



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

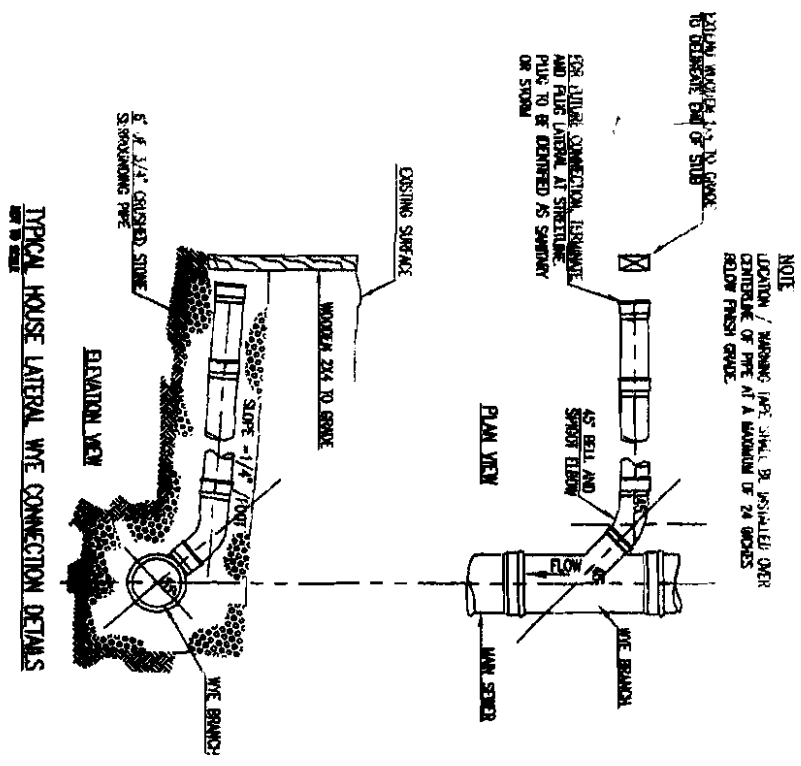
DRAWN BY:RTG	DATE OF SURVEY: 08-10-2008
CHECKED BY:MMB	JOB NUMBER: 2008004
SCALE: 1"=40'	SHEET: 1 of 3.

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



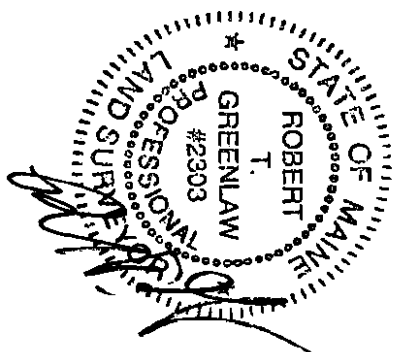
- INSTALLATION:**
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS 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 IMPACT SPLY FENCE OR APPROVED EQUAL.

FILTER BARRIER
NOT TO SCALE

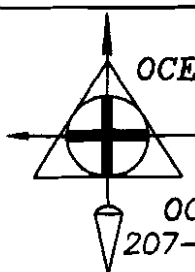


NOTE:
LOCATION / WARNING TAG SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.

EXPIRED



DRAWER:2008 NO:17



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

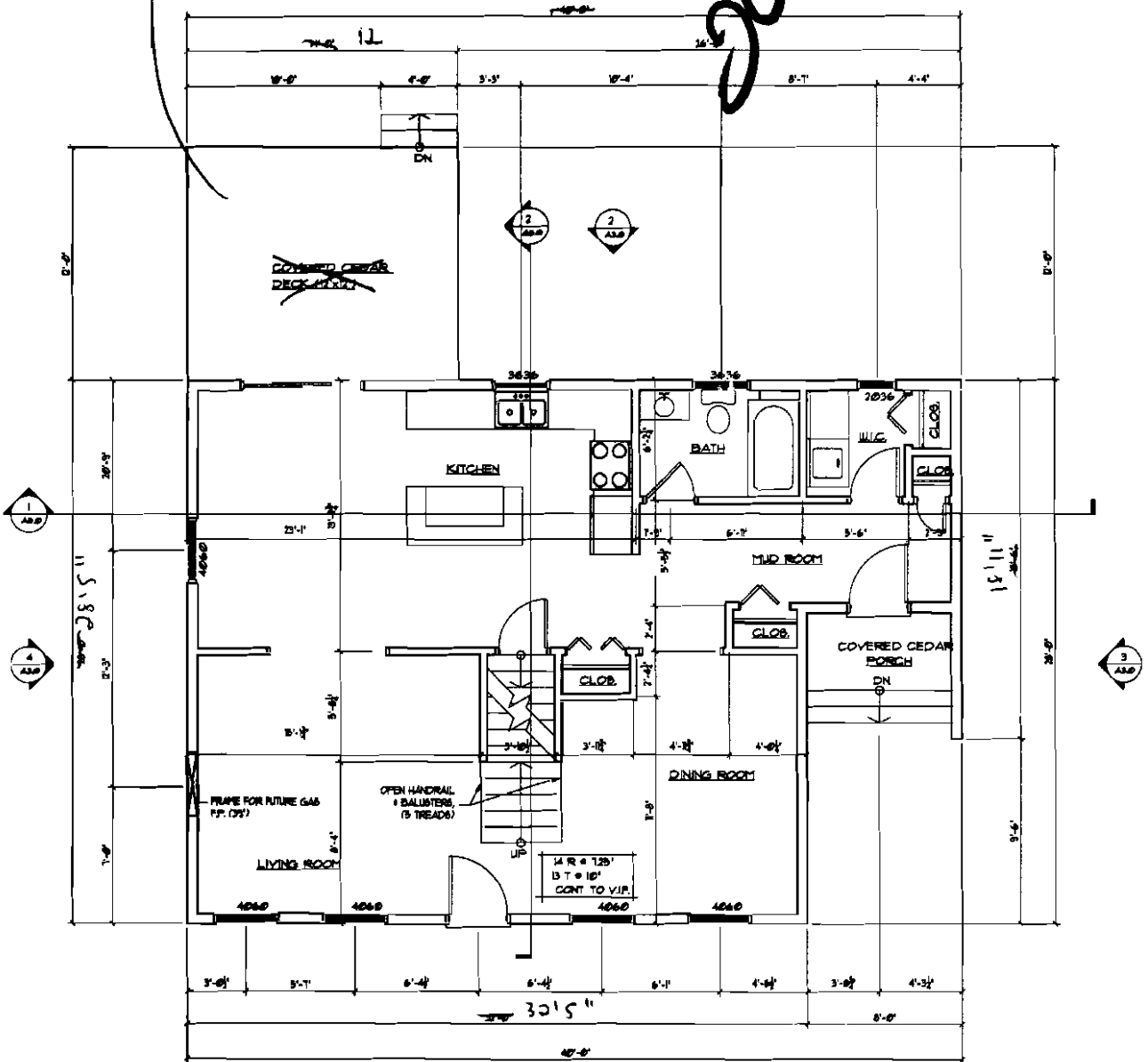
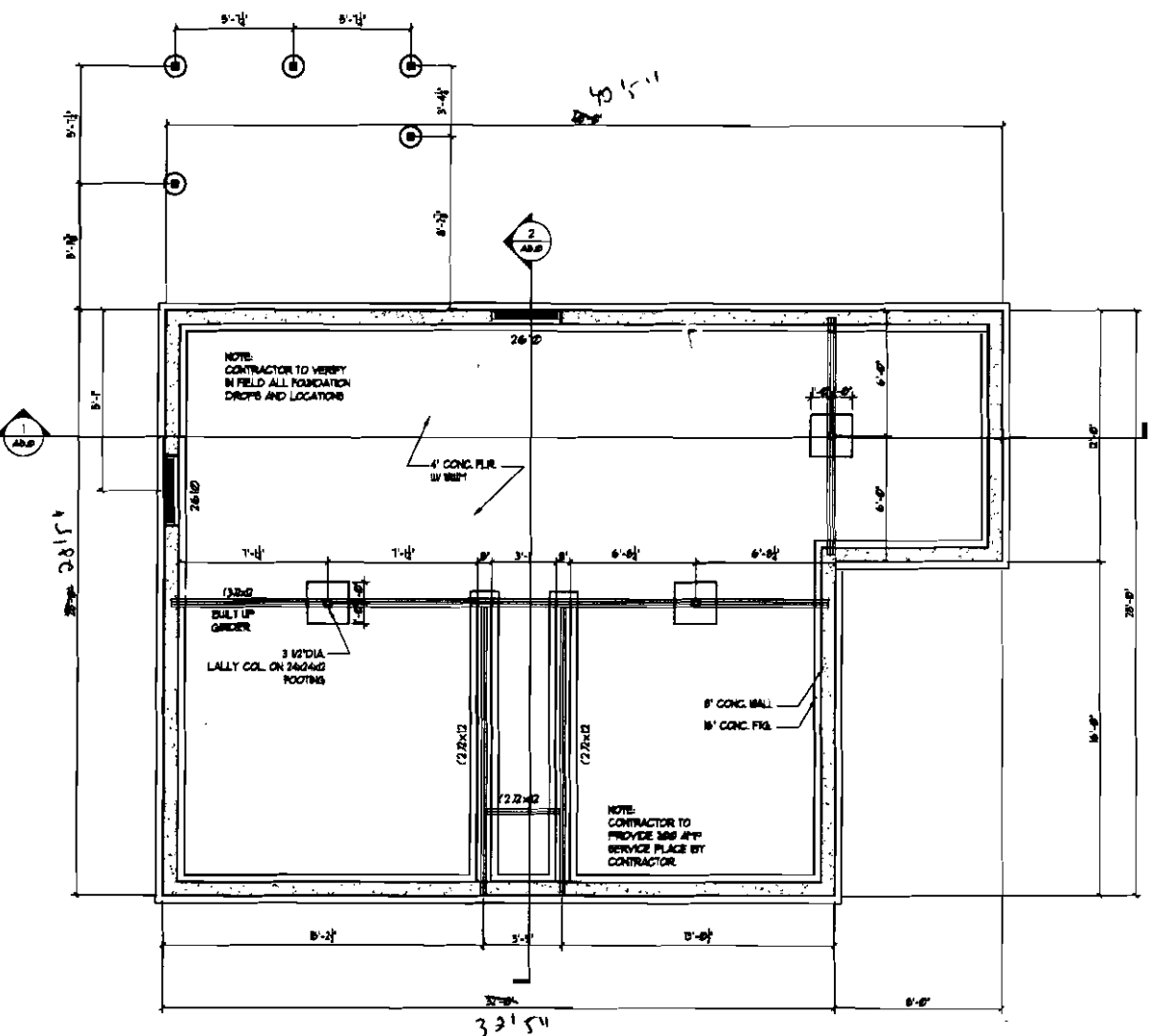
DRAWN BY:RTG
CHECKED BY:MMB
SCALE: 1"=40'
DATE OF SURVEY: 06-10-2008
JOB NUMBER:
2008004
SHEET: 3 of 3.

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

BY	
NO REMARKS	
DATE	
CODE:	
TOWN:	Portland
DATE:	03/11/09
SCALE:	As-Noted
DRAWN:	JJO
TITLE:	Foundation & First Floor
FILE:	005-012-09
SHEET:	A1.0

335 C 51
 20090030

12' x 12' deck
 not covered



EXPIRED

MAR 24 2009

NOTE:

CONTRACTOR/OWNER ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. PERMITS, PLANS, SPECIFICATIONS, ETC. ARE PROVIDED TO CLIENT BASED UPON INFORMATION PROVIDED BY THE CLIENT. CONTRACTOR/OWNER SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS BEFORE ACTUAL CONSTRUCTION. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS AND NOT VERIFYING BY ANY OTHER CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS AND NOT VERIFYING BY ANY OTHER CONTRACTOR BEFORE ACTUAL CONSTRUCTION. CONTRACTOR/OWNER SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND SPECIFICATIONS AND NOT VERIFYING BY ANY OTHER CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

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.

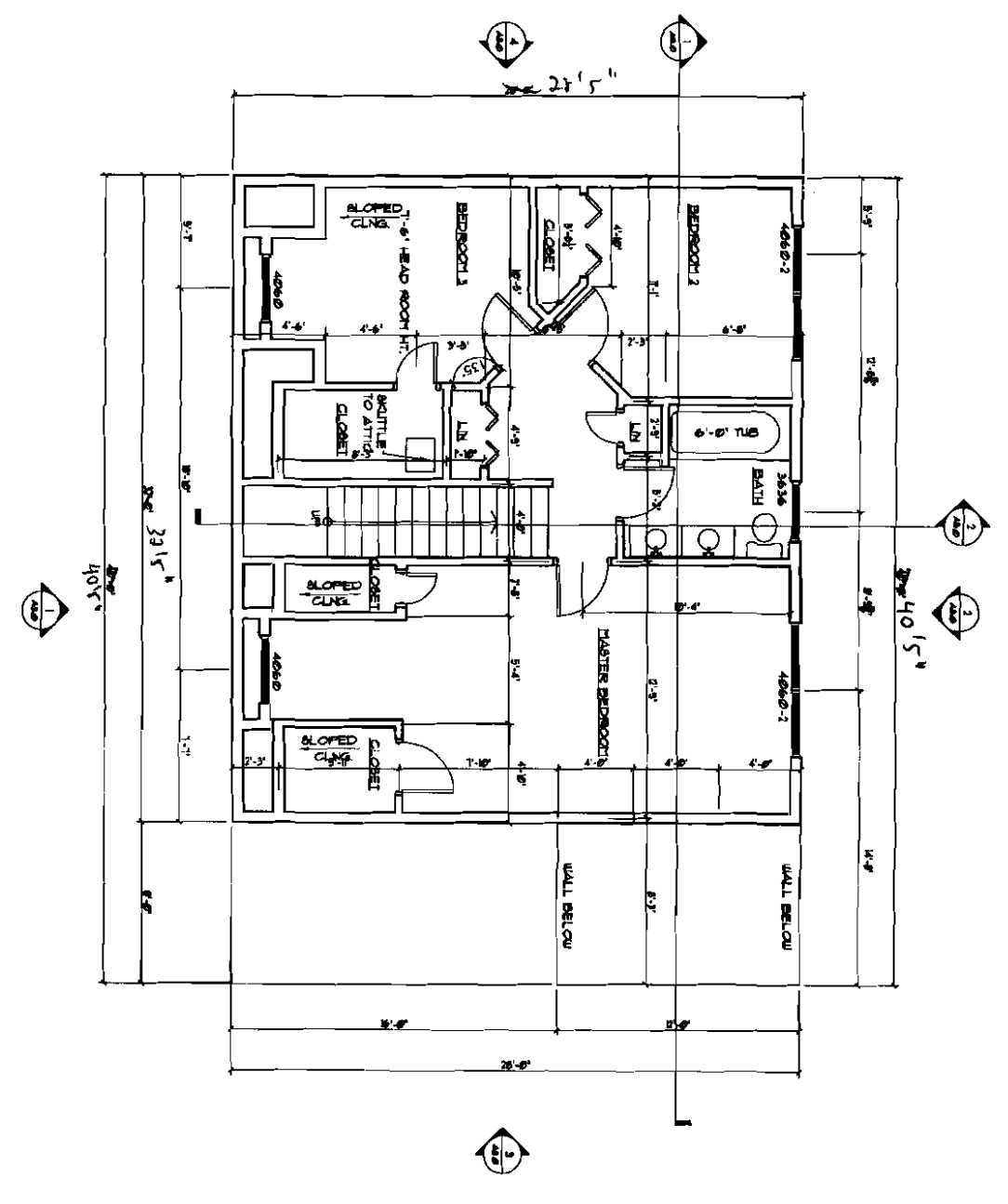
235 Riverside Industrial Parkway
Portland, ME 04102

Dedham Street
PORTLAND, ME

NO	REMARKS	DATE	BY

CODE: _____
 TOWN: Portland
 DATE: 03/11/08
 SCALE: AS-Noted
 DRAWN: JJO
 TITLE: Second Floor

FILE: 005-012-09
 SHEET: A2.0



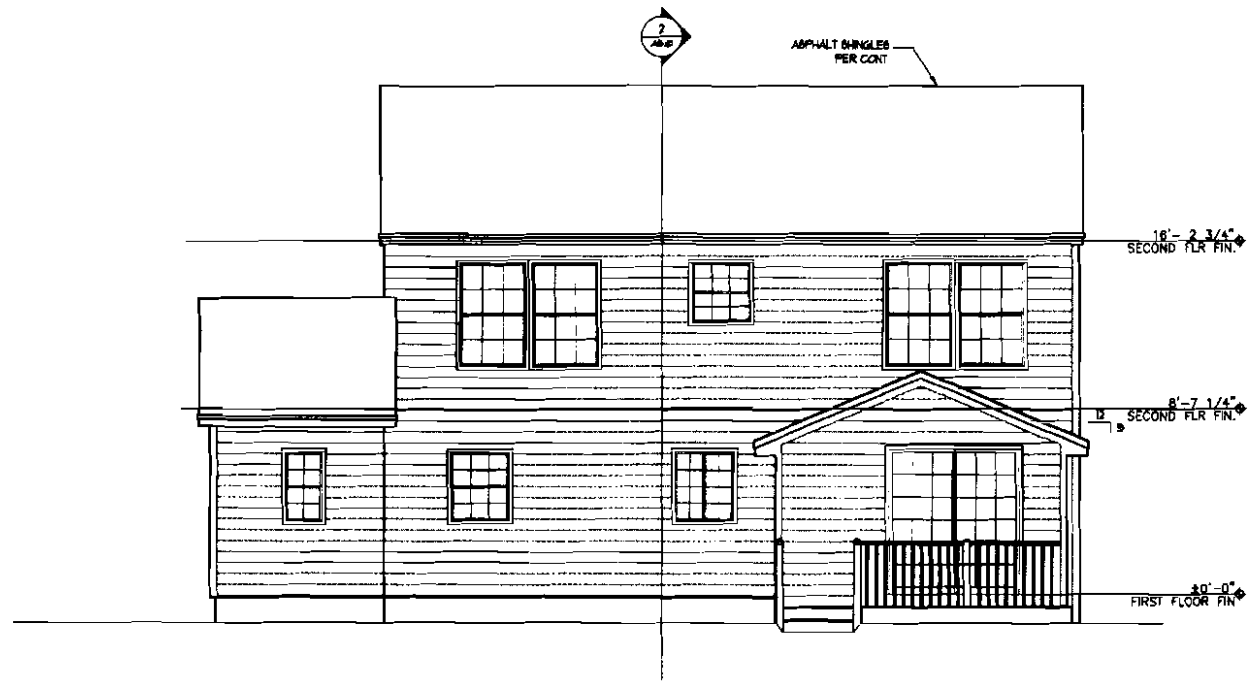
SECOND FLOOR
SCALE: 1/4" = 1'-0"

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.

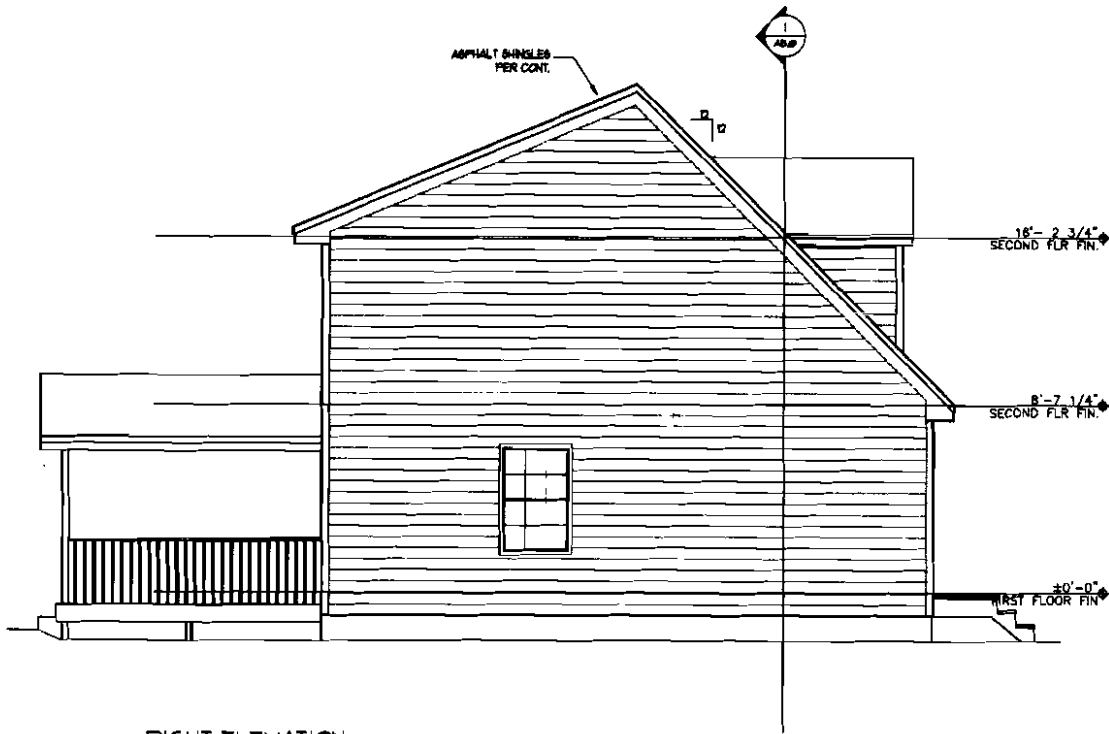
THESE DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER SPECIALTY SYSTEMS UNLESS SPECIFICALLY NOTED OTHERWISE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN AND DOES NOT INCLUDE THE DESIGN OF STRUCTURAL, MECHANICAL, ELECTRICAL, OR OTHER SPECIALTY SYSTEMS UNLESS SPECIFICALLY NOTED OTHERWISE.



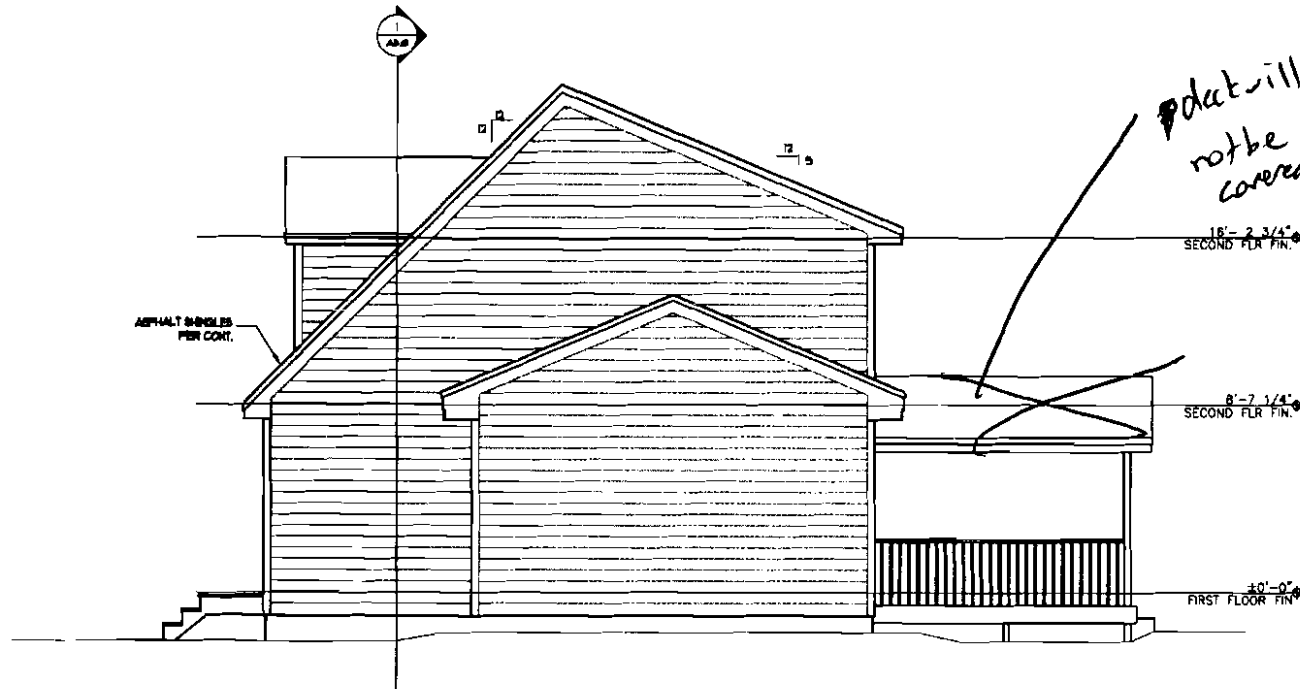
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

PROPERTY OF

235 Riverside Industrial Parkway
Portland, ME 04102

Deodham Street
PORTLAND, ME

BY	
NO REMARKS	
DATE	
CODE:	
TOWN:	Portland
DATE:	03/11/09
SCALE:	As-Noted
DRAWN:	JJO
TITLE:	ELEVATIONS
FILE:	005-012-09
SHEET:	A3.0

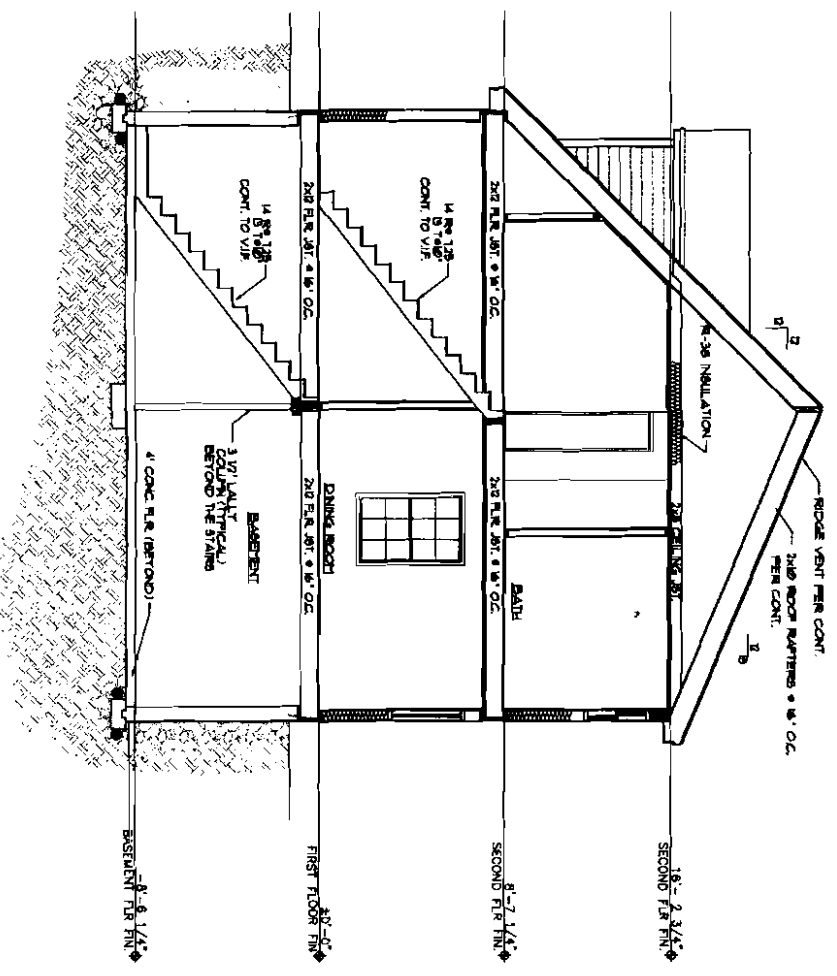
1E:

CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ALL CODE COMPLIANCE. PERMITS, PLANS, SPECIFICATIONS, ETC. ARE PROVIDED TO OWNER BY CLIENT. OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. LOCAL, STATE, AND FEDERAL CODES, ORDINANCES, AND REGULATIONS ARE NOT VERIFIED BY ARCHITECT. CONTRACTOR SHALL VERIFY ALL CODES, ORDINANCES, AND REGULATIONS. ARCHITECT ASSUMES NO LIABILITY FOR CHANGES OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

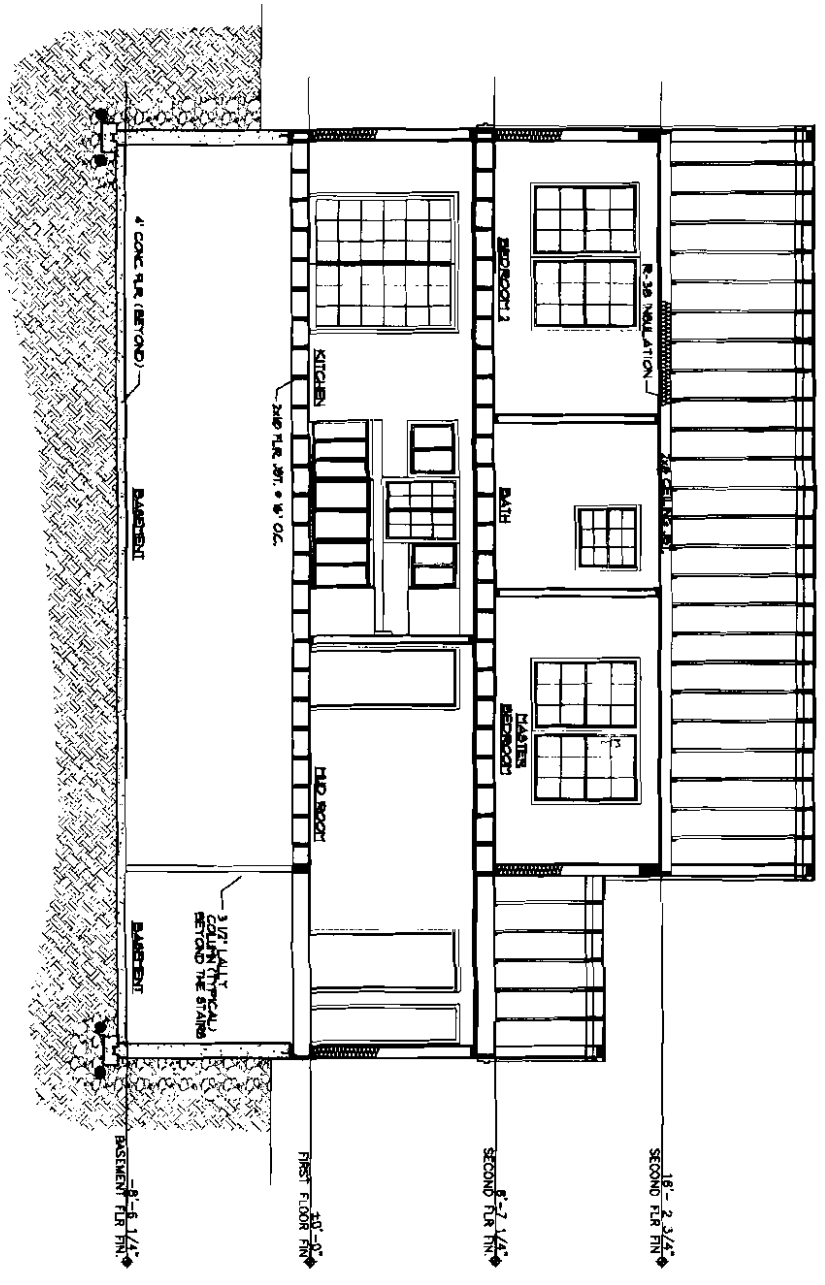
1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

Deedham Street
PORTLAND, ME

BY	
NO. REMARKS	
DATE	
CODE:	
TOWN: Portland	
DATE: 03/11/09	
SCALE: As-Noted	
DRAWN: JLD	
TITLE:	
SECTIONS	
FILE: 005-012-09	
SHEET:	
AS.0	



SECTION 2
SCALE: 1/4" = 1'-0"



SECTION 1
SCALE: 1/4" = 1'-0"

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 elevations.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SITE GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION.