

Location of Construction: 28 Stuart Street	Owner: James Higgins	Phone: ***797-5360	Permit No: 991362
Owner Address:	Lessee/Buyer's Name:	Phone:	Permit issued: JUL 10 1999
Contractor Name: R & G Remodling	Address: Maple Street	Phone: 797-5694	CITY OF PORTLAND
Past Use: Vacant land	Proposed Use: single family home with attached garage		
Proposed Project Description: Single family home w/ attached X garage	Signature: [Signature]	PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Zone: CBL: 337-C-015
Permit Taken By: nbw	Date Applied For: 29, October 1999	Action: Approved with Conditions: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/>	Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone X - paid 10/19/99 <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/>

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.

Please call when ready
James Higgins 797-5360

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ DATE: 29 October 1999

ADDRESS: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS
CEO DISTRICT

COMMENTS

12/15/99 Footings Poured chain pile installed setbacks very close but within tolerances Survey provided BC

12/20/99 Foundation / Backfill All set SB

2/1/00 Framing - require solid posts under beam in living area & steel beam garage, egress windows etc basement stairs not in place but dimensions reviewed with Contractor (Steve) SB

3/20/00 - MS - left message for owner: Do not put on any porch deck that was not approved previously - needs a blueprint (amendment) showing all setbacks BC to construction office will probably have it removed -

5/17/ Fina / @ A for EOP

Stairs Construction per 99 building - not setback in construction documents stairs carries setback of center to accommodate larger dimension BC

	Type	Inspection Record	Date
Foundation:			
Framing:			
Plumbing:			
Final:			
Other:			

2/1/00
2/1/00
2/1/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 28 Stuart Street CBL 337-C-015

Issued to James Higgins

Date of Issue May 18, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 991362, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family w/attached garage
Use Group R3
Type 5B BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

5/18/00 *[Signature]*

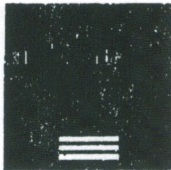
(Date)

Inspector

[Signature]

Inspector of Buildings

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



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0876

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

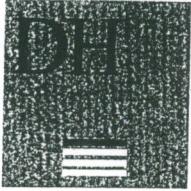
FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: May 17 2000

RE: Certificate of Occupancy - 28 Stuart Street

On May 17, 2000, the site was reviewed for compliance with the conditions of approval dated October 29, 1999.

It is my opinion that a **permanent certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues.



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
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- ROADWAY DESIGN
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- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: April 20, 2000

RE: Certificate of Occupancy – 28 Stuart Street

On April 19, 2000, the site was reviewed for compliance with the conditions of approval dated October 29, 1999. My comments are:

1. The landscape work, including lawns and trees, could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. The existing curb chinking and sidewalk in front of the house, as well as the driveway paving, has not been completed.

Nancy Knauber of the City of Portland's inspection division, will need to inspect the driveway apron, roadway, and any other right-of-way work. Public Works is requiring this work be completed by May 5, 2000.

3. The applicant shall final grade the lot so that all drainage flows away from the entire footprint of the building.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 3 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

Applicant: James O. Higgins

Date: 11/9/99

Address: 28 Stuart St.

C-B-L: 337-C-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

28x30

24x24

Proposed Use/Work - Construct New Single Family home with attached garage with full dormer on rear

Sevage Disposal - City

Lot Street Frontage - 50' req

Front Yard - 25' req - 26' shown

Rear Yard - 25' req - 25' + shown

Side Yard - 14' req - right on the line

Projections - front porch - rear bulk head

Width of Lot - 75' req - ~~81'~~ 81' shown

Height - 35' MAX - considered 2 story

Lot Area - 6,500 min 7018 # shown

Lot Coverage/ Impervious Surface - 25% of 1754.5 # MAX

Area per Family - 6,500 #

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor # 19990155

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone X panel 6

$$\begin{array}{r}
 28 \times 30 = 840 \\
 24 \times 24 = 576 \\
 \hline
 \end{array}$$

~~26~~
1416 #

bulk head may only project no more than 2 feet into the rear setback



December 8, 1999

Mr. Jim Higgins
3507 Village Boulevard-Apt. #405
West Palm Beach, FL 33409


RE: Limited Site Plan
Lot 2- Stuart Street
Portland, Maine
Project No. 1-000047.00

Dear Mr. Higgins:

Please find with this cover letter one 11x17 copy with original seal of a Limited Site Plan entitled "Limited Site Plan, Lot 2, Stuart Street, City of Portland, Cumberland County" per our signed contract for services dated November 30, 1999.

Please contact me directly if you have any questions regarding this submittal. Survey & Geodetic Consultants, Inc. thanks you for the opportunity to perform these professional surveying engineering services.

Sincerely,
Survey & Geodetic Consultants, Inc.


Timothy A. Patch, P.L.S.
Project Manager

TAP/skn

Enclosure: 1 11x17 Site Plan

Cc: Mr. David Cadell-City of Portland, Inspections, via fax and mail
Mr. Steve Bushey-DelUCA-Hoffman Engineers, via fax and mail

966 Riverside Street ♦ Portland, Maine ♦ 04103

Phone: 207-878-7800 ♦ Fax: 207-878-0201 ♦ E-Mail: sgc@gwi.net

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

19990155
I. D. Number

James Higgins
Applicant
, Portland, ME
Applicant's Mailing Address
R & G Remodling
Consultant/Agent
797-5694
Applicant or Agent Daytime Telephone, Fax

10/29/99
Application Date
Single family w/att. garage
Project Name/Description

28 Stuart St, Portland Maine 04102
Address of Proposed Site
337-C-015
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Approved Subject to Site Plan Review (Addendum) Conditions of Approval:

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.

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.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

Your new street address is now 28 Stuart Street, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

The applicant shall provide a drainage system including a swale along the north (right) side of the house to intercept runoff and direct it to the street.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. You did not show a rear setback for the bulkhead. The bulk head MAY NOT extend more than 2 feet into your rear setback.
3. Your setbacks are very close, if not on the setback line. The code enforcement office may require you to verify the setbacks with your surveyor.
4. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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

19990155

I. D. Number

James Higgins

Applicant

, Portland, ME

Applicant's Mailing Address

R & G Remodling

Consultant/Agent

797-5694

Applicant or Agent Daytime Telephone, Fax

10/29/99

Application Date

Single family w/att. garage

Project Name/Description

28 Stuart St, Portland Maine 04102

Address of Proposed Site

337-C-015

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 Other (specify) att garage -no r. deck
2604 7018 sf R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 10/29/99

DRC Approval Status:

Reviewer Steve Bushey

- Approved Approved w/Conditions see attached Denied

Approval Date 12/9/99 Approval Expiration 12/9/00 Extension to Additional Sheets Attached

Condition Compliance Steve Bushey 12/9/99 signature date

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date
 Inspection Fee Paid _____ date _____ amount
 Building Permit _____ date
 Performance Guarantee Reduced _____ date _____ remaining balance _____ signature
 Temporary Certificate Of Occupancy _____ date Conditions (See Attached)
 Final Inspection _____ date _____ signature
 Certificate Of Occupancy _____ date
 Performance Guarantee Released _____ date _____ signature
 Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date
 Defect Guarantee Released

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

19990155
I. D. Number

James Higgins

Applicant

, **Portland, ME**

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Consultant/Agent

797-5694

Applicant or Agent Daytime Telephone, Fax

10/29/99

Application Date

Single family w/att. garage

Project Name/Description

28 Stuart St, Portland Maine 04102

Address of Proposed Site

337-C-015

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Denied until conditions listed below are met then the applicant can resubmit:

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.

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.

The Development Review Coordinator (874-8300 ext.8722) 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.

Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.

A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8828. 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.

A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828.

(Only excavators licensed by the City of Portland are eligible.)

As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.

The site contractor shall establish finish grades at the foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.

A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for drainage from the property.

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

The applicant shall satisfy conditions 5, 9, 10, and 11 prior to the issuance of a Building Permit.

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
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3. Your setbacks are very close, if not on the setback line. The code enforcement office may require you to verify the setbacks with your surveyor.
4. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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

19990155

I. D. Number

James Higgins

Applicant

, Portland, ME

Applicant's Mailing Address

R & G Remodling

Consultant/Agent

797-5694

Applicant or Agent Daytime Telephone, Fax

10/29/99

Application Date

Single family w/att. garage

Project Name/Description

28 Stuart St, Portland Maine 04102

Address of Proposed Site

337-C-015

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Proposed Development (check all that apply):

New Building Building Addition Change Of Use Residential

Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) att garage -no r. deck

2604

7018 sf

R-3

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 10/29/99

DRC Approval Status:

Reviewer Steve Bushy

- 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 | _____ | | |
| | 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 | | |
| <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 | | | |



November 30, 1999

Mr. James Higgins
51 Stewart Street
Portland, Maine 04103

Re: Professional Surveying Engineering Services
Limited Existing Conditions Survey, Lot 2 Stuart Street
Portland, Maine

Dear Mr. Higgins:

Survey & Geodetic Consultants, Inc., is pleased to submit this proposal for surveying engineering services to provide an Existing Conditions Survey prepared to meet City of Portland specifications for a "Site Plan" of the above referenced property. This proposal is based on our knowledge of the site and past experience with similar projects. Included is a detailed Scope of Services, Additional Services, Schedule of Services, Fees for Services, Payment Terms and Contract Conditions. Please be advised this proposal is valid for thirty (30) days.

1.0 SCOPE OF SERVICES

It is our understanding that the Existing Conditions Survey to be provided will be prepared to meet the City of Portland specifications for a "Site Plan". More specifically, the survey is to include lot number two on a plan entitled, "PLAN SHOWING THE PROPOSED DIVISION OF 3 STUART STREET, PORTLAND, MAINE", prepared for Naomi I. Smith, prepared by Land Use Consultants, Inc., dated July 12, 1996.

1.1 Research – It is our understanding that no research will be required for this effort. Please be advised that Survey & Geodetic Consultants, Inc., is relying on information provided by you, namely a site plan prepared by Jerry Dugal, and the above referenced Land Use Consultants, Inc. plan. Survey & Geodetic Consultants, Inc. takes no responsibility / liability for the correctness of said plans.

1.2 Field Survey

- 1.2.1. Site reconnaissance – Reconnoiter the site to recover record monumentation, as it is our intent to use the boundary monumentation as control for the survey.
- 1.2.2. Control Traverse – A survey control traverse will be established along the perimeter of the project site. This control traverse will be used to locate site detail referenced in section 1.2.3. Detail Survey. It is our understanding that the survey will be referenced horizontally to local monumentation and vertically to an assumed datum.

966 Riverside Street ♦ Portland, Maine ♦ 04103

Phone: 207-878-7800 ♦ Fax: 207-878-0201 ♦ E-Mail: sgc@gwi.net

1.2.3. Detail Survey – A topographic and detail survey of the site, consisting of surface observable features, will be performed. Detail will also be collected across the front of the property concluding at the edge of pavement opposite the site. Physical verification of subsurface utilities is not included within this scope of work, with the exception of storm water and sewer manholes, within the site and within the adjoining street right-of-way, which will be opened to obtain invert and pipe data. Sufficient topographic information will be collected such that one-foot contour lines may be drafted on the existing conditions plan.

1.2.4. Additionally, as a cost savings measure, Survey & Geodetic Consultants, Inc., proposes to perform the field layout of the proposed house on site pursuant to a professional services contract dated October 19, 1999, at the time the above referenced scope of work is performed.

1.3 Publication of Results – Survey data collected in scope item 1.2 will be drafted and provided in the form of an Existing Conditions Plan prepared to meet the City of Portland specifications for a site plan. It is assumed for estimating purposes that the detail collected will be shown on one 24" x 36" sheet. Also, included within this scope of services, Land Use Consultants, Inc. will prepare a proposed grading plan meeting the City of Portland specifications.

1.0 ADDITIONAL SERVICES

Survey & Geodetic Consultants, Inc. would be pleased to provide the services described below which are excluded from this agreement, for mutually agreed upon additional compensation.

- 2.1 Efforts associated with the creation / filing of a Standard Boundary Survey.
- 2.2 Efforts associated with the creation / filing of a Survey Report.
- 2.3 In the event the boundary line monumentation, as depicted on the Land Use Consultants, Inc. plan is either disturbed or unrecoverable, additional services may be required to establish a control traverse, resulting in additional fees.
- 2.4 This proposal assumes the above referenced surveying engineering scope of services will be performed in snow and frost-free conditions. In the event that the work is not performed in snow and frost-free conditions additional fees may be incurred.

3.0 SCHEDULE OF SERVICES

We are prepared to begin work on this project immediately upon receiving written authorization to proceed. We anticipate completion of the project Wednesday, December 8, 1999. In the case of inclement weather or other factors outside of our control, Survey & Geodetic Consultants, Inc. reserves the right to change the completion dates for the scope of services outlined in this proposal.

4.0 FEES FOR SERVICES

We anticipate our fees for the above scope of services will be \$1,000 to \$1,500. Expenses incurred during the course of this project will be billed at cost plus a 15% administrative fee.

Mr. James Higgins
Existing Conditions Survey
Stuart Street
Portland, Me.

November 30, 1999

5.0 PAYMENT

Payment is due at the time that services are rendered. By the signing of this proposal, it is agreed and understood that payment will be made upon receipt of the invoice. Invoices for services will be submitted monthly. By the signing of this proposal, it is agreed and understood that payment will be made upon receipt of the invoice. The owner/client agrees to limit the liability of Survey & Geodetic Consultants, Inc. to the owner/client and to all construction contractors and subcontractors on the project arising from Survey & Geodetic Consultants, Inc.'s negligent acts, errors or omissions such that the total aggregate liability of Survey & Geodetic Consultants, Inc. will not exceed the contract amount. It is further understood that any balances on this account remaining unpaid for a period of 30 days will incur a service charge of 1-1/2% per month (expressed as an annual percentage rate, the charge is 18%). It is further agreed that if said account is turned over for collection, reasonable attorney's fees and costs of collection shall be added to the unpaid balances, whether or not legal action is instituted.

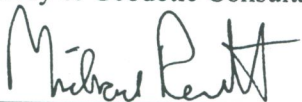
Survey & Geodetic Consultants, Inc. reserves the right to stop work on the project if invoices are not paid within 30 days of the date of the invoice. The parties to this contract specifically agree that Survey & Geodetic Consultants, Inc. has no obligation to release drawings or other documents until the final bill for services has been paid.

6.0 GENERAL CONTRACT CONDITIONS

The attached General Contract Conditions and the laws of the State of Maine shall govern Work under this contract. Any amendments thereto shall be noted, dated and initialed by both parties

By signing this letter, you indicate your acceptance of the terms and conditions contained herein and you give us authorization to proceed with the scope of work indicated.

Sincerely:
Survey & Geodetic Consultants, Inc.



Michael P. Peverett
Project Manager

Date: _____

Approved:
Survey & Geodetic Consultants, Inc.

Timothy A. Patch, P.L.S.
President

Date: _____

Approved By: Mr. James Higgins



Mr. James Higgins

Date: 11-30-99

Mr. James Higgins
Existing Conditions Survey
Stuart Street
Portland, Me.

November 30, 1999



ENGINEERING DESIGN PROFESSIONALS
Consulting Engineers

P.O. BOX 575, FREEPORT, MAINE 04032 - (207) 865-9505

November 29, 1999

Mr. James Higgins
28 Stewert Street
Portland, Me. 04102

RE. New Home
28 Stewert Street.
Portland, Maine
Project #04799

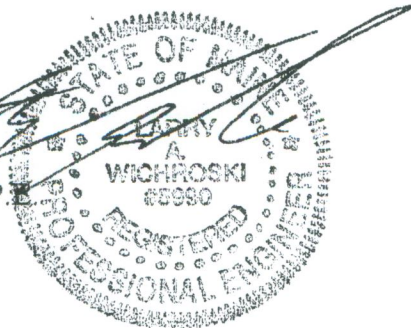
Dear Mr. Higgins:

As you requested, I have reviewed the structural framing system shown in the construction drawings you provided dated 9/18/99 and revised 11/29/99. Specifically, I have performed calculations on the two steel beams and the cantilever floor joist at the bay windows, as well as other framing members.

It is our opinion that the structural framing system meets or exceeds load requirements stated in the BOCA building code.

Sincerely;


Larry A. Wichroski, P.E.



*Received
30 Nov. 99.
L. Wichroski
J.K.*

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

congratulations !!!!!

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review, Building or Use Permit Pre-Application
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 28 STUART ST.			
Total Square Footage of Proposed Structure 2604		Square Footage of Lot 7018sq. (6016±AC)	
Tax Assessor's Chart, Block & Lot Number Chart# 337 Block# C Lot# 015		Owner: JAMES O. HIGGINS	Telephone#: 207 797-5360
Lessee/Buyer's Name (If Applicable) H/A		Owner's/Purchaser/Lessee Address:	Cost Of Work: \$101,000 Fee: \$230.00
Proposed Project Description:(Please be as specific as possible) NEW SINGLE FAM HOME WITH ATT GAR.			
Contractor's Name, Address & Telephone R+G REMODLING - MAPLE ST. 797-5694			Rec'd By:

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- **All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.**
- **All plumbing must be conducted in compliance with the State of Maine Plumbing Code.**
- **All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.**
- **HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.**

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

*Build 630
Minor 300
\$930*

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (**2 copies are required**). A complete plot plan (Site Plan)includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

4) Building Plans (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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:	Date:
-------------------------	-------

Site Review Fee: \$300.00/Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

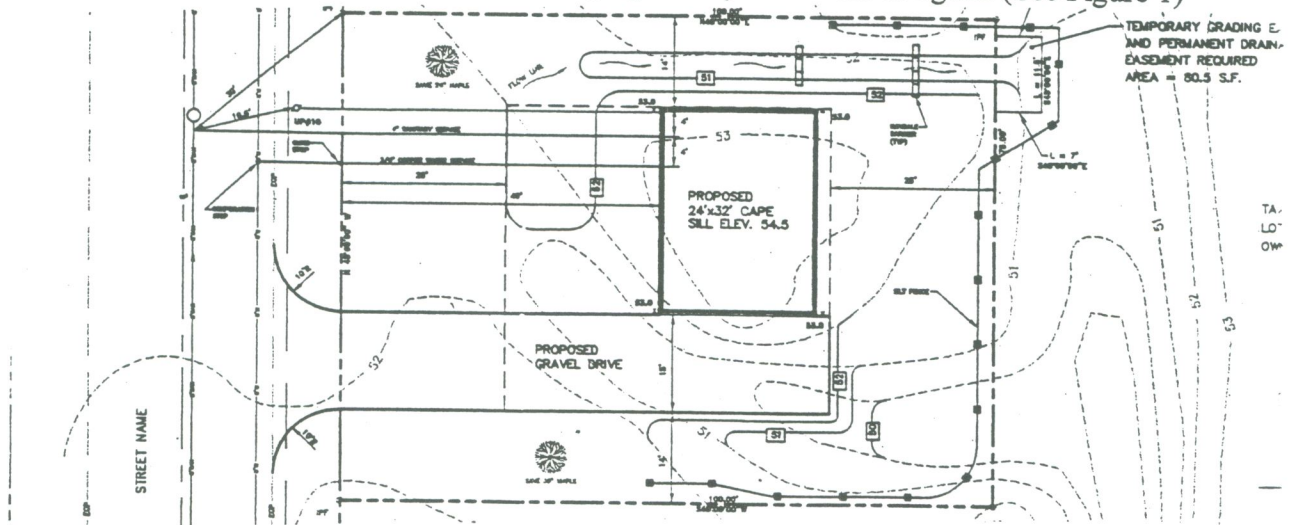


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

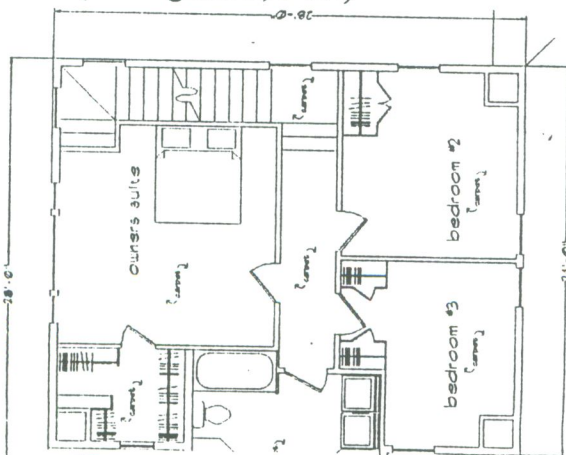


Figure 3. Typical Floor Plan

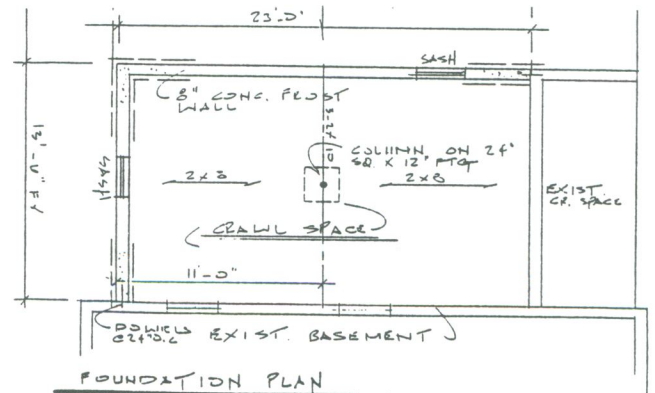


Figure 2. Typical Foundation Plan

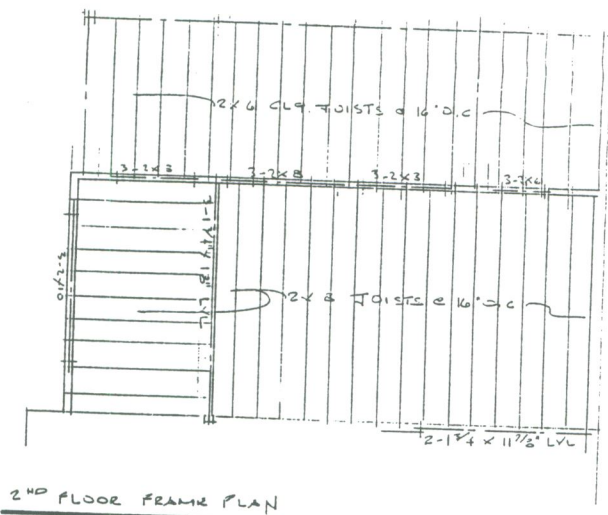
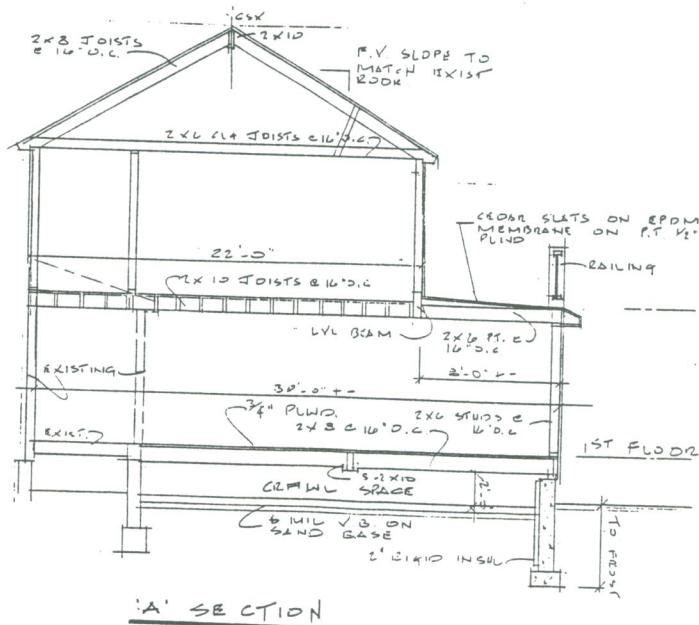
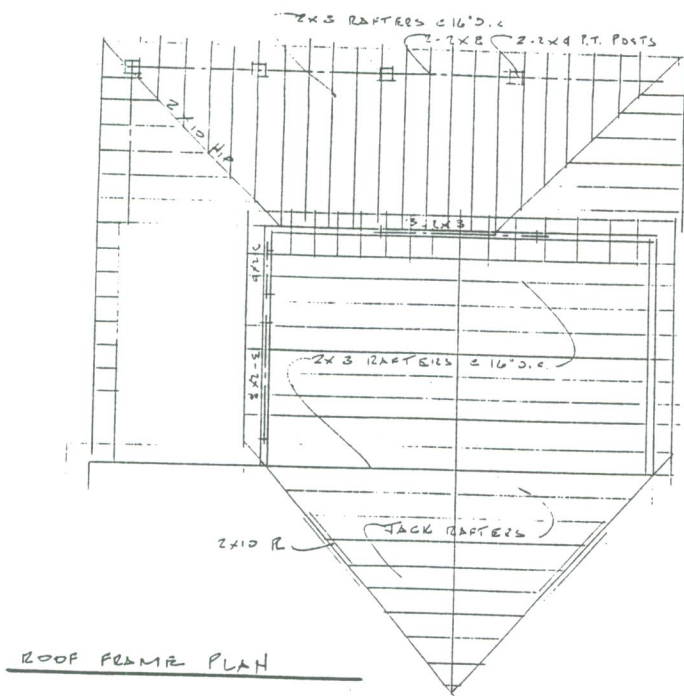


Figure 4. Typical Framing and Cross Section

These plans are all done by professionals, you can do your own plans for the purposes of residential construction, the plan does not have to be of this quality, but the level of detail and accuracy is important. When proposing an addition, similar plans are required, the same goes for a detached garage or an attached deck.

BUILDING PERMIT REPORT

DATE: 30 OCT. 99. ADDRESS: 28 Stuart Street CBL: 337-C-015
 REASON FOR PERMIT: Single Family dwelling/attached garage
 BUILDING OWNER: James Higgins
 PERMIT APPLICANT: _____ CONTRACTOR R:G Remodeling
 USE GROUP: R-3 CONSTRUCTION TYPE: 5 B CONSTRUCTION COST: \$101,000.00 PERMIT FEES: \$630.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1 *2, *3, *4, *5, *6, *8, *9, *11, *12, *13, *14, *15, *19, *26, *27, *28, *29, *30, *32, *33, *34, *3C, *37, #131

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- *4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17 07 PL07
- *5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code. 07 PL07
- *6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- *8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- *14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- *15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

- * 19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- * 26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- * 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- * 28. All requirements must be met before a final Certificate of Occupancy is issued.
- * 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- * 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *see attached*
- * 32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- * 33. Bridging shall comply with Section 2305.16. *on p 19*
- * 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).
- * 36. Before work begins a design of proposed steel beams (w 10x22) shall be submitted to this office. The design shall be done by professional engineer.
- * 37. Page A-4 of plans shows cantilever bay window - Please supply this office from a design professional (structural engineer) on the structural loads on this cantilever design.

[Signature]
 P. Samuel Hoffes, Building Inspector
 cc: K. McDougall, PFD
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

**CITY OF PORTLAND, ME
BOCA 1996 Plan Review Record
One and Two Family Dwelling**

Valuation: \$101,000.00 Plan Review # 1520/99
 Fee: \$630.00 Date: 30 OCT. 99
 Building Location: 28 STUART ST. CBL: 337-C-015
 Building Description: Single Family dwelling / attached garage.
 Reviewed by: S. Hoffses
 Use or Occupancy: R-3 Type of Construction: 5B
 *NR: Not Required NA: Not Applicable SR: See Report X: OK per plan

Correction List		
NO:	Description	Code Section
1.	All site plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued	111.0
2.	Foundation drains	1813.5.2
3.	Waterproofing & damp proofing	1813.0
4.	Concrete protection	1908.0
5.	Private garages	407.0
6.	Chimney & vents BOCA Mech/93 Ch. 12	NFPA 211
7.	Guardrails & Handrails	1021.0 1022.0
8.	Bedroom habitable space	1204.0
9.	STAIR CONSTRUCTION	1014.0
10.	Sleeproom egress	1010.1
11.	Smoke detectors	920.3.2
12.	Ventilation Crawl & attic spaces	1210.0

Correction List		
NO:	Description	Code Section
13.	Building Fastening schedule	Table 2305.2
14.	Vent. Lation BOCA Mech/93	M-16
15.	Boring, Cutting & Notching	2305.0
16.	Bridging	2305.16
17.	Glass & Glazing	Chapter 24
18.	Professional Services (Steel Beams & Cantilever bay window.	114.0

Foundations (Chapter 18)

Wood Foundation (1808)

- NA Design
- NA Installation

Footings (1807.0)

- X Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- X Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- _____
- _____
- _____
- _____
- _____

Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SR Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SR X Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- SR Crawl space (1210.2) Ventilation
- SR Crawl opening size (1210.2.1)
- _____
- _____
- _____
- _____
- _____

Floors (Chapter 16-23)

- X Joists - Non sleeping area LL40PSF (Table - 1606)
- X Joists - Sleeping area LL30PSF (Table - 1606)
- X Grade
- X Spacing
- X Span
- X Girder 4" bearing 2305

Floors (contd.)

- ~~SA~~ X Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- ~~SA~~ X Bridging (2305.16)
- ~~SA~~ Boring and notching (2305.5.1)
- ~~SA~~ Cutting and notching (2305.3)
- ~~SA~~ Fastening table (2305.2)
- ~~X~~ Floor trusses (AFPANDS Chapter 35)
- ~~X~~ Draft stopping (721.7)
- ~~X~~ Framing of openings (2305.11) (2305.12)
- ~~X~~ Flooring - (2304.4) 1" solid - 1/2" particle board
- ~~X~~ Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- _____
- _____
- _____
- _____
- _____

Wall Construction (Chapter 2300)

- ~~X~~ Design (1609) wind loads
- ~~X~~ Load requirements
- ~~X~~ Grade
- ~~SA~~ Fastening schedule (Table 2305.2)
- ~~X~~ Wall framing (2305.4.1)
- ~~X~~ Double top plate (2305.4.2)
- ~~X~~ Bottom plates: (2305.4.3)
- ~~SA~~ Notching and boring: (2305.4.4) studs
- ~~X~~ Non load bearing walls (2305.5)
- ~~SA~~ Notching and boring (2305.5.1)
- ~~X~~ Wind bracing (2305.7)
- ~~X~~ Wall bracing required (2305.8.1)
- ~~X~~ Stud walls (2305.8.3)
- ~~X~~ Sheathing installation (2305.8.4)
- ~~X~~ Minimum thickness of wall sheathing (Table 2305.13)
- ~~NA~~ Metal construction
- ~~NA~~ Masonry construction (Chapter 21)
- ~~X~~ Exterior wall covering (Chapter 14)
- ~~X~~ Performance requirements (1403)
- ~~X~~ Materials (1404)
- ~~NA~~ Veneers (1405)
- ~~X~~ Interior finishes (Chapter 8)
- _____
- _____
- _____

Roof-Ceiling Construction (Chapter 23)

- Roof rafters - Design (2305.15) spans
- Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- NA Roof trusses (2313.3.1)

Roof Coverings (Chapter 15)

- Approved materials (1404.1)
- Performance requirement (1505)
- Fire classification (1506)
- Material and installation requirements (1507)
- Roof structures (1510.0)
- Type of covering (1507)

**Chimneys and Fireplaces
BOCA Mechanical/1993**

- SA Masonry (1206.0)
- NA Factory - built (1205.0)
- Masonry fireplaces (1404)
- NA Factory - built fireplace (1403)

**Mechanical
1993 BOCA Mechanical Code**

SA

State Plumbing Code
Public water
Public sewer

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>X</u>
Floor live load non sleeping	<u>40 PSF</u>	<u>X</u>
Roof live load	<u>42 PSF</u>	<u>X</u>
Roof snow load	<u>46 PSF</u>	<u>X</u>
Seismic Zone	<u>2</u>	<u>X</u>
Weathering area	<u>S</u>	<u>X</u>
Frost line depth	<u>4' MIN</u>	<u>X</u>

Glazing (Chapter 24)

- SA Labeling (2402.1)
- _____ Louvered window or jalousies (2402.5)
- _____ Human impact loads (2405.0)
- _____ Specific hazardous locations (2405.2)
- r Sloped glazing and skylights (2404)

Private Garages (Chapter 4)

- SA General (407)
- SA Beneath rooms (407.3)
- SA Attached to rooms (407.4)
- _____ Door sills (407.5)
- _____ Means of egress (407.8)
- SA Floor surface (407.9)

Egress (Chapter 10)

- ~~SR~~ X One exit from dwelling unit (1010.2)
- ~~SR~~ SR Sleeping room window (1010.4)
- ~~SR~~ X EXIT DOOR (1017.3) 32" W 80" H
- ~~SR~~ SR Landings (1014.3.2) stairway
- ~~NA~~ NA Ramp slope (1016.0)
- ~~SR~~ SR Stairways (1014.3) 36" W
- ~~SR~~ SR Treads (1014.6) 10" min.
- ~~SR~~ SR Riser (1014.6) 7 3/4" max.
- ~~SR~~ SR Solid riser (1014.6.1)
- ~~NA~~ NA Winders (1014.6.3)
- ~~NA~~ NA Spiral and Circular (1014.6.4)
- ~~SR~~ SR Handrails (1022.2.2.) Ht.
- ~~SR~~ SR Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ SR Guards (1012.0) 36" min.
- _____
- _____
- _____

Smoke Detectors (920.3.2)

- ~~SR~~ SR Location and interconnection
- ~~SM~~ SM Power source

Dwelling Unit Separation
Table 602

N/A



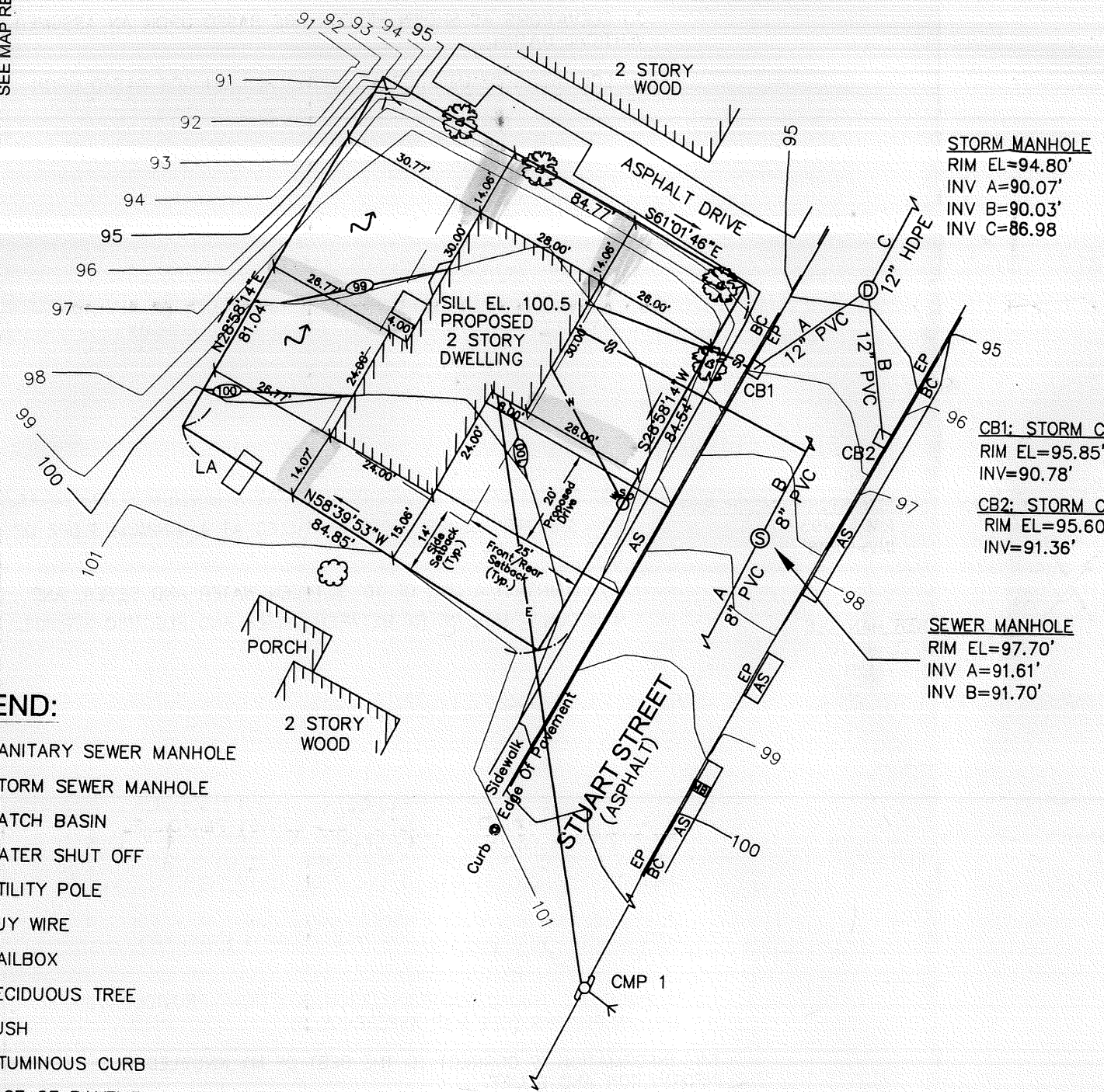
SEE MAP REFERENCE 1

MAP REFERENCES:

- 1.) "PLAN SHOWING THE PROPOSED DIVISION OF 3 STUART STREET, PORTLAND, MAINE, PREPARED FOR RECORD OWNER NAOMI I. SMITH" PREPARED BY LAND USE CONSULTANTS, INC., DATED JULY 12, 1996.
- 2.) "SITE PLAN, RESIDENCE FOR JIM HIGGINS, LOT 2, STEWART STREET", PREPARED BY JERRY DUGAL, DATED SEPTEMBER 18, 1999.

GENERAL NOTES:

- 1.) THE DETERMINATION OF THE STATUS OF STUART STREET IS OUTSIDE THE REQUESTED SCOPE OF SERVICES. THEREFORE, NO DETERMINATION AS TO THE STATUS OF STUART STREET HAS BEEN MADE.
- 2.) RIM ELEVATIONS AS SHOWN HEREON ARE $\pm 0.05'$.
- 3.) ELEVATIONS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VERTICAL DATUM.
- 4.) LOCATIONS OF UTILITIES AS SHOWN HEREON ARE BASED UPON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS. LOCATIONS OF UNDERGROUND UTILITIES MAY VARY FROM THE LOCATIONS DEPICTED HEREON. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS LIMITED SITE PLAN. IN ACCORDANCE WITH MAINE STATE LAW, UTILITIES MUST BE LOCATED BY "DIG-SAFE" PRIOR TO EXCAVATION AT TELEPHONE #1-888-DIG-SAFE. THE CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY LOCATION.
- 5.) THE LOT IS LOCATED IN THE R-3 ZONE.
- 6.) A MINIMUM OF 2 TREES SHALL BE PRESERVED OR PLANTED IN THE FRONT YARD OF THE LOT, MEETING THE CITY OF PORTLAND'S ARBORICULTURAL SPECIFICATION AND STANDARD OF PRACTICE AND LANDSCAPE DESIGN.



STORM MANHOLE
 RIM EL=94.80'
 INV A=90.07'
 INV B=90.03'
 INV C=86.98

CB1: STORM CATCH BASIN
 RIM EL=95.85'
 INV=90.78'

CB2: STORM CATCH BASIN
 RIM EL=95.60'
 INV=91.36'

SEWER MANHOLE
 RIM EL=97.70'
 INV A=91.61'
 INV B=91.70'

UTILITY NOTES:

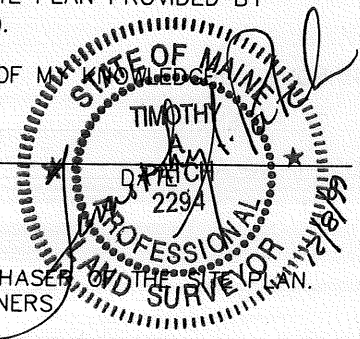
- 1.) STORM DRAIN TO BE INSTALLED AT A MINIMUM SLOPE OF 1%.
- 2.) SANITARY SEWER TO BE INSTALLED AT A MINIMUM SLOPE OF 1/4" PER FOOT.
- 3.) MAINTAIN A MIN. OF 10' BETWEEN WATER AND SEWER, AND MAINTAIN A MIN. OF 10' BETWEEN WATER AND ELECTRIC SERVICE.

SURVEYOR'S STATEMENT:

SURVEY & GEODETIC CONSULTANTS, INC. HEREBY STATES TO MR. JAMES HIGGINS, EXCLUSIVELY, THAT:

1. PLANIMETRIC & TOPOGRAPHIC DETAIL SHOWN HERE IS A RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. DECEMBER 3, 1999. AT THE TIME OF THE SURVEY THE LOT HAD BEEN CLEAR GRUBBED AND THE FOUNDATION WAS IN THE PROCESS OF BEING EXCAVATED.
2. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM MAP REFERENCE 1 AND ARE NOT THE RESULT OF A STANDARD BOUNDARY SURVEY.
3. PROPOSED HOUSE FOOTPRINT FROM SITE PLAN PROVIDED BY MR. JIM HIGGINS (SEE MAP REFERENCE 2).

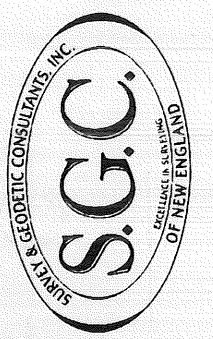
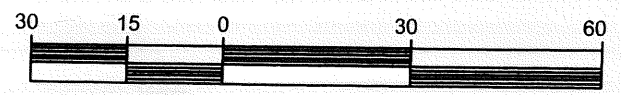
THIS INFORMATION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
Timothy A. Patch
 TIMOTHY A. PATCH
 MAINE PROFESSIONAL LAND SURVEYOR #2294
 SURVEY & GEODETIC CONSULTANTS, INC.



DECLARATION IS MADE TO THE ORIGINAL PURCHASER AND THE SURVEYOR IT IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS.

LEGEND:

- ⊙ SANITARY SEWER MANHOLE
- ⊙ STORM SEWER MANHOLE
- CATCH BASIN
- ⊕ WATER SHUT OFF
- ⊕ UTILITY POLE
- ⊕ GUY WIRE
- ⊕ MAILBOX
- ⊕ DECIDUOUS TREE
- ⊕ BUSH
- BC BITUMINOUS CURB
- EP EDGE OF PAVEMENT
- LA LANDSCAPING AREA
- AS ASPHALT SIDEWALK
- PVC POLYVINYL CHLORIDE
- HDPE HIGH DENSITY POLYETHYLENE



966 Riverside Street
 Portland, Maine 04103
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PREPARED FOR:
 MR. JAMES HIGGINS
 51 STUART STREET
 PORTLAND, MAINE

DRAWN: RWG/SKN
 CHECK: TAP

TITLE:
 LIMITED SITE PLAN
 LOT 2, STUART STREET
 CITY OF PORTLAND
 CUMBERLAND COUNTY

DATE: 12/07/99

SCALE: 1"=30'

JOB #: 1-000047.00

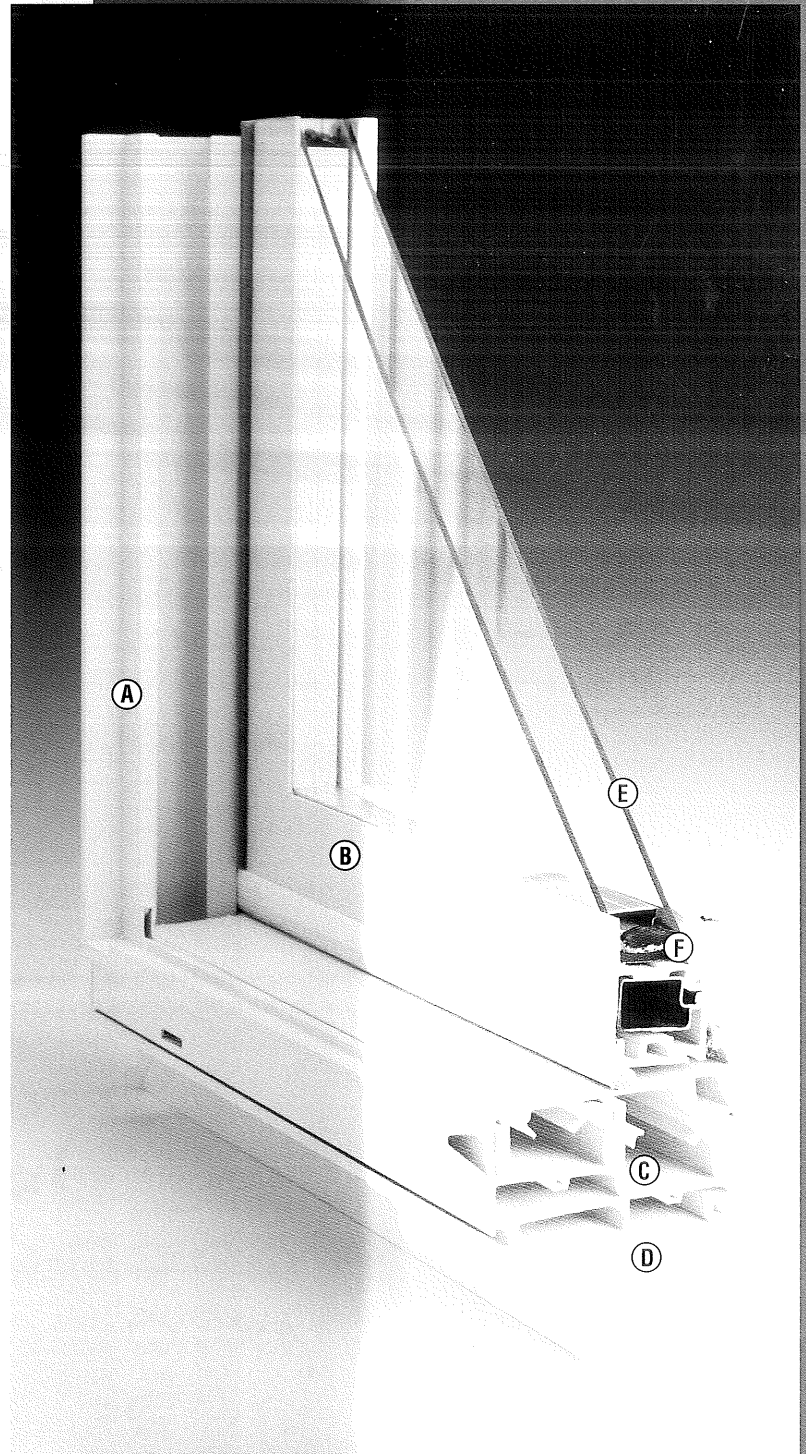


9555 SERIES

Vinyl Double Hung Window

All welded vinyl construction for performance, durability and appearance.

- Vinyl Tilt-Double Hung
- Stainless Steel Coil Spring Balance System
- Two Cam Locks at Meeting Rail
- Both Sashes Remove for Easy Drywall Application, and Easy Glass Replacement
- Decorative Grids Between the Glass
- Complete Specialty Window and Mulling Accessories Available
- Wood Extension Jamb Available
- AAMA and NFRC Labeled



- A** Welded Vinyl Main Frame
- B** Welded Vinyl Sashes
- C** Multi-Chambered Construction
- D** 3 1/4" Frame Depth
- E** 7/8" Insulated Glass
- F** Removable Bottom And Top Glass Are Drop-In Tape Glazed In Sash Frame

9555 SERIES

Double Hung Opening Specifications

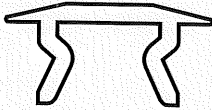
NOMINAL UNIT SIZE	WINDOW I.D. SIZE	SASH RAISED SQ. FT. CLEAR OPENING	SASH RAISED CLEAR OPENING WIDTH x HEIGHT	SASH REMOVED SQ. FT. CLEAR OPENING	SASH REMOVED CLEAR OPENING WIDTH x HEIGHT	VISIBLE LITE SQ. FT.	SCREEN SIZE WIDTH x HEIGHT	GLASS SIZE WIDTH x HEIGHT
VNC 18210	21 3/4 x 36 3/4	1.51	17 5/8 x 12 5/16	1.98	17 5/8 x 16 3/16	3.01	18 11/16 x 33 9/16	16 5/8 x 15
VNC 1832	21 3/4 x 40 3/4	1.75	17 5/8 x 14 5/16	2.23	17 5/8 x 18 3/16	3.44	18 11/16 x 37 9/16	16 5/8 x 17
VNC 18310	21 3/4 x 48 3/4	2.24	17 5/8 x 18 5/16	2.72	17 5/8 x 22 3/16	4.31	18 11/16 x 45 9/16	16 5/8 x 21
VNC 1842	21 3/4 x 52 3/4	2.49	17 5/8 x 20 5/16	2.96	17 5/8 x 24 3/16	4.74	18 11/16 x 49 9/16	16 5/8 x 23
VNC 1846	21 3/4 x 56 3/4	2.73	17 5/8 x 22 5/16	3.21	17 5/8 x 26 3/16	5.17	18 11/16 x 53 9/16	16 5/8 x 25
VNC 1852	21 3/4 x 64 3/4	3.22	17 5/8 x 26 5/16	3.69	17 5/8 x 30 3/16	6.04	18 11/16 x 61 9/16	16 5/8 x 29
VNC 1856 CS	21 3/4 x 68 3/4	2.73	17 5/8 x 22 5/16	4.67	17 5/8 x 38 3/16	6.47	18 11/16 x 65 9/16	16 5/8 x 25 TOP 16 5/8 x 37 BOTTOM
VNC 1862	21 3/4 x 76 3/4	3.95	17 5/8 x 32 5/16	4.43	17 5/8 x 36 3/16	7.34	18 11/16 x 73 9/16	16 5/8 x 35
VNC20210	25 3/4 x 36 3/4	1.85	21 5/8 x 12 5/16	2.43	21 5/8 x 16 3/16	3.79	22 11/16 x 33 9/16	20 5/8 x 15
VNC 2032	25 3/4 x 40 3/4	2.15	21 5/8 x 14 5/16	2.73	21 5/8 x 18 3/16	4.33	22 11/16 x 37 9/16	20 5/8 x 17
VNC 20310	25 3/4 x 48 3/4	2.75	21 5/8 x 18 5/16	3.33	21 5/8 x 22 3/16	5.42	22 11/16 x 45 9/16	20 5/8 x 21
VNC 2042	25 3/4 x 52 3/4	3.05	21 5/8 x 20 5/16	3.63	21 5/8 x 24 3/16	5.96	22 11/16 x 49 9/16	20 5/8 x 23
VNC 2046	25 3/4 x 56 3/4	3.35	21 5/8 x 22 5/16	3.93	21 5/8 x 26 3/16	6.50	22 11/16 x 53 9/16	20 5/8 x 25
VNC 2052	25 3/4 x 64 3/4	3.95	21 5/8 x 26 5/16	4.53	21 5/8 x 30 3/16	7.59	22 11/16 x 61 9/16	20 5/8 x 29
VNC 2056 CS	25 3/4 x 68 3/4	3.35	21 5/8 x 22 5/16	5.73	21 5/8 x 38 3/16	8.13	22 11/16 x 65 9/16	20 5/8 x 25 TOP 20 5/8 x 37 BOTTOM
VNC 2062	25 3/4 x 76 3/4	4.85	21 5/8 x 32 5/16	5.43	21 5/8 x 36 3/16	9.22	22 11/16 x 73 9/16	20 5/8 x 35
VNC 24210	29 3/4 x 36 3/4	2.19	25 5/8 x 12 5/16	2.88	25 5/8 x 16 3/16	4.56	26 11/16 x 33 9/16	24 5/8 x 15
VNC 2432	29 3/4 x 40 3/4	2.55	25 5/8 x 14 5/16	3.24	25 5/8 x 18 3/16	5.22	26 11/16 x 37 9/16	24 5/8 x 17
VNC 24310	29 3/4 x 48 3/4	3.26	25 5/8 x 18 5/16	3.95	25 5/8 x 22 3/16	6.52	26 11/16 x 45 9/16	24 5/8 x 21
VNC 2442	29 3/4 x 52 3/4	3.61	25 5/8 x 20 5/16	4.30	25 5/8 x 24 3/16	7.18	26 11/16 x 49 9/16	24 5/8 x 23
VNC 2446	29 3/4 x 56 3/4	3.97	25 5/8 x 22 5/16	4.66	25 5/8 x 26 3/16	7.83	26 11/16 x 53 9/16	24 5/8 x 25
VNC 2452	29 3/4 x 64 3/4	4.68	25 5/8 x 26 5/16	5.37	25 5/8 x 30 3/16	9.14	26 11/16 x 61 9/16	24 5/8 x 29
VNC 2456 CS	29 3/4 x 68 3/4	3.97	25 5/8 x 22 5/16	6.80	25 5/8 x 38 3/16	9.80	26 11/16 x 65 9/16	24 5/8 x 25 TOP 24 5/8 x 37 BOTTOM
VNC 2462	29 3/4 x 76 3/4	5.75	25 5/8 x 32 5/16	6.44	25 5/8 x 36 3/16	11.11	26 11/16 x 73 9/16	24 5/8 x 35
VNC 28210	33 3/4 x 36 3/4	2.53	29 5/8 x 12 5/16	3.33	29 5/8 x 16 3/16	5.34	30 11/16 x 33 9/16	28 5/8 x 15
VNC 2832	33 3/4 x 40 3/4	2.94	29 5/8 x 14 5/16	3.74	29 5/8 x 18 3/16	6.10	30 11/16 x 37 9/16	28 5/8 x 17
VNC 28310	33 3/4 x 48 3/4	3.77	29 5/8 x 18 5/16	4.56	29 5/8 x 22 3/16	7.63	30 11/16 x 45 9/16	28 5/8 x 21
VNC 2842	33 3/4 x 52 3/4	4.18	29 5/8 x 20 5/16	4.98	29 5/8 x 24 3/16	8.40	30 11/16 x 49 9/16	28 5/8 x 23
VNC 2846	33 3/4 x 56 3/4	4.59	29 5/8 x 22 5/16	5.39	29 5/8 x 26 3/16	9.16	30 11/16 x 53 9/16	28 5/8 x 25
*VNC 2852	33 3/4 x 64 3/4	5.86	29 5/8 x 28 1/2	6.21	29 5/8 x 30 3/16	10.69	30 11/16 x 61 9/16	28 5/8 x 29
VNC 2856	33 3/4 x 68 3/4	5.82	29 5/8 x 28 5/16	6.62	29 5/8 x 32 3/16	11.46	30 11/16 x 65 9/16	28 5/8 x 31
VNC 2856 CS	33 3/4 x 68 3/4	4.59	29 5/8 x 22 5/16	7.86	29 5/8 x 38 3/16	11.46	30 11/16 x 65 9/16	28 5/8 x 25 TOP 28 5/8 x 37 BOTTOM
VNC 2862	33 3/4 x 76 3/4	6.65	29 5/8 x 32 5/16	7.44	29 5/8 x 36 3/16	12.99	30 11/16 x 73 9/16	28 5/8 x 35
VNC 30210	37 3/4 x 36 3/4	2.88	33 5/8 x 12 5/16	3.78	33 5/8 x 16 3/16	6.11	34 11/16 x 33 9/16	32 5/8 x 15
VNC 3032	37 3/4 x 40 3/4	3.34	33 5/8 x 14 5/16	4.25	33 5/8 x 18 3/16	6.99	34 11/16 x 37 9/16	32 5/8 x 17
VNC 30310	37 3/4 x 48 3/4	4.28	33 5/8 x 18 5/16	5.18	33 5/8 x 22 3/16	8.74	34 11/16 x 45 9/16	32 5/8 x 21
VNC 3042	37 3/4 x 52 3/4	4.74	33 5/8 x 20 5/16	5.65	33 5/8 x 24 3/16	9.62	34 11/16 x 49 9/16	32 5/8 x 23
*VNC 3046	37 3/4 x 56 3/4	5.72	33 5/8 x 24 1/2	6.11	33 5/8 x 26 3/16	10.49	34 11/16 x 53 9/16	32 5/8 x 25
VNC 3052	37 3/4 x 64 3/4	6.14	33 5/8 x 26 5/16	7.05	33 5/8 x 30 3/16	12.25	34 11/16 x 61 9/16	32 5/8 x 29
VNC 3056	37 3/4 x 68 3/4	6.61	33 5/8 x 28 5/16	7.52	33 5/8 x 32 3/16	13.12	34 11/16 x 65 9/16	32 5/8 x 31
VNC 3056 CS	37 3/4 x 68 3/4	5.72	33 5/8 x 24 1/2	8.92	33 5/8 x 38 3/16	13.12	34 11/16 x 65 9/16	32 5/8 x 25 TOP 32 5/8 x 37 BOTTOM
VNC 3062	37 3/4 x 76 3/4	7.55	33 5/8 x 32 5/16	8.45	33 5/8 x 36 3/16	14.88	34 11/16 x 73 9/16	32 5/8 x 35
VNC 3432	41 3/4 x 40 3/4	3.74	37 5/8 x 14 5/16	4.75	37 5/8 x 18 3/16	7.87	38 11/16 x 37 9/16	36 5/8 x 17
VNC 34310	41 3/4 x 48 3/4	4.78	37 5/8 x 18 5/16	5.80	37 5/8 x 22 3/16	9.85	38 11/16 x 45 9/16	36 5/8 x 21
VNC 3442	41 3/4 x 52 3/4	5.31	37 5/8 x 20 5/16	6.32	37 5/8 x 24 3/16	10.84	38 11/16 x 49 9/16	36 5/8 x 23
*VNC 3446	41 3/4 x 56 3/4	6.40	37 5/8 x 24 1/2	6.84	37 5/8 x 26 3/16	11.82	38 11/16 x 53 9/16	36 5/8 x 25
VNC 3452	41 3/4 x 64 3/4	6.88	37 5/8 x 26 5/16	7.89	37 5/8 x 30 3/16	13.80	38 11/16 x 61 9/16	36 5/8 x 29
VNC 3456 CS	41 3/4 x 68 3/4	6.40	37 5/8 x 24 1/2	9.98	37 5/8 x 38 3/16	14.79	38 11/16 x 65 9/16	36 5/8 x 25 TOP 36 5/8 x 37 BOTTOM
VNC 3462	41 3/4 x 76 3/4	8.44	37 5/8 x 32 5/16	9.46	37 5/8 x 36 3/16	16.76	38 11/16 x 73 9/16	36 5/8 x 35
VNC 3846	45 3/4 x 56 3/4	6.45	41 5/8 x 22 5/16	7.57	41 5/8 x 26 3/16	13.15	42 11/16 x 53 9/16	40 5/8 x 25

* Single Balance
CS windows use 4/6 top sash

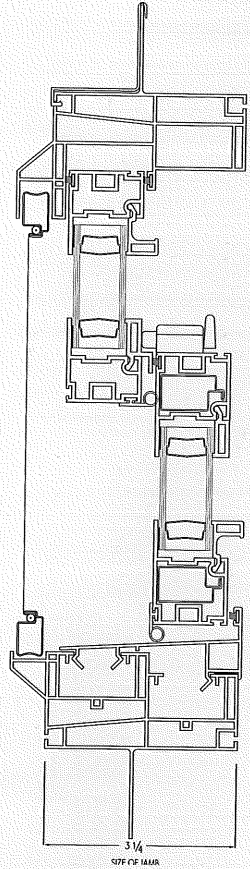
9555 SERIES

Vinyl Double Hung Window

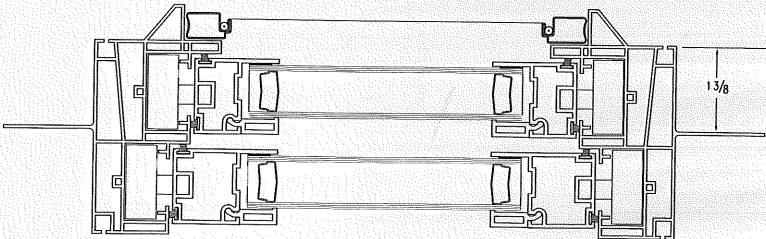
MULLION AVAILABLE



VERTICAL DETAIL



HORIZONTAL DETAIL



9555 SERIES

Vinyl Double Hung & Specialty - Standard Window Unit Sizes Available

DOUBLE HUNG WINDOW SIZES

CODE	1-8	2-0	2-4	2-8	3-0	3-4	3-8
ACTUAL SIZE	21 3/4	25 3/4	29 3/4	33 3/4	37 3/4	41 3/4	45 3/4
ROUGH OPENING	22 1/8	26 1/8	30 1/8	34 1/8	38 1/8	42 1/8	46 1/8
2-10	36 3/4						
	37 1/4						
3-2	40 3/4						
	41 1/4						
3-10	48 3/4						
	49 1/4						
4-2	52 3/4						
	53 1/4						
4-6	56 3/4						
	57 1/4						
5-2	64 3/4						
	65 1/4						
5-6	68 3/4						
	69 1/4						
5-6	68 3/4						
	69 1/4						
	C.S.	C.S.	C.S.	C.S.	C.S.	C.S.	
6-2	76 3/4						
	77 1/4						

PICTURE WINDOW SIZES

CODE	3-0	4-0	4-4	5-0	5-8
ACTUAL SIZE	37 3/4	49 3/4	53 3/4	61 3/4	69 3/4
ROUGH OPENING	38 1/8	50 1/4	54 1/8	62 1/8	70 1/8
3-0					
4-0					
4-4					
5-0					
5-8					

ARCH TOP SIZES

CODE	4-0	4-4	5-0	5-8
ACTUAL SIZE	49 3/4	53 3/4	61 3/4	69 3/4
ROUGH OPENING	50 1/4	54 1/8	62 1/8	70 1/8
4-0				
4-4				
5-0				
5-8				

MADE WITH IMPOST

QUARTER CIRCLE WINDOW SIZES

CODE	1-8	2-0	2-4	2-8	3-0	3-4	3-8
ACTUAL SIZE	21 3/4	25 3/4	29 3/4	33 3/4	37 3/4	41 3/4	45 3/4
ROUGH OPENING	22 1/8	26 1/8	30 1/8	34 1/8	38 1/8	42 1/8	46 1/8
QC-1							
QC-2							
QC-3							
QC-4							
QS-5							
QS-6							
QS-7							

TRANSOM WINDOW SIZES

CODE	1-8	2-0	2-4	2-8	3-0	3-4	3-8
ACTUAL SIZE	16 3/4						
ROUGH OPENING	17 1/4						
1-8							
2-0							
2-4							
2-8							
3-0							
3-4							
3-8							

CIRCLE TOP WINDOW SIZES

CODE	1-8	2-0	2-4	2-8	3-0	3-4	3-8	4-0	4-4	5-0	5-8
ACTUAL SIZE	21 3/4	25 3/4	29 3/4	33 3/4	37 3/4	41 3/4	45 3/4	49 3/4	53 3/4	61 3/4	69 3/4
ROUGH OPENING	22 1/8	26 1/8	30 1/8	34 1/8	38 1/8	42 1/8	46 1/8	50 1/4	54 1/8	62 1/8	70 1/8
ANY STANDARD HEIGHT HUNG											
ANY STANDARD HEIGHT PICTURE											
HC-1											
HC-2											
HC-6											
HS-3											
HS-4											
HS-5											
HS-6											
HS-8											
HS-7											

MEMBER **AA** MEMBER
MA MEMBER
 QUALITY CONTROL & TESTING
 AAMA CERTIFICATION PROGRAM
 ACCREDITED BY:
 AMERICAN NATIONAL STANDARDS INSTITUTE
 A-L-1® VALIDATOR MFGR CODE: MTL-2