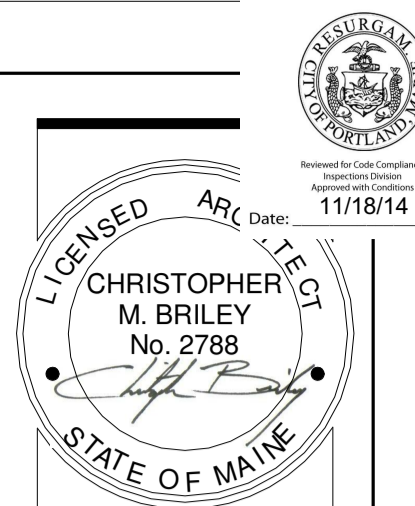
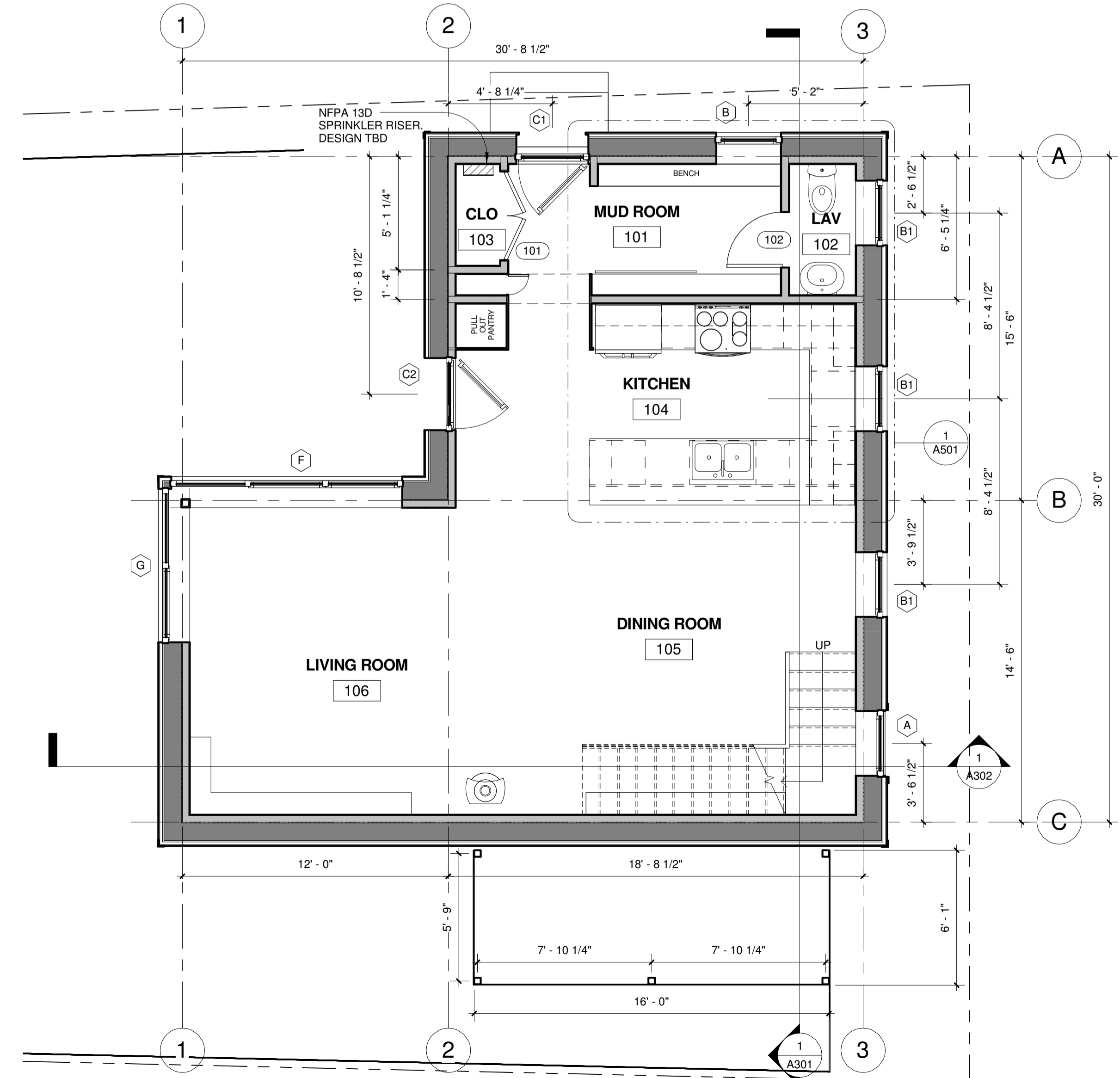
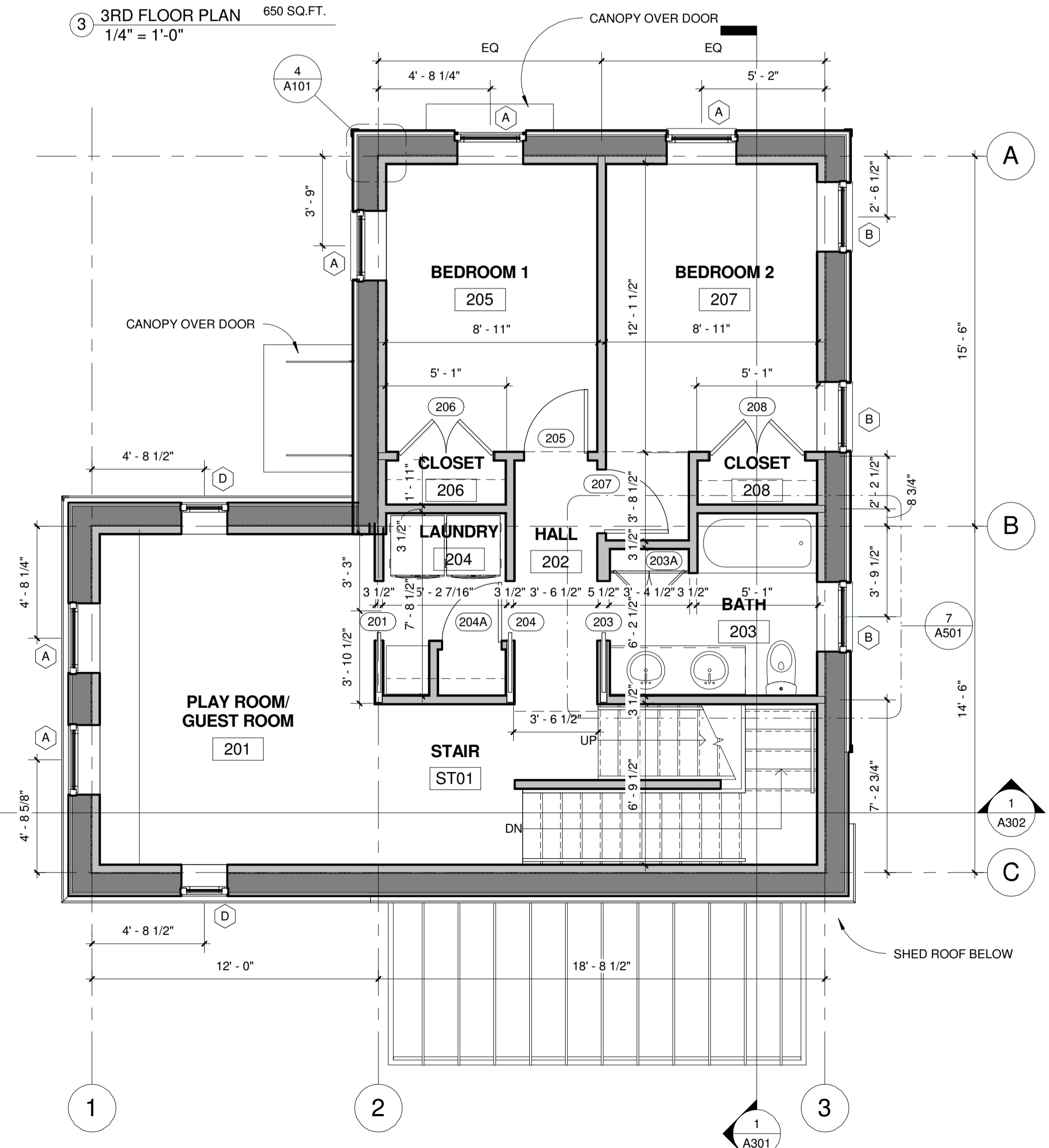
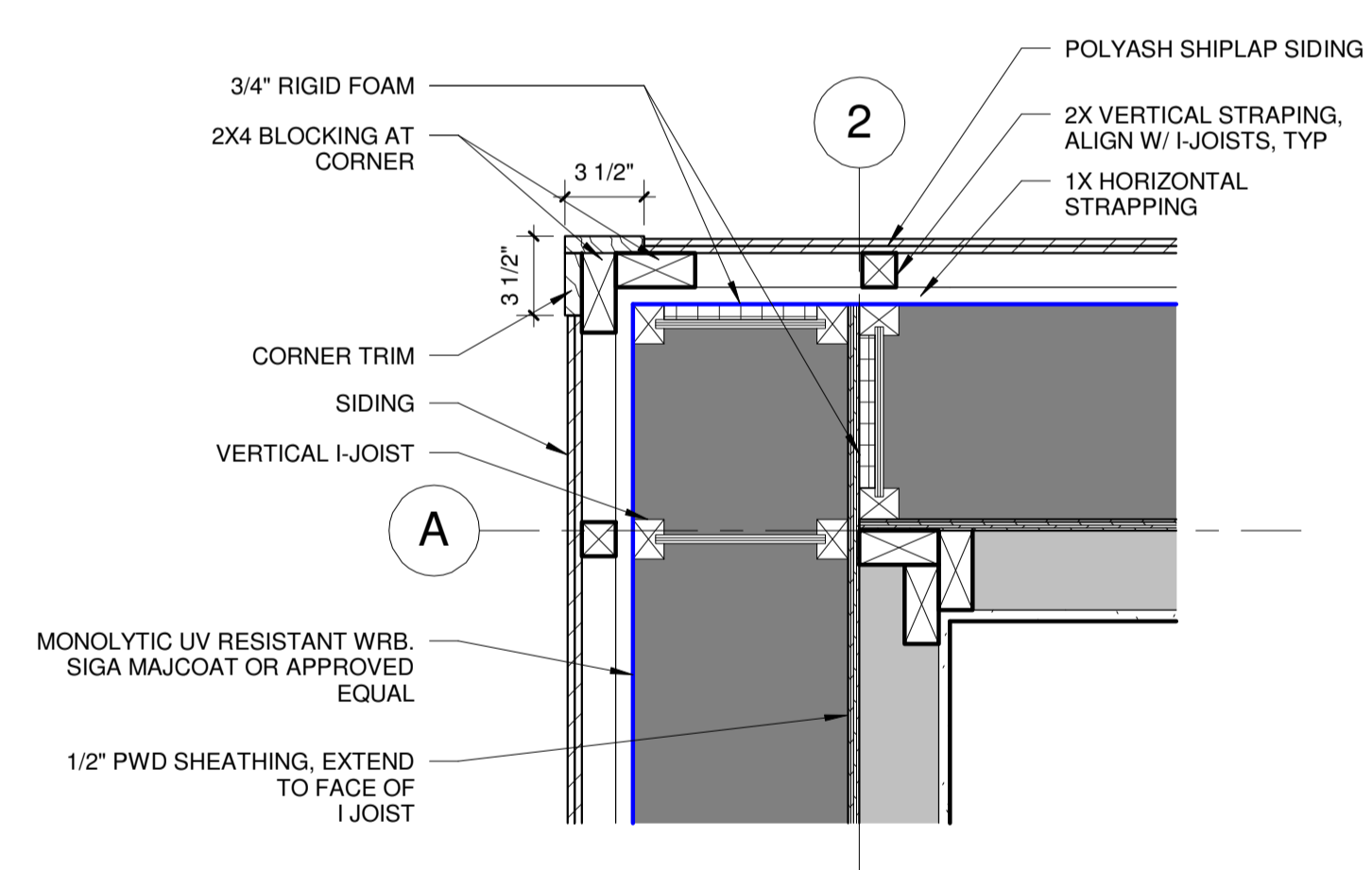


ROOM NO	ROOM NAME	FLOOR	BASE	WALL FINISH				CEILING	REMARKS
				NORTH	EAST	SOUTH	WEST		
101	MUD ROOM	CONC	1X6	GWB	GWB	GWB	GWB	GWB FLAT	
102	LAV	CONC	1X6	GWB	GWB	GWB + TILE	GWB	GWB FLAT	
103	CLO	CONC	1X4	GWB	GWB	GWB	GWB	GWB FLAT	
104	KITCHEN	CONC	NONE	GWB + TILE	GWB + TILE	NONE	GWB	GWB FLAT	
105	DINING ROOM	CONC	1X6	NONE	GWB	NONE	GWB	GWB FLAT	
106	LIVING ROOM	CONC	1X6	GWB	NONE	GWB	GWB	GWB FLAT	
201	PLAY ROOM/ GUEST ROOM	WOOD	1X6	GWB	GWB	GWB	GWB	GWB FLAT	
202	HALL	WOOD	1X6	GWB	GWB	GWB + TILE	GWB	GWB FLAT	
203	BATH	WOOD	1X6	GWB + TILE	GWB	GWB + TILE	GWB	GWB FLAT	
204	LAUNDRY	WOOD	1X4	GWB	GWB	GWB	GWB	GWB FLAT	
205	BEDROOM 1	WOOD	1X6	GWB	GWB	GWB	GWB	GWB FLAT	
206	CLOSET	WOOD	1X4	GWB	GWB	GWB	GWB	GWB FLAT	
207	BEDROOM 2	WOOD	1X6	GWB	GWB	GWB	GWB	GWB FLAT	
208	CLOSET	WOOD	1X4	GWB	GWB	GWB	GWB	GWB FLAT	
301	STUDIO	WOOD	1X6	GWB	GWB	GWB	GWB	GWB SLOPED	
302	WALK-IN CLOSET	WOOD	1X4	GWB	GWB	GWB	GWB	GWB FLAT	
303	MASTER BEDROOM	WOOD	1X6	GWB + TILE	GWB	GWB + TILE	GWB	GWB SLOPED	
304	MASTER BATH	WOOD	1X6	GWB	GWB	GWB	GWB	GWB SLOPED	
ST01	STAIR	WOOD	1X6	GWB	GWB	GWB	NONE	GWB SLOPED	



OLINS RESIDENCE
2 TAYLOR STREET
PORTLAND, MAINE

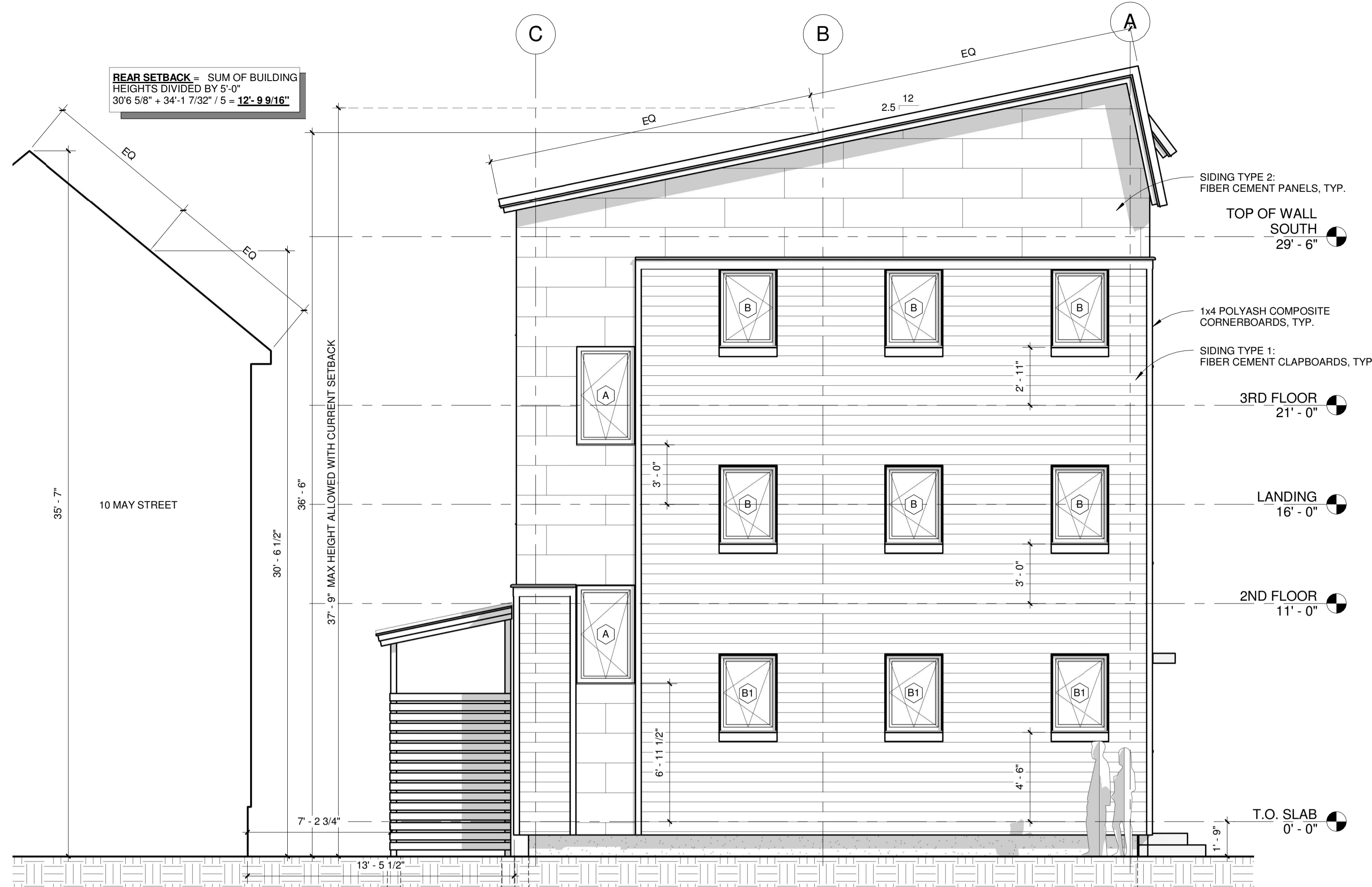


CONSULTANTS:
STRUCTURAL ENGINEER:
LAL STRUCTURAL ENGINEERING
610 STREET
SOUTH PORTLAND, ME 04106

REVISIONS:

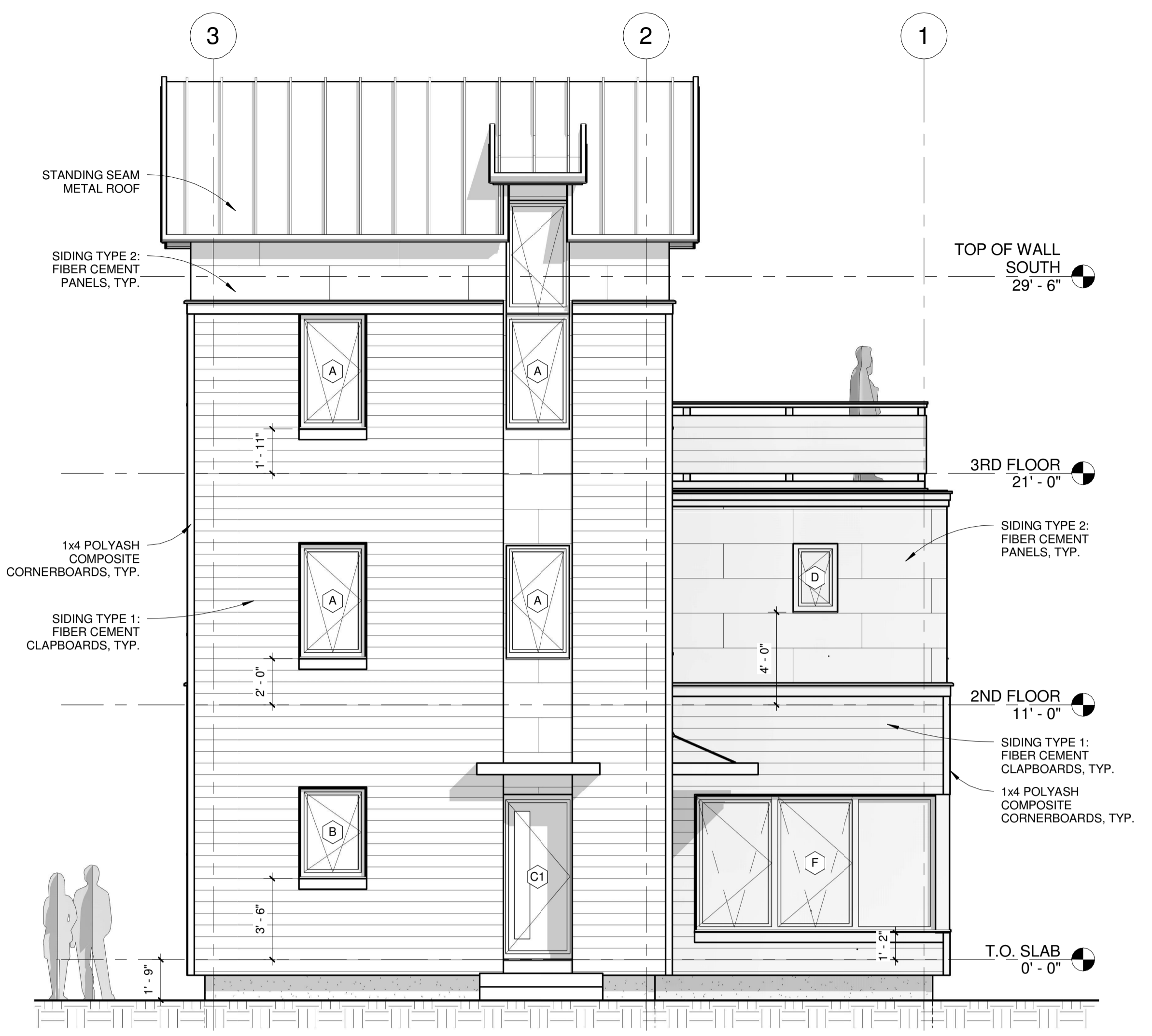
ISSUED: 10/15/14
PROJECT No: 1314
DRAWN BY: CMB
CHECKED BY: CMB
SHEET TITLE:
FLOOR PLANS

A101



1 EAST ELEVATION

 1/4" = 1'-0"



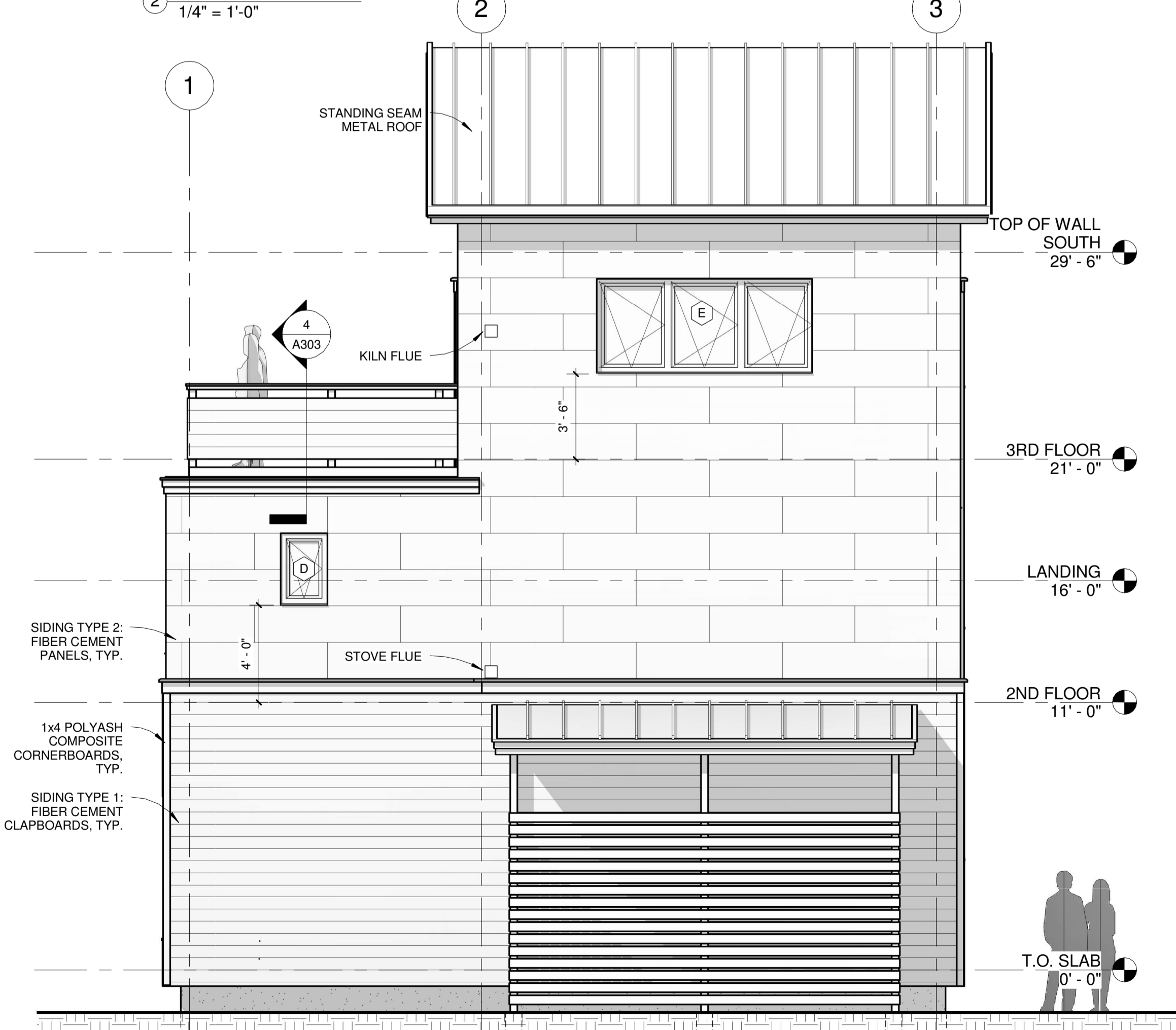
2 NORTH ELEVATION

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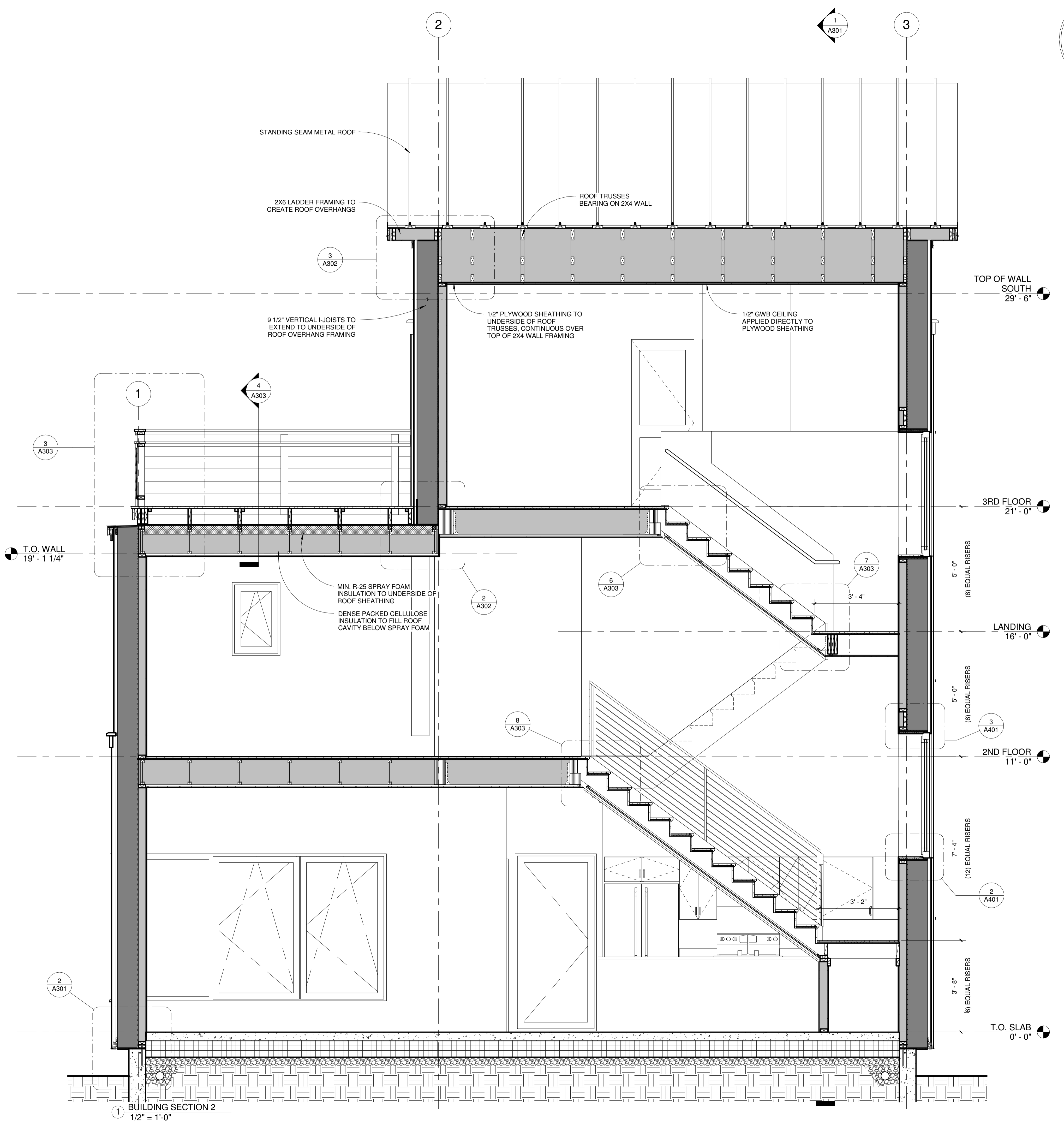
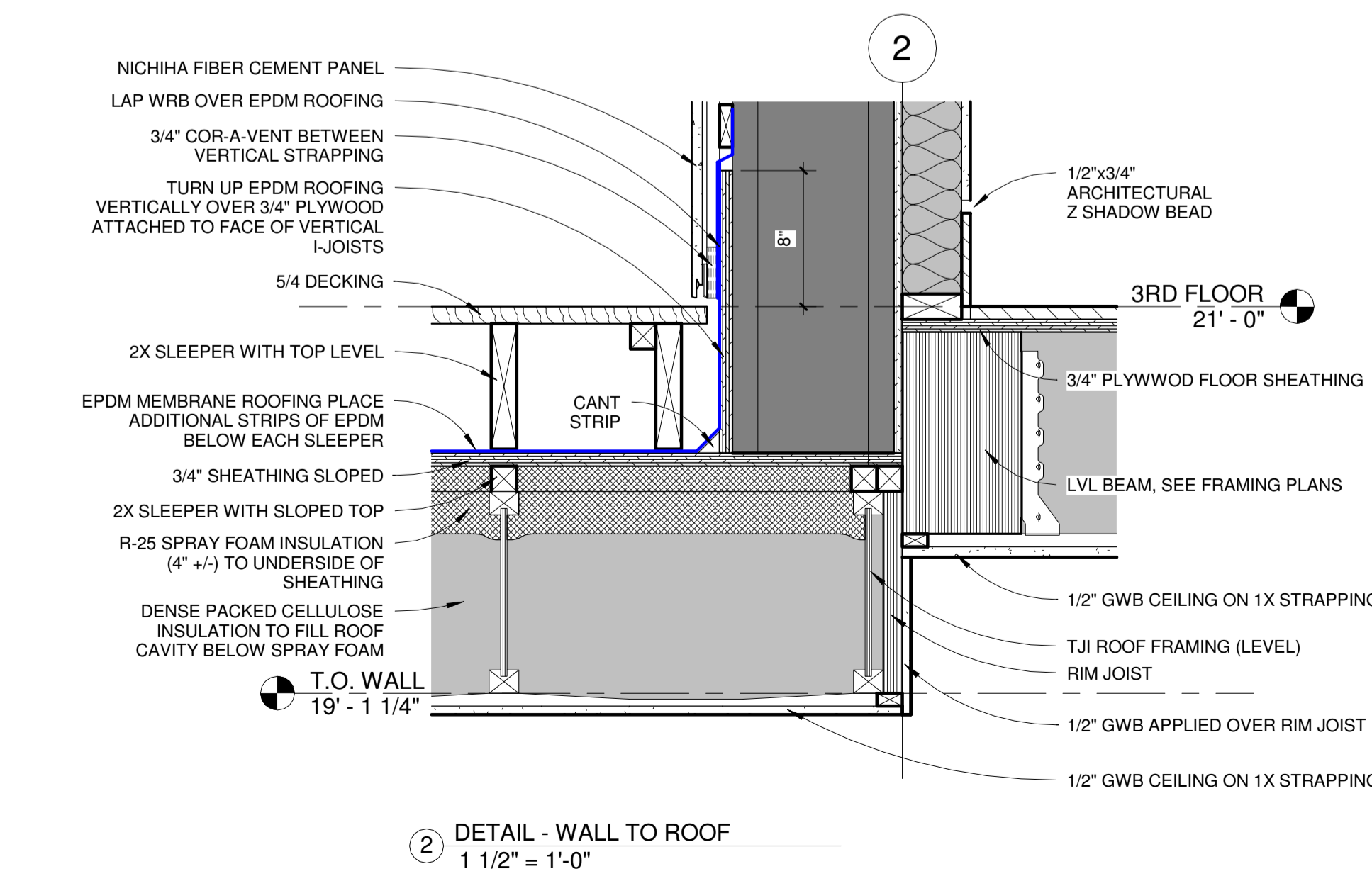
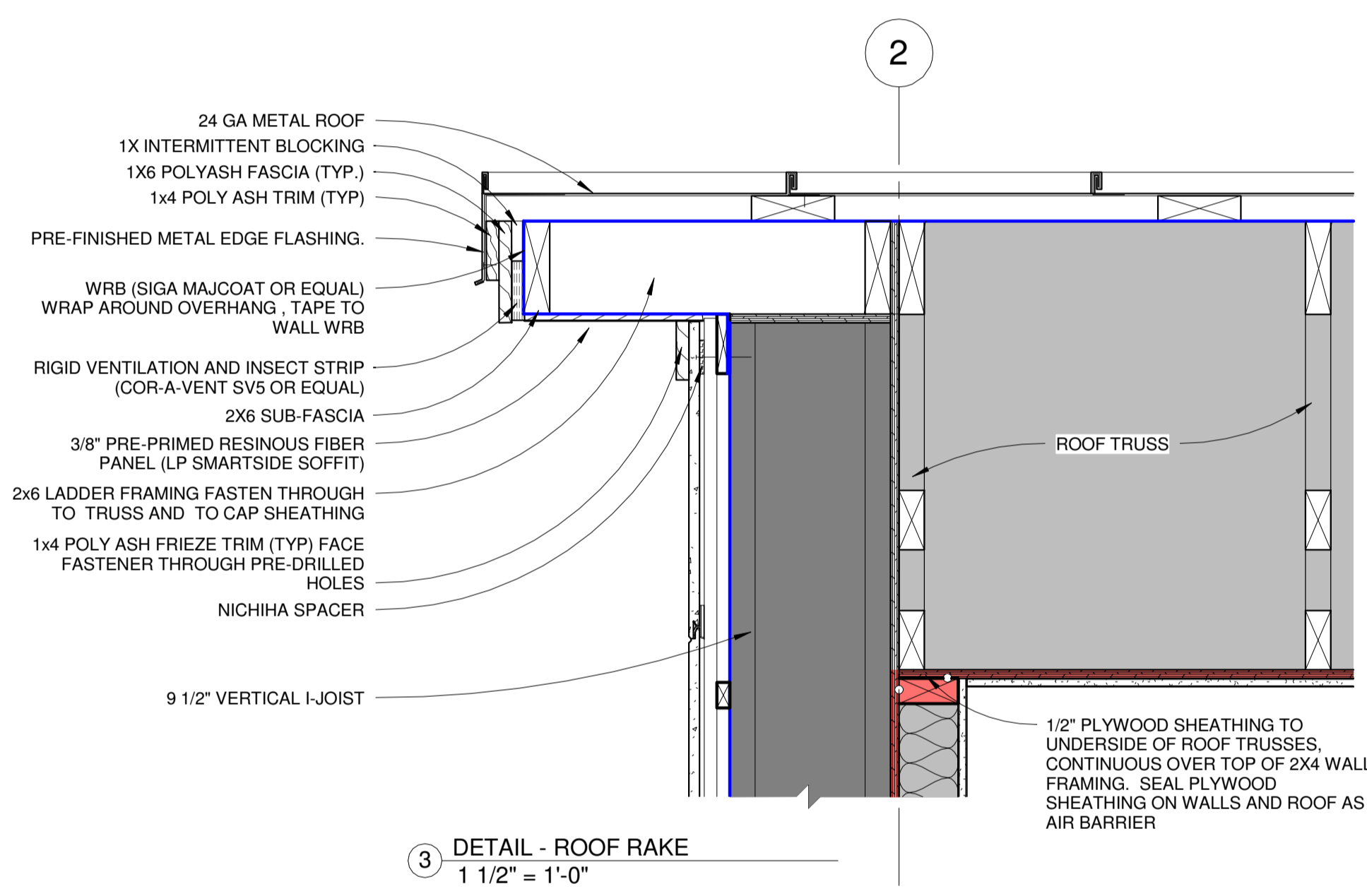
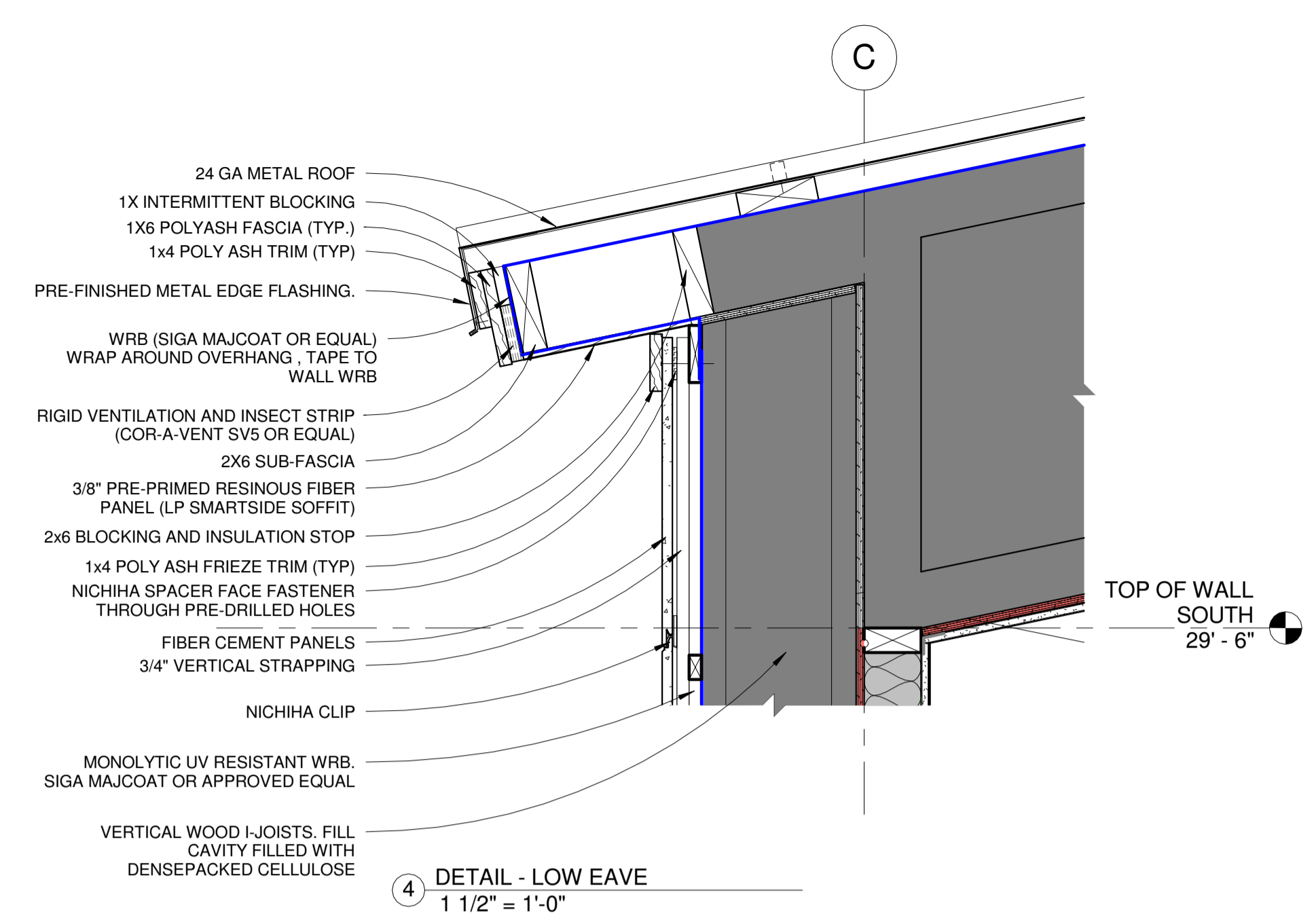
3 WEST ELEVATION

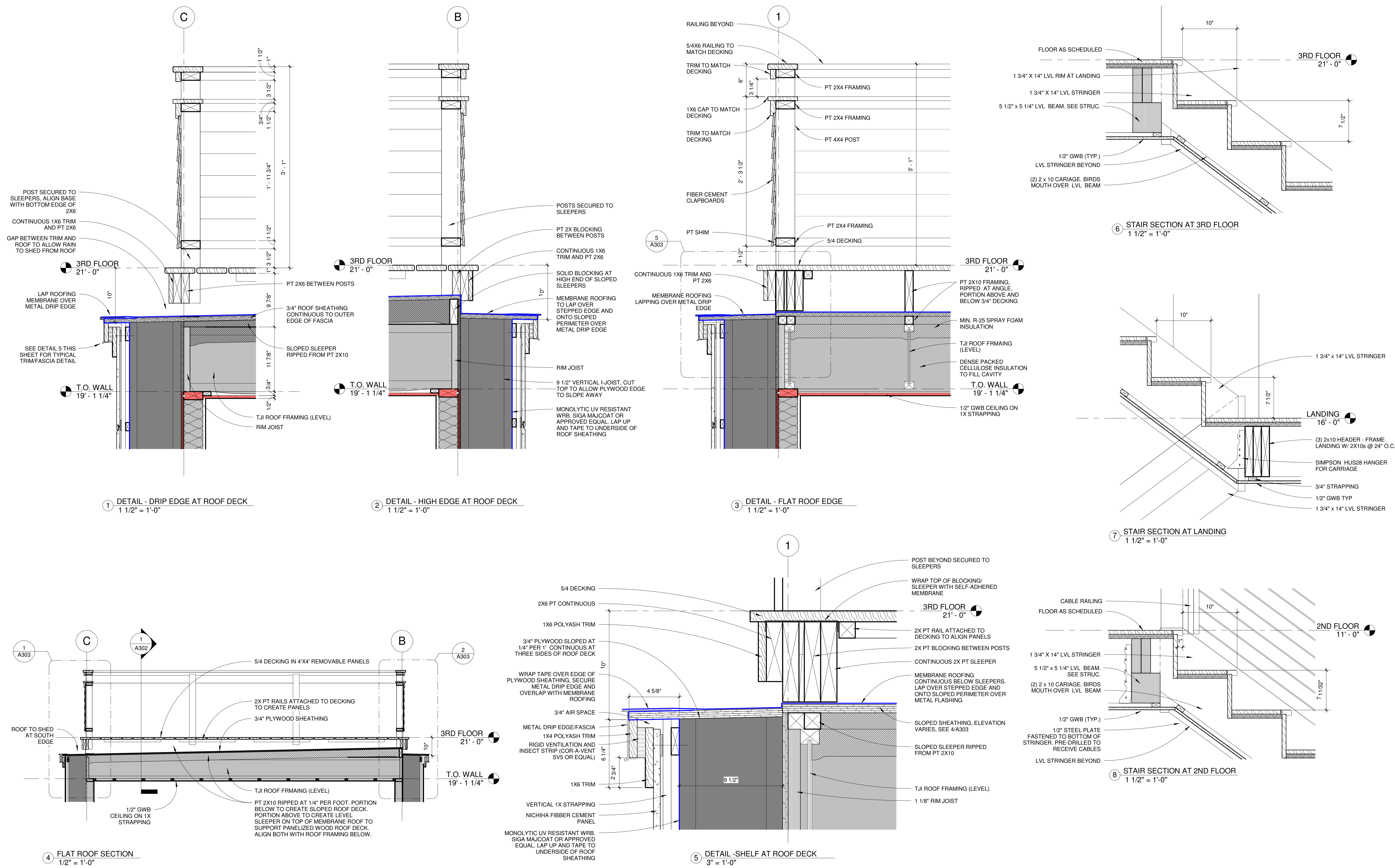
 1/4" = 1'-0"



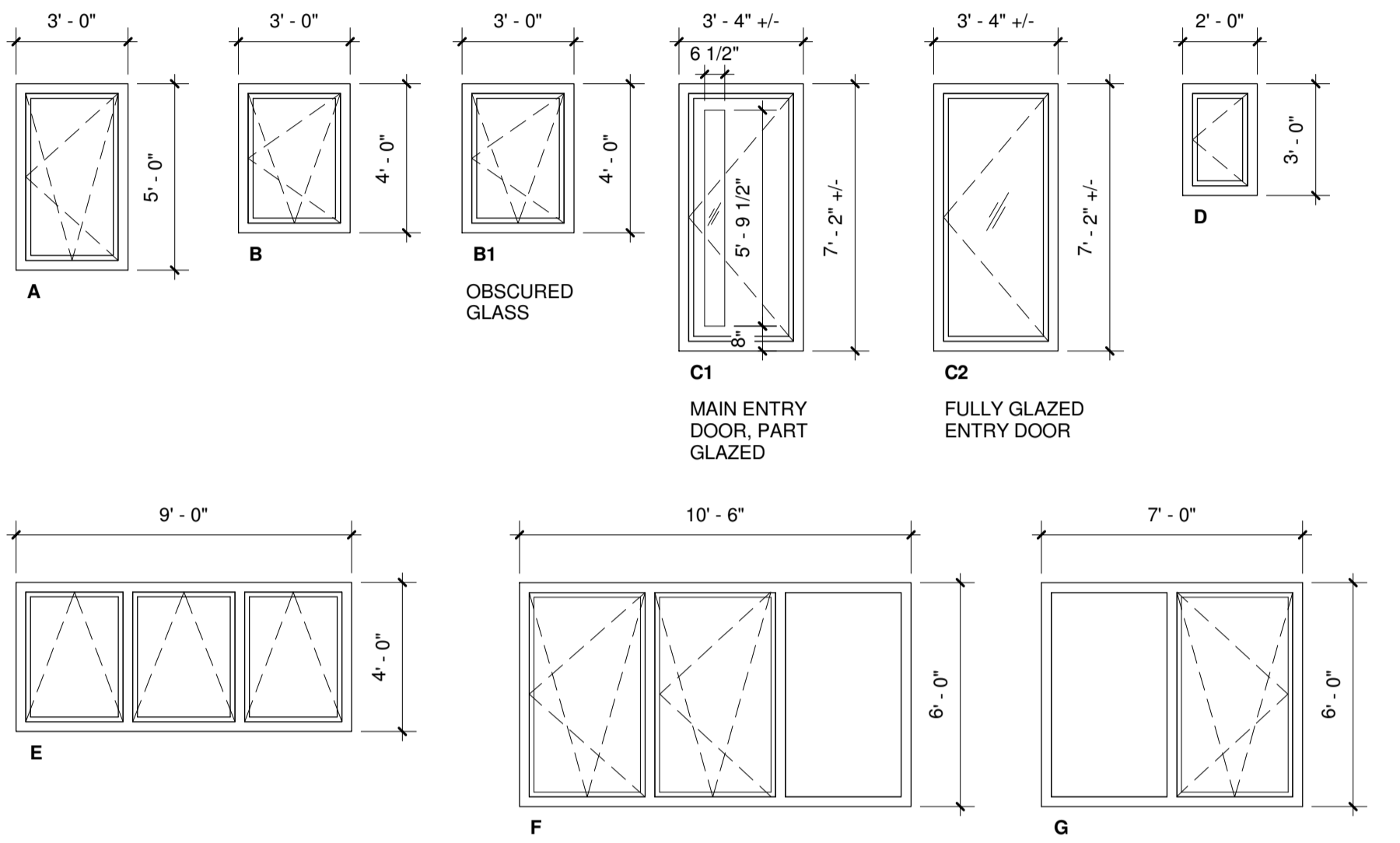
4 SOUTH ELEVATION

 1/4" = 1'-0"

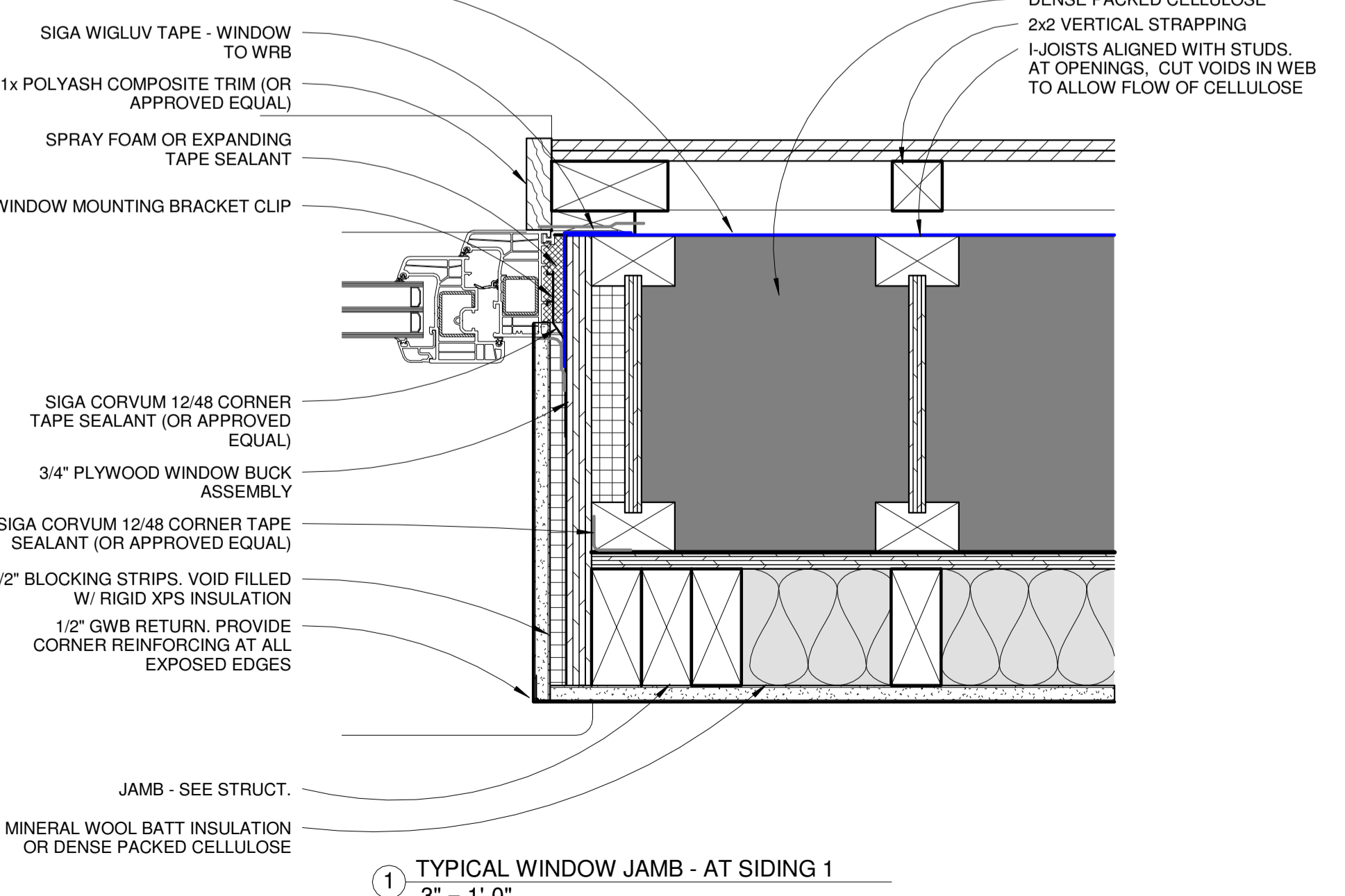
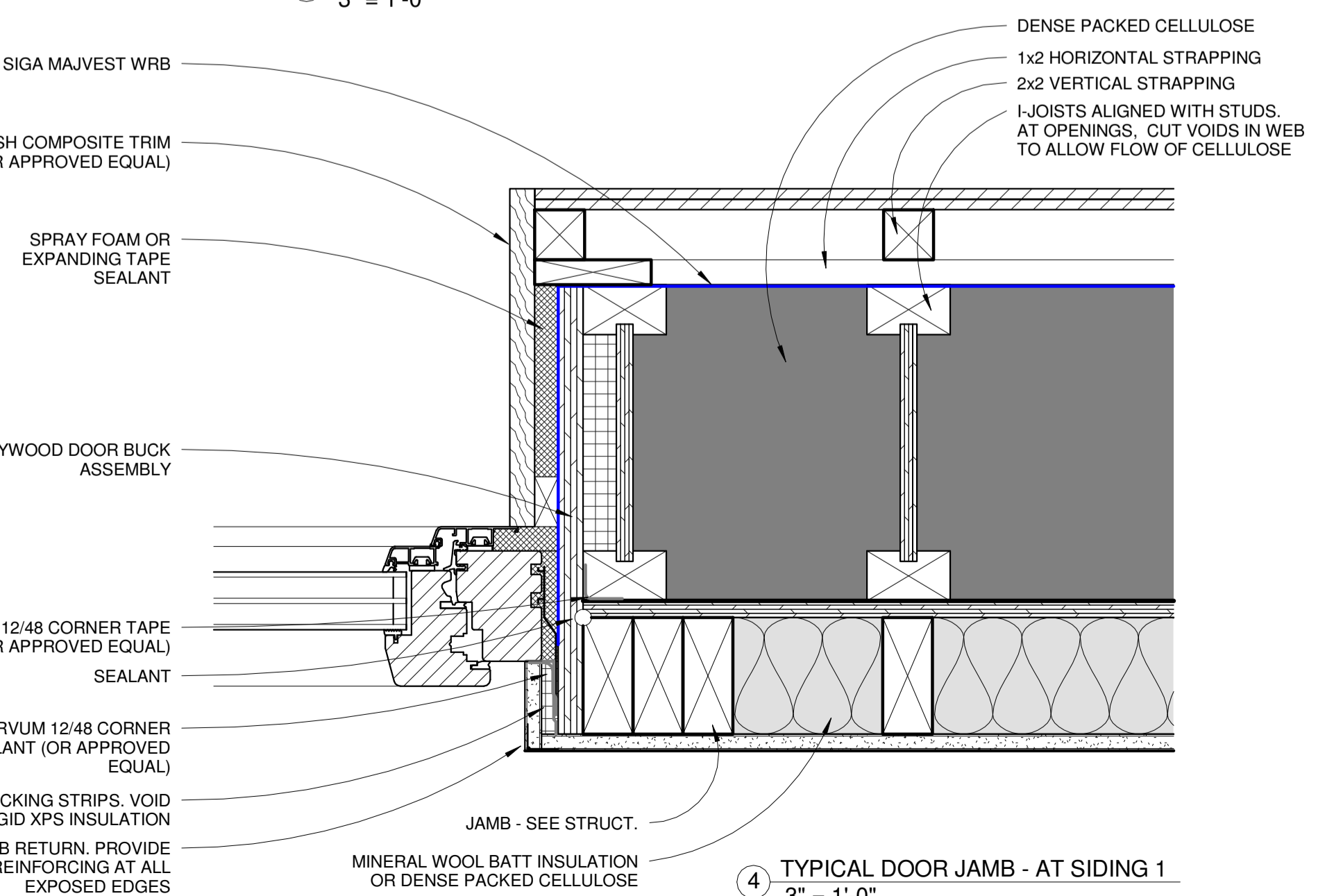
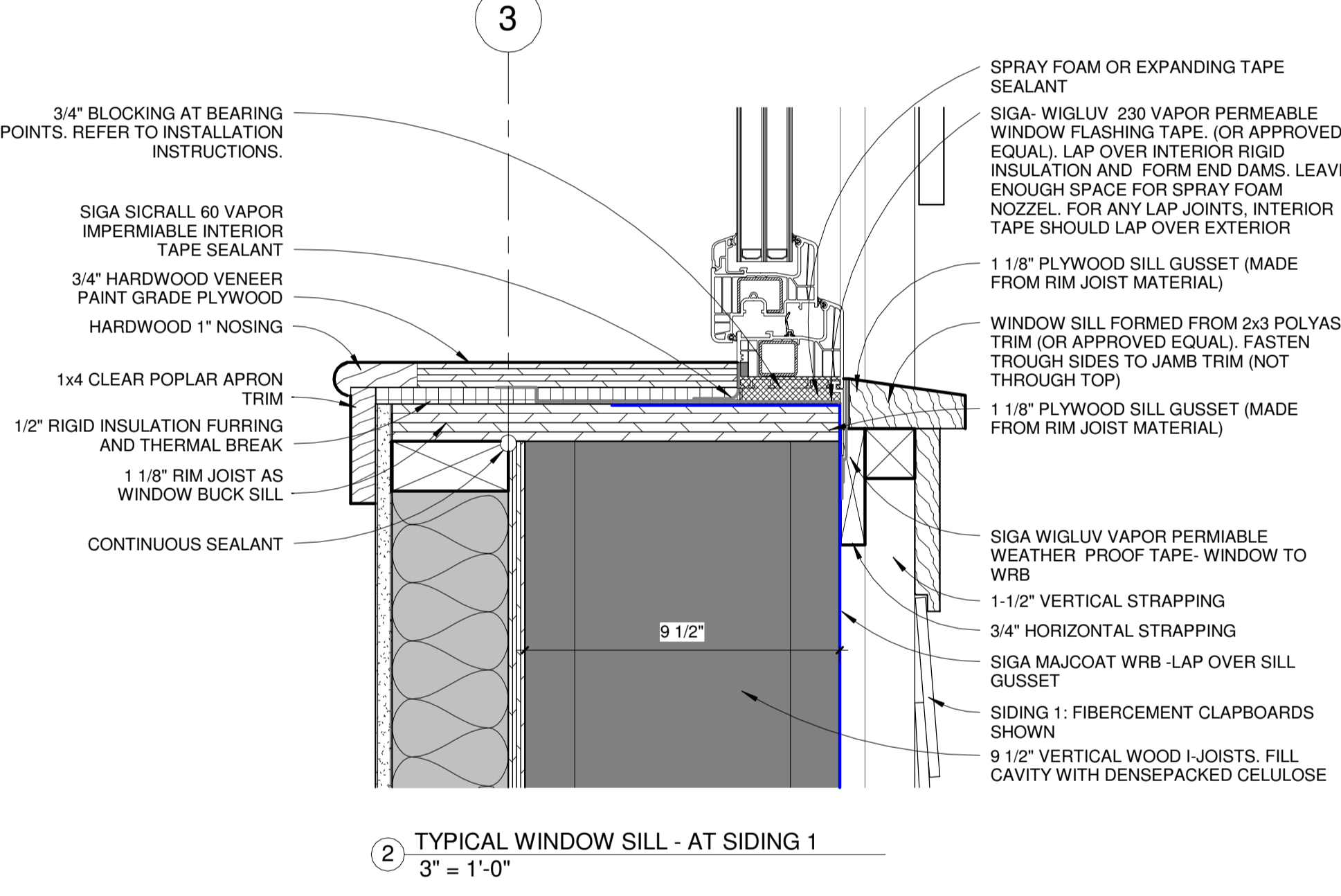
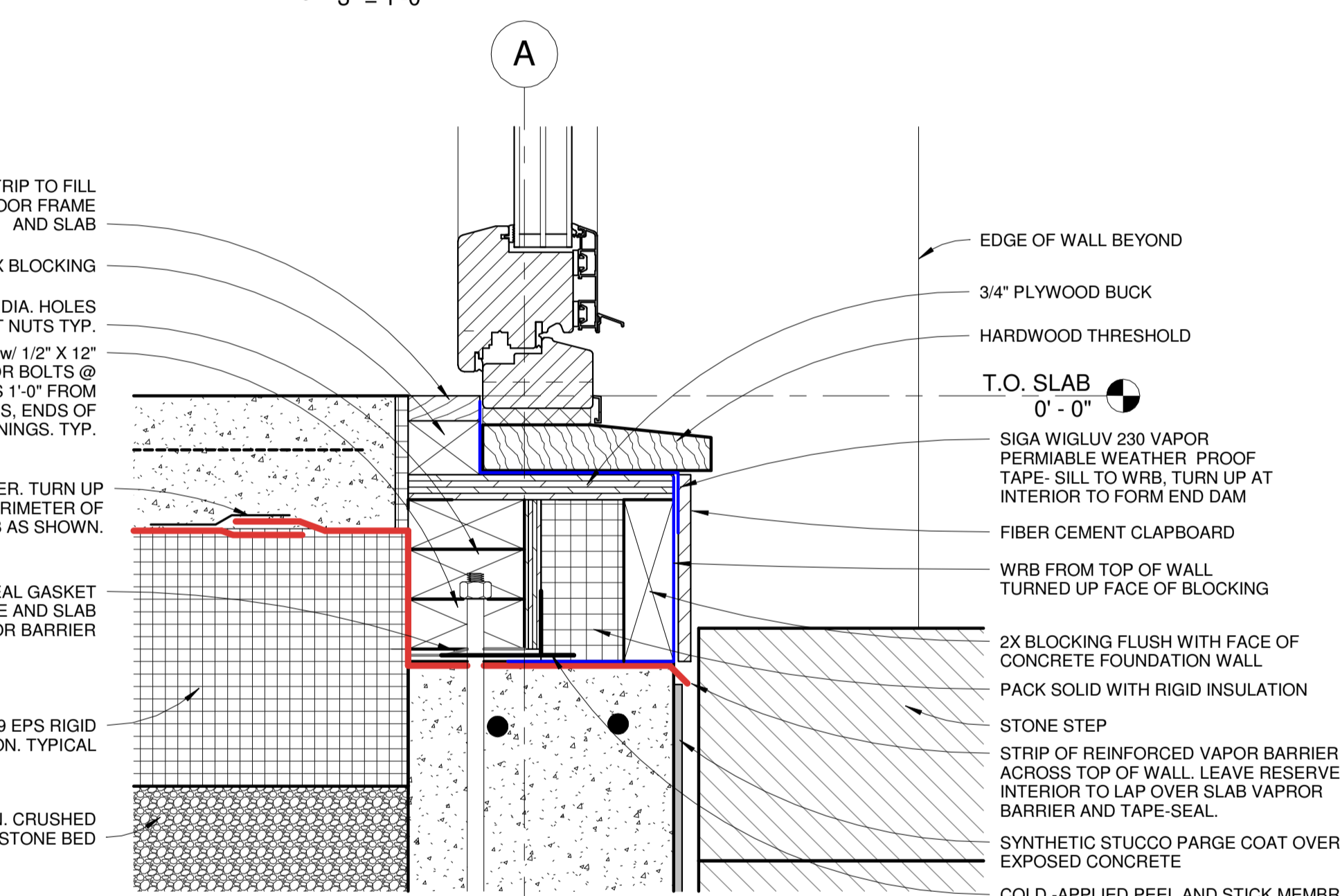
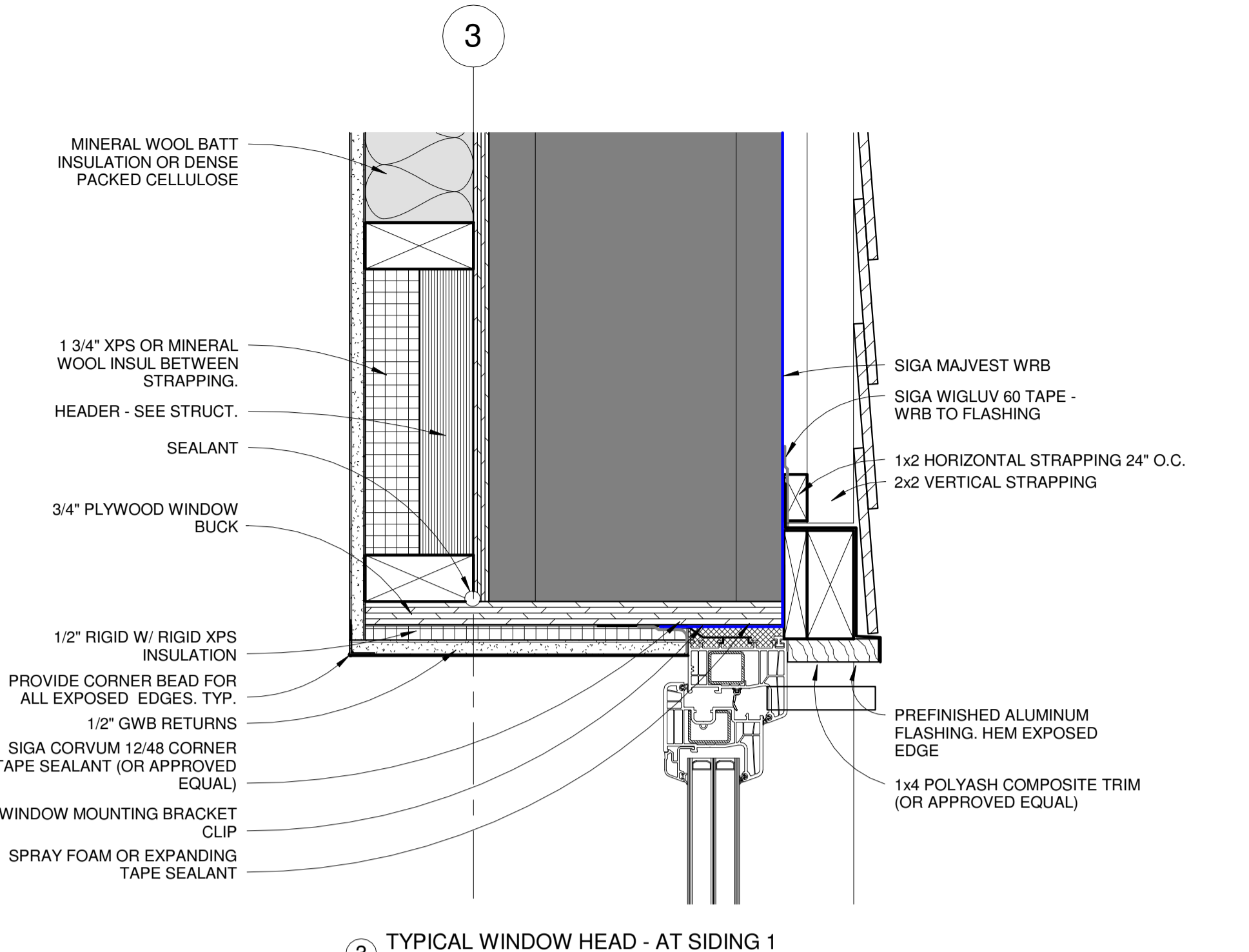
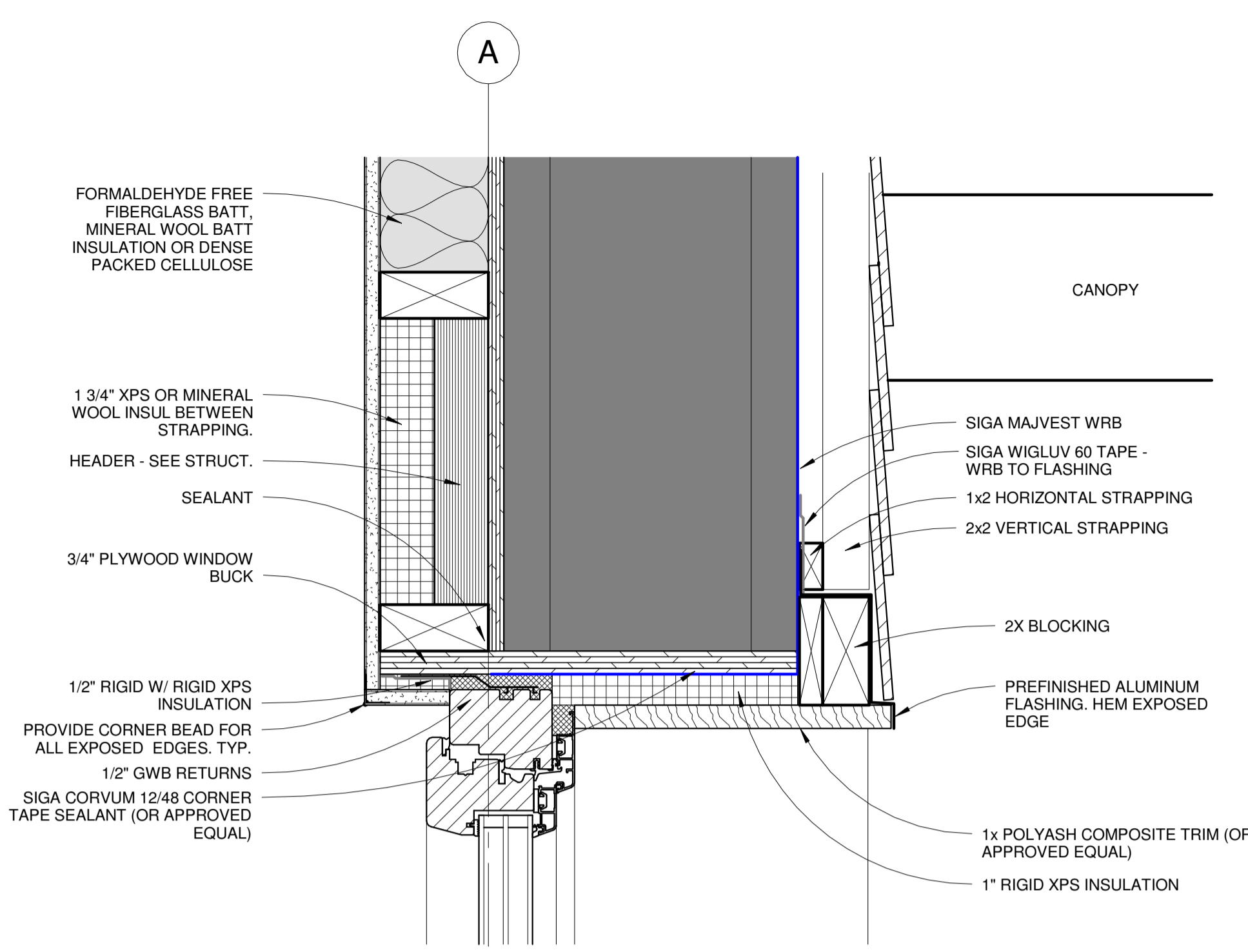
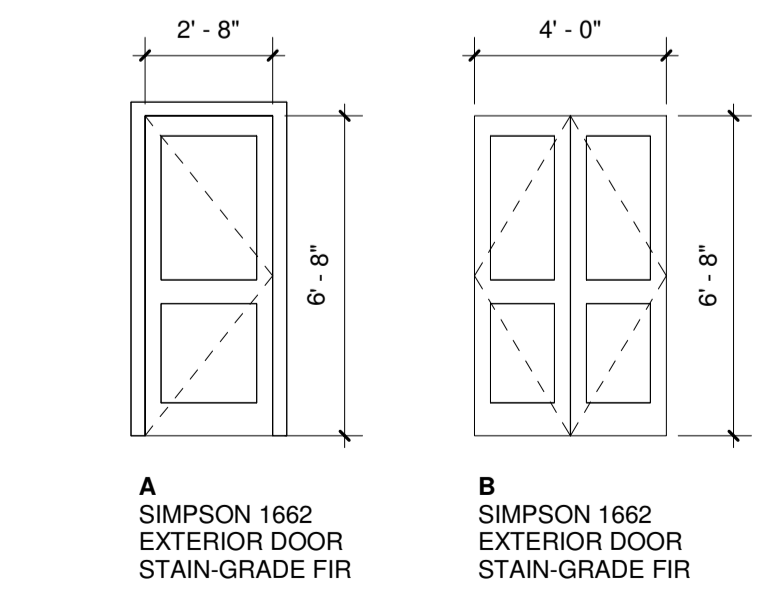


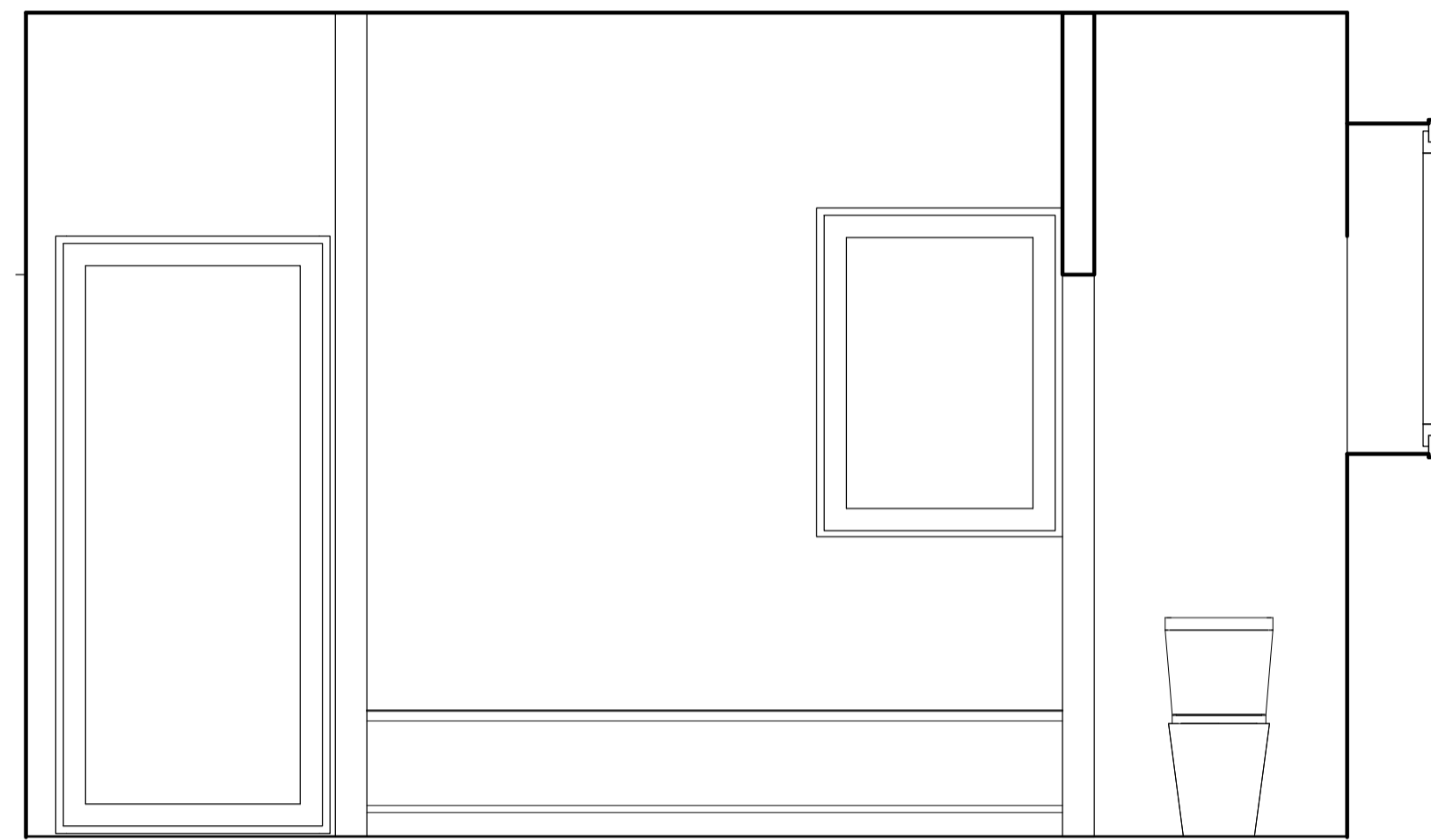


WINDOW SCHEDULE					
TAG	Width	Height	COUNT	OPERATION	REMARKS
A	3' - 0"	5' - 0"	11	TILT TURN	
B	3' - 0"	4' - 0"	7	TILT TURN	
B1	3' - 0"	4' - 0"	3	TILT TURN	OBSCURED GLASS
C1	3' - 4"	7' - 2"	1	ENTRY DOOR	3'-0" X 7'-0" DOOR LEAF
C2	3' - 4"	7' - 2"	2	ENTRY DOOR	3'-0" X 7'-0" DOOR LEAF
D	2' - 0"	3' - 0"	2	TURN ONLY	
E	9' - 0"	4' - 0"	1	TILT ONLY	
F	10' - 6"	6' - 0"	1	TILT TURN	
G	7' - 0"	6' - 0"	1	TILT TURN	

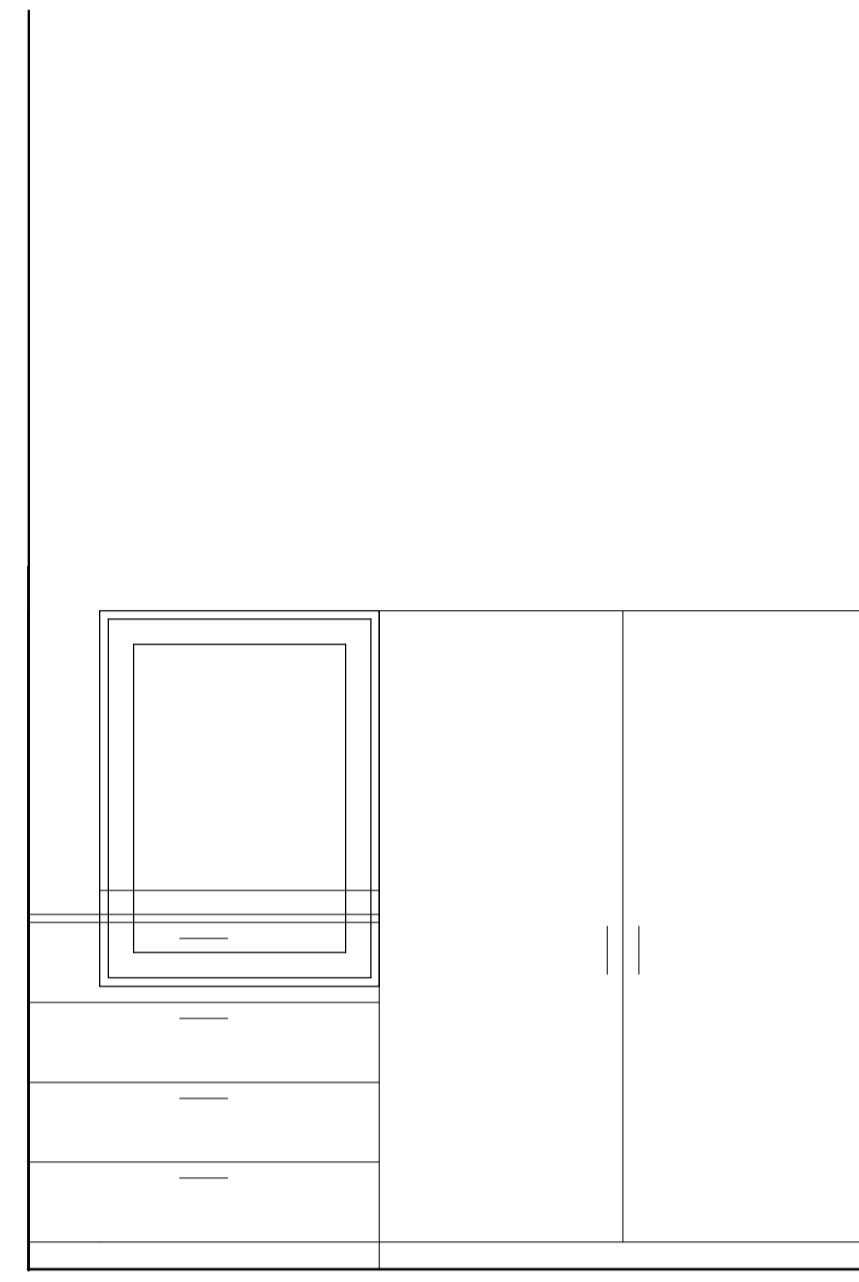


DOOR SCHEDULE						
DOOR #	TYPE	WIDTH	HEIGHT	OPERATION	HARDWARE SET	REMARKS
101	B	4' - 0"	6' - 8"	HINGED DOUBLE	CLOSET	
102	A	2' - 6"	6' - 8"	HINGED	PRIVACY	
201	A	2' - 6"	6' - 8"	POCKET	PASSAGE	
203	A	2' - 6"	6' - 8"	POCKET	PRIVACY	
203A	B	3' - 0"	6' - 8"	HINGED DOUBLE	CLOSET	
204	A	2' - 6"	6' - 8"	POCKET	PASSAGE	
204A	A	2' - 6"	6' - 8"	HINGED	CLOSET	
205	A	2' - 8"	6' - 8"	HINGED	BEDROOM	
206	B	4' - 0"	6' - 8"	HINGED DOUBLE	CLOSET	
207	A	2' - 8"	6' - 8"	HINGED	BEDROOM	
208	B	4' - 0"	6' - 8"	POCKET	CLOSET	
303	A	2' - 6"	6' - 8"	POCKET	BEDROOM	
304	A	2' - 8"	6' - 8"	POCKET	PRIVACY	
305	A	2' - 0"	6' - 8"	HINGED	CLOSET	

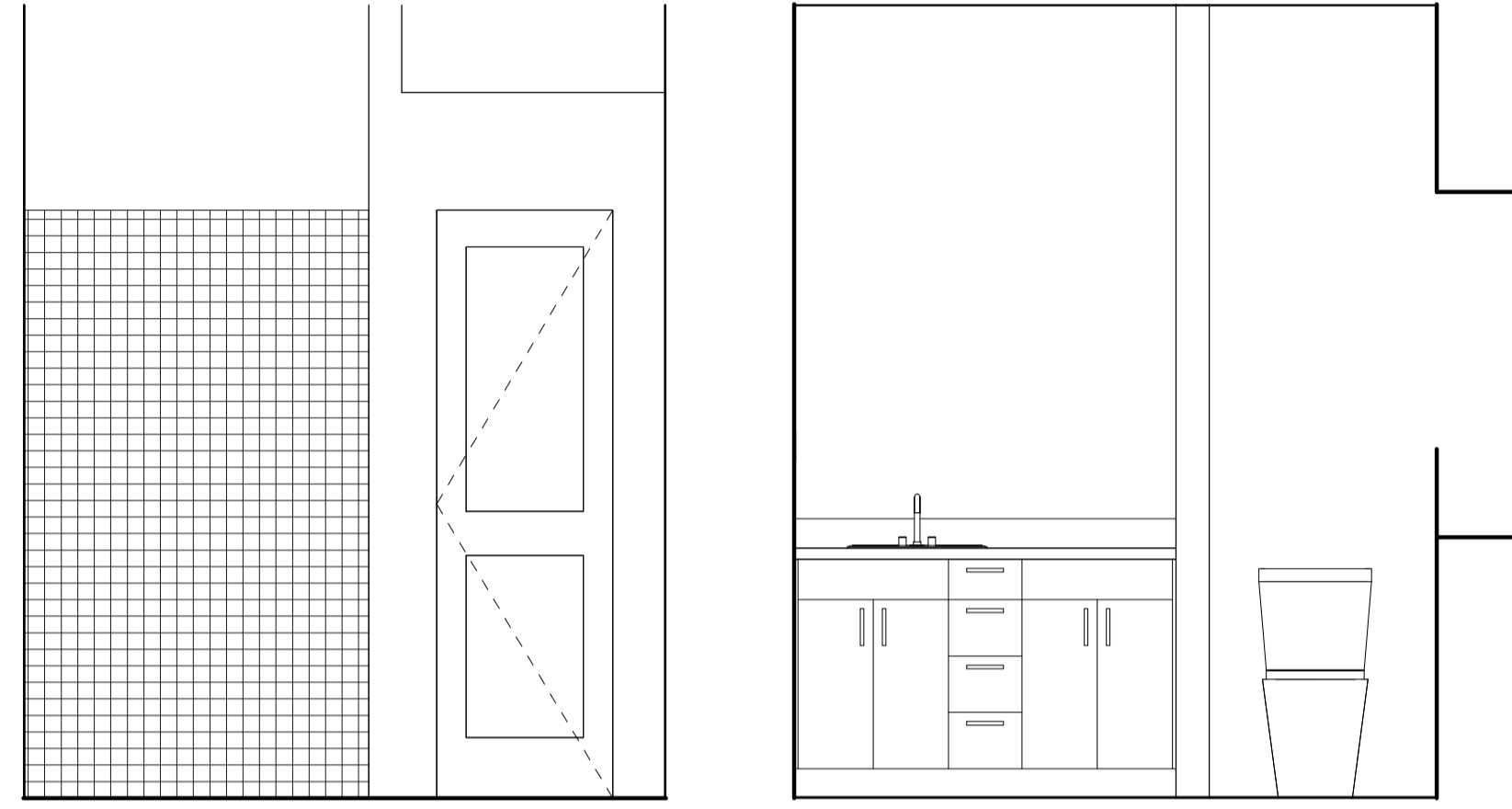




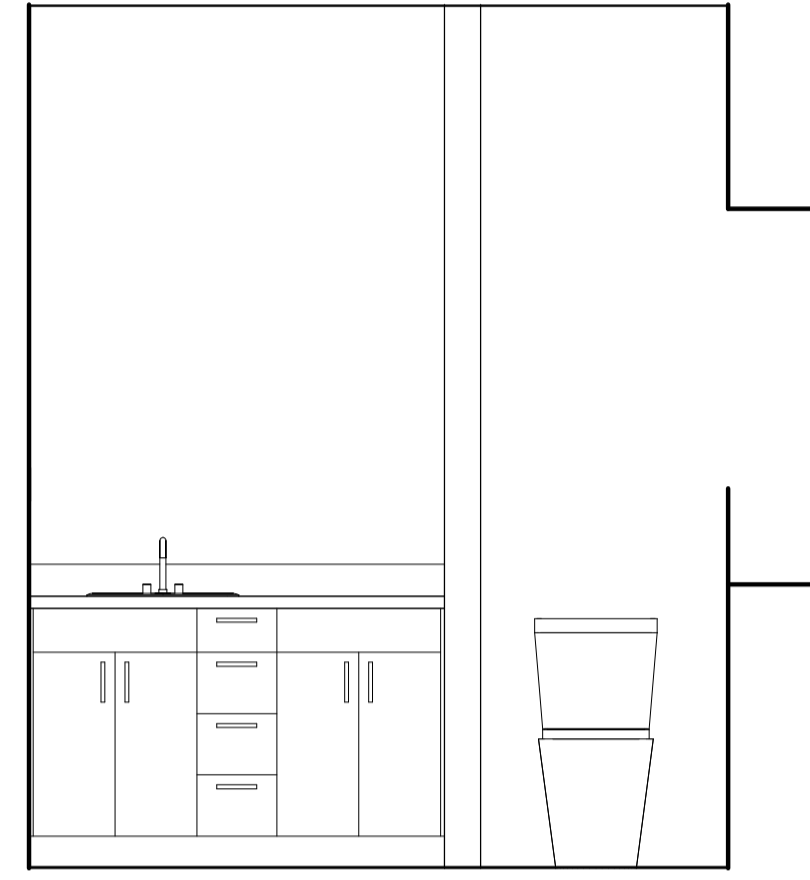
6 MUDROOM NORTH
1/2" = 1'-0"



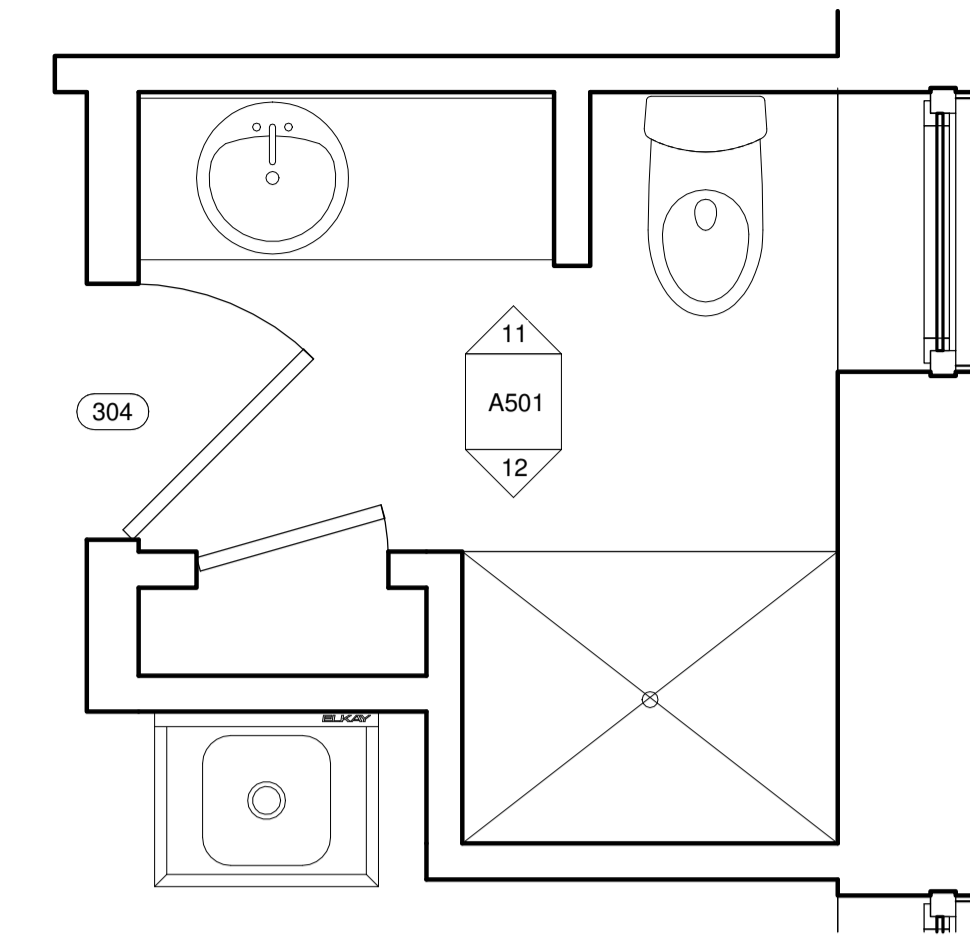
13 INT- MASTER BED EAST
1/2" = 1'-0"



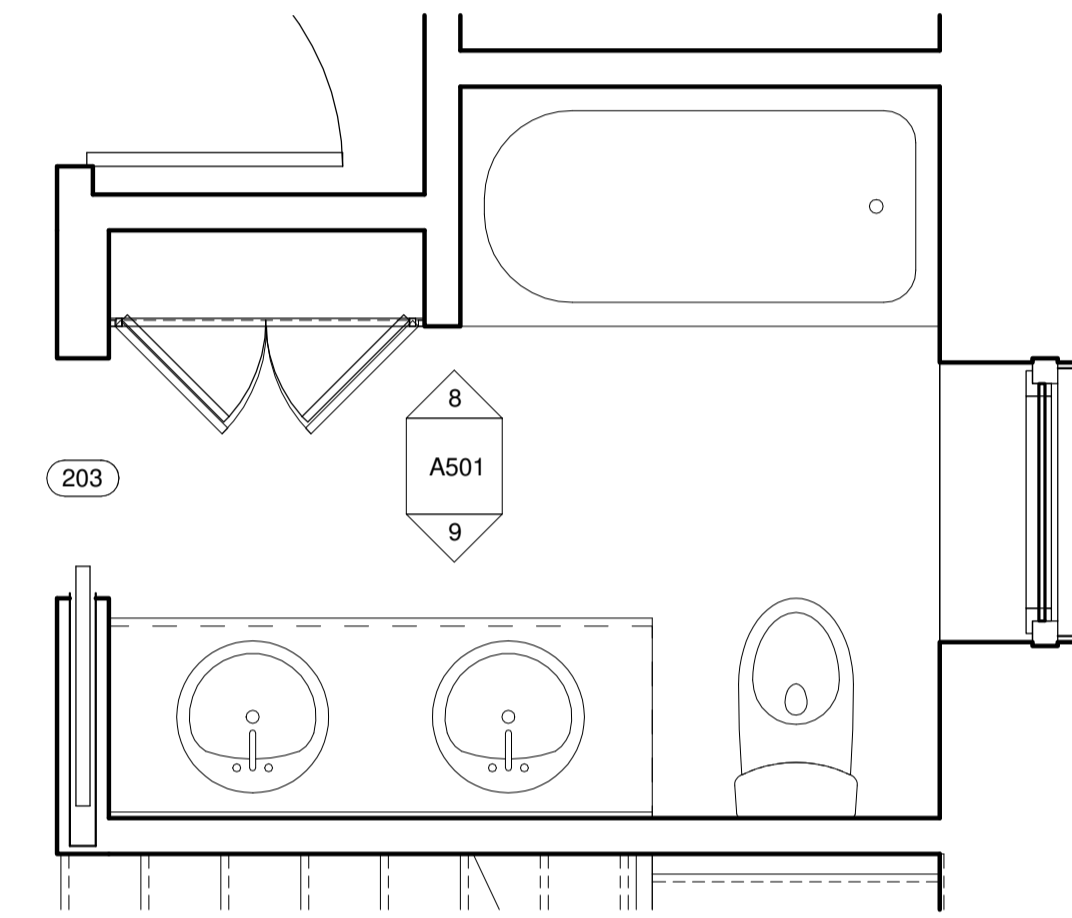
12 MASTER BATH SOUTH
1/2" = 1'-0"



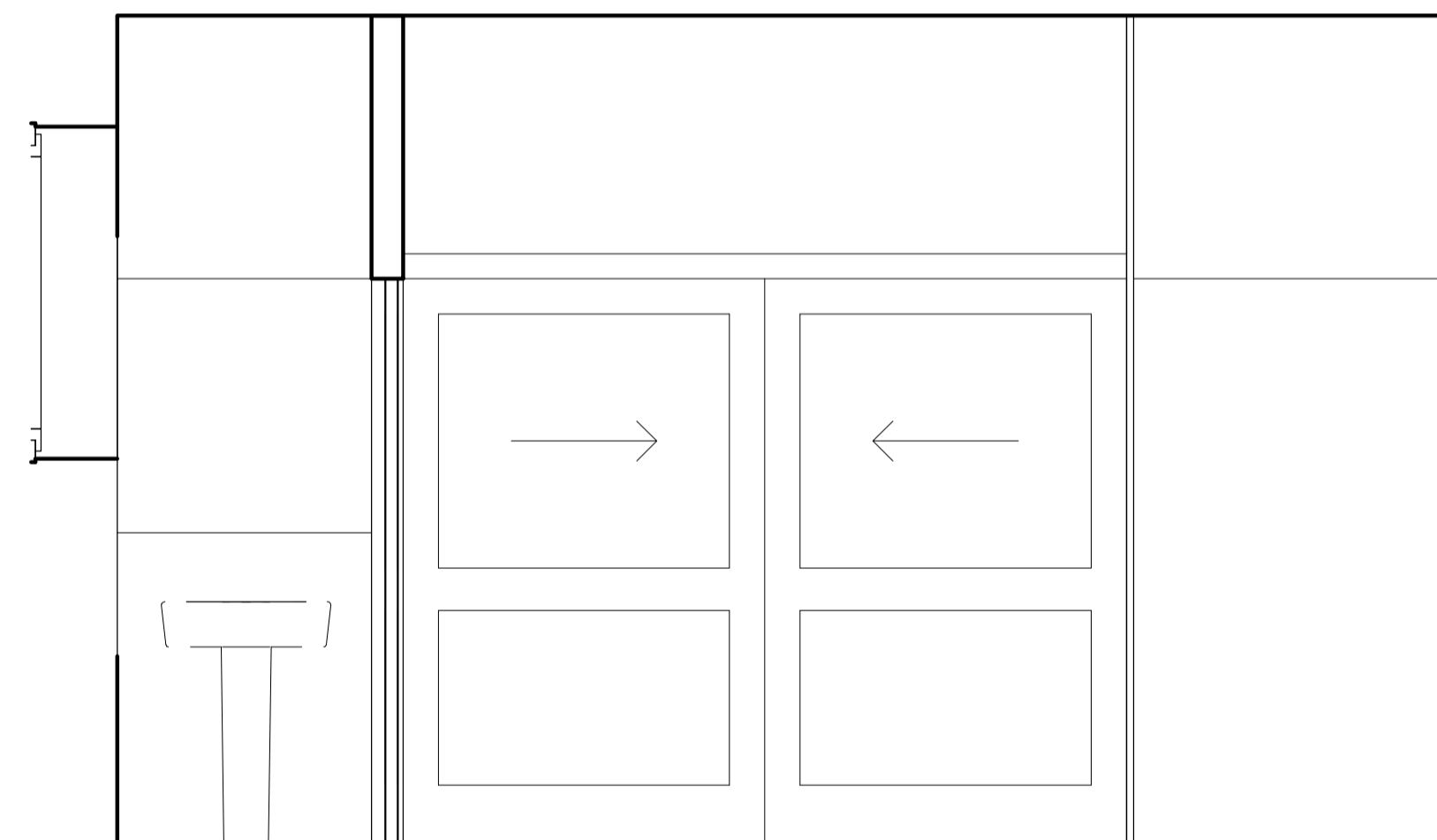
11 MASTER BATH NORTH
1/2" = 1'-0"



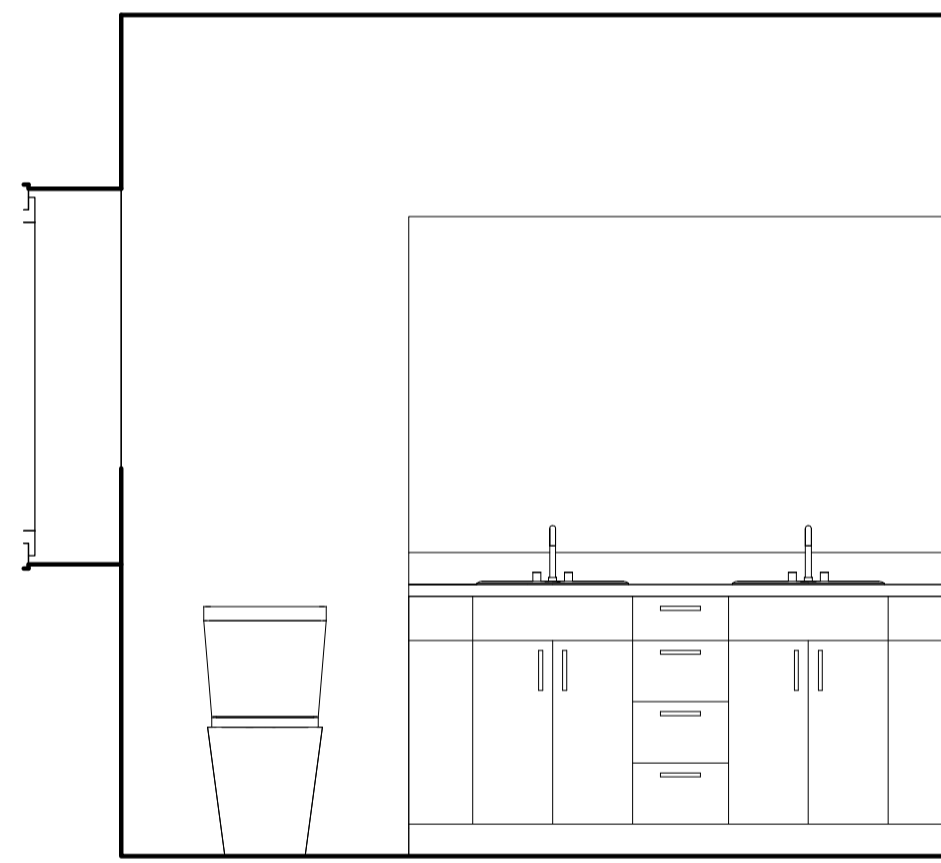
10 ENLARGED MASTER BATH PLAN
1/2" = 1'-0"



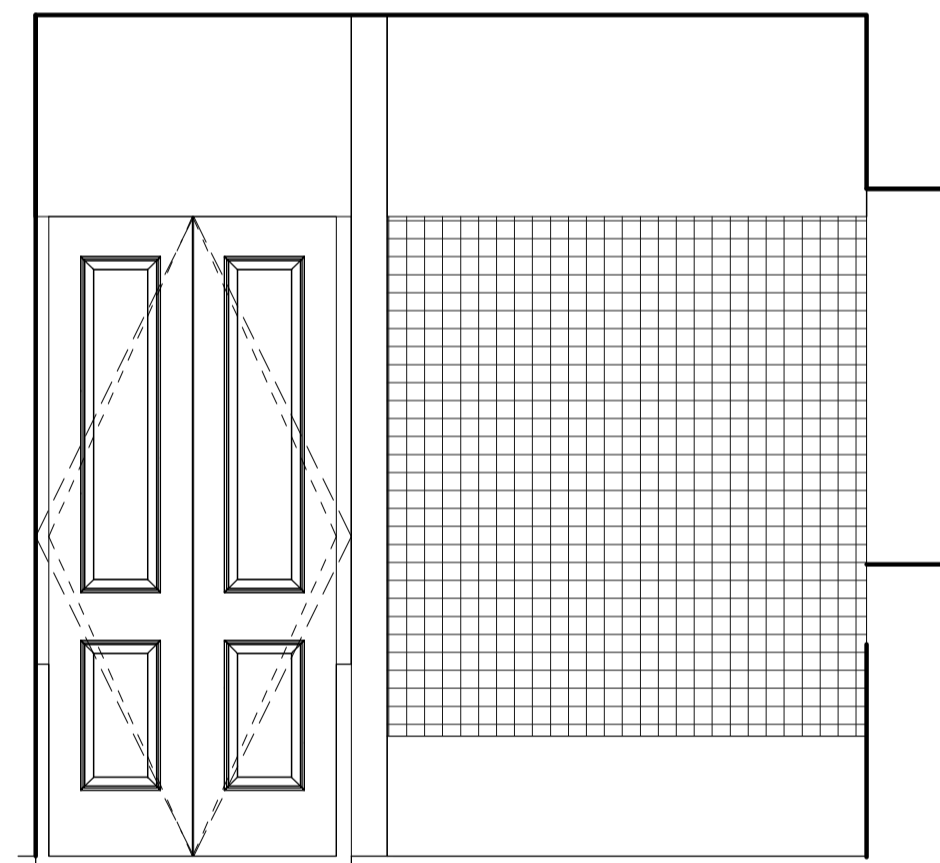
7 ENLARGED BATHROOM PLAN
1/2" = 1'-0"



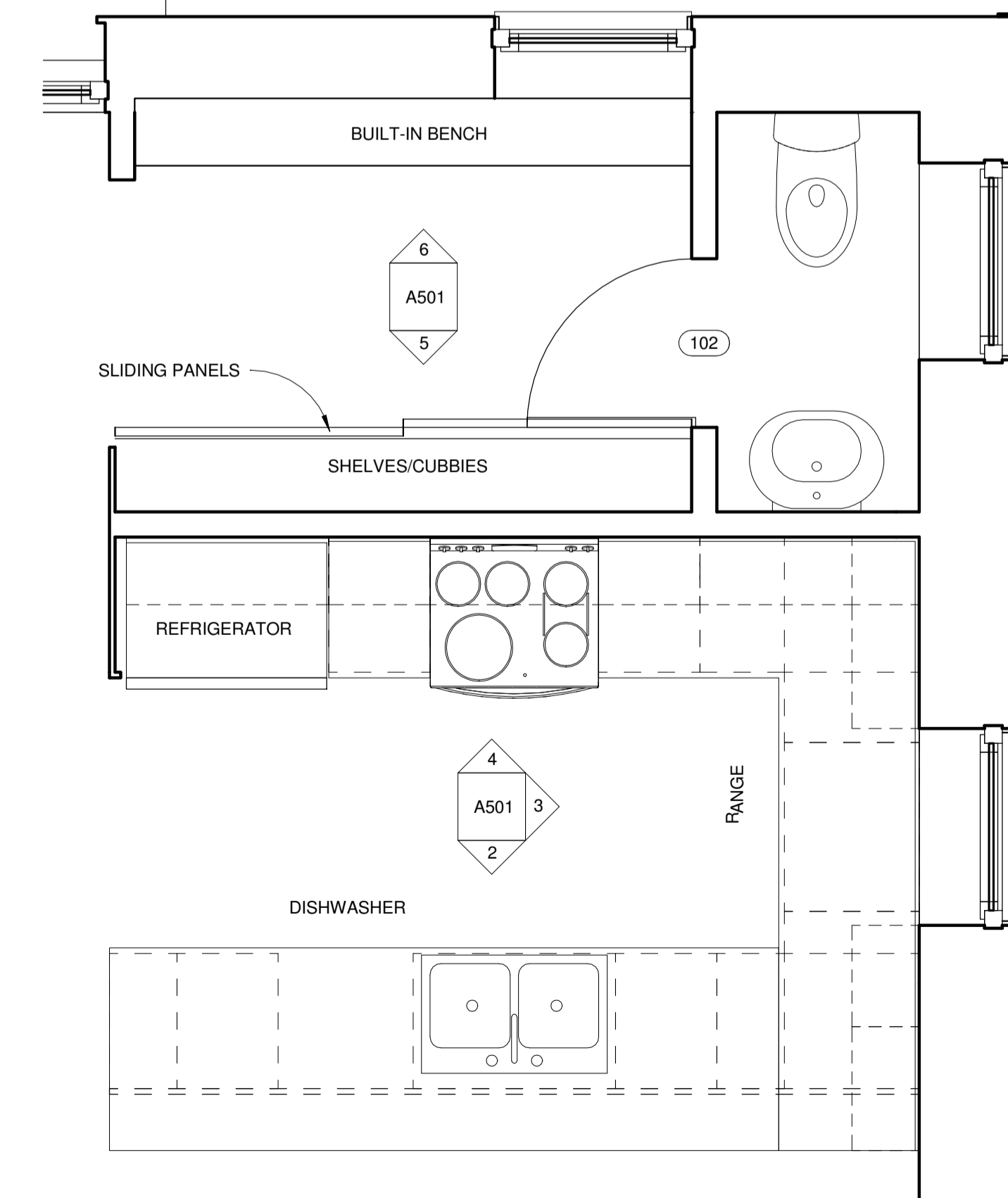
5 MUDROOM SOUTH
1/2" = 1'-0"



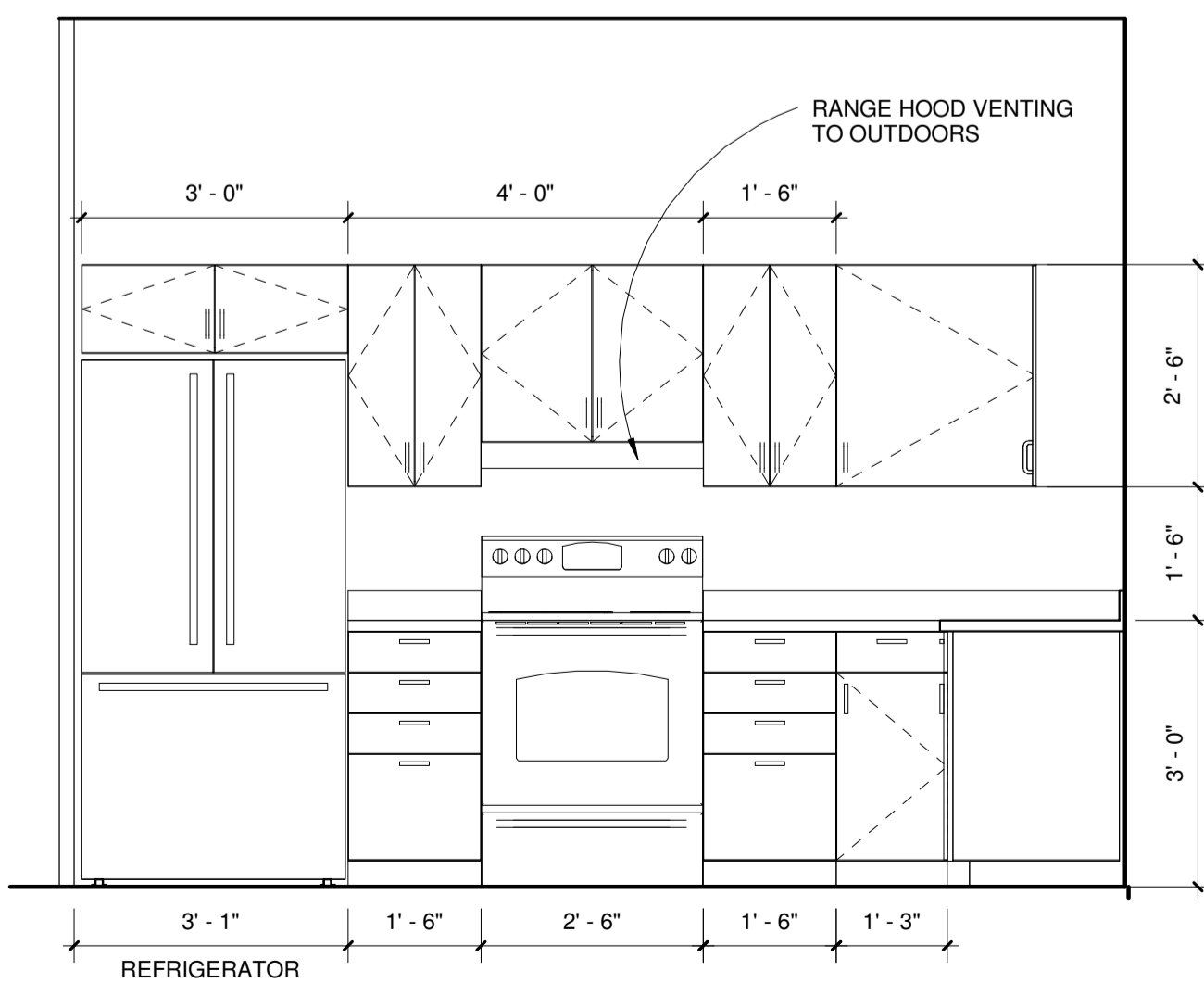
9 BATHROOM SOUTH
1/2" = 1'-0"



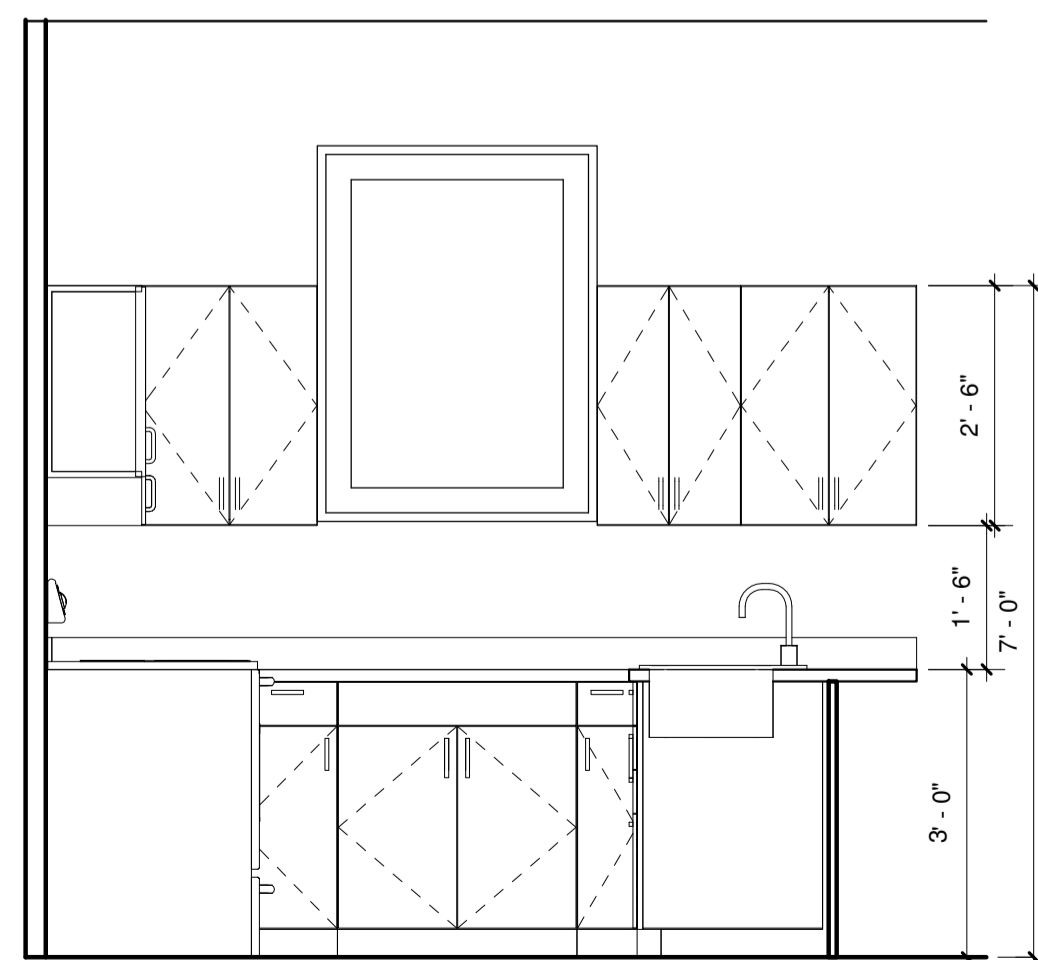
8 BATHROOM NORTH
1/2" = 1'-0"



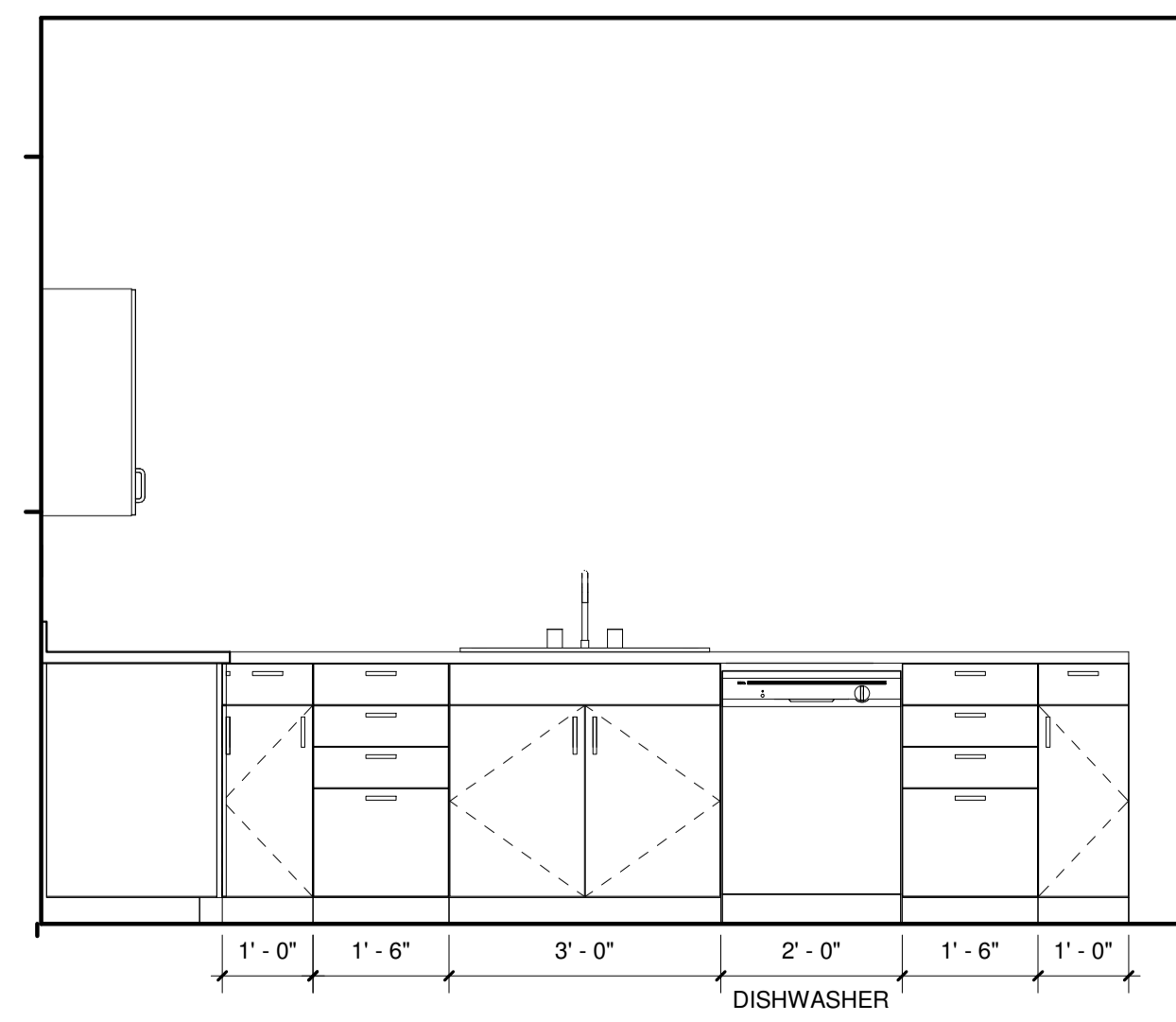
1 ENLARGED KITCHEN PLAN
1/2" = 1'-0"



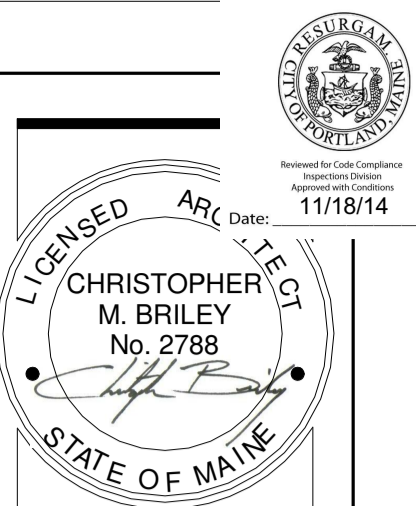
4 KITCHEN NORTH
1/2" = 1'-0"



3 KITCHEN EAST
1/2" = 1'-0"



2 KITCHEN SOUTH
1/2" = 1'-0"



OLINS RESIDENCE
2 TAYLOR STREET
PORTLAND, MAINE

BRIBURN
architecture for life
3 Maple St Suite 202 Portland, ME 04101 207-774-8482

CONSULTANTS:
STRUCTURAL ENGINEER:
LAL STRUCTURAL ENGINEERING
6 QU STREET
SOUTH PORTLAND, ME 04106

REVISIONS:

ISSUED: 10/15/14
PROJECT No: 1314
DRAWN BY: RIP
CHECKED BY: CMB

SHEET TITLE:
INTERIOR
ELEVATIONS

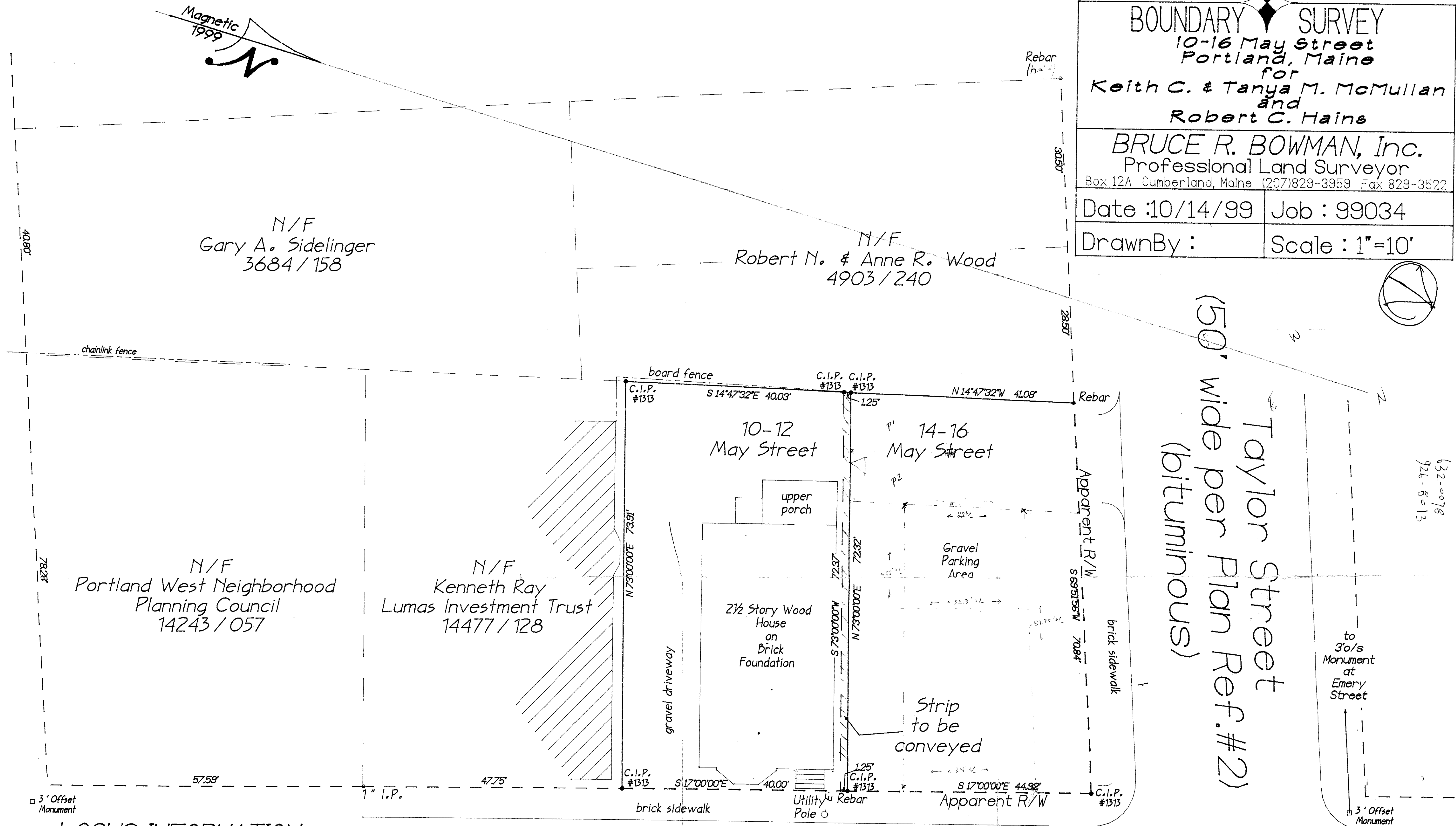
A501

City of Portland
C.I.P.

BOUNDARY SURVEY
 10-16 May Street
 Portland, Maine
 for
 Keith C. & Tanya M. McMullan
 and
 Robert C. Hains

BRUCE R. BOWMAN, Inc.
 Professional Land Surveyor
 Box 12A Cumberland, Maine (207)829-3959 Fax 829-3522

Date : 10/14/99 Job : 99034
 Drawn By : Scale : 1"=10'



Danforth Street
 (66' wide per City)
 (bituminous)

Taylor Street
 (50' wide per Plan Ref. #2)
 (bituminous)

LOCUS INFORMATION

RECORD OWNER
 10-12 May Street
 William J. Dowd to
 Keith C. & Tanya M. McMullan
 CCRD 11828/117
 Dated February 23, 1995

14-16 May Street
 Betty L. Curtis & Barbara I. Term
 to Robert C. Hains
 CCRD 4245/304
 Dated November 22, 1978

TAX MAP
 Map 57 Lot B-14 & B-13

AREA
 10-12 May Street (with added strip)
 3,015.97 Square Feet
 0.07 Acres
 14-16 May Street (less excepted strip)
 3,073.35 Square Feet
 0.07 Acres

FLOOD ZONE
 FIRM Panel #230051 0013 B
 Dated July 17, 1986
 (not in Flood zone)

PLAN REFERENCES

1. Survey and Plan for R. Hains on Taylor, May, Danforth Streets in Portland, Maine by Professional Land Services dated 6/10/79 Not recorded
2. City Engineers Plan #374/2 New Street (Taylor Street) dated May 1878

May Street (33' Wide)
(bituminous)

TOWN of PORTLAND
PLANNING BOARD APPROVAL

I HEREBY CERTIFY that this survey conforms to the
 Maine Board of Licensure for Professional Land Surveyors,
 Category I, Condition II
 Except No Report Submitted

Bruce R. Bowman
 Bruce R. Bowman PLS #1313





Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

From: "Chris Briley" <cbriley@briburn.com>
To: "Ann Machado" <AMACHADO@portlandmaine.gov>
Date: 7/15/2014 6:46 PM
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home
Attachments: 1314_olins-F-cover-site.pdf

Sorry I sent that before I attached the updated plan.

CHRISTOPHER BRILEY, LEED BD+C

Maine Licensed Architect

BRIBURN architecture for life

28 Maple Street | Suite 202 | Portland, Maine 04101

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From: Chris Briley [mailto:cbriley@briburn.com]
Sent: Tuesday, July 15, 2014 6:40 PM
To: 'Ann Machado'
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home

Hi Ann.

Sorry for my delayed response. I think I've been in meetings since I received this email. My responses are below within your email..

Chris

CHRISTOPHER BRILEY, LEED BD+C

Maine Licensed Architect

BRIBURN architecture for life

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Date: 11/18/14

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From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Monday, July 14, 2014 9:22 AM
To: Chris Briley
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home

Chris -

Thanks for clarifying and giving the correct numbers for the building heights at 10-12 May Street and 2 Taylor Street. I was out of the office on Friday so I did not get a chance to look at this until today.

I still need a few things clarified.

1. If the shed component is being built after the house, would it be easier to put it on a separate permit later? --We know that the shed will be built very shortly after the house (possibly by the same crew as they are leaving the jobsite) So it makes sense to include it in this permit to avoid the extra fees and extra time.

2. You need to clarify a few numbers that don't agree between the site plan, elevation plan and floor plans. On the "site plan" on the cover sheet, you give the rear setback from the building to the property line as 10'- 9 17/32" and to the other building as 13' 8 17/32". The Elevation Plan gives the distance between foundations as 13' - 8 1/2". On the Floor Plan you give the distance from the building to the property line as 13'. One of these is not correct. Which number is correct? If it is the site plan and elevation plan then the shed will not have 5' to the property line. --The 10'-9 17/32" should not have been on the plan. It was measured to the interior (old) property line. You'll notice on the southern edge, there is a very narrow strip that has been conveyed to this property extending the property by 1' 2 1/2". The 17/32" is just a non-rounded dimension. And should read as 1/2" to be consistent. One other thing to possibly note is that we were noticing discrepancies between the survey and the real world dimensions between the pins and also the neighbor house. We had things verified. So you might notice some very slight variations between the boundary dimensions of the previous site plan and this one. All the critical dimensions remained the same. We discovered that the houses will be parallel with each other and NOT with the southern property line.

I hope this makes sense and clarifies things. I also added a dimension between the shed and the neighbor house.

Regards,



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

11/18/14

Date: _____

Chris

Ann

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

>>> "Chris Briley" <cbriley@briburn.com> 7/10/2014 2:51 PM >>>

I made a mistake on the numbers in my equation on the East Elevation drawing. The 33'-5 7/32" was the building's old height. It is presently at 34'-1 7/32". So the equation should read: $(30'-6 \frac{5}{8}" + 33'-5 \frac{7}{32}") / 5 = 12'-9 \frac{9}{16}"$.

The shed was clearing the 5'-0" property line, but admittedly it was extremely close. I shrank it by 2" just to give us a smidgen of breathing room. In reality, the shed component will be built after the house so even if there is a "real world shift" of some of these dimensions they can be accounted for during the construction of the shed.

I revised the numbers on the elevations and adjusted the shed on the plans and turned on the property lines in that view. The May street neighbor is extremely close to the property line and it's likely that its eaves overhang the property line.

Thanks

Chris

CHRISTOPHER BRILEY, LEED BD+C

Maine Licensed Architect

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Inspections Division
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Date: 11/18/14

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From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Thursday, July 10, 2014 2:15 PM
To: Chris Briley
Subject: RE: Permit #2014-01440- 2 Taylor Street - new Single Family Home

Chris

The height of a building with a gable roof is measured at a point midway between the level of the eaves and the highest point of the pitched roof. For 10 May Street, is 30' - 6 5/8" the midpoint of the roof? For 2 Taylor Street, you give the measurement of what appears to be the midpoint height as 34' - 1 7/32", yet you added the number of 33' 5 7/32". Which is the height for 2 Taylor Street?

I see that the storage shed is now under 100 sf. Section 14-139(b)(3)(b) states that a detached accessory structures 100 sf or less needs to be a minimum of 5' from the property line not the other building. If the shed is 7.5' deep it would be less than 5' to the property line.

Thanks.

Ann

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

>>> "Chris Briley" <cbriley@briburn.com> 7/10/2014 11:30 AM >>>

Hi Ann.



I've attached some updated elevations and floor plans. We reduced the size of the shed to ensure that it is under 100 square feet (currently at 97). We also added some dimensions to the East elevation so that you can tell how close the building is to the adjacent home and their relative heights. Let me know if you have any further questions.

Chris

CHRISTOPHER BRILEY, LEED BD+C

Maine Licensed Architect

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From: Ann Machado [mailto:AMACHADO@portlandmaine.gov]
Sent: Wednesday, July 09, 2014 1:22 PM
To: cbriley@briburn.com; lbenson@briburn.com
Subject: Permit #2014-01440- 2 Taylor Street - new Single Family Home

I have finished my initial zoning review and there are some things that I need before I can sign off.

1. For the rear and side setbacks [Section 14-139(b)(3)(b & c)] I need to know the height of the buildings at 8 Taylor Street and 6 May Street to figure out the minimum distance between the buildings on the separate lots.

2. I need more information about the proposed storage shed on the rear of the building. It is shown on the site plan and the elevations but I can't determine the exact size or how it is being built. The setback between the building at 6 May Street and this building will be measured from the outside edge of the storage "shed".

Please send the information directly to me.



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/18/14

Thank you.

Ann Machado

Ann Machado

Zoning Specialist

Planning & Urban Development

Portland City Hall

(207) 874-8709

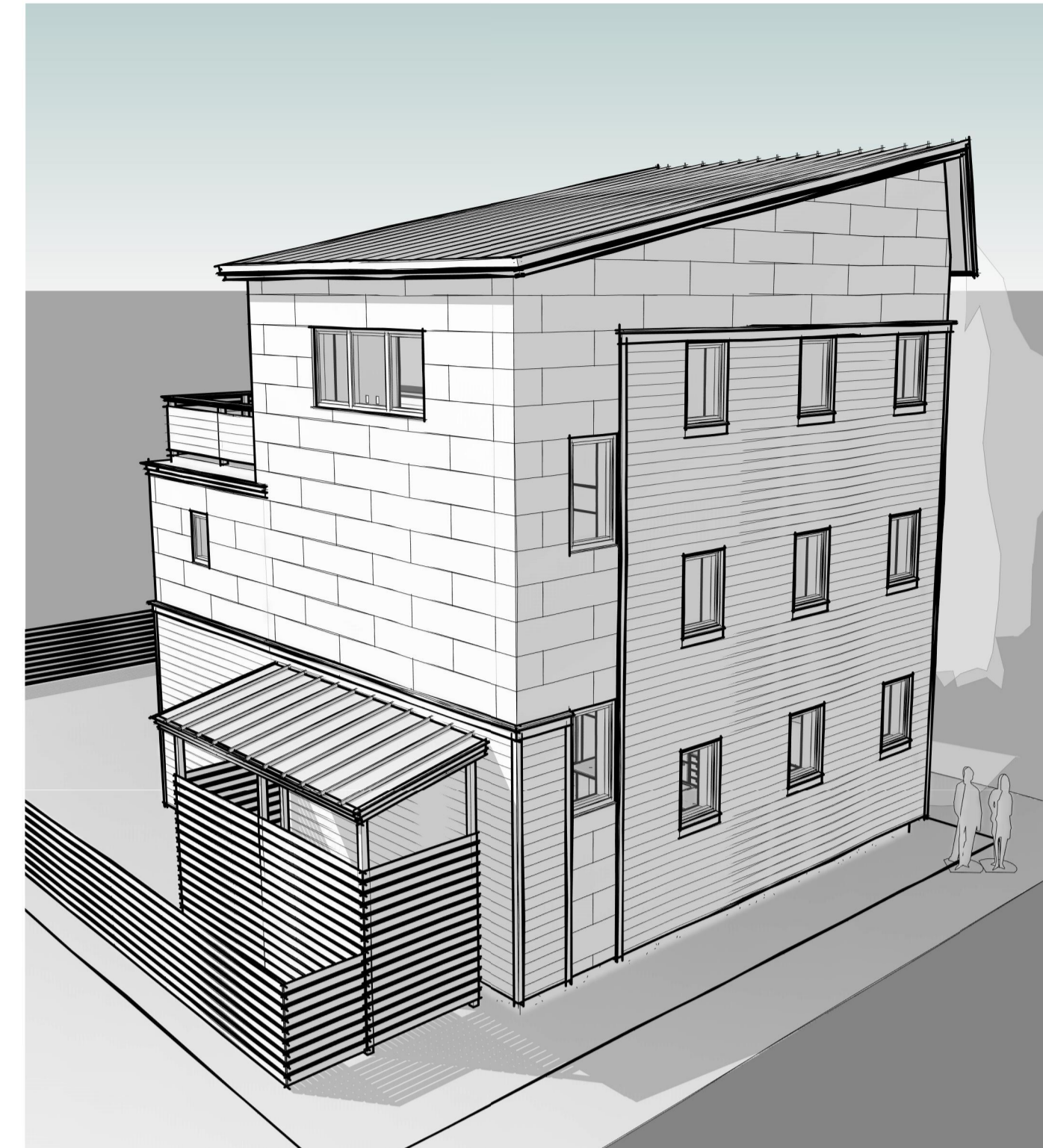
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4 Cover- VIEW FROM NORTH EAST

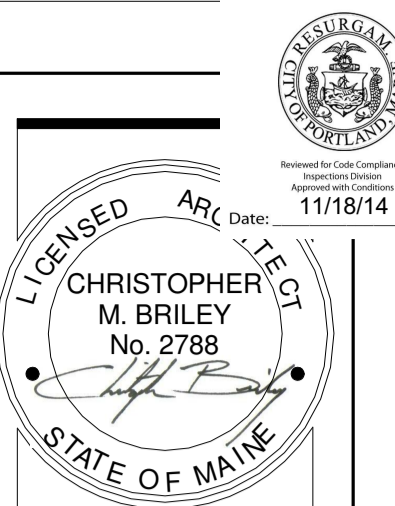


2 VIEW FROM NORTH WEST



3 VIEW FROM SOUTH EAST

DRAWING LIST	
NUMBER	DRAWING NAME
A000	COVER SHEET
A001	SITE PLAN
A101	FLOOR PLANS
A201	ELEVATIONS
A301	BUILDING SECTION
A302	BUILDING SECTION
A303	SECTION DETAILS
A401	WINDOW & DOOR DETAILS
A501	INTERIOR ELEVATIONS
S101	FOUNDATION & FRAMING PLANS

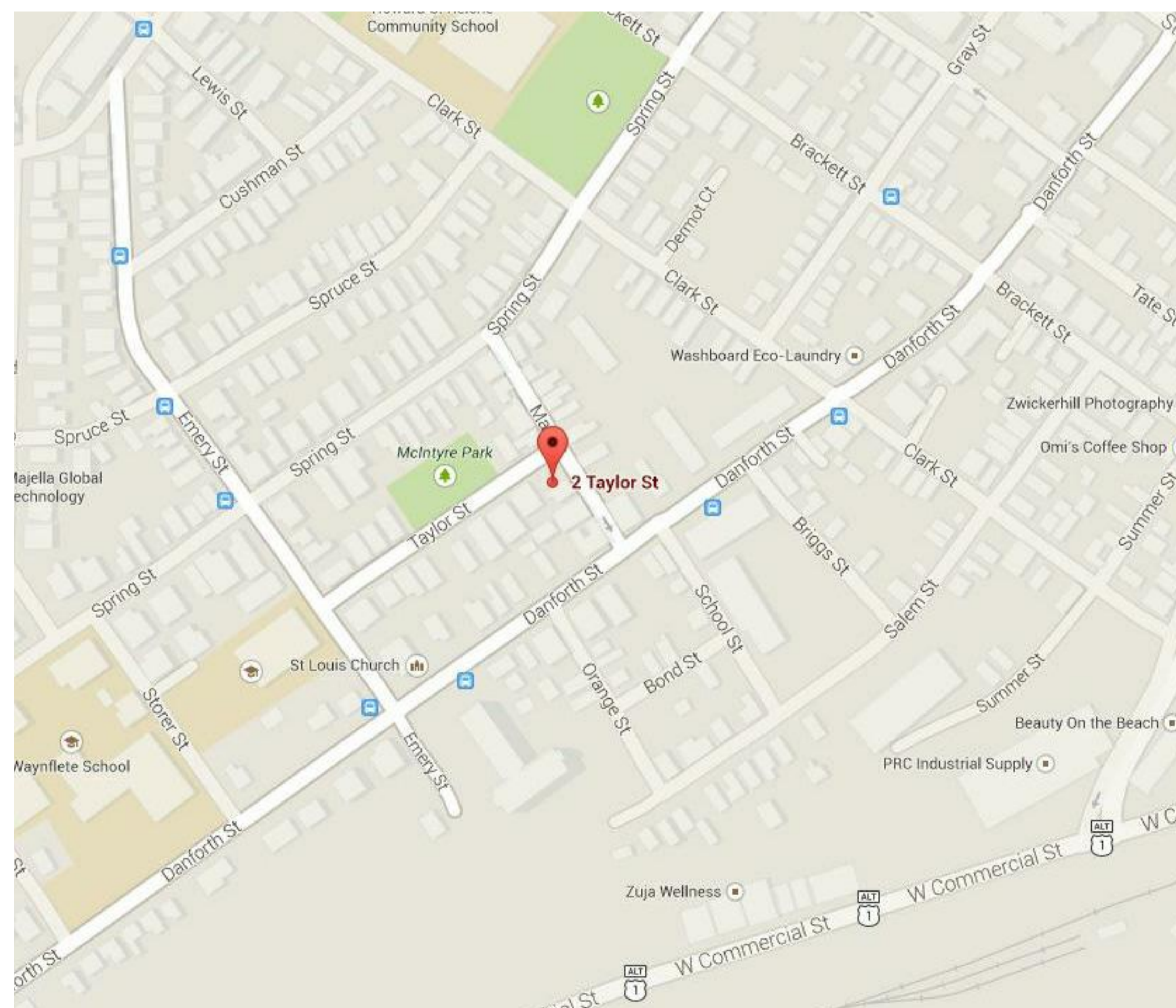


OLINS RESIDENCE
2 TAYLOR STREET
PORTLAND, MAINE

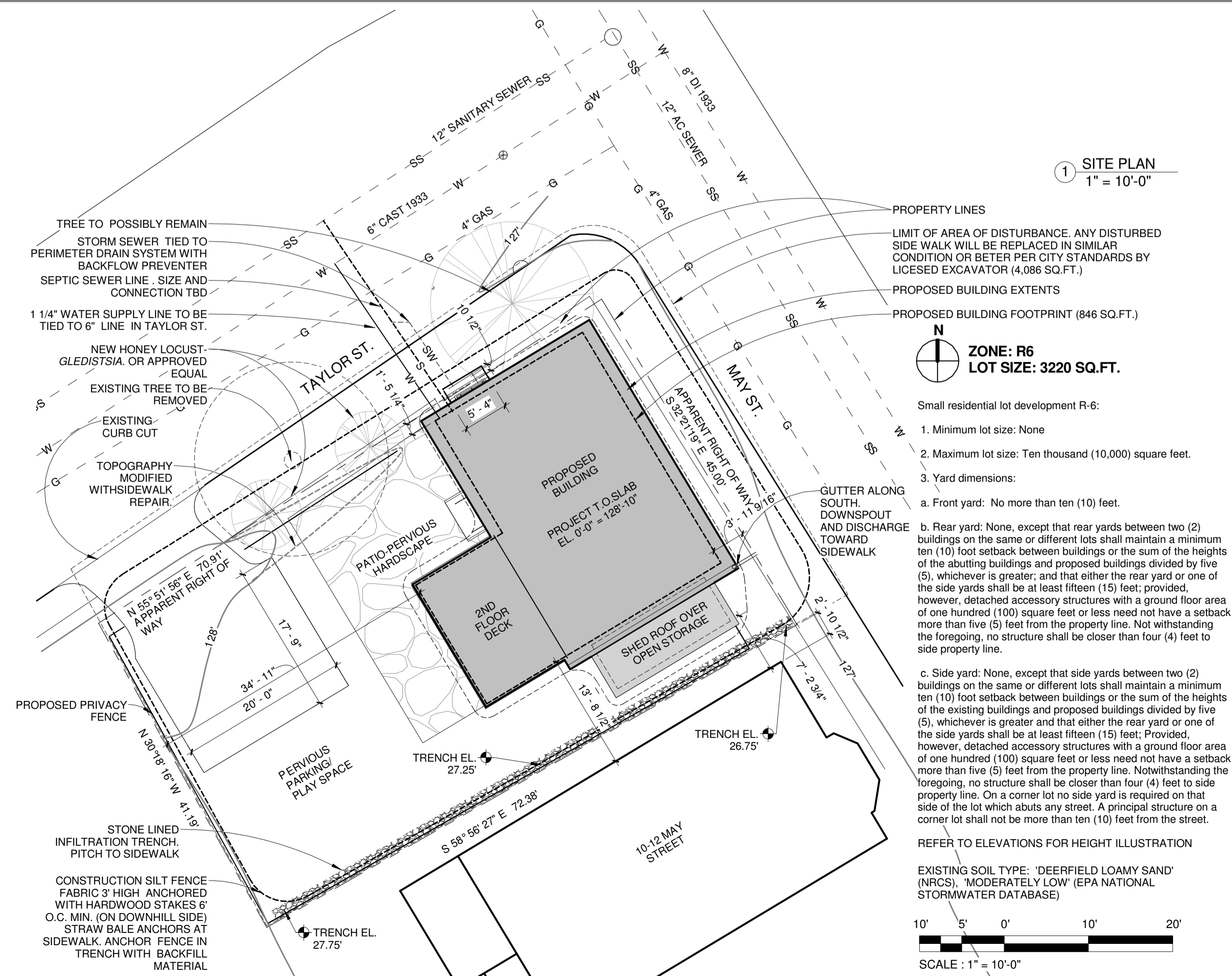
BRIBURN
architecture for life
Portland, ME 603.774.8482

OLINS RESIDENCE

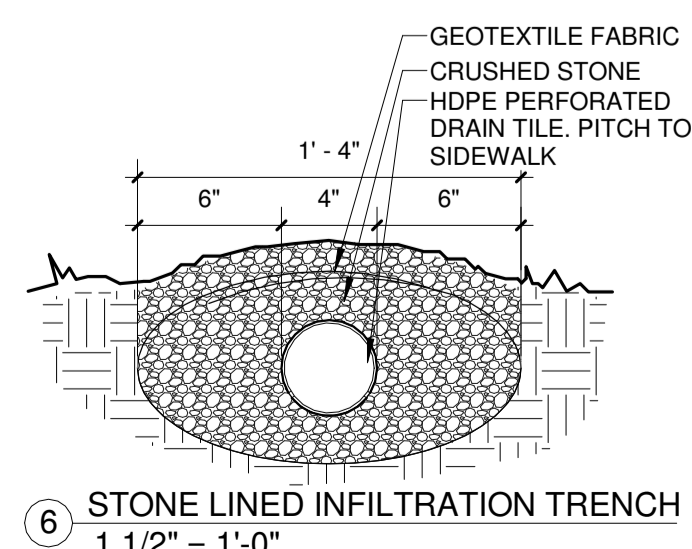
2 TAYLOR STREET, PORTLAND, MAINE



5 LOCATION MAP
N.T.S.



SYMBOL LEGEND	
	DETAIL NUMBER BUILDING SECTION DRAWING NUMBER
	DETAIL NUMBER CALL OUT DRAWING NUMBER
	CENTERLINE
	DOOR TAG
	ELEVATION INDICATOR
	ELEVATION TAG
	ELEVATION TAG
	NORTH ARROW
	REVISION
Room name	ROOM TAG WITH NUMBER
	STRUCTURAL GRID BUBBLE
	WALL TAG
	WINDOW TAG



CONSULTANTS:
STRUCTURAL ENGINEER:
LAL STRUCTURAL ENGINEERING
610 STREET
SOUTH PORTLAND, ME 04106

REVISIONS:

ISSUED: 11/10/14
PROJECT No: 1314
DRAWN BY: CMB
CHECKED BY: ---
SHEET TITLE:
COVER SHEET

A000



Doc#: 70450 Bk:30179 Pg: 275

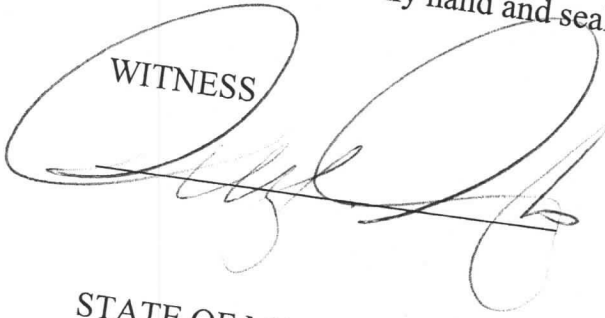
QUITCLAIM DEED
WITH COVENANT
Maine Statutory Short Form

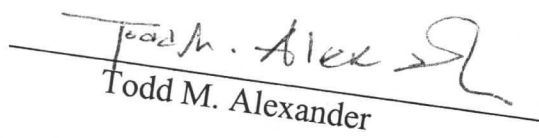
MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that TODD M. ALEXANDER ("Grantor"), an individual with a mailing address of 3 Carroll Street, Portland, Maine 04102, for consideration paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE AND CONVEY to BARAK L. OLINS and MIRIAM J. OLINS as joint tenants and not as tenants in common, individuals with a mailing address of P.O. Box 84, South Freeport, Maine 04078 with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements situated thereon, situated at 2 Taylor Street in the City of Portland, County of Cumberland, and State of Maine, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference thereto.

Meaning and intending to convey the premises conveyed to Grantor by virtue of a Quitclaim Deed with Covenant from Robert Hains to Grantor dated November 30, 2012, to be recorded in the Cumberland County Registry of Deeds.

WITNESS my hand and seal this 29th day of November, 2012.

WITNESS



Todd M. Alexander

STATE OF MAINE
COUNTY OF CUMBERLAND

Nov. 29, 2012

Then personally appeared the above-named Todd M. Alexander and acknowledged the foregoing instrument to be his free act and deed.

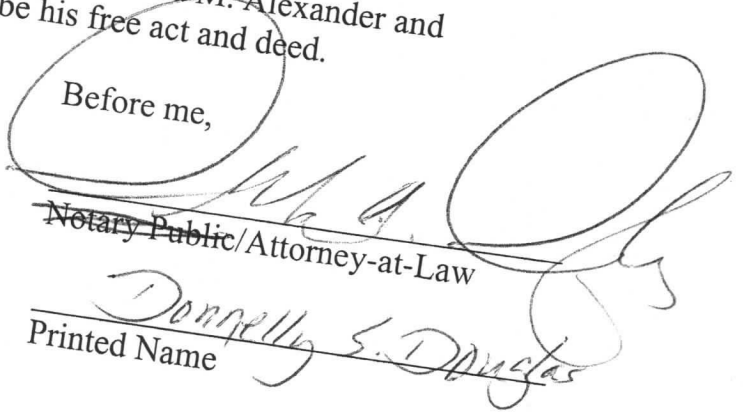
Before me,

Notary Public/Attorney-at-Law
Printed Name Donnelly S. Donatas



EXHIBIT A

A certain lot or parcel of unimproved land situated on the westerly side of May Street in the City of Portland, Cumberland County, and State of Maine, being bounded and described as follows:

Beginning in the westerly line of said May Street at a point distant northerly one hundred forty-seven (147) feet by said line from Danforth Street and thence northerly by said line of May Street, forty (40) feet to another point and from these two points extending westerly at right angles with said May Street to land formerly owned by N. Emery, deceased, being seventy-two (72) feet on the southerly side and seventy (70) feet on the northerly side.

Also, another certain lot or parcel of land situated in said Portland and bounded and described as follows:

A narrow strip of land at the corner formed by the intersection of the southeasterly side of Taylor Street and the southwesterly side of May Street, measuring about seventy (70) feet on Taylor Street and about six (6) feet on May Street. Said strip narrows to about three or four feet in the rear and contains about three hundred (300) square feet, as appears from inspection of the plan of Page Fifty-Seven (57) of the City of Portland valuation plans made by Wm. A. Goodwin, City Engineer, in 1882, where said strip is represented as belonging to C. G. Emery, et al. Said strip is part of a larger lot conveyed by John B. Cummings, et al to Charlotte G. Emery, et al by deed dated December 26, A.D., 1877, and recorded in Cumberland County Registry of Deeds in Book 447, Page 37.

Excepting from the foregoing premises all that certain lot or parcel of land, being a 1.25 foot wide strip of land, conveyed by Robert C. Hains to Keith C. McMullen and Tanya M. McMullen by deed dated October 15, 1999, recorded in the Cumberland County Registry of Deeds in Book 15119, Page 287, but hereby conveying to the Grantee named herein the reserved exclusive, appurtenant easement for purposes of vehicular and pedestrian ingress and egress, and the right to park vehicles thereon, all as set forth and reserved to Robert C. Hains in said deed recorded in Book 15119, Page 287.

Being the same premises conveyed to the Grantor by deed from Robert C. Hains to be recorded herewith.

Received
Recorded Register of Deeds
Dec 04, 2012 09:07:21A
Cumberland County
Pamela E. Lovley



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Jeff Levine, AICP, Director
Director of Planning and Urban Development

Tammy Munson
Director, Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

- Within 24-48 hours, once my complete permit application and corresponding paperwork has been electronically delivered, I intend to **call the Inspections Office** at 207-874-8703 and speak to an administrative representative and provide a credit/debit card over the phone.
- Within 24-48 hours, once my permit application and corresponding paperwork has been electronically delivered, I intend to **hand deliver** a payment method to the Inspections Office, Room 315, Portland City Hall.
-

Applicant Sign

I have provided

BARAK L OLINS MIRIAM OLINS 22 VESPER ST. UNIT 3 PORTLAND, ME 04101		52-7438/2112	No. 1005
		Date June 24, 2014	
TO THE ORDER OF CITY OF PORTLAND		\$4445.00	
four thousand four hundred forty five ^{xx} / ₁₀₀			
Bangor Savings Bank BANGOR, MAINE 04401			
Memo CITY BUILDING PERMIT			
2112743821 2800024471 1005			

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means as a mail drive or CD to the office.



Effective Decem

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

Level I – Minor Residential Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the development review process for site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Level I: Minor Residential site plan and building permit.

Level I: Minor Residential development includes:

- Development of a single-family or a two-family building, excluding building additions, decks, or accessory structures, such development shall be deemed minor residential development for purposes of this article regardless of its size.
- The addition of any additional dwelling unit to a building initially reviewed as a two-family dwelling or multifamily structure, if the additional dwelling unit does not require subdivision review under Maine State Statutes and Portland's Subdivision Ordinance.

As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000 in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, or contact the Inspections Office to have one mailed to you.

The Land Use Code (including Article V), the Technical Manual, and the Design Manual are available on the City's web site at <http://www.portlandmaine.gov/planning/default.asp> or copies may be purchased at the Planning Division Office.

Inspection Division

Room 315, City Hall
389 Congress Street
(207) 874-8703

Office Hours

Monday, Tuesday, Wednesday and Friday
8:00 a.m. – 4:00 p.m.
Thursday
8:00 a.m. – 1:00 p.m.

Planning Division

Fourth Floor, City Hall
389 Congress Street
(207) 874-8721

Office Hours

Monday thru Friday
8:00 a.m. – 4:30 p.m.



Project Address:

Total Square Footage of Proposed Structure/Area:

2378

Area of lot (total sq. ft.): 3220

Garage: Yes ___ No X

Attached ___

Detached ___

Sq. Ft.: _____

Number of Stories: 3

Number of Bathrooms: 2 1/2

Number of Bedrooms: 3+

Tax Assessor's Chart, Block & Lot(s):
Chart# Block # Lot #

057 B013001

Current legal use: Parking Lot

Number of Residential Units 0

If vacant, what was the previous use? Formerly a residence lost to a fire.

Is property part of a subdivision? NO If yes, please name _____

Project Description: New energy-efficient single family Residence

APPLICANT - (must be owner, Lessee or Buyer)

Name: Barak and Miriam Olins

Business Name, if applicable:

Address: PO Box 84

City/State: S. Freeport, ME Zip Code: 04078

Work #

Home# 409-0117

Cell #

e-mail: zubakery@gmail.com

OWNER INFORMATION - (if different from Applicant)

Name:

Address:

City/State: Zip Code:

Work #

Home#

Cell #

e-mail:

CONTRACTOR INFORMATION:

Name: Ryan Bilodeau

Address: 78 Pine St. Rochester, NH

City/State: Rochester, NH Zip Code: 03867

Phone Number: 603-608-8428

Contact when Building Permit is Ready:

Name: Ryan Bilodeau

Phone Number: 603-608-8428



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

DEVELOPMENT REVIEW FEES:

Payment may be made in cash, credit card or check addressed to the City of Portland.

Level I Minor Residential Site Plan	Fees Paid:
1. Application Fee - \$300.00	\$ 300.00
2. Inspection Fee - \$100.00 (for site plan inspection by the Planning Division)	\$ 100.00
3. Certificate of Occupancy Fee - \$75.00	\$ 75.00
4. Building Permit (Cost of Work)	\$ 3970.00
Cost of work: \$ 395,000 TOTAL Due:	\$ 4445.00
Building Permit Fee - \$30 for the first \$1,000 construction cost - \$10 every additional \$1,000.	
Performance Guarantee - Exempt except for those projects that complete construction in the winter and the site work is incomplete.	

Please submit all of the information outlined on the applicable Checklist, shown on Page 4 and 5 of this Application. In addition, a CD or PDF (e-mailed to buildinginspections@portlandmaine.gov) of the entire Application, including all plans, must be submitted with the Application. Failure to do so may result in the automatic denial of your permit.

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: www.portlandmaine.gov Copies of the ordinances may be purchased through the Planning Division. All of the information on the checklist must be submitted for review. The applicant must check off the items contained in the application package to ensure the application is complete.

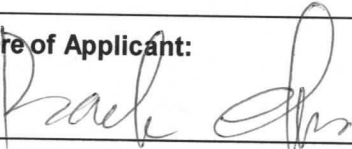
Property Taxes:

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 a permit of any kind is accepted.

Separate Permits:

Separate permits are required for internal and external plumbing, HVAC, and electrical installations.

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 Planning Authority and Code Enforcement'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: June 24, 2014
---	-------------------------------

This is not the permit - you may not commence any work until the permit is issued.



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Inspections Division
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A CD or PDF of the entire application, including all plans, must be submitted with the application. (e-mail to buildinginspections@portlandmaine.gov)

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		2	Completed application form and check list.
✓		1	Application fees.
✓		2	Evidence of right, title and interest.
✓		2	Copies of required state and/or federal permits.
✓		2	Written Description of existing and proposed easements or other burdens.
NA		2	Written requests for waivers from individual site plan and/or technical standards.
✓		2	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
✓		3	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
✓			<ul style="list-style-type: none"> Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
✓			<ul style="list-style-type: none"> Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
✓			<ul style="list-style-type: none"> Location and dimension of existing and proposed paved areas.
✓			<ul style="list-style-type: none"> Proposed ground floor area of building.
✓			<ul style="list-style-type: none"> Finish floor elevation (FEE) or sill elevation.
✓			<ul style="list-style-type: none"> Exterior building elevations (show all 4 sides).
✓			<ul style="list-style-type: none"> Existing and proposed utilities (or septic system, where applicable)
✓			<ul style="list-style-type: none"> Existing and proposed grading and contours.
✓			<ul style="list-style-type: none"> Proposed stormwater management and erosion controls.
✓			<ul style="list-style-type: none"> Total area and limits of proposed land disturbance.
✓			<ul style="list-style-type: none"> Proposed protections to or alterations of watercourses.
✓			<ul style="list-style-type: none"> Proposed wetland protections or impacts.
✓			<ul style="list-style-type: none"> Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).



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Inspections Division
Approved with Conditions

Date: 11/18/14

✓		▪ Existing and proposed curb and sidewalk, except for a single family home.
✓		▪ Existing and proposed easements or public or private rights of way.
✓		▪ Show foundation/perimeter drain and outlet.
		▪ Additional requirements may apply for lots on unimproved streets.

Building Permit Submittal Requirements—Level I: Minor Residential Development

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
		1	One (1) complete set of construction drawings must include:
✓			▪ Cross section with framing details
✓			▪ Floor plans and elevations to scale
✓			▪ Stair details including dimensions of : rise/run, head room, guards/handrails, baluster space
✓			▪ Window and door schedules
✓			▪ Foundation plans w/required drainage and damp proofing , if applicable
✓			▪ Detail egress requirements and fire separation, if applicable
✓			▪ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
✓			▪ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
✓			▪ As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)
✓			▪ Reduced plans or electronic files in pdf format are also required if original plans are larger than 11X17"

**** Reminder: ****

1. **A CD or PDF of the entire application, including all plans, must be submitted with the application.**
2. Separate permits are required for internal and external plumbing, HVAC, and electrical installations.
3. Please submit all of the information outlined in this application checklist.
4. If the application is incomplete, the application may be refused.
5. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
11/18/14

Date: _____

Site Plan Standards for Review of Level I: Minor Residential

Level I: Minor Residential site plan applications are subject to the following site plan standards*, as contained in section 14-526 of Article V, Site Plan:

- 14-526 (a) **Transportation Standards:**
 - 2.a. Site Access and Circulation (i) and (ii);
 - 2.c. Sidewalks: *(if the site plan is a two- family or multi-family building only)*;
 - 4.a. Location and required number of vehicle parking spaces:(i) and (iv)

 - 14-526 (b) **Environmental Quality Standards:**
 - 1. Preservation of significant natural features.
 - 2.a. Landscaping and landscape preservation
 - 2.b. Site landscaping (iii)
 - 3.a. Water quality, stormwater management and erosion control: a., d., e., and f.

 - 14-526 (c) **Public Infrastructure and Community Safety Standards:**
 - 1. Consistency with Master Plan
 - 2. Public Safety and fire prevention
 - 3. Availability and adequate capacity of public utilities; a., c., d., and e.

 - 14-526 (d) **Site Design Standards:**
 - 5. Historic Resources
 - 9. Zoning related design standards
- *Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*

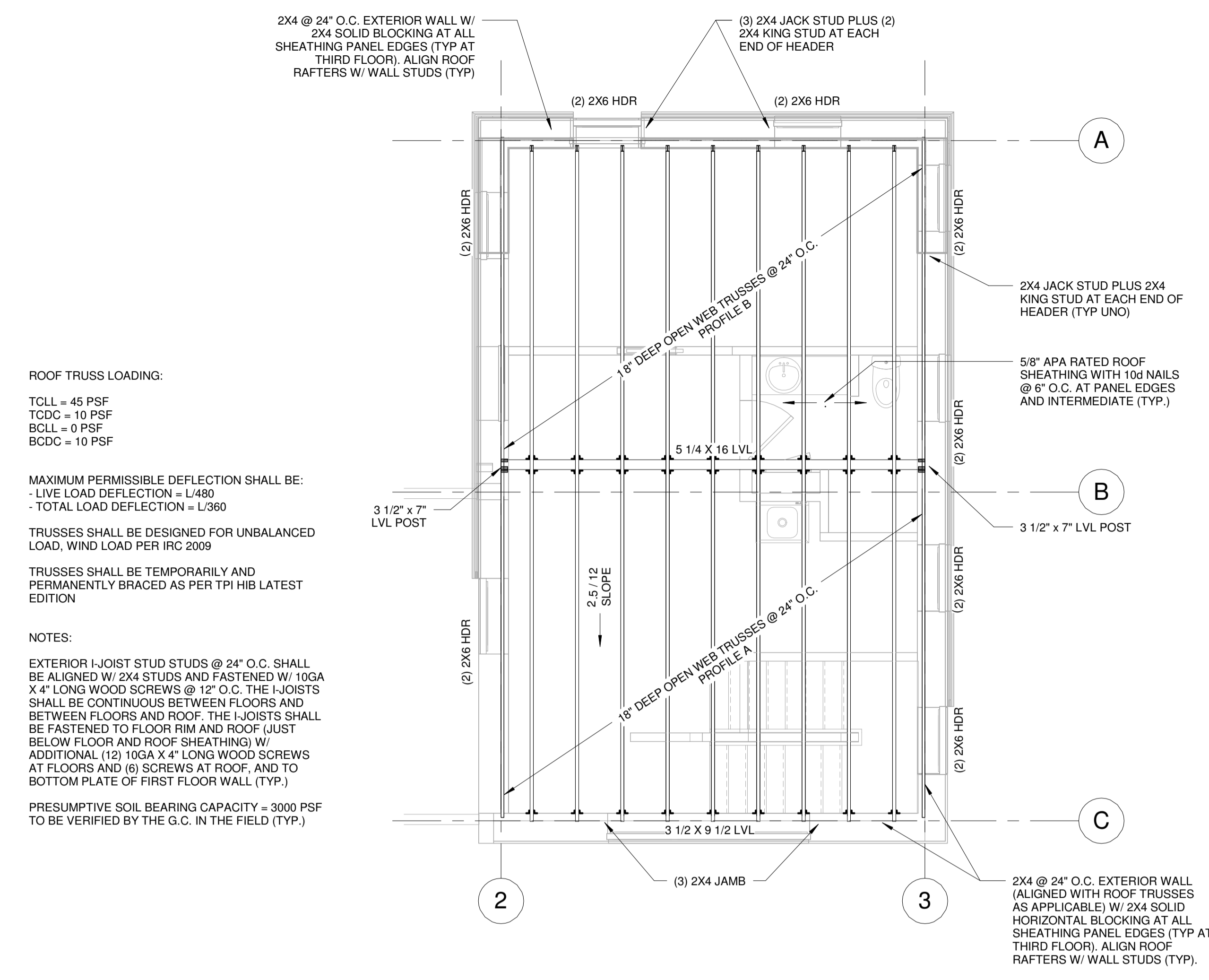


PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST

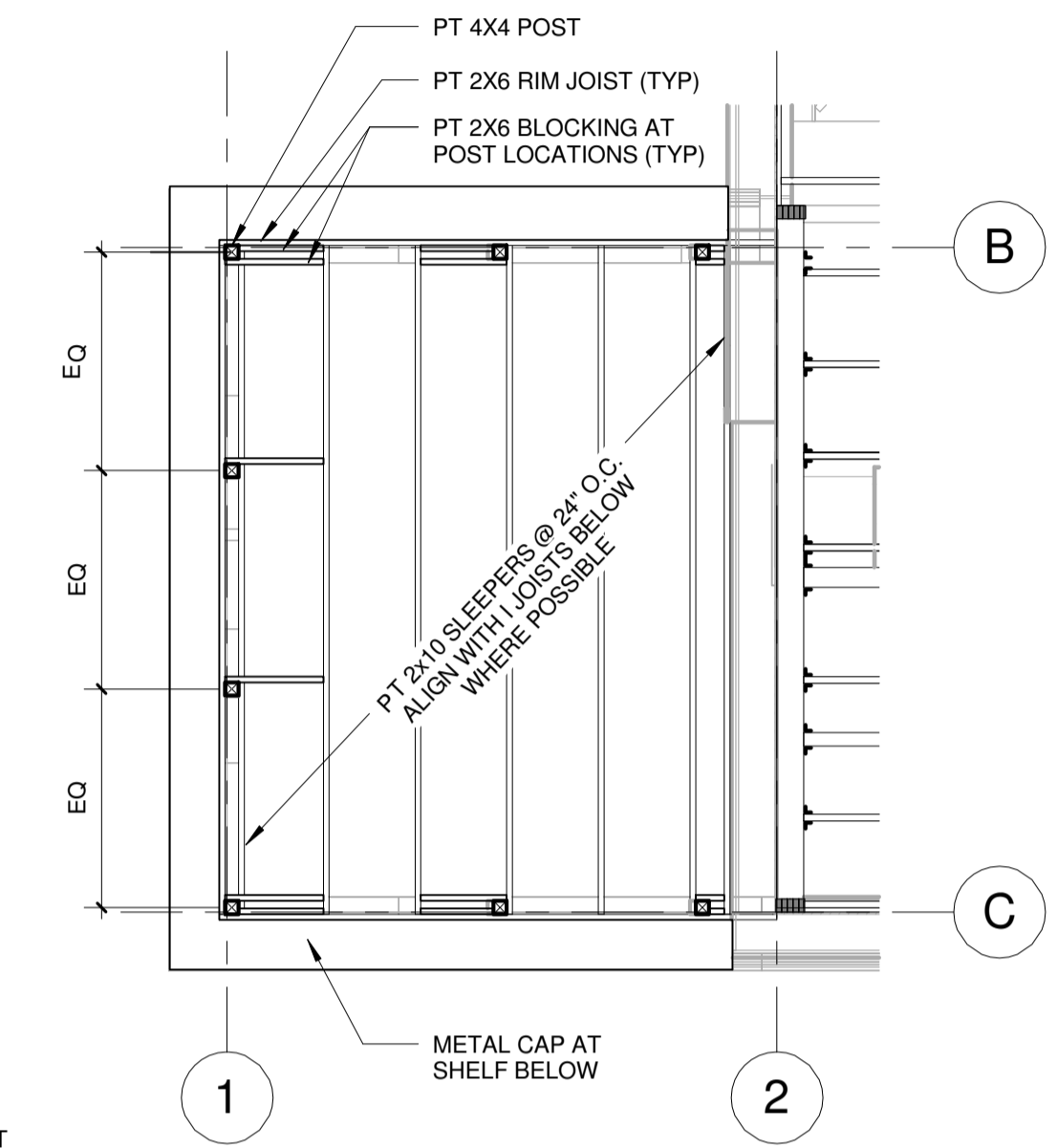


A separate drawing[s] shall be provided to the Portland Fire Department for all site plan reviews.

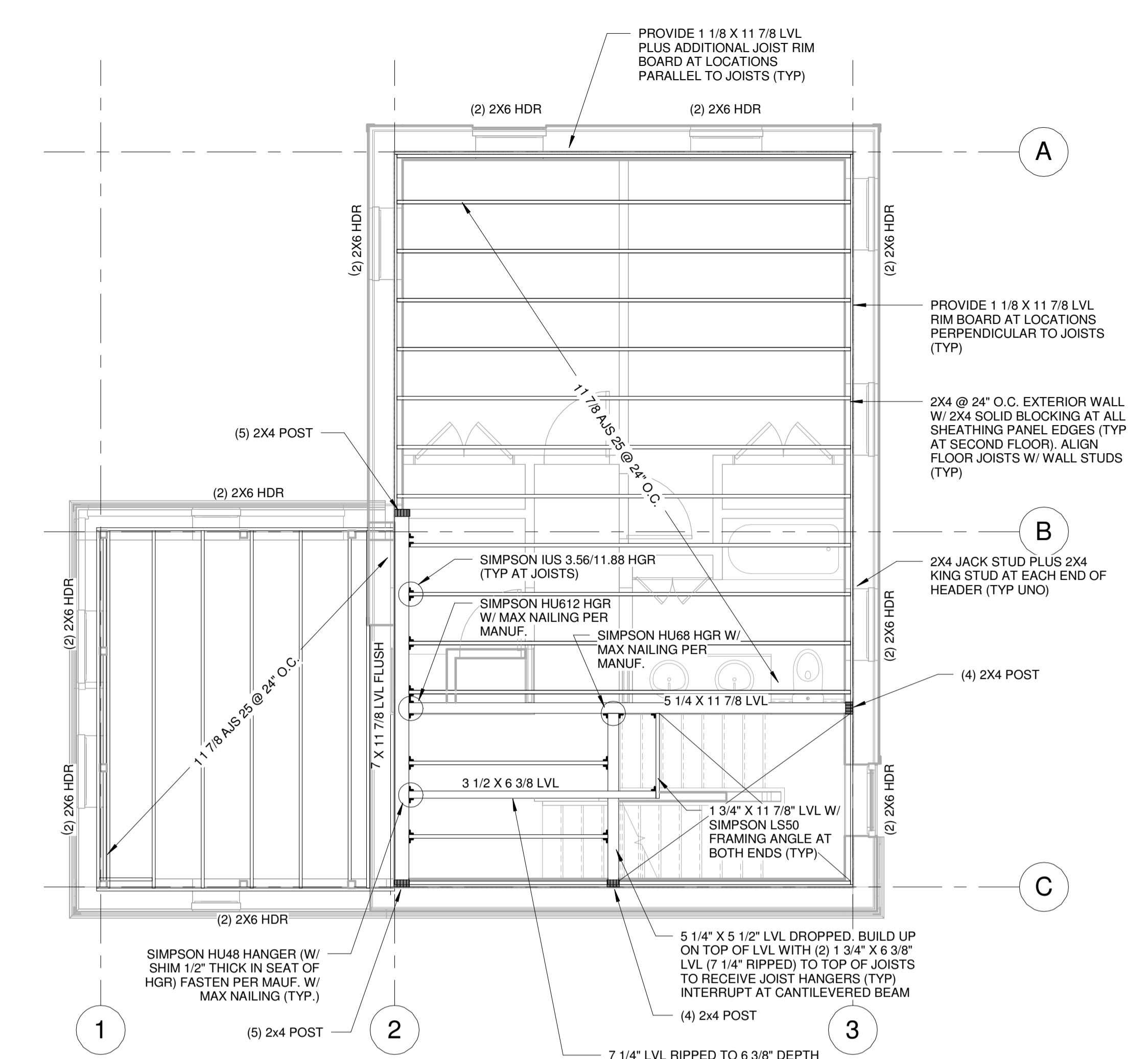
1. Name, address, telephone number of applicant.
2. Name address, telephone number of architect
3. Proposed uses of any structures [NFPA and IBC classification]
4. Square footage of all structures [total and per story]
5. Elevation of all structures
6. Proposed fire protection of all structures
 - **As of September 16, 2010 all new construction of one and two family homes are required to be sprinkled in compliance with NFPA 13D. This is required by City Code. (NFPA 101 2009 ed.)**
7. Hydrant locations



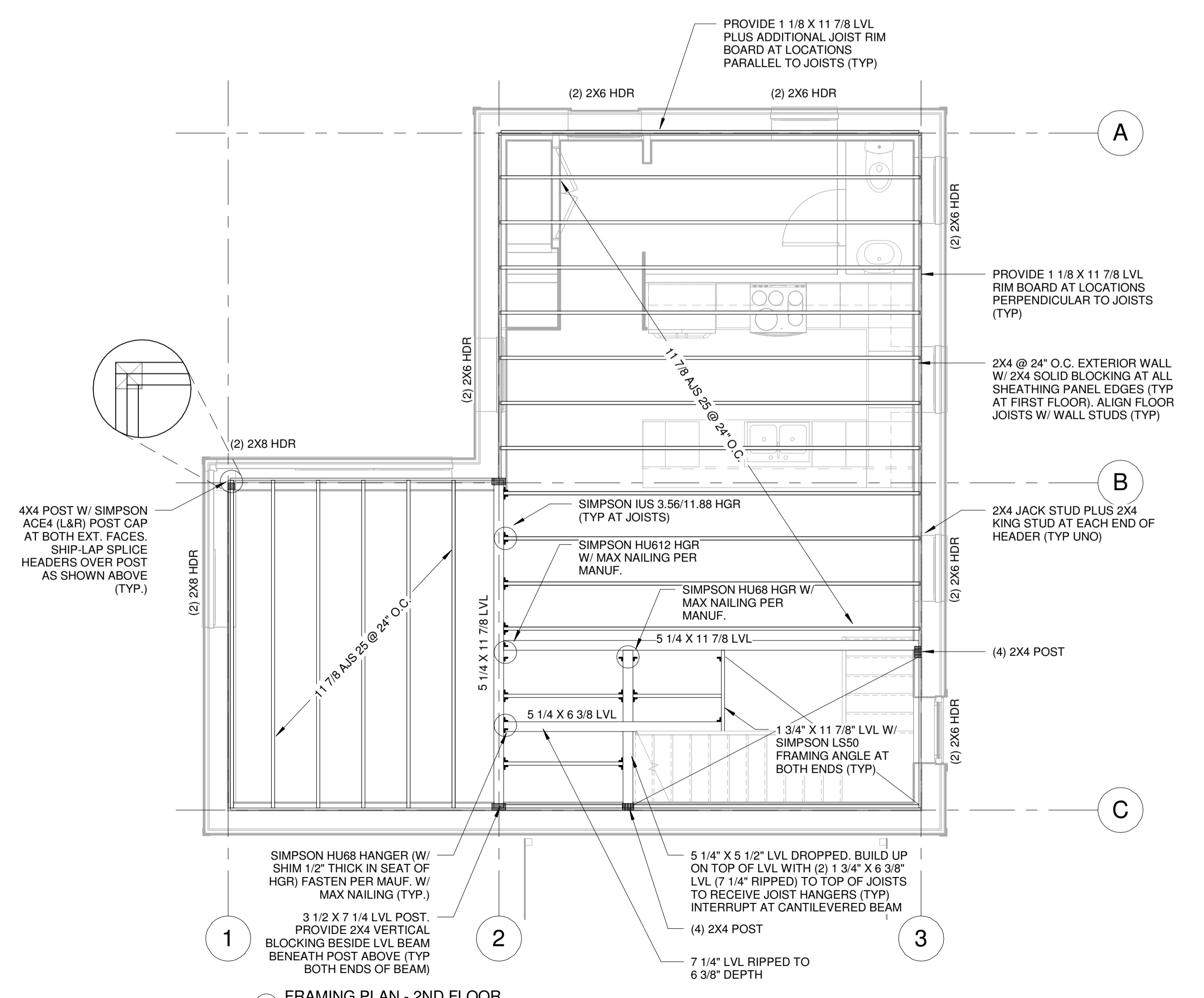
4 FRAMING PLAN - ROOF
 1/4" = 1'-0"



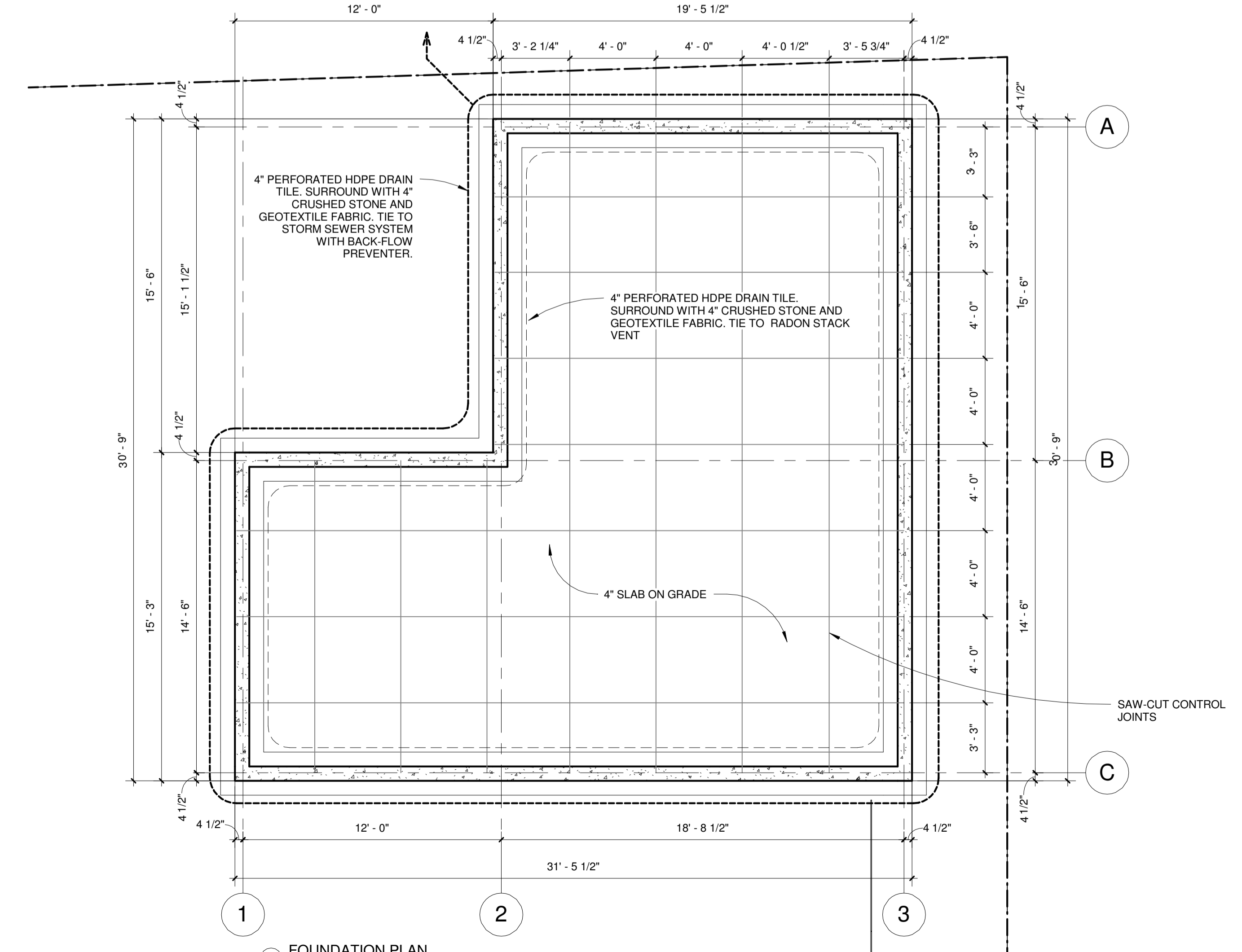
3A FRAMING PLAN - ROOF DECK
 1/4" = 1'-0"



3 FRAMING PLAN - 3RD FLOOR
 1/4" = 1'-0"



2 FRAMING PLAN - 2ND FLOOR
 1/4" = 1'-0"



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



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
11/18/14

Date:



October 28, 2014

Philip DiPiero
Development Review Coordinator
City of Portland
389 Congress St.
Portland, ME 04101

Subject: Response Site Plan Review Comments

Hello Philip.

We have resubmitted our revised site plan in Response to your comments.

This Site Plan:

- Shows the distances of the new building to that of adjacent buildings and property lines. (There are no existing structures on site)
- Shows the top of slab (finished floor elevation).
- Shows the proposed locations of utilities.
- Shows the soil type as identified by the EPA National Stormwater Database. Upon excavation, the soils will be assessed for their bearing and drainage capacity prior to construction.
- Shows existing and finished grading contours. (the site is and will be quite flat)
- Shows locations of all property lines, ownership and easements.
- Shows existing and finished grading contours. There is no net change to the stormwater surface drainage patterns as it relates to neighboring properties
- Shows the location and extent of the silt fence to be used during construction
- Shows vegetation to remain and vegetation to be removed and added.

Sincerely,

Christopher Briley, AIA, LEED-AP BD+C
Maine Registered Architect



Titcomb Associates

Land Surveying Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
(207) 797-9199
Fax. (207) 878-3142
www.titcombsurvey.com

39 Court Street
Bath, Maine 04530-2017
(207) 443-9199
Fax. (207) 386-5077
www.titcombsurvey.com



Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

November 12, 2014

Barak and Miriam Olins
P.O. Box 84
South Freeport, ME 04078

RE: 2 Taylor Street, Portland, Maine

Dear Barak & Miriam:

At your request we have conducted field work at the above captioned property to obtain State Plane coordinates based on the City of Portland Horizontal Datum for the property corners, as well as a benchmark elevation based on a granite monument benchmark located at the intersection of Danforth Street and Briggs Street on the City of Portland Vertical Datum per level notes located in Level Book 767, Page 4. These results are shown on the enclosed sketch.

At the City of Portland's request, we have obtained the current status for May Street and Taylor Street:

May Street- Accepted: August 4, 1862
Width: 33 feet wide
Record: Department of Public Works Street Records Book 1, Page 128.

Taylor Street- Accepted: February 2, 1878
Width: 50 feet wide
Record: Department of Public Works Street Records Book 1, Page 182.

We have also updated the deed research of the property from the date of the Bruce Bowman Boundary Survey Plan (October 14, 1999) to confirm your ownership. The current deed for the property is enclosed.

Please let me know if you have any questions.

Sincerely,

David E. Titcomb, PLS
President, Titcomb Associates

Enclosures: Sketch Plan
Copy of current deed
Copy of Bruce Bowman plan



Reviewed for Code Compliance
Inspectors Division
Approved with Conditions

Date: 11/18/14



MAY STREET

to Danforth Street

33'

TAYLOR STREET

70.84'
N54°56'42"E

S31°55'14"E
44.92'

Northing: 296892.27
Easting: 2926342.21

Northing: 296854.14
Easting: 2926365.96

N/F
Barak L. Olins
Miriam J. Olins
Book 30179, Page 275
Cumberland County
Registry of Deeds

Northing: 296815.90
Easting: 2926304.57

Northing: 296851.58
Easting: 2926284.22

41.08'
N29°42'46"W

72.32'
S58°04'46"W

NOTES

1) This is not a boundary survey. The purpose of this plan is to establish coordinate values for the property corners based on the City of Portland Horizontal Datum. The property corners shown on this sketch are based solely on a "Plan of Boundary Survey of 10-16 May Street" made for Keith C. & Tanya M. McMullan and Robert C. Hains by Bruce R. Bowman, Inc. dated October 14, 1999; the bearings have been rotated to match the City of Portland datum.

2) Elevations are based on the City of Portland Vertical Datum. Benchmark is the top of a brass plug in a 6"x6" granite monument at the intersection of Danforth Street and May Street. Elevation: 125.62'. Elevation is based on a granite monument benchmark found at the intersection of Danforth Street and Briggs Street on the City of Portland Vertical Datum per level notes located in Level Book 767, Page 4.

Sketch of Property

2 Taylor Street, Portland, Maine
made for

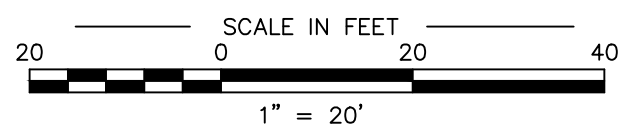
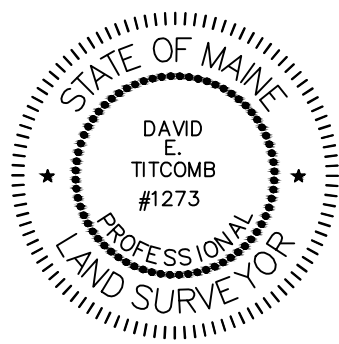
Barak & Miriam Olins

P.O. Box 82, South Freeport, Maine

Job# 214073 November 7, 2014

Titcomb Associates

133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com





Reviewed for Code Compliance
Inspection Division
Approved with Conditions
Date: 11/18/14

QUITCLAIM DEED
WITH COVENANT
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that TODD M. ALEXANDER ("Grantor"), an individual with a mailing address of 3 Carroll Street, Portland, Maine 04102, for consideration paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE AND CONVEY to BARAK L. OLINS and MIRIAM J. OLINS as joint tenants and not as tenants in common, individuals with a mailing address of P.O. Box 84, South Freeport, Maine 04078 with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements situated thereon, situated at 2 Taylor Street in the City of Portland, County of Cumberland, and State of Maine, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference thereto.

Meaning and intending to convey the premises conveyed to Grantor by virtue of a Quitclaim Deed with Covenant from Robert Hains to Grantor dated November 30, 2012, to be recorded in the Cumberland County Registry of Deeds.

WITNESS my hand and seal this 29th day of November, 2012.

WITNESS

Todd M. Alexander

STATE OF MAINE
COUNTY OF CUMBERLAND

Nov. 29, 2012

Then personally appeared the above-named Todd M. Alexander and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Attorney-at-Law

Printed Name



EXHIBIT A

A certain lot or parcel of unimproved land situated on the westerly side of May Street in the City of Portland, Cumberland County, and State of Maine, being bounded and described as follows:

Beginning in the westerly line of said May Street at a point distant northerly one hundred forty-seven (147) feet by said line from Danforth Street and thence northerly by said line of May Street, forty (40) feet to another point and from these two points extending westerly at right angles with said May Street to land formerly owned by N. Emery, deceased, being seventy-two (72) feet on the southerly side and seventy (70) feet on the northerly side.

Also, another certain lot or parcel of land situated in said Portland and bounded and described as follows:

A narrow strip of land at the corner formed by the intersection of the southeasterly side of Taylor Street and the southwesterly side of May Street, measuring about seventy (70) feet on Taylor Street and about six (6) feet on May Street. Said strip narrows to about three or four feet in the rear and contains about three hundred (300) square feet, as appears from inspection of the plan of Page Fifty-Seven (57) of the City of Portland valuation plans made by Wm. A. Goodwin, City Engineer, in 1882, where said strip is represented as belonging to C. G. Emery, et al. Said strip is part of a larger lot conveyed by John B. Cummings, et al to Charlotte G. Emery, et al by deed dated December 26, A.D., 1877, and recorded in Cumberland County Registry of Deeds in Book 447, Page 37.

Excepting from the foregoing premises all that certain lot or parcel of land, being a 1.25 foot wide strip of land, conveyed by Robert C. Hains to Keith C. McMullen and Tanya M. McMullen by deed dated October 15, 1999, recorded in the Cumberland County Registry of Deeds in Book 15119, Page 287, but hereby conveying to the Grantee named herein the reserved exclusive, appurtenant easement for purposes of vehicular and pedestrian ingress and egress, and the right to park vehicles thereon, all as set forth and reserved to Robert C. Hains in said deed recorded in Book 15119, Page 287.

Being the same premises conveyed to the Grantor by deed from Robert C. Hains to be recorded herewith.

Received
Recorded Register of Deeds
Dec 04, 2012 09:07:21A
Cumberland County
Pamela E. Lovley



Reviewed for Code Compliance
Inspections Division
Approved with Conditions

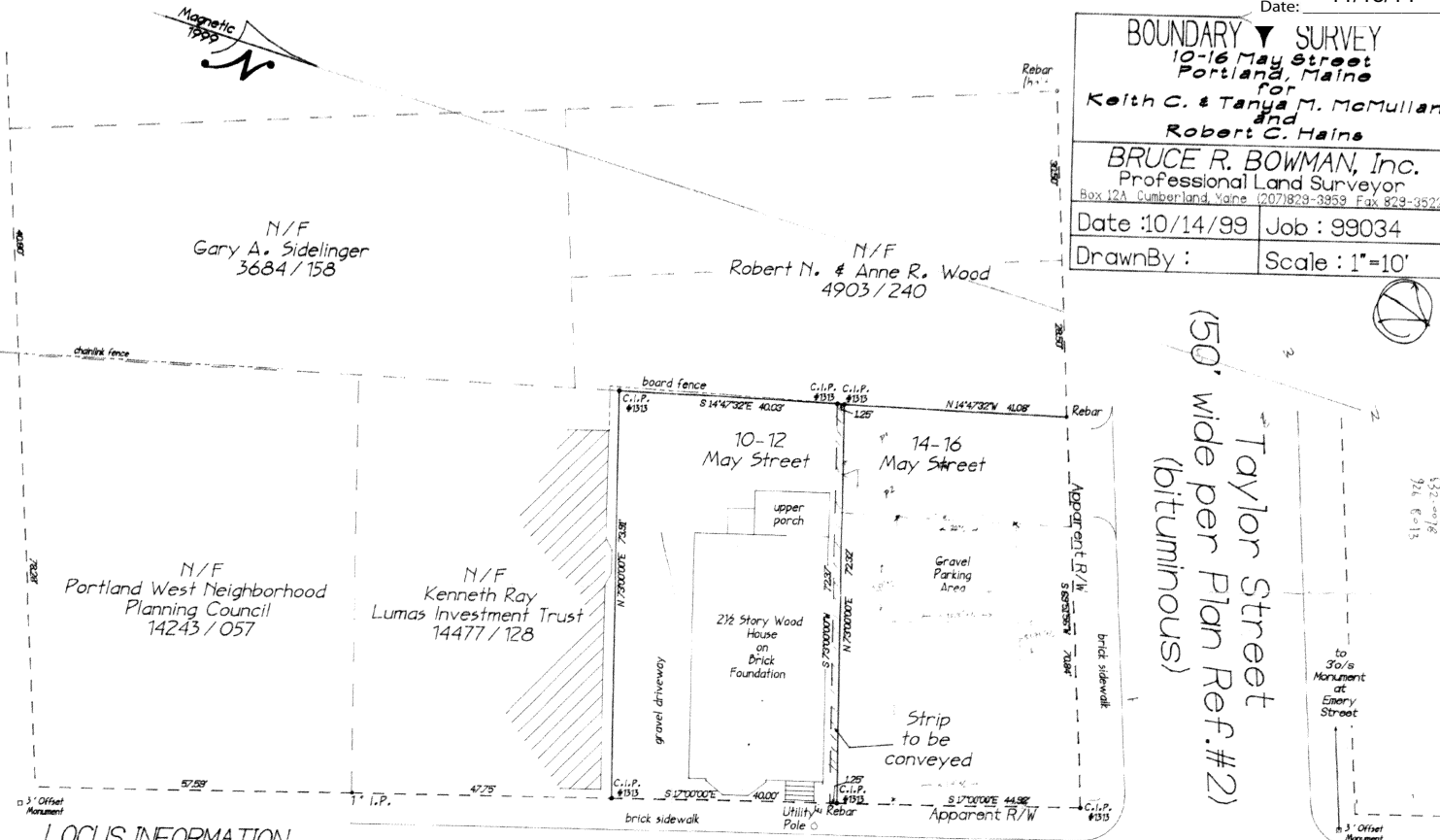
Date: 11/18/14

BOUNDARY SURVEY 10-16 May Street Portland, Maine for Keith C. & Tanya M. McMullan and Robert C. Hains	
BRUCE R. BOWMAN, Inc. Professional Land Surveyor Box 12A Cumberland, Maine 02071-8239 Fax 823-3522	
Date: 10/14/99	Job: 99034
Drawn By:	Scale: 1"=10'



Danforth Street
(66' wide per City)
(bituminous)

Taylor Street
(50' wide per Plan Ref.#2)
(bituminous)



LOCUS INFORMATION

RECORD OWNER
10-12 May Street
William J. David to
Keith C. & Tanya M. McMullan
CORD 11828/117
Dated February 23, 1986

14-16 May Street
Betty L. Curtis & Barbara I. Tenn
to Robert C. Hains
CORD 4245/304
Dated November 22, 1978

TAX MAP
Map 57 Lot B-14 & B-13

AREA
10-12 May Street (with added strip)
3,015.97 Square Feet
0.07 Acres
14-16 May Street (less accepted strip)
3,073.35 Square Feet
0.07 Acres

FLOOD ZONE
FIRM Panel #23005L 0013 B
Dated July 17, 1986
(not in Flood zone)

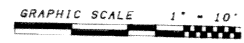
May Street (33' Wide)
(bituminous)

PLAN REFERENCES

1. Survey and Plan for R. Hains on Taylor, May, Danforth Streets in Portland, Maine by Professional Land Servicos dated 6/10/73 Not recorded
2. City Engineers Plan #374/2 New Street (Taylor Street) dated May 1878

I HEREBY CERTIFY that this survey conforms to the
Maine Board of Licensure for Professional Land Surveyors,
Category I, Condition II
Except No Report Submitted

Bruce R. Bowman
Bruce R. Bowman PLS #1313



TOWN OF PORTLAND
PLANNING BOARD APPROVAL

City of Portland
C.I.A.



Applicant: Barak & Miriam Olive

Date: 7/8/14

Address: 2 Taylor St

C.B.L: 057-B-13

Permit # 2014-01440

CHECK-LIST AGAINST ZONING ORDINANCE

Date - parking lot

Zone Location - R-b (in hill) - small residential lot development

Interior or corner lot -

Proposed Use/Work - build 3 story style family - 20.75' x 32' + 14.75' x 12'

Sewage Disposal - public

Lot Street Frontage - N/A

Front Yard - max of 10' - front is Taylor - 4' scaled from building (OK)

Rear Yard - min of 4' - (10 max height) ~~30.5'~~ + (2 height) 36.5' = 67.0' - 5' = 62.0' - 12.4' between buildings 13' 8 1/2" given (OK)

Side Yard - ~~min 4'~~ (left side) - 15' min - 35.5' scaled OK to property line - needed 10.93' between buildings (OK)
Side Street / May - 10' max - less than 10' - 4' from building (OK)

Projections - Storage shed 8.6' x 16' 7.83' x 13' 16' x 6.1"

Width of Lot - none

Height - min - 2 stories above grade of street max 45' - midway scaled is 33.49' given 36.5'

Lot Area - no minimum - max 10,000 sq ft - ~~3000~~ 3200 sq ft OK

Lot Coverage ^{open space requirement} Impervious Surface - attached exterior deck - OK or patio - OK for each dwelling

Area per Family - 725 sq ft (OK)

Off-street Parking - 1 space per unit

Loading Bays - N/A

Site Plan - Level 1 minor residential Site Plan

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Parcel 13 - zone C

- open space - attached exterior deck, porch, balcony or patio for each unit or open space designated 10% or greater.

16' x 6.1" = 97.28
- shed 13' x 7.83' = 99.39
x must be 5' from property line
5.15' scaled (OK)