

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

**PERMIT**

Permit Number: 091163

**PERMIT ISSUED**

This is to certify that CULLEY JONATHAN CATHY NE/Resident

has permission to Build new Single Family Home 3.5 bedrooms, 3.5 baths, & 2 car detached garage

AT 119 NOYES ST

CE 082-B012009 DEC - 1 2009

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

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

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

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

Other \_\_\_\_\_

Department Name

*Thomas M. Marshall* 11/16/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

Permit No: 09-1163		Issue Date:		CBL: 082 B012001					
Location of Construction: 119 NOYES ST		Owner Name: CULLEY JONATHAN CATHERI		Owner Address: 7 MAPLE STREET		Phone:			
Business Name:		Contractor Name: Redfern Properties		Contractor Address: P O Box 8816 Portland		Phone 2072215746			
Lessee/Buyer's Name		Phone:		Permit Type: Single Family			Zone: R-5		
Past Use: Vacant Land - split from 117 Noyes - 82 B010.		Proposed Use: Single Family Home Build new Single Family Home w/ 5 bedrooms, 3.5 baths, & 2 car detached garage		Permit Fee: \$3,245.00		Cost of Work: \$315,000.00		CEO District: 3	
Proposed Project Description: Build new Single Family Home w/ 5 bedrooms, 3.5 baths, & 2 car detached garage				FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: R3 Type: SB IRC 2003			
				Signature:		Signature: Jm 11/16/09			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:					
Permit Taken By: Ldobson		Date Applied For: 10/19/2009		Zoning Approval					
<div>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</div> <div>2. Building permits do not include plumbing, septic or electrical work.</div> <div>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..</div> <div>PERMIT ISSUED</div> <div>DEC - 1 2009</div> <div>City of Portland</div>				Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone Zone 113 - zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-0074 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Ok w/ conditions Date: 11/10/09 ABM		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:		Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied APM Date:	

CERTIFICATION

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

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

**From:** Philip DiPierro  
**To:** Code Enforcement & Inspections  
**Date:** 12/1/2009 9:05:27 AM  
**Subject:** 119 Noyes Street, Single Family Site Plan Review

Hi all, this project meets minimum site plan requirements for the issuance of a building permit. Please see UI for DRC sign off.

Thanks.

phil

<b>City of Portland, Maine - Building or Use Permit</b> 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716		<b>Permit No:</b> 09-1163	<b>Date Applied For:</b> 10/19/2009	<b>CBL:</b> 082 B012001
<b>Location of Construction:</b> 119 NOYES ST	<b>Owner Name:</b> CULLEY JONATHAN CATHERIN	<b>Owner Address:</b> 7 MAPLE STREET		<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Redfern Properties	<b>Contractor Address:</b> P O Box 8816 Portland		<b>Phone</b> (207) 221-5746
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family		
<b>Proposed Use:</b> Single Family Home Build new Single Family Home w/ 5 bedrooms, 3.5 baths, & 2 car attached garage		<b>Proposed Project Description:</b> Build new Single Family Home w/ 5 bedrooms, 3.5 baths, & 2 car attached garage		
<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Ann Machado <b>Approval Date:</b> 11/10/2009 <b>Note:</b> <span style="float:right"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed structure, it may be required to be located by a surveyor. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.				
<b>Dept:</b> Building <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Tom Markley <b>Approval Date:</b> 11/16/2009 <b>Note:</b> <span style="float:right"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> 1) Carbon Monoxide testers in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery. 2) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level. 3) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.				
<b>Dept:</b> DRC <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Philip DiPierro <b>Approval Date:</b> 12/01/2009 <b>Note:</b> <span style="float:right"><b>Ok to Issue:</b> <input checked="" type="checkbox"/></span> 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily. 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions. 3) A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.) 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site. 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.				

Location of Construction: 119 NOYES ST	Owner Name: CULLEY JONATHAN CATHERIN	Owner Address: 7 MAPLE STREET	Phone:
Business Name:	Contractor Name: Redfern Properties	Contractor Address: P O Box 8816 Portland	Phone (207) 221-5746
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

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

7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

10/23/2009-amachado: Finished review. Dimensions of footprint on siteplan don't match the dimensions on the building plans. Need to wait for Phil to finish his review before we contact Jonathan Culley.

11/2/2009-amachado: Phil is set with his review. Called Jonathan Culley and let him know that the dimensions on the building plans did not match the dimensions on the site plan. Moving permit forward to inspections for their review, but can't sign off until I receive the revised siteplan.

11/10/2009-amachado: Received revised siteplan from Jonathan Culley.

11/16/2009-tm: waiting for DRC approval before issuing permit. All other reviews completed. In Tom's Hold box.

11/30/2009-amachado: Received revised site plan. Revisions did not change any of the zoning. It is still all set.



# General Building Permit Application

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

Location/Address of Construction: <u>119 Noyes Street</u>		
Total Square Footage of Proposed Structure/Area <u>2,999 sf</u>		Square Footage of Lot <u>10,529 sf</u>
Tax Assessor's Chart, Block & Lot Chart# <u>82</u>	Block# <u>B</u>	Lot# <u>12</u>
Applicant *must be owner, Lessee or Buyer* Name <u>Jonathan Culley</u> Address <u>P.O. Box 8816</u> City, State & Zip <u>Portland, ME 04104</u>		Telephone: <u>207-221-5746</u> or <u>776-9715 (cell)</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>315,000</u> C of O Fee: \$ Total Fee: \$
Current legal use (i.e. single family) <u>Vacant Lot</u> If vacant, what was the previous use? Proposed Specific use: <u>Single Family Residential</u> Is property part of a subdivision? If yes, please name Project description: <u>New single family home on vacant lot. 5 bedrooms 3.5 bath detached garage</u>		
Contractor's name: <u>Redfern Properties LLC / Jonathan Culley</u> Address: <u>P.O. Box 8816</u> City, State & Zip <u>Portland, ME 04104</u> Telephone: <u>776-9715</u> Who should we contact when the permit is ready: <u>Jonathan Culley</u> Telephone: <u>776-9715</u> Mailing address: <u>same as above</u>		

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

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

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

Signature: 19/2009 Date: 10/19/2009

This is not a permit; you may not commence ANY work until the permit is issued.  
Dept. of Building Inspections  
City of Portland Maine

Applicant: Jonathan Colley

Date: 10/23/09

Address: 119 Noyes St.

C-B-L: 82-B-012 (split from  
permit # 09-1163 82B-10)

CHECK-LIST AGAINST ZONING ORDINANCE

\* using site plan received

11/10/09

Date - New

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build new single family home - 2 1/2 stories - w/ 20' x 22' attached garage

Severage Disposal - public

Lot Street Frontage - 50' min. - 69.12' scaled (OK)

Front Yard - 20' min. (or average) - 28.75' scaled (OK)

Rear Yard - 20' min. - 41.5' scaled

Side Yard - 2 1/2' min. - 14' min. - right 9.75' to garage (OK)  
- left 14' to porch (OK) need total of 28'  
9.75 + 20 = 29.75' (OK)

Projections -

Width of Lot - 60' min. - 69' scaled

Height - 35' max - 27.5' scaled (OK)

Lot Area - 6,000 sq ft min. - 10,509 sq ft given (OK)

Lot Coverage Impervious Surface - 40% = 4211.6 sq ft

Area per Family - 3,000 sq ft (OK)

Off-street Parking - 2 spaces required - 2 car garage (OK) per

Loading Bays - N/A

Site Plan - minor/minor 2009 - 0074

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - zone C

$$22 \times 22 = 484$$

$$7 \times 6 = 42$$

$$20 \times 84.395 = 1027$$

$$14 \times 9 = 126$$

$$2 \times 15 = 36$$

$$8.5 \times 9.5 = 80.75$$

$$6.5 \times 17.5 = 113.75$$

$$9.5 \times 9.5 = 90.25$$

$$1999.75 \text{ (OK)}$$

Applicant: Jonathan Willey

Address: 117 Noyes St.

\*check zoning for 117 Noyes St. / 82-13-10 - lot split

Date:

C-B-L: 82-13-10

### CHECK-LIST AGAINST ZONING ORDINANCE

Date - house bldg. 117 - 1927

using site plan received 11/10/09

Zone Location - R-5 ~~2222~~

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 50 m.m. - 50' scaled (OK)

Front Yard - N/A

Rear Yard - N/A

Side Yard - 2 sby - 12 min. - 8' on left (OK)

Projections -

- 28' on right (OK)  
19.5'

OK - min 8' - but needed 24'  
have 32' 27.5' (OK)

Width of Lot - 60 m.m. - lot width scaled 83' (OK)

Height -

Lot Area - 6,000 sq m.m. - 11,677.9 sq m.m. (OK)

Lot Coverage/Impervious Surface - 40% = 4671.16 sq m.m. = 1719 (OK)

Area per Family - 3,000 sq m.m. (OK)

Off-street Parking - 2 car garage - 2 spaces required (OK)

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Flood Plains -



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

Current Owner Information

Card Number	1 of 1
Parcel ID	082 B010001
Location	117 NOYES ST
Land Use	SINGLE FAMILY
Owner Address	BRADBURY BARTON W WWII VET 117 NOYES ST PORTLAND ME 04103
Book/Page	
Legal	82-B-10 NOYES ST 113-117
	10681 SF

Current Assessed Valuation

Land	Building	Total
\$93,000	\$177,500	\$270,500

Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1927	Colonial	2	1956	0.245	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
4	2		8	Unfin	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE -WD/CB	1	1930	18X20	C	A
CANOPY	1	1930	9X20	C	A

Sales Information

Date	Type	Price	Book/Page
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Picture and Sketch

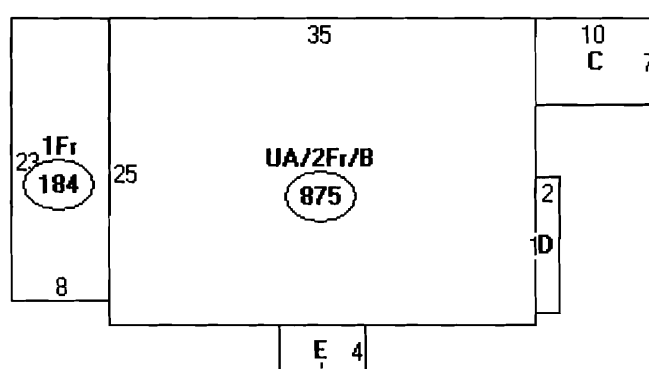
<u>Picture</u>	<u>Sketch</u>	<u>Tax Map</u>
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[Click here](#) to view Tax Roll Information.

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

**New Search!**

117 Noyes St  
82-13-10



Descriptor/Area

A: UA/2Fr/B  
875 sqft

B: 1Fr  
184 sqft

C: EP  
70 sqft

D: 1Fr/B  
22 sqft

E: EP  
28 sqft

= 1179

Storage = 360 (14 x 20)  
Canopy = 180 (9 x 20)

1719

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

2009-0074  
Application I. D. Number  
  
10/19/2009  
Application Date  
  
Single Family Home  
Project Name/Description

Jonathan Culley  
Applicant  
  
P.O. Box 8816, Portland, ME 04104  
Applicant's Mailing Address  
  
Redfern Properties, LLC/ Jonathan Culley  
Consultant/Agent  
  
Applicant Ph: (207) 776-9715      Agent Fax:  
Applicant or Agent Daytime Telephone, Fax

Marge Schmuckal

119 - 119 Noyes St, Portland, Maine  
Address of Proposed Site  
  
082 B012001  
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☒ New Building    ☐ Building Addition    ☐ Change Of Use    ☒ Residential    ☐ Office    ☐ Retail  
☐ Manufacturing    ☐ Warehouse/Distribution    ☐ Parking Lot    ☐ Apt    0    ☐ Condo    0    ☐ Other (specify)  
0

Proposed Building square Feet or # of Units	Acreage of Site	Proposed Total Disturbed Area of the Site	Zoning
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Check Review Required:

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

Fees Paid:	Site Plan	\$50.00	Subdivision	Engineer Review	\$250.00	Date	10/19/2009
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Zoning Approval Status:

Reviewer

☐ Approved                      ☐ Approved w/Conditions See Attached                      ☐ Denied

Approval Date	Approval Expiration	Extension to	<input type="checkbox"/> Additional Sheets Attached
<input type="checkbox"/> Condition Compliance	signature	date	

Performance Guarantee                      ☐ Required\*                      ☐ Not Required

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

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

**WARRANTY DEED**

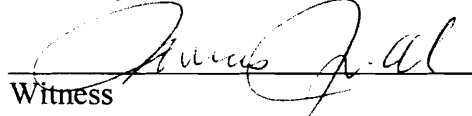
KNOW ALL MEN BY THESE PRESENTS, that **BARTON W. BRADBURY** of New Gloucester, Maine, for consideration paid, grant to **JONATHAN R. CULLEY** and **CATHERINE B. CULLEY** whose mailing address is 7 Maple Street, Falmouth, Maine 04105, as joint tenants, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, bounded and described as follows:

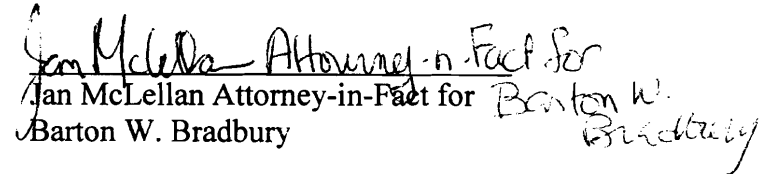
A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, in Fessenden Park, so called, on the northerly side of Noyes Street, and being lots numbered 95, 96 and 97 on a Plan of Fessenden Park recorded in the Cumberland County Registry of Deeds in Plan Book 8, Page 87, and being bounded and described according to said Plan as follows:

Beginning on the northerly sideline of said Noyes Street at the southwesterly corner of lot number 98; thence northerly by lots numbered 98, 99 and 100, one hundred twenty-five (125) feet to the southeasterly corner of lot numbered 101; thence westerly by lots numbered 101 and 102 a distance as shown on said Plan of one hundred fifty-nine and eighty-one and one-half hundredths (159.81-1/2) feet to the northeasterly corner of lot numbered 94; thence southerly by lot numbered 94 one hundred sixty and eight-tenths (160.8) feet to the northerly sideline of Noyes Street; thence easterly by the northerly sideline of Noyes Street one hundred fifty (150) feet to the point of beginning.

Being the same premises conveyed to Barton W. Bradbury and Ilene A. Bradbury by deed from Robert N Davidson and Gail P. Davidson dated October 6, 1977 and recorded in the Cumberland County Registry of Deeds in Book 4109, Page 183. Barton W. Bradbury is the surviving joint tenant. Ilene A. Bradbury died on September 26, 2006.

IN WITNESS WHEREOF, the said Jan McLellan, Attorney-in-Fact for Barton W. Bradbury has set her hand this 30 day of July, 2009.

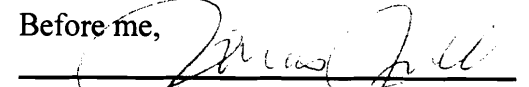

  
Witness

  
Jan McLellan Attorney-in-Fact for Barton W. Bradbury

STATE OF MAINE  
COUNTY OF CUMBERLAND

July 30, 2009

Then personally appeared before me, Jan McLellan, Attorney-in-Fact for Barton W. Bradbury, and acknowledged the foregoing instrument to be her free act and deed in her said capacity.

Before me,   
Notary Public/Attorney-at-Law  
  
Printed name of person taking acknowledgment

Received  
Recorded Register of Deeds  
Aug 03, 2009 10:11:45A  
Cumberland County  
Pamela E. Lovley

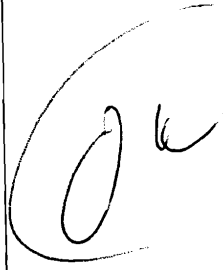





119 Noyes St

82-B-12

9-1163

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings Revisions Date
<b>STRUCTURAL</b> Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	24" Footers 5' 8" Wall 4" Radiant Concrete Slab	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Crushed Stone - 4" piping Filter fabric - Damp proofing	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	NA	NA
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" anchor Bolts 4'-0"	OK
Lally Column Type (Section R407)		
Girder & Header Spans (Table R 502.5(2))	per IRC 2003 (see plans)	OK
Built-Up Wood Center Girder Dimension/Type	3 1/2 x 11 7/8 LVL Beam	OK
Sill/Band Joist Type & Dimensions	PT 2x10's	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8 TJI Trusses 24" OC	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	11 7/8 TJI Trusses 24" OC	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	11 7/8 TJI Trusses 24" OC	OK

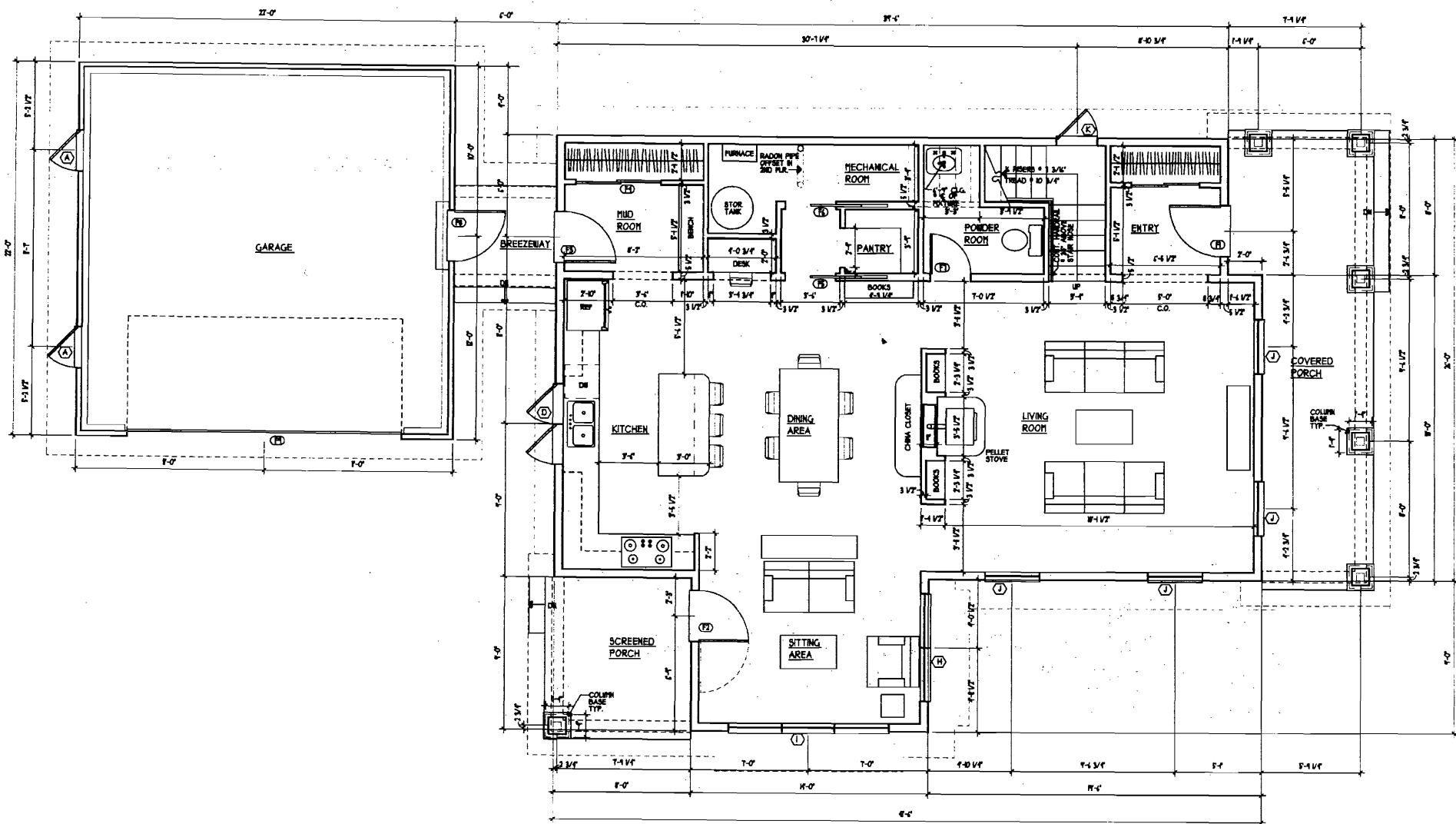
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	Timber type 16" OC 12:12 pitch 2x12 Rafters 5/8" down key 16" OC	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8" Advantex sheathing 40yr asphalt shingles - 30" Ice water shield	OK
Fastener Schedule (Table R602.3(1) & (2))	Per IRC 2003	OK
<b>Private Garage</b> (Section R309) Living Space ? (Above or beside)  Fire separation (Section R309.2)  Opening Protection (Section R309.1)	(Detached)  NO 3/8" steel track	OK
Emergency Escape and Rescue Openings (Section R310)	Each Bedroom Egress Windows	OK
Roof Covering (Chapter 9)	40yr asphalt shingles Ice + water shield	OK
Safety Glazing (Section R308)	OK	
Attic Access (Section R807)	22x30 min	OK
Chimney Clearances/Fire Blocking (Chap. 10)	NA	OK
Header Schedule (Section 502.5(1) & (2))	Per IRC 2003	OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	22 walls - R4 ceilings 35 windows	OK

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312) Basement Number of Stairways Interior Exterior Treads and Risers (Section R311.5.3) Width (Section R311.5.1) Headroom (Section R311.5.2) Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	1 3 2 P <del>17</del> 3/4 max rise ÷ 10 net head 3 ft min 7' 3/4 min headroom 34-38 handrail Guards 3 ft	
Smoke Detectors (Section R313) Location and type/Interconnected	Each bedroom hardwired-battery Back up each level common areas	
Draftstopping (Section R502.12) and Fireblocking (Section R602.8)		
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)		
Deck Construction (Section R502.2.1)		





82 B12



PROPOSED FIRST FLOOR PLAN - 1220 SQ.FT.  
SCALE: 1/4" = 1'-0"

REVISIONS  
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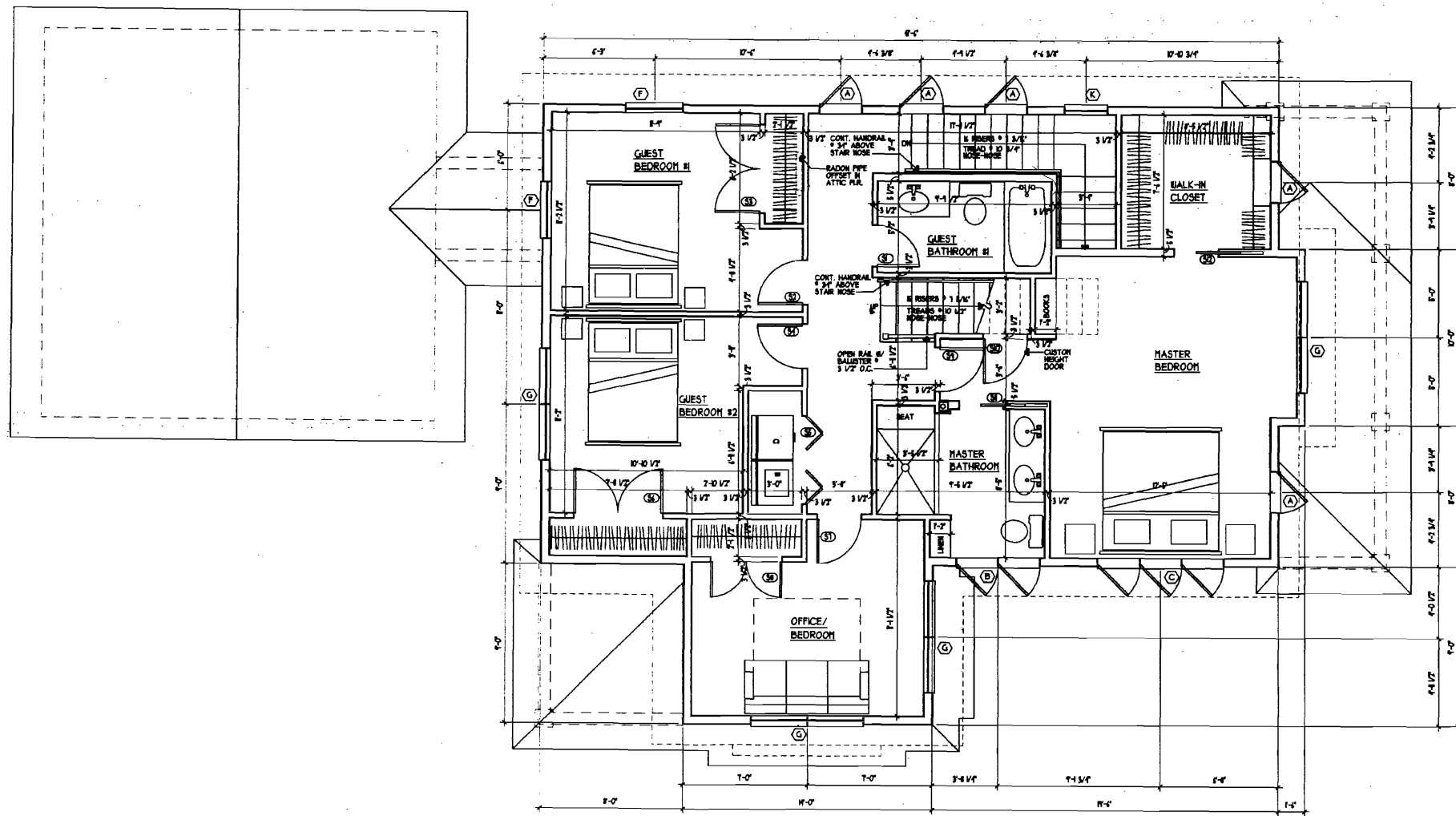
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architecture.com

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KUB  
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PROJECT NO.  
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**REDFERN PROPERTIES**  
114 NOTES STREET  
PORTLAND, MAINE

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

A.I.



PROPOSED SECOND FLOOR PLAN - 1220 SQ.FT.  
SCALE: 1/4" = 1'-0"

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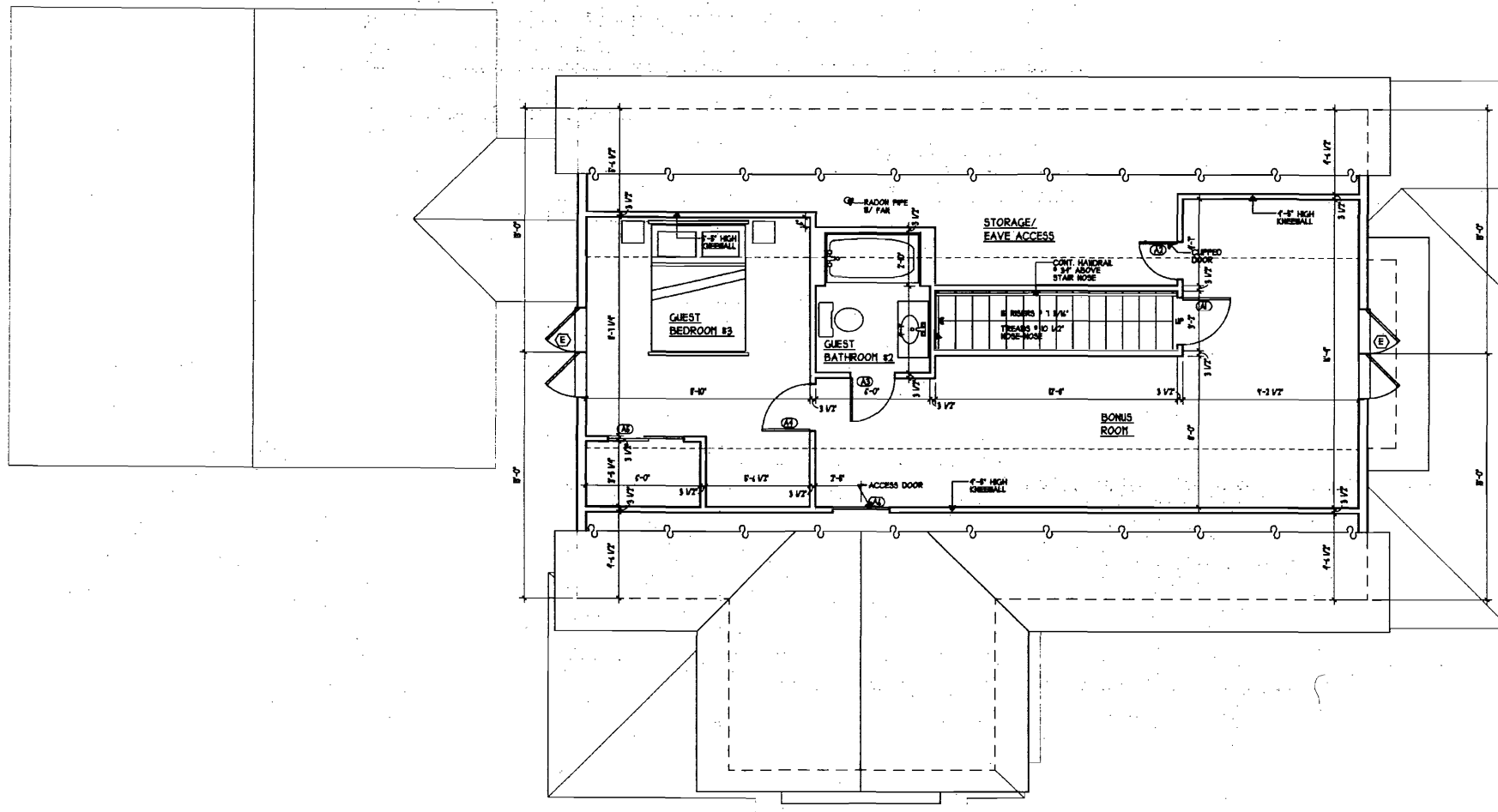
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REDFERN PROPERTIES  
114 NOTES STREET  
PORTLAND, MAINE

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

A.2



PROPOSED ATTIC FLOOR PLAN - 559 SQ.FT.  
 SCALE: 1/4" = 1'-0"

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**REDFERN PROPERTIES**  
 114 NOTES STREET  
 PORTLAND, MAINE

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

**A1.3**



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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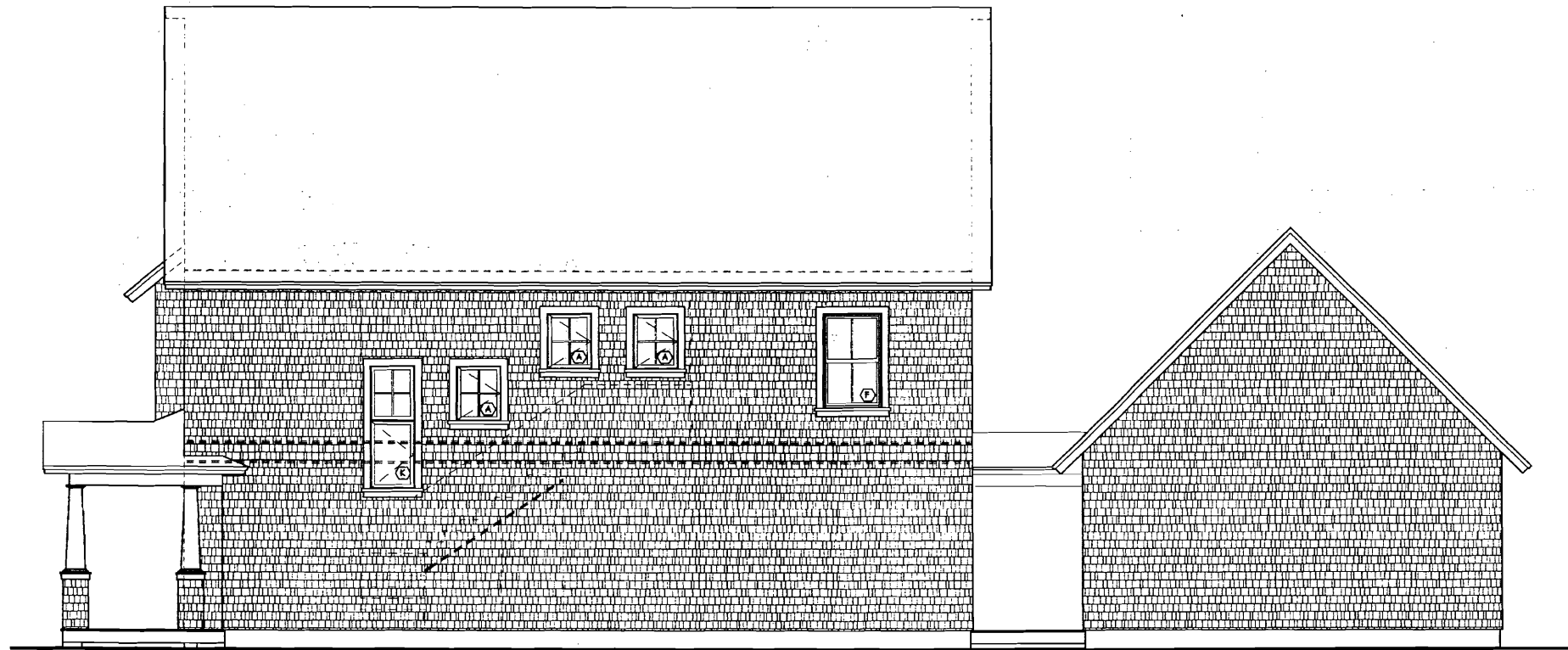
**REDFERN PROPERTIES**  
114 NOYES STREET  
PORTLAND, MAINE

PROPOSED  
ELEVATIONS  
SCALE: 1/4" = 1'-0"

A2.1



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

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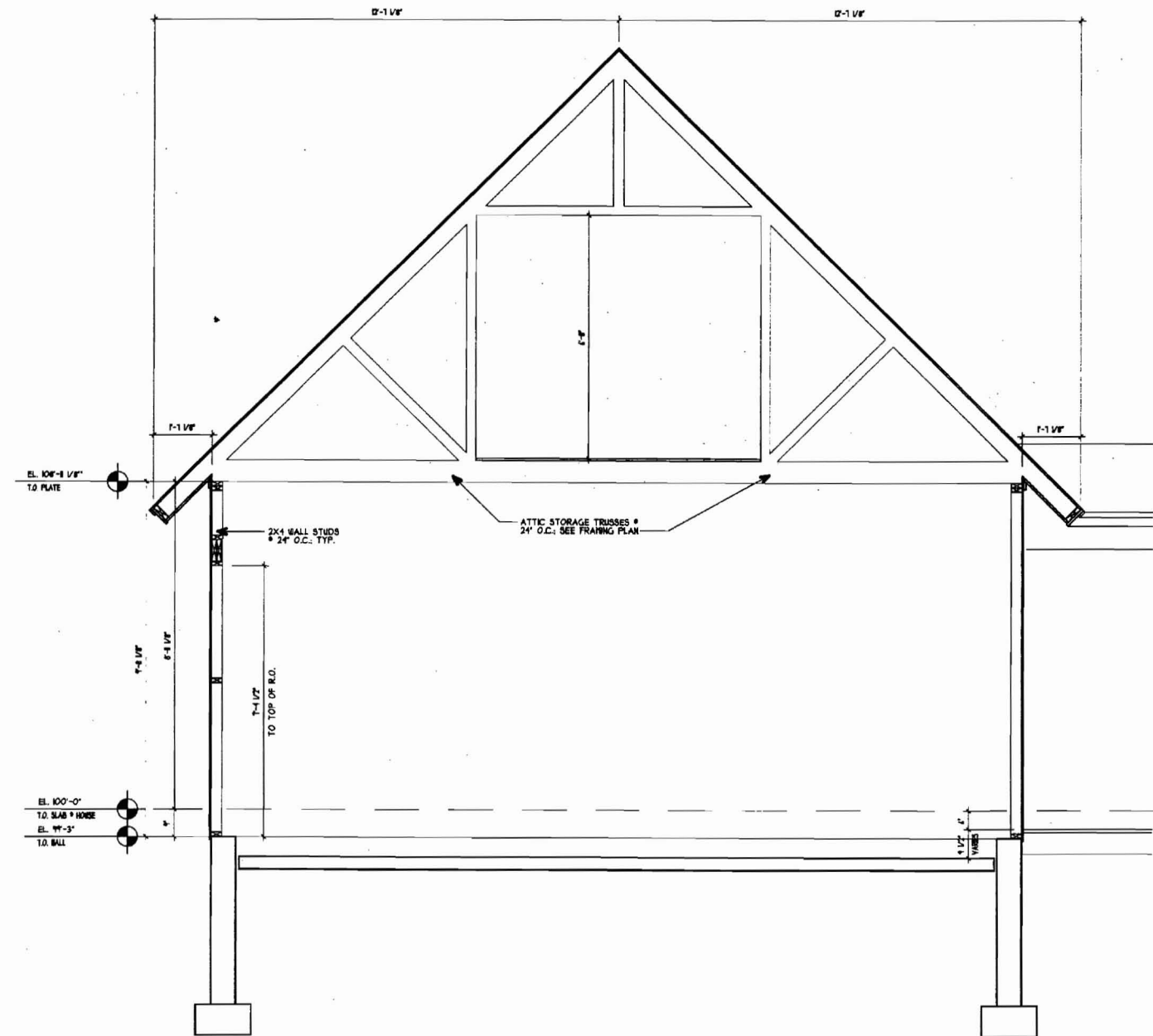
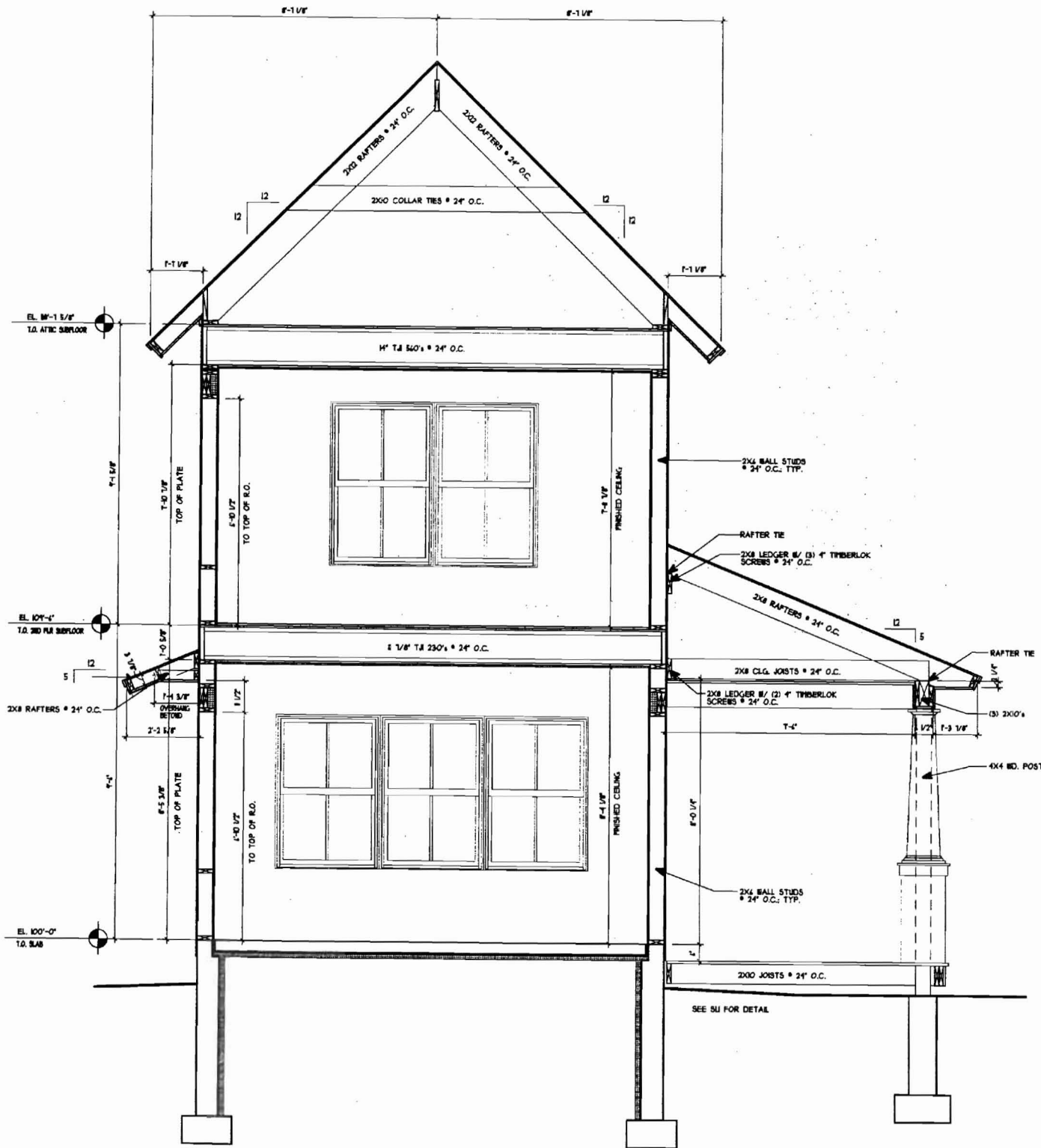
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REDFERN PROPERTIES  
114 NOTES STREET  
PORTLAND, MAINE

PROPOSED  
ELEVATIONS  
SCALE: 1/4" = 1'-0"

A2.2





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**REDFERN PROPERTIES**  
114 NOTES STREET  
PORTLAND, MAINE

CROSS-SECTIONS  
SCALE: 1/2" = 1'-0"

**A3.2**

## DOOR SCHEDULE

FLR.	MARK	LOCATION	SIZE			TYPE	MAT'L	FRAME	JAMB	HDWR	THRES	DETAIL	REMARKS
			W	H	TH								
FIRST FLOOR	F1	ENTRY	3'-0"	4'-8"	1 3/4"	-	MD/GL	MD	-	-	-	-	SWPSON OR EQUAL
	F2	SITTING AREA	3'-1 1/4" FRAME	2'-0 1/2" FRAME	1 3/8"	-	COMP	COMP/MD	-	-	-	-	NARVIN INTEGRITY; SEE INVOR SCHEDULE
	F3	MUD ROOM	3'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	THERMA-TRU OR EQUAL
	F4	MUD ROOM	3'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	BY-PASSING
	F5	PANTRY	3'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	POCKET
	F6	MECH. ROOM	3'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	POCKET
	F7	POWDER ROOM	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	F8	GARAGE	3'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	THERMA-TRU OR EQUAL
	F9	GARAGE	16'-0"	8'-0"	-	-	MD	MD	-	-	-	-	SEE ELEVATION
	S1	GUEST BATHROOM #1	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
SECOND FLOOR	S2	GUEST BEDROOM #1	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	S3	GUEST BEDROOM #1	8'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	PAIR
	S4	GUEST BEDROOM #2	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	S5	LAUNDRY	5'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	BI-FOLD
	S6	GUEST BEDROOM #2	5'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	PAIR
	S7	OFFICE/BEDROOM	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	S8	OFFICE/BEDROOM	4'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	PAIR
	S9	MASTER BEDROOM	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	S10	MASTER BEDROOM	2'-4"	CUST.	1 3/8"	-	COMP	MD	-	-	-	-	CUSTOM HGT.; CUT TO FIT
	S11	MASTER BATHROOM	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	POCKET
	S12	MASTER BEDROOM	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	POCKET
	A1	ATTIC STAIR	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	A2	STORAGE	2'-4"	CUST.	1 3/8"	-	COMP	MD	-	-	-	-	CUSTOM HGT.; CUT TO FIT
	A3	GUEST BATH #2	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	A4	GUEST BEDROOM #3	2'-4"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	-
	A5	GUEST BEDROOM #3	4'-0"	4'-8"	1 3/8"	-	COMP	MD	-	-	-	-	PAIR

## WINDOW &amp; DOOR NOTES

- FRAMING CONTRACTOR SHALL VERIFY ALL DOOR & WINDOW ROUGH OPENINGS WITH RESPECTIVE MANUFACTURER PRIOR TO FRAMING OF SAME. DOOR SIZES SHOWN ON DOOR SCHEDULE ARE NORMAL DOOR SLAB SIZES (NOT FRAME OR R.O. SIZES). EXCEPT ANDERSEN SIZES SHOWN ARE R.O.'S.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF WINDOW QUANTITIES PRIOR TO SUBMITTING A FINAL PRICE FOR THE PROJECT TO OWNER.
- DOOR HANDING (ACTIVE, INACTIVE) & FIXED DOOR LEAF LOCATIONS ARE SHOWN ON PLANS.
- REFER TO EXTERIOR ELEVATIONS FOR WINDOW SING DIRECTION.
- EXTERIOR CASING INFORMATION SHOWN ON EXTERIOR ELEVATIONS AND DETAILS. INTERIOR CASING INFORMATION SHOWN ON INTERIOR ELEVATIONS AND DETAILS.
- JAMB NOTHS = ACTUAL FINISH WALL THICKNESS AS SHOWN ON DOOR SCHEDULE. VERIFY WALL THICKNESSES IN FIELD BASED ON ACTUAL THICKNESS OF FINISHED WALL.
- ALL DOOR FRAMES SHALL BE SOLID, DOUBLE RABBETED TYPE.
- AT DOORS PROVIDE CLEARANCE OF 1/8" @ SIDES & TOP & 1/4" - 3/8" OVER FINISH FLOORING OR THRESHOLDS. AT THRESHOLD LOCATIONS INTERIOR DOORS SHALL BE UNDERCUT AS REQUIRED SO HEAD CASING ALIGNS WITH DOORS WITHOUT THRESHOLDS.
- ALL DOORS SHALL RECEIVE A DOORSTOP PER SPECIFICATION. REVIEW PLACEMENT OF ALL DOORSTOPS WITH ARCHITECT PRIOR TO ORDERING AND INSTALLING.

## WINDOW SCHEDULE

MARK	TYPE	UNIT	ROUGH OPENING (W X H)	TOP OF R.O.	REMARKS
A	CHT	ICA2135	2'-4" X 3'-0 1/8"	-	4 LITES
B	CHT	ICA2135-2H	4'-4" X 3'-0 1/8"	-	(2) UNITS MULLED; 4 LITES EA.
C	CHT	ICA2135-3H	7'-4" X 3'-0 1/8"	-	(3) UNITS MULLED; 4 LITES EA.
D	CHT	ICA2131-2H	4'-4" X 3'-4 1/8"	-	(2) UNITS MULLED; 4 LITES EA.
E	CHT	ICA2113-2H	4'-4" X 3'-8 1/4"	-	(2) UNITS MULLED; 4 LITES EA.; EGRESS
F	CH	ITDH3460	3'-2 1/2" X 6'-0 3/4"	-	2 OVER 2 LITE; EGRESS
G	CH	ITDH3460-2H	6'-4" X 6'-0 3/4"	-	(2) UNITS MULLED; 2 OVER 2 LITE; EGRESS
H	CH	ITDH3464-2H	6'-4" X 4'-8 3/4"	-	(2) UNITS MULLED; 2 OVER 2 LITE; EGRESS
I	CH	ITDH3464-3H	9'-4 1/2" X 4'-8 3/4"	-	(3) UNITS MULLED; 2 OVER 2 LITE; EGRESS
J	CH	ITDH3864	3'-2 1/2" X 6'-4 3/4"	-	2 OVER 2 LITE; EGRESS
K	FIXED CHT	ICA2135/ICA2143	2'-8" X 4'-1 3/8"	-	4 LITE FIXED UNIT MULLED ON TOP OF 1 LITE CASEMENT
F2	INSWING FRENCH	IFD3046XR	3'-4 5/8" X 6'-10 1/2"	6'-10 1/2"	3 LITE INSWING FRENCH DOOR

## WINDOW SCHEDULE NOTES:

- CONTRACTOR SHALL MEASURE AND VERIFY ALL ROUGH OPENINGS WITH WINDOW MANUFACTURERS' PRINTED INFORMATION.
- ALL WINDOW ROUGH OPENING DIMENSIONS ARE BASED ON NARVIN INTEGRITY WOOD ULTREX® WINDOWS U.L.O. CLADDING COLOR T.B.D.; INTERIOR FINISH T.B.D.; DIVIDED LIGHTS PER EXTERIOR GRILLES TO BE SIMULATED DIVIDED LIGHTS; GRILLE WIDTH TO BE 1/8" U.L.O.
- ALL NARVIN WINDOW GLASS SHALL BE INSULATING GLASS/LOW E-ARGON FILLED WITH A U-FACTOR OF .31.
- SUBMIT COMPLETE WINDOW SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING WINDOWS.
- EACH PANE OF GLAZING INSTALLED IN A "HAZARDOUS LOCATION" AS DEFINED BY THE IRC 2003, SHALL BE SAFETY GLAZING AS REQUIRED, AND SHALL BE SO LABELLED.
- ROUGH OPENING HEIGHTS LISTED ABOVE ARE THE NARVIN ROUGH OPENING HEIGHT PLUS 1/2" TO ALLOW FOR A CLAPBOARD UNDER WINDOW UNIT FOR DRAINAGE.

REVISIONS  
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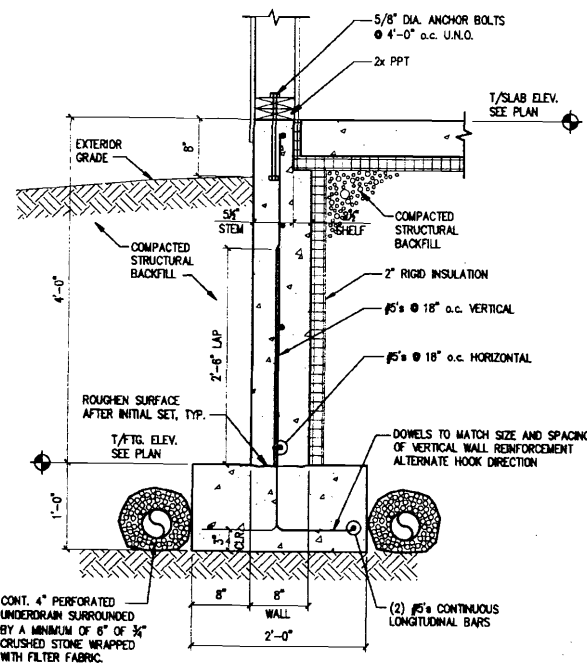
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**REDFERN PROPERTIES**  
114 NOYES STREET  
PORTLAND, MAINE

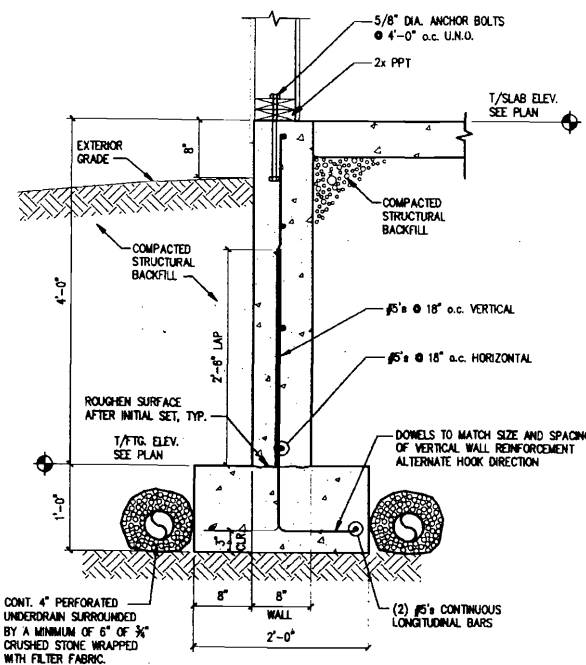
SCHEDULES

A5.1

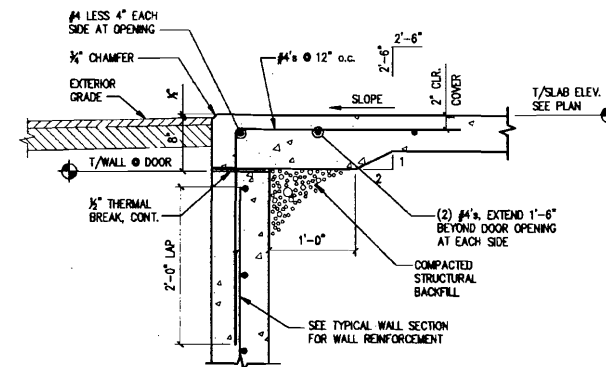




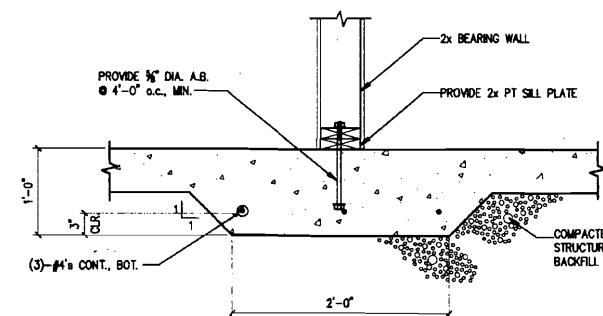
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S.I.1 SCALE: 1" = 1'-0"



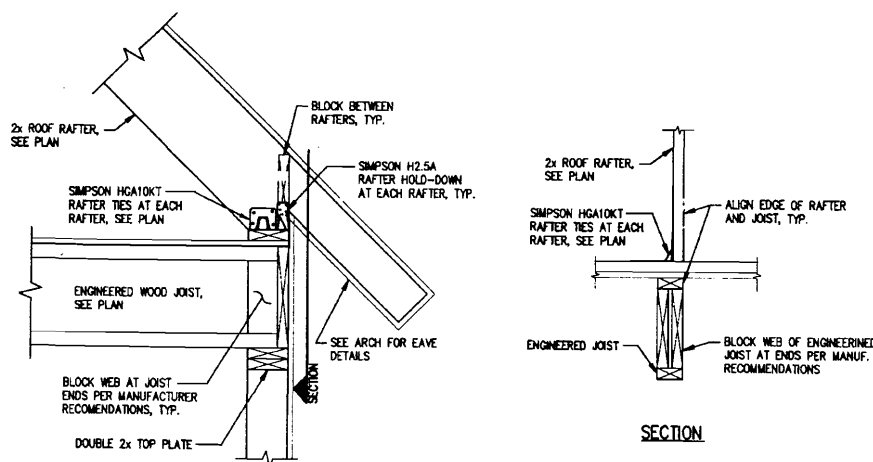
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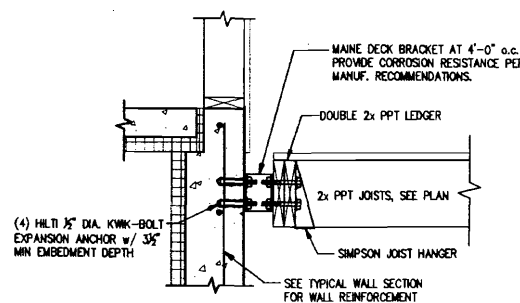
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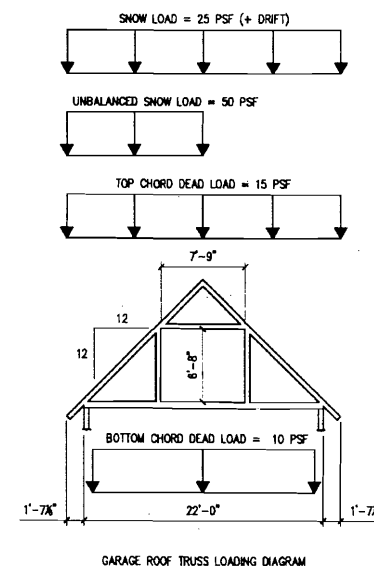
4 SECTION  
S.I.1 SCALE: 1" = 1'-0"



4 SECTION  
S.I.1 SCALE: 1" = 1'-0"



5 SECTION  
S.I.1 SCALE: 1" = 1'-0"



6 GARAGE ROOF TRUSS DIAGRAM  
S.I.1 SCALE: 1/8" = 1'-0"

REVISIONS

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**REDFERN PROPERTIES**  
118 NOTES STREET  
PORTLAND, MAINE

**STRUCTURAL DETAILS**

S.I.1

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GENERAL NOTES
1. PROVIDE SIMPSON COL. CAPS & BASES AT ALL COLUMN ENDS: TYP.
2. PROVIDE SIMPSON RAFTER/JOIST HANGERS AT ALL RAFTER/JOIST ENDS: TYP.

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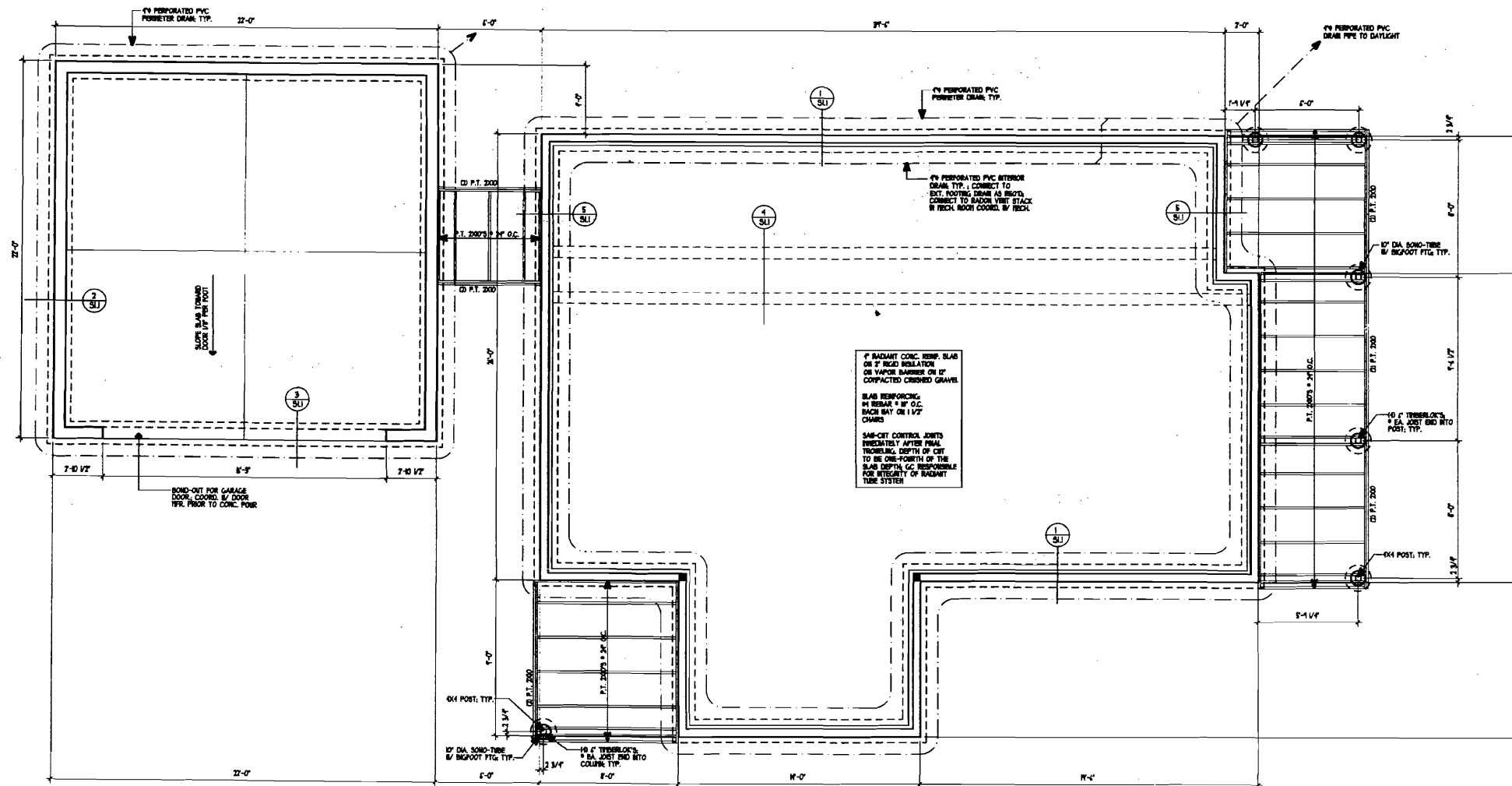
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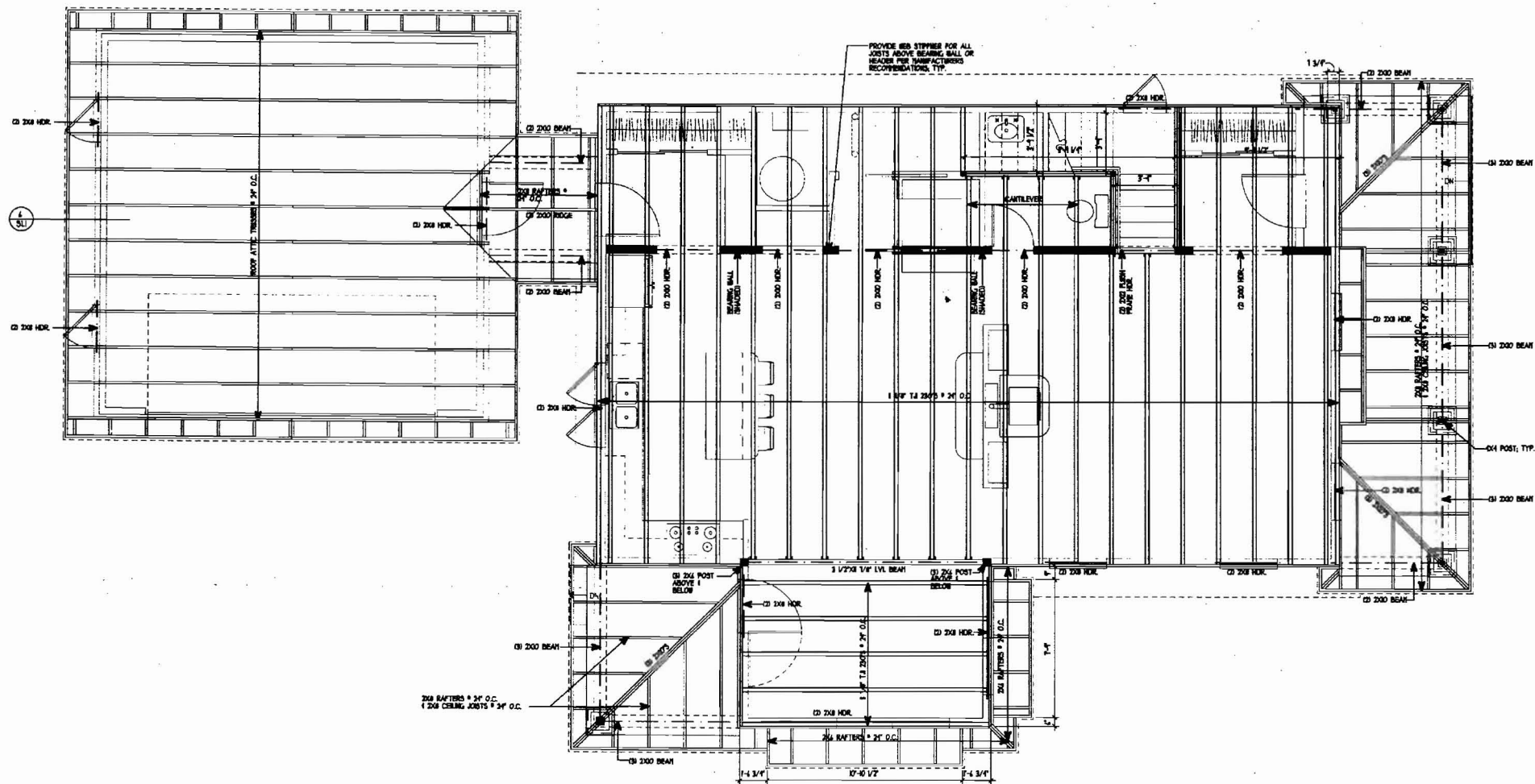
RED FERN PROPERTIES  
114 NOTES STREET  
PORTLAND, MAINE

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

S1.2



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



GENERAL NOTES  
 1. PROVIDE BRASS COIL CAPS & BASES AT ALL COLUMN ENDS, TYP.  
 2. PROVIDE BRASS RAFTER/JOIST HANGERS AT ALL RAFTER/JOIST ENDS, TYP.

SECOND FLOOR LOWER ROOF FRAMING PLAN  
 SCALE: 1/4" = 1'-0"

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 PORTLAND, MAINE

SECOND FLOOR &  
 LOWER ROOF FRAMING  
 SCALE: 1/4" = 1'-0"

S.3

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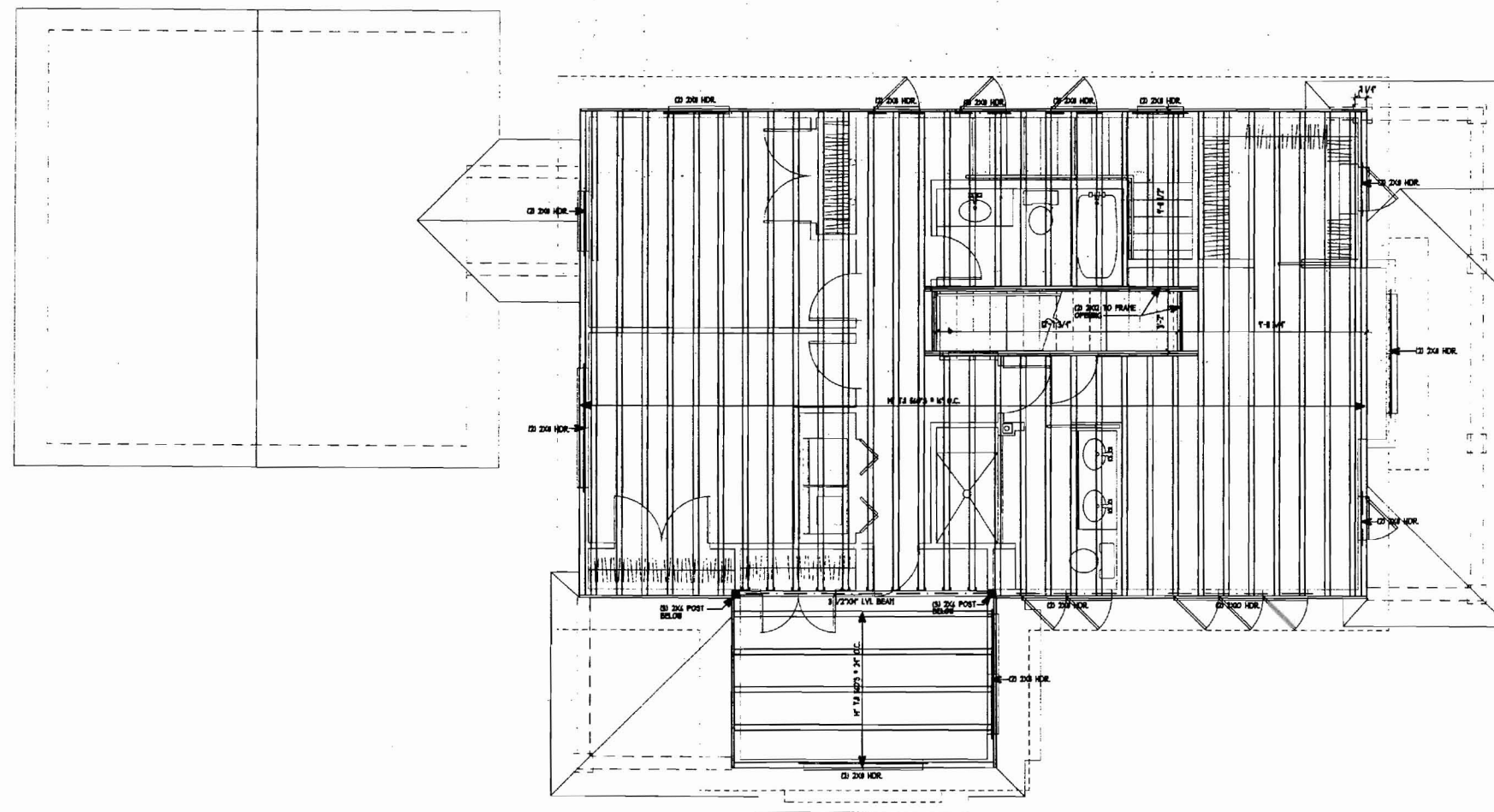


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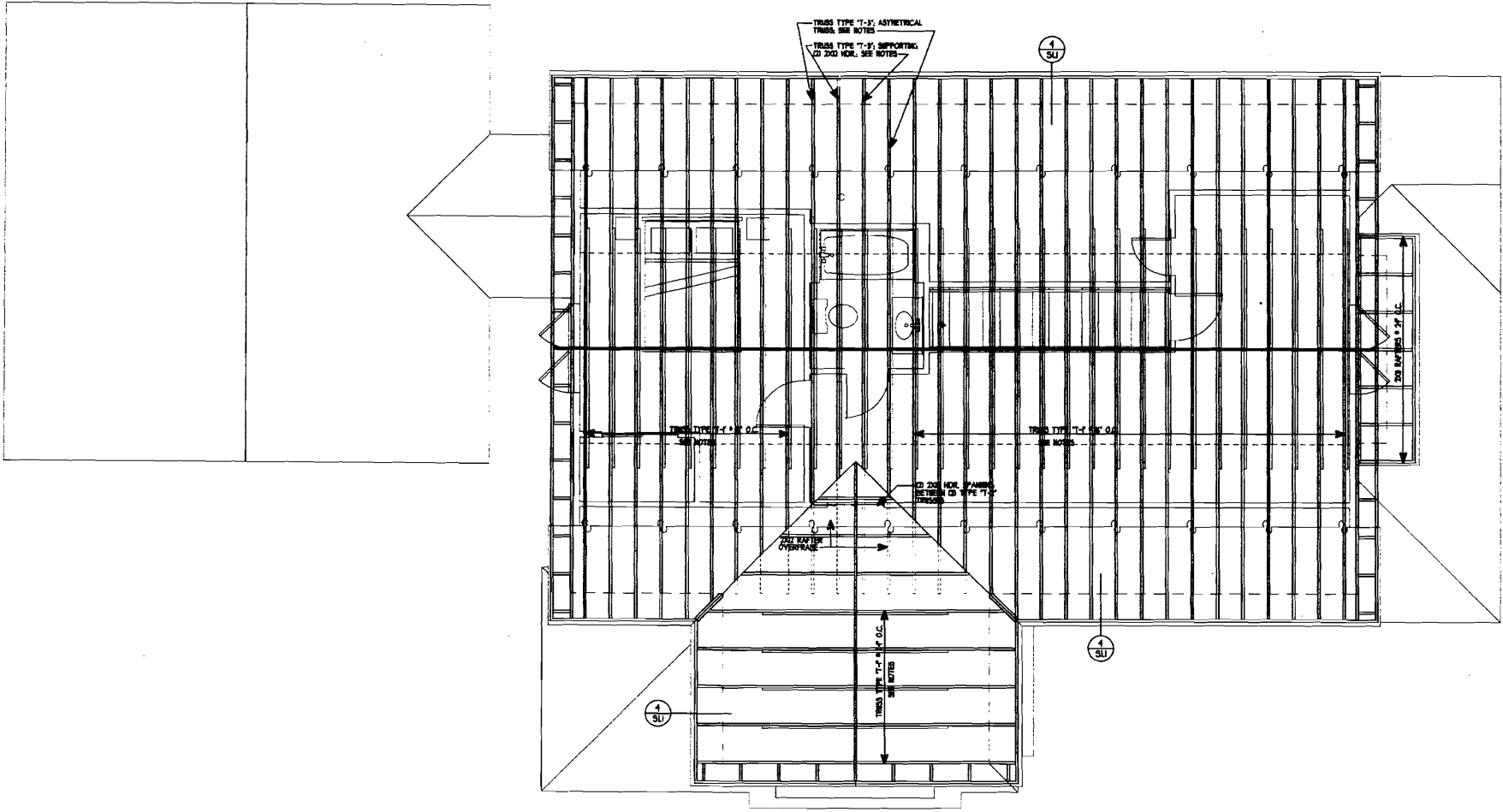
**RED FERN PROPERTIES**  
114 NOYES STREET  
PORTLAND, MAINE

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

S1.4



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



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

**GENERAL NOTES**

1. ALL TRUSSES SPACED @ 4' O.C., 180

2. ALL TRUSSES HAVE 2x6 RAYERS, 2x6 COLLAR TIES, AND 1" x 4" RAFTER TIES

**TRUSS CONNECTIONS**

TRUSS - T-1 RAFTER TO COLLAR TIE CONNECTION - 10 8x 2 1/2" NAILS  
RAFTER TO RAFTER TIE CONNECTION - 10 SYPSON HGAOKT TIE # 8A, RAFTER

TRUSS - T-2 RAFTER TO COLLAR TIE CONNECTION - 10 8x 2 1/2" NAILS  
RAFTER TO RAFTER TIE CONNECTION - 10 SYPSON HGAOKT TIE # 8A, RAFTER

TRUSS - T-3 RAFTER TO COLLAR TIE CONNECTION - 10 8x 2 1/2" NAILS  
RAFTER TO RAFTER TIE CONNECTION - 10 SYPSON HGAOKT TIE # 8A, RAFTER

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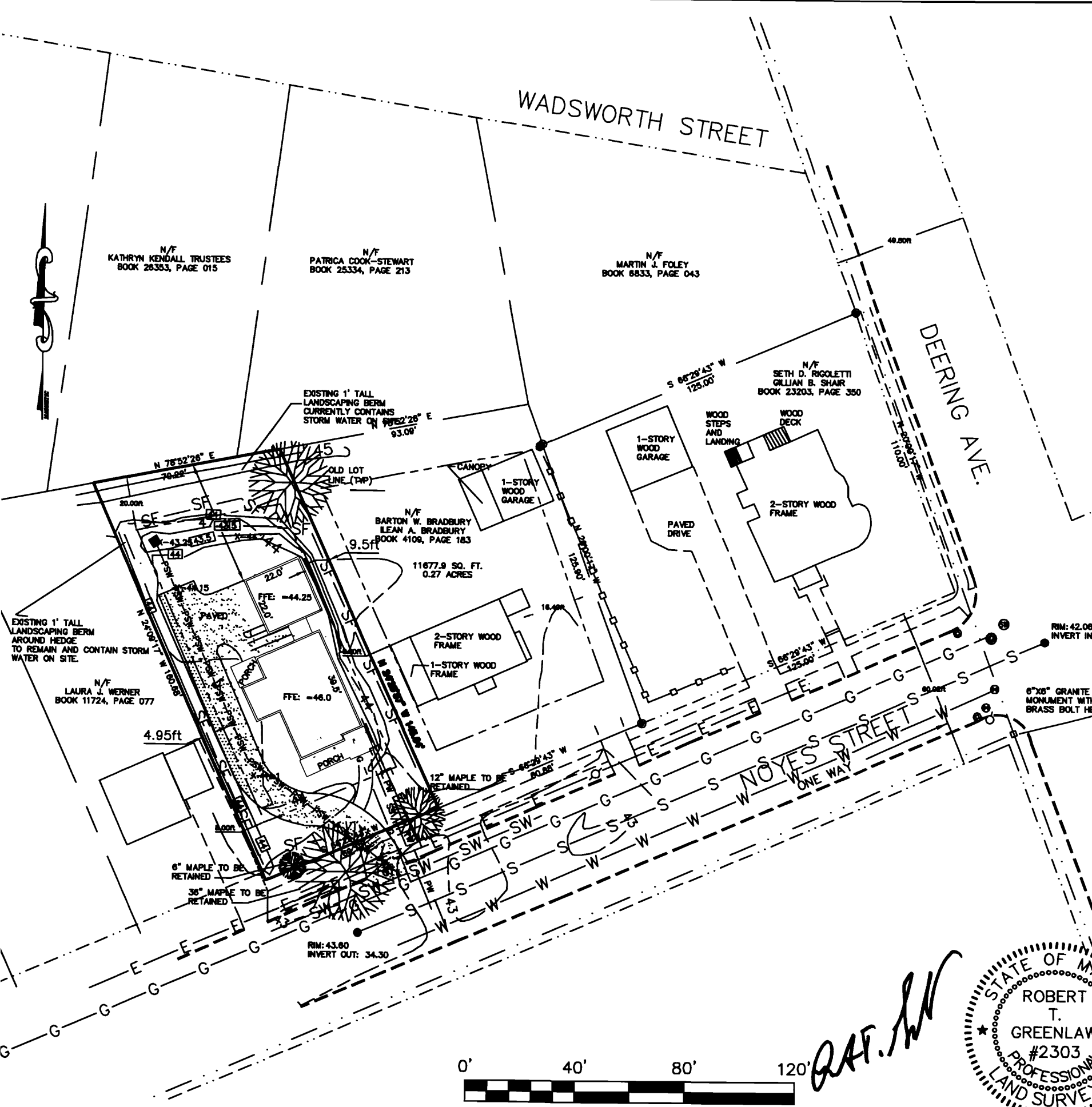
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**REDFERN PROPERTIES**

114 NOTES STREET  
PORTLAND, MAINE

**ROOF FRAMING PLAN**

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



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JONATHAN R. CULLEY AND CATHERINE B. CULLEY AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27145, PAGE 221.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2009.
- ELEVATIONS ARE BASED UPON A CITY OF PORTLAND BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT. SAID BENCHMARK BEING THE TOP OF MONUMENT BOLT IN A 3-FOOT OFFSET MONUMENT FOUND ON THE SOUTH WEST STREET CORNER OF DEERING AVENUE AND NOYES STREET ELEVATION=41.94
3. AREA OF PARCEL: 10529.0 SQ. FT OR 0.24 ACRES. PROPOSED IMPERVIOUS AREA=4158.5 SQ. FT. OR 39%
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a. PLAN OF FESSENDAN PARK RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8, PAGE 087 SUBJECT PARCEL SHOWN THEREON AS LOTS 95,96 AND 97.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DRIVEWAY AND CATCH BASIN.
6. NO EASMENTS WERE DISCOVERED AS PART OF THIS SURVEY.
7. NOYES STREET IS ONE WAY TOWARDS DEERING AVE.
8. AS THE PROPOSED DWELLING WILL BUILT UPON A FROST WALL AND NOT A FULL FOUNDATION, NO FOUNDATION DRAIN WILL BE INSTALLED. THE SURFACE WATER THAT GATHERS DURING RAIN EVENTS WILL DIRECTED TOWARDS THE STREET VIA THE DRIVEWAY WITH THE HELP OF THE SURROUNDING BERMS SHOWN HEREON.

ZONING: R-5 RESIDENTIAL  
SETBACKS: FRONT - 20 FT  
REAR - 20 FT  
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT  
ON SIDE STREET: 15 FT  
MINIMUM LOT SIZE: 6,000 SQ FT  
MINIMUM LOT FRONTAGE: 50 FT  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -13B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/86 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

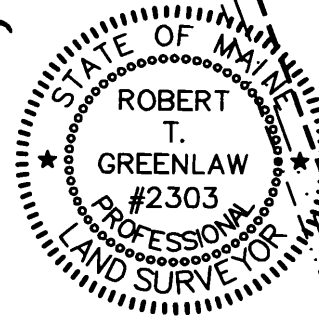
LEGEND

- Capped Rebar or Iron Pipe Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole
- 98 — Contour Line
- 98 — Proposed Contour Line
- X-43.50 Proposed Spot Elevation
- SS — Sewer Lateral from House
- SW — Existing Storm Water Pipe
- PSW — Proposed 4" SDR 35 Storm Water Pipe
- PW — Proposed Water Service
- POHU — Proposed Overhead Utilities
- SF — Proposed Silt Fence

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NOV 30 2009

Dept. of Building Inspections  
City of Portland Maine



SURVEYORS STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

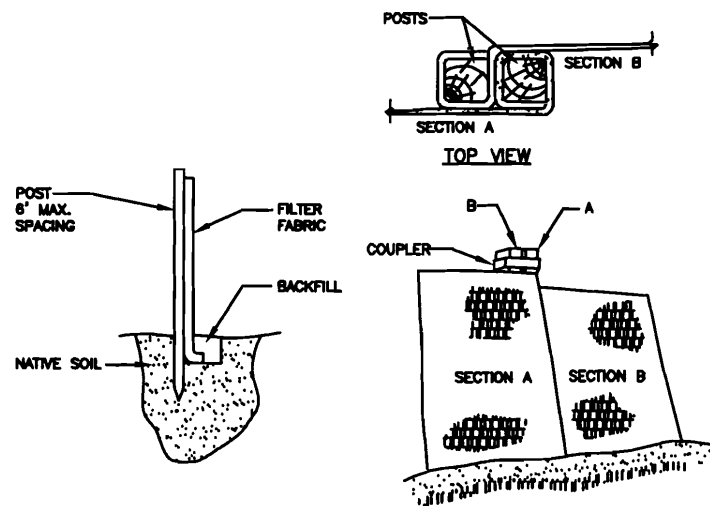
DATE: 11-24-2009

ROBERT T. GREENLAW P.L.S.

REVISED 11-24-2009: ADDED REAR CATCH BASIN, STORM WATER PIPE IN STREET & CONTOURS AROUND SITE.  
REVISED 11-03-2009: ADDED REAR CATCH BASIN, WIDENED DRIVE AND ADDED ELECTRICAL.

PROPOSED SINGLE FAMILY SITE PLAN  
FOR: 117 NOYES STREET PORTLAND, MAINE  
JONATHAN CULLEY

PREPARED BY: OCEAN PARK LAND SURVEYING LLC  
DRAWN BY: RTG  
CHECKED BY: MMB  
SCALE: 1"=40'  
DATE OF SURVEY: 06-30-2009  
JOB NUMBER: 2009010  
SHEET: 2 of 3.  
P.O. BOX 7265  
OCEAN PARK, MAINE 04063  
207-749-9471 OCEANPARKLLC@GWI.NET  
DRAWER: 2009 NO: 010

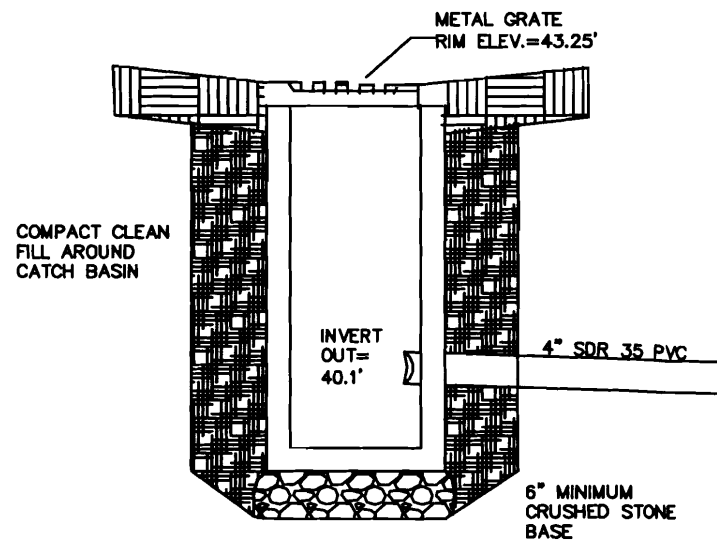
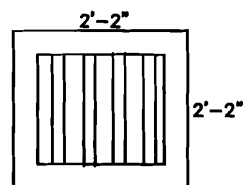


# INSTALLATION:

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

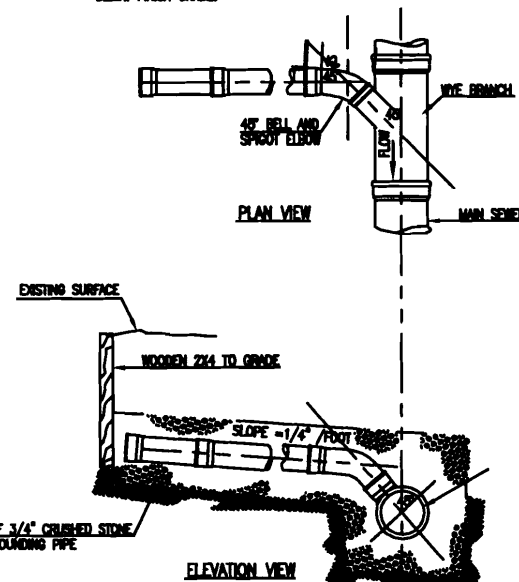
**FILTER BARRIER**  
NOT TO SCALE

**"F" TYPE CATCH BASIN TOP VIEW**  
NOT TO SCALE



**"F" TYPE CATCH BASIN**  
NOT TO SCALE

NOTE  
LOCATION / WRAPPING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.



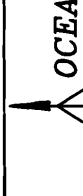
**TYPICAL HOUSE LATERAL WYE CONNECTION DETAILS**  
NOT TO SCALE

RECEIVED

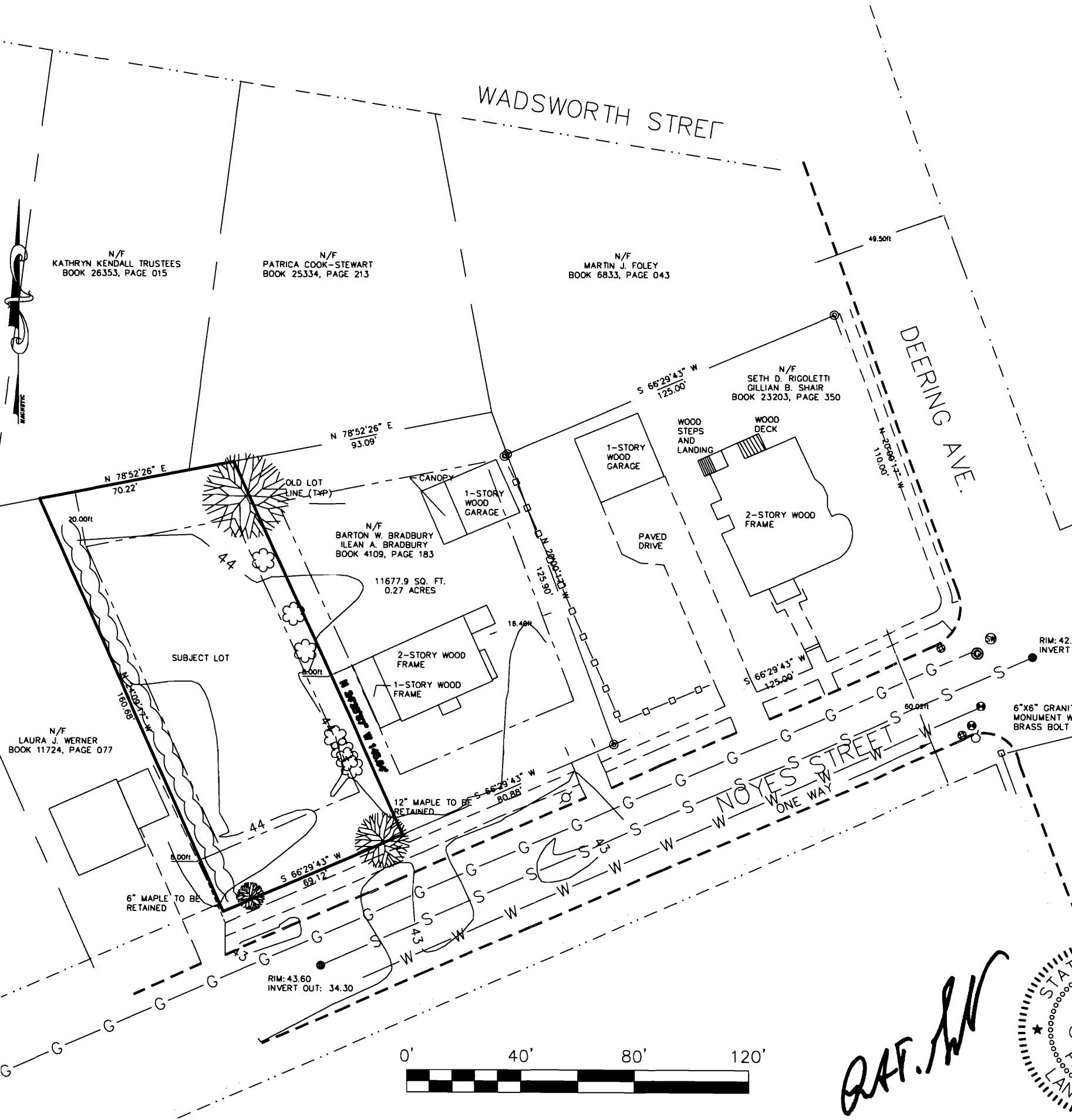
NOV 30 2009

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REVISED 11-24-2009: ADDED CATCH BASIN DETAIL	<b>DETAIL SHEET</b>	117-119 NOYES STREET PORTLAND, MAINE	FOR: JONATHAN CULLEY
REVISED 11-03-2009: REMOVED CATCH BASIN DETAIL			

<div>PREPARED BY: OCEAN PARK LAND SURVEYING LLC  P.O. BOX 7265 OCEAN PARK, MAINE 04063 207-749-9471 OCEANPARKLLC@GWI.NET</div>		
	DRAWN BY:RTG	
	CHECKED BY:MMB	
	SCALE: 1"=40'	
	DATE OF SURVEY: 06- 30- 2009	
	JOB NUMBER:	2009010
	SHEET: 3 of 3.	

DRAWER:2009 NO:010



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: JONATHAN R. CULLEY AND CATHERINE B. CULLEY AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 27145, PAGE 221.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS DURING THE YEAR 2009.
- ELEVATIONS ARE BASED UPON A CITY OF PORTLAND BENCHMARK SUPPLIED BY THE ENGINEERING DEPARTMENT. SAID BENCHMARK BEING THE TOP OF MONUMENT BOLT IN A 3-FOOT OFFSET MONUMENT FOUND ON THE SOUTH WEST STREET CORNER OF DEERING AVENUE AND NOYES STREET ELEVATION=41.94
3. AREA OF PARCELS: 10529.0 SQ. FT OR 0.24 ACRES.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a. PLAN OF FESSENDAN PARK RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 8, PAGE 087 SUBJECT PARCEL SHOWN THEREON AS LOTS 95,96 AND 97.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DRIVEWAY AND CATCH BASIN.
6. NO EASMENTS WERE DISCOVERED AS PART OF THIS SURVEY.
7. NOYES STREET IS ONE WAY TOWARDS DEERING AVE.

ZONING: R-5 RESIDENTIAL  
SETBACKS: FRONT - 20 FT  
REAR - 20 FT  
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT  
ON SIDE STREET: 15 FT  
MINIMUM LOT SIZE: 6,000 SQ FT  
MINIMUM LOT FRONTAGE: 50 FT  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -13B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/86 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND**

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

**SURVEYORS STATEMENT:**

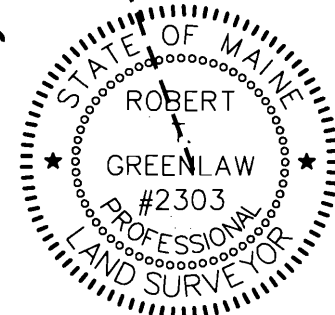
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- b) NO NEW DESCRIPTION

DATE: 10-16-2009

ROBERT T. GREENLAW P.L.S.

*QAT. IN*



EXISTING CONDITIONS

119 NOYES STREET PORTLAND, MAINE

JONATHAN CULLEY

FOR:

PREPARED BY:  
OCEAN PARK LAND SURVEYING LLC

P.O. BOX 7265

OCEAN PARK, MAINE 04063

207-749-9471 OCEANPARKLLC@GWI.NET

DRAWER: 2009 NO: 010