



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION

119 NOYES ST

CBL 082 B012001

Issued to Culley Jonathan Catherine/Redfern Properties

Date of Issue 07/19/2010

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-1163, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Home  
Use Group R3 Type 5B  
IRC 2003

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

7-19-10

(Date)

Inspector

Inspector of Buildings

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

**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
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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: <i>Am 11/16/09</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Ldobson	Date Applied For: 10/19/2009	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

**PERMIT ISSUED****DEC - 1 2009****City of Portland**

<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <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/condition Date: 11/10/09 <i>AKH</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>APM</i> Date: _____
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**CERTIFICATION**

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

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

12/16/09 Contractor already poured prior to inspection.  
he st. the Site Surveyor can send a  
letter of set back requirements - CAR.

12-22-09 OK - footing - rock/drain tile ~~up 5 ft~~ (Note: need survey letter)

Plumbing Only

01/23/10 Under-slab plumbing, test gauge was on however air was  
not charged, advised owner to have contractor sleeve  
prior to concrete pour - CAR

02/16/10 - Sleeve NOT ON WASTE & RADON thru concrete  
- SLAB - Requested Plumber to fill  
- Protect Plumbing @ line 2nd floor  
- 2 Plumb Vents 3" + 2". S.M.W.

6-29-10 ✓  
ARC Faults, GFI in Showers, Hurricane tie in garage  
tempered glass in Shower etc

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DIVISION

**PERMIT**

Permit Number: 091163

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that CULLEY JONATHAN CATHY NE/Resident**PERMIT ISSUED**has permission to Build new Single Family Home 5 bedrooms, 3.5 baths, & 2 car detached garageAT 119 NOYES ST

CP 082 B01200 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 lathed or otherwise used-in. 2 HOUSING 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**

**Memorandum**  
**Department of Planning and Urban Development**  
**Planning Division**

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TO:           Inspections Department

FROM:       Philip DiPierro, Development Review Coordinator

DATE:       June 29, 2010

RE:          C. of O. for # 119 Noyes Street, Redfern Single Family  
              (Id#2009-0074) (CBL 082 B 012001)

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After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc:   Inspection Services Manager  
      File: Barbara Barhydt, Development Review Services Manager  
      File: Urban Insight

119 Noyes St

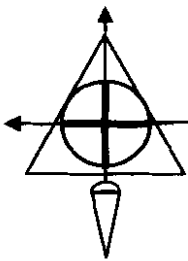
82-B-12

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" Footings 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 inch Bolts 4-oc	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)	T I rous type 16" OC 12:12 pitch 2x12 Rafters 5/8 ADVANTEX 16" OC	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 ADVANTEX sheathing - 40yr asphalt shingles - 30yr 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)	(Detached) NO	
Fire separation (Section R309.2)	5/8 sheetrock	OK
Opening Protection (Section R309.1)		
Emergency Escape and Rescue Openings (Section R310)	E 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 mm	OK
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	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	R21 walls - R41 ceiling 135 windows	OK

Type of Heating System		
<b>Means of Egress</b> (Sec R311 & R312)		
Basement	1	OK
Number of Stairways	3	
Interior	2	
Exterior	P	
Treads and Risers (Section R311.5.3)	<del>7</del> 3/4 max rise ÷ 10" net tread	
Width (Section R311.5.1)	3' min	
Headroom (Section R311.5.2)	7' 3/4 min headroom	OK
Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)	34-38 inch al Guards 3p	
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)	OK	
Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)	NA	
Deck Construction (Section R502.2.1)	NA	NA



## OCEAN PARK LAND SURVEYING LLC

Tax Map  
082-B-12

December 29, 2009

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

Subject: Verification of the proper location of the foundation for the dwelling located at 115 Noyes Street.

On or about December 21, 2009 I personally verified the location of the foundation formed on the top of the footings at the above address.

The setback on the easterly sideline was measured from existing property markers and found to be 9.5 feet for the garage and 13.3 feet for the house as shown on the proposed plans found in your office.

We also verified the front and rear setbacks to exceed the required distances.

Please feel free to call or email should you have any questions or concerns.

Sincerely,

Robert T. Greenlaw, PLS

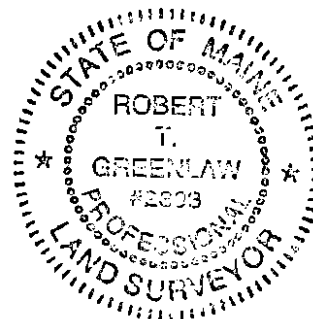
Cc: Jonathan Culley

RECEIVED

DEC 29 2009

Dept. of Building Inspections  
City of Portland Maine

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



# PLUMBING APPLICATION

Department of Health and Human Services  
Division of Environmental Health

## PROPERTY ADDRESS

Town or Plantation: 114 Noyes St.  
Street: Portland Me.  
Subdivision Lot #:

## PROPERTY OWNERS NAME

Last: Culley First: Thomas  
Applicant Name: Craig D. Dwyer

Mailing Address of Owner/Applicant (if different): PO Box 531 Cumberland Me

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit

Signature of Owner/Applicant

Date

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

## PERMIT INFORMATION

### This Application is for

1. ☒ NEW PLUMBING  
2. ☐ RELOCATED PLUMBING

### Type of Structure To Be Served:

1. ☒ SINGLE FAMILY DWELLING  
2. ☐ MODULAR OR MOBILE HOME  
3. ☐ MULTIPLE FAMILY DWELLING  
4. ☐ OTHER - SPECIFY \_\_\_\_\_

### Plumbing To Be Installed By:

1. ☒ MASTER PLUMBER  
2. ☐ OIL BURNERMAN  
3. ☐ MFG'D. HOUSING DEALER/MECHANIC  
4. ☐ PUBLIC UTILITY EMPLOYEE  
5. ☐ PROPERTY OWNER

LICENSE # 8167

### Hook-Up & Piping Relocation Maximum of 1 Hook-Up

☒ HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

☐ HOOK-UP: to an existing subsurface wastewater disposal system.

☐ PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE  
(\$6.00)

### Column 2 Type of Fixture

- | Number | Type of Fixture                        |
|--------|--|
| 3      | Hosebib / Sillcock                     |
|        | Floor Drain                            |
|        | Urinal                                 |
|        | Drinking Fountain                      |
|        | Indirect Waste                         |
|        | Water Treatment Softener, Filter, etc. |
|        | Grease / Oil Separator                 |
|        | Roof Drain                             |
|        | Bidet                                  |
|        | Other: _____                           |

Fixtures (Subtotal)  
Column 2

### Column 1 Type of Fixture

- | Number | Type of Fixture       |
|--------|-----------------------|
| 2      | Bathtub (and Shower)  |
| 1      | Shower (Separate)     |
| 1      | Sink                  |
| 1      | Wash Basin            |
| 4      | Water Closet (Toilet) |
|        | Clothes Washer        |
|        | Dish Washer           |
|        | Garbage Disposal      |
|        | Sanitary Tub          |
|        | Water Heater          |

Fixtures (Subtotal)  
Column 1

Fixtures (Subtotal)  
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee  
(Total)

SEE PERMIT FEE SCHEDULE  
FOR CALCULATING FEE

**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

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date \_\_\_\_\_

Permit # 82-B-12

CBL# 2010 4074

LOCATION: 119 NOVELS ST.

METER MAKE & # \_\_\_\_\_

CMP ACCOUNT # 3-665091

OWNER REBEERN PROPERTIES

TENANT \_\_\_\_\_

PHONE # \_\_\_\_\_

### TOTAL EACH FEE

OUTLETS	75	Receptacles	30	Switches	6	Smoke Detector	.20
FIXTURES	10	Incandescent		Fluorescent	6	Strips	.20
SERVICES	1	Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
							25.00
METERS	1	(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot		Water heaters	3	Fans	2.00
		Dryers	1	Disposals	1	Dishwasher	2.00
		Compactors		Spa	1	Washing Machine	2.00
		Others (denote)					2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
		E Lights					1.00
		E Generators					20.00
PANELS	1	Service		Remote			4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
		MINIMUM FEE/COMMERCIAL 55.00				MINIMUM FEE 45.00	61.40

RECEIVED

FEB - 5 2010

Dept. of Building Inspections  
Main City of Portland Maine

CONTRACTORS NAME DARLING'S ELECTRICAL SERVICE

MASTER LIC. # MS60010638

ADDRESS 52 PINE KNOX DR. Durham ME

LIMITED LIC. # \_\_\_\_\_

TELEPHONE 207-212-1295

SIGNATURE OF CONTRACTOR [Signature]

White Copy - Office

Yellow Copy - Applicant

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

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

Permit No:	Date Applied For:	CBL:
09-1163	10/19/2009	082 B012001

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	

Proposed Use: Single Family Home Build new Single Family Home w/ 5 bedrooms, 3.5 baths, & 2 car attached garage	Proposed Project Description: Build new Single Family Home w/ 5 bedrooms, 3.5 baths, & 2 car attached garage
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 11/10/2009**Note:**      **Ok to Issue:** ☒

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed 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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 11/16/2009**Note:**      **Ok to Issue:** ☒

- 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 approval prior to work.

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Philip DiPierro      **Approval Date:** 12/01/2009**Note:**      **Ok to Issue:** ☒

- 1) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 2) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 3) A street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 4) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.

<b>Location of Construction:</b> 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	

- 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 codes 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 Wilkey

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

Date - New

\* using site plan received  
11/10/09.

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.

Sewage 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 stories - 14' min - right 9.75' to garage (OK)  
- left ~~14~~ 20' 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. - 10,539 sq ft given (OK)

Lot Coverage Impervious Surface - 40% = 4211.6 sq ft

Area per Family - 3,200 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

$$22 \times 22 = 484$$
$$7 \times 6 = 42$$

$$26 \times 8439.5 = 1027$$

$$14 \times 9 = 126$$

$$2 \times 15 = 36$$

$$8.5 \times 9.5 = 80.75$$

$$6.5 \times 17.5 = 113.75$$

$$9.5 \times 9.5 = 90.25$$

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

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

Applicant: Jonathan Willey

Date:

Address: 119 Noyes St.

C-B-L: 82-B-10

### CHECK-LIST AGAINST ZONING ORDINANCE

using site plan received 11/10/09

Date - house bldg - 1927

Zone Location - R-5 ~~abba~~

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage - 50 mm - 50' scale ok

Front Yard - N/A

Rear Yard - N/A

Side Yard - 2 story - 12 min. - 8' on left <sup>ok</sup> ok - min of 8' - but need 24' have 32' 27.5' ok

Projections -

- 28' on right ok  
19.5'

Width of Lot - 60 mm. - lot width scale 83' ok

Height -

Lot Area - 6,000 sq ft min - 11,677.9 sq ft given ok

Lot Coverage Impervious Surface -  $45\% = 4671.16 \text{ sq ft} = 1719 \text{ sq ft}$  ok

Area per Family - 3,000 sq ft ok

Off-street Parking - 2 cars ~~2 cars~~ - 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

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

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$93,000	\$177,500	\$270,500

### Property Information

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

### Outbuildings

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

### Sales Information

<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page</b>
-------------	-------------	--------------	------------------

### Picture and Sketch

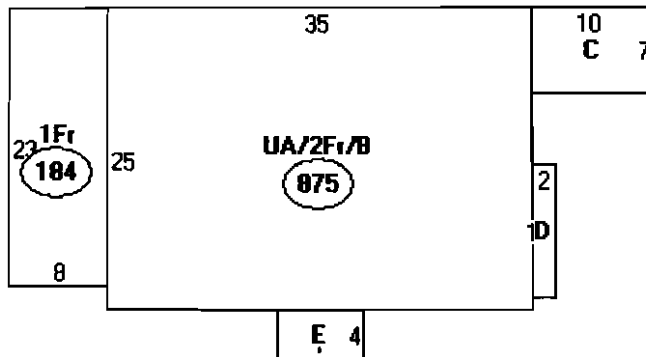
<u><a href="#">Picture</a></u>	<u><a href="#">Sketch</a></u>	<u><a href="#">Tax Map</a></u>
--------------------------------	-------------------------------	--------------------------------

[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-B-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

Garage = 360 (18 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

**062 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

**Check Review Required:**

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

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

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- ☐ Approved      ☐ Approved w/Conditions See Attached      ☐ Denied

Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_ ☐ Additional Sheets Attached

☐ Condition Compliance      \_\_\_\_\_ signature      \_\_\_\_\_ date

**Performance Guarantee**      ☐ Required\*      ☐ Not Required

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

- |   |                            |  |                       |
|---|----------------------------|--|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____ date _____           | _____ amount _____                                 | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____ date _____           | _____ amount _____                                 |                       |
| <input type="checkbox"/> Building Permit Issue              | _____ date _____           |  |                       |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____ date _____           | _____ remaining balance _____                      | _____ signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ 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**

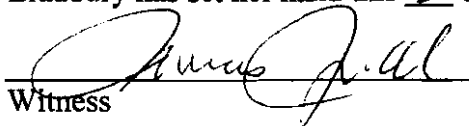
KNOW ALL MEN BY THESE PRESENTS, that **BARTON W. BRADBURY** of New Gloucester, Maine, for consideration paid, grant to **JONATHAN R. CULLEY** and **CATHERINE B. CULLEY** whose mailing address is 7 Maple Street, Falmouth, Maine 04105, as joint tenants, with WARRANTY COVENANTS, the land in Portland, County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

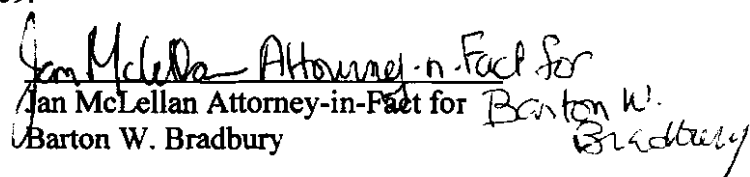
A certain lot or parcel of land with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, in Fessenden Park, so called, on the northerly side of Noyes Street, and being lots numbered 95, 96 and 97 on a Plan of Fessenden Park recorded in the Cumberland County Registry 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.

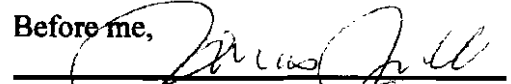

  
Witness

  
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

DOOR SCHEDULE

FLR.	MARK	LOCATION	SIZE			TYPE	MAT'L	FRAME	JAMB	HDBR	THRES	DETAIL	REMARKS
			W	H	TH								
FIRST FLOOR	F1	ENTRY	3'-0"	6'-6"	1 3/4"	-	MD/GL	BD	-	-	-	-	SWPCH OR SIGNAL
	F2	SITTING AREA	2'-1 1/2" FRAME	6'-4 1/2" FRAME	1 3/4"	-	CORP	CORP/MD	-	-	-	-	WAPB INTEGRITY: SEE WINDOW SCHEDULE
	F3	HED ROOM	3'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	TERMA-TIN OR SIGNAL
	F4	HED ROOM	5'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	BT-PASSING
	F5	PANTRY	3'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	POCKET
	F6	HECK ROOM	3'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	POCKET
	F7	POWDER ROOM	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	F8	GARAGE	3'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	TERMA-TIN OR SIGNAL
	F9	GARAGE	1'-0"	6'-0"	-	-	BD	BD	-	-	-	-	SEE ELEVATION
	S1	GUEST BATHROOM #1	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
SECOND FLOOR	S2	GUEST BEDROOM #1	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	S3	GUEST BEDROOM #2	6'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	PAIR
	S4	GUEST BEDROOM #3	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	S5	LAUNDRY	6'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	BI-FOLD
	S6	GUEST BEDROOM #4	6'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	PAIR
	S7	OFFICE/BEROON	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	S8	OFFICE/BEROON	4'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	PAIR
	S9	MASTER BEDROOM	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	S10	MASTER BEDROOM	2'-6"	CURT.	1 3/4"	-	CORP	BD	-	-	-	-	CUSTOM HGT.; CUT TO FIT
	S11	MASTER BATHROOM	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	POCKET
	S12	MASTER BEDROOM	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	POCKET
	A1	ATTIC STAIR	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	A2	STORAGE	2'-6"	CURT.	1 3/4"	-	CORP	BD	-	-	-	-	CUSTOM HGT.; CUT TO FIT
	A3	GUEST BATH #2	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	A4	GUEST BEDROOM #5	2'-6"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	-
	A5	GUEST BEDROOM #6	4'-0"	6'-6"	1 3/4"	-	CORP	BD	-	-	-	-	PAIR

WINDOW & DOOR NOTES

1. FRAMING CONTRACTOR SHALL VERIFY ALL DOOR & WINDOW ROUGH OPENINGS WITH RESPECTIVE MANUFACTURER PRIOR TO ORDERING OR HAVE DOOR SIZES SHOWN ON DOOR SCHEDULE ARE MINIMAL DOOR SLAB SIZES NOT FRAME OR R.O. SIZES, EXCEPT ANNUPER SIZES SHOWN ARE R.O.'S.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF WINDOW QUANTITIES PRIOR TO SUBMITTING A FINAL PRICE FOR THE PROJECT TO OWNER.

3. DOOR HANDING: L ACTIVE, RACTIVE: L FIXED DOOR LEAF LOCATIONS ARE SHOWN ON PLANS.

4. REFER TO EXTERIOR ELEVATIONS FOR WINDOW SING DIRECTION.

5. EXTERIOR CASING INFORMATION SHOWN ON EXTERIOR ELEVATIONS AND DETAILS. INTERIOR CASING INFORMATION SHOWN ON INTERIOR ELEVATIONS AND DETAILS.

6. JAMB BUTTS - ACTUAL FINISH WALL THICKNESS AS SHOWN ON DOOR SCHEDULE. VERIFY WALL THICKNESSES IN FIELD BASED ON ACTUAL THICKNESS OF FINISHED WALL.

7. ALL DOOR FRAMES SHALL BE SOLID, DOUBLE RABBETED TYPE.
8. AT DOORS PROVIDE CLEARANCE OF 1/4" ± SIDES, 1 TOP & 1/4" - 3/4" OVER FINISH FLOORING OR THRESHOLDS. AT THRESHOLD LOCATIONS INTERIOR DOORS SHALL BE MINIMUM AS REQUIRED SO HEAD CASING ALIGNS WITH DOORS WITHOUT THRESHOLDS.

9. ALL DOORS SHALL RECEIVE A DOORSTOP PER SPECIFICATION. NEVER PLACEMENT OF ALL DOORSTOPS WITH ARCHITECT PRIOR TO ORDERING AND INSTALLING.

WINDOW SCHEDULE

MARK	TYPE	UNIT	ROUGH OPENING (R.O. X H)	TOP OF R.O.	REMARKS
A	CIT	ICAZ35	2'-2" X 3'-0 1/2"	-	4 LITES
B	CIT	ICAZ34-26	4'-2" X 5'-0 1/2"	-	(2) UNITS MALLED; 4 LITES EA.
C	CIT	ICAZ34-38	4'-2" X 5'-0 1/2"	-	(2) UNITS MALLED; 4 LITES EA.
D	CIT	ICAZ34-26	4'-2" X 5'-4 1/2"	-	(2) UNITS MALLED; 4 LITES EA.
E	CIT	ICAZ34-26	4'-2" X 5'-6 1/2"	-	(2) UNITS MALLED; 4 LITES EA; EGRESS
F	DN	ITD3640	2'-3 1/2" X 5'-0 3/4"	-	2 OVER 2 LITE; EGRESS
G	DN	ITD3640-2E	4'-2" X 5'-0 3/4"	-	(2) UNITS MALLED; 2 OVER 2 LITE EGRESS
H	DN	ITD3640-2E	4'-2" X 4'-8 3/4"	-	(2) UNITS MALLED; 2 OVER 2 LITE EGRESS
I	DN	ITD3640-2E	4'-3 1/2" X 4'-8 3/4"	-	(2) UNITS MALLED; 2 OVER 2 LITE EGRESS
J	DN	ITD3644	5'-2 1/2" X 5'-4 3/4"	-	2 OVER 2 LITE; EGRESS
K	FIXED / CIT	ICAZ36/ICAZ35	2'-2" X 5'-1 3/4"	-	4 LITE FIXED UNIT MALLED ON TOP OF 1 LITE CASINGMENT
P2	BEROON / FIXED	W36040R2	3'-4 5/8" X 6'-10 1/2"	6'-10 1/2"	3 LITE BEHIND FRENCH DOOR

- WINDOW SCHEDULE NOTES:
1. CONTRACTOR SHALL REASURE AND VERIFY ALL ROUGH OPENINGS WITH WINDOW MANUFACTURER'S PRINTED INFORMATION.

2. ALL WINDOW ROUGH OPENING DIMENSIONS ARE BASED ON MANUFACTURER'S PRINTED INFORMATION. WINDOW COLOR (I.E.D. INTERIOR FINISH (I.E.D. DIVIDED LIGHTS FOR EXTERIOR (GLASS TO BE SUPPLIED DIVIDED LIGHTS GLASS BOTH TO BE 1/4" U.L.G.)

3. ALL WINDOW ROUGH GLASS SHALL BE BEARING GLASS/LOW E+ HIGH FILLS WITH A S-FRATOR OF 3.
3. SUBMIT COMPLETE WINDOW SHOP DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING WINDOWS.

4. EACH PANE OF GLASSING INSTALLED IN A "HAZARDOUS LOCATION" AS DEFINED BY THE IBC CODE, SHALL BE SAFETY GLASSING AS REQUIRED, AND SHALL BE SO LABELLED.

5. ROUGH OPENING HEIGHTS LISTED ABOVE ARE THE WINDOW ROUGH OPENING HEIGHT PLUS 1/2" TO ALLOW FOR A CLIPBOARD UNDER WINDOW UNIT FOR DRAINAGE.

REVISIONS  
10-14-04 ISSUED FOR PERMIT

NBA

Kevin Browne  
ARCHITECTURE

Kevin Browne will be  
Tel: 207.233.8405  
(207) 233.9860  
kbrowne@kevinbrowne  
architecture.com

DRAWN:  
KWB  
CHECKED:  
  
DATE:  
  
PROJECT NO.  
XXXX

REDFERN PROPERTIES  
118 NOTES STREET  
PORTLAND, MAINE

SCHEDULES

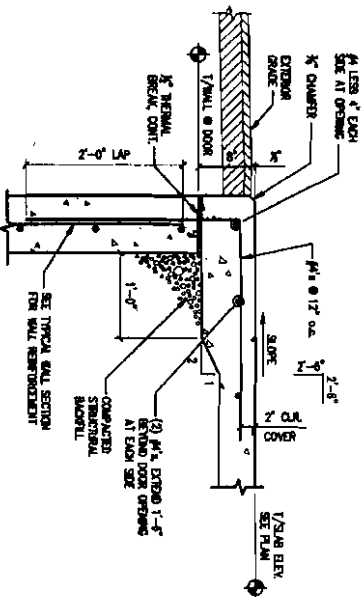


DRAWN:	
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DATE:	10/16/04
PROJECT NO.	

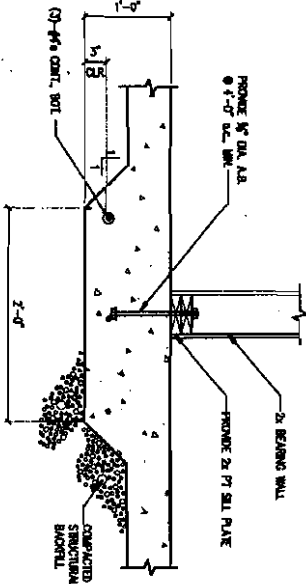
**REDFERN PROPERTIES**  
114 NOYES STREET  
PORTLAND, MAINE

STRUCTURAL DETAILS

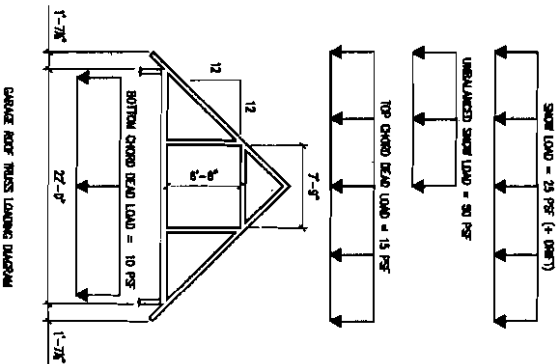
S.I.1



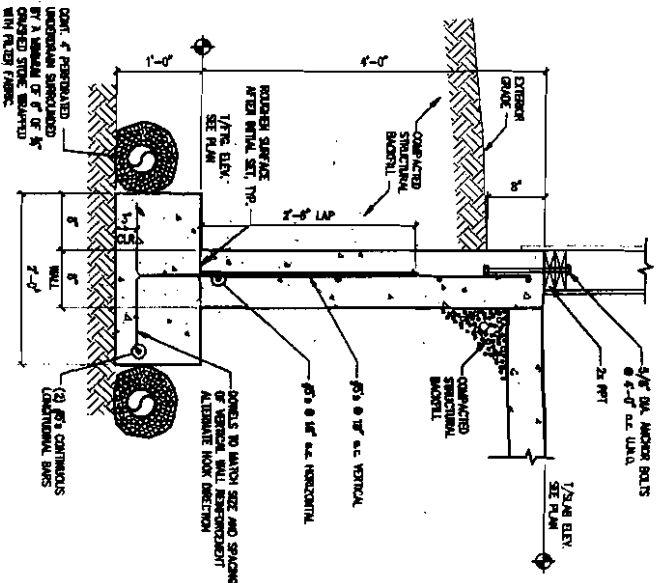
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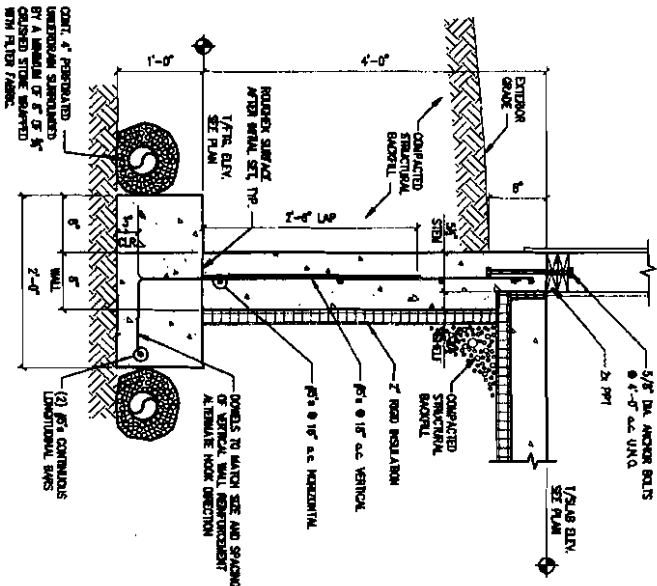
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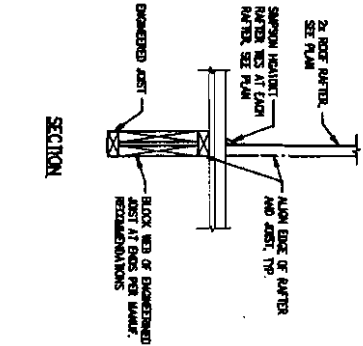
6 GARAGE ROOF TRUSS LOADING DIAGRAM  
SCALE: 1/8" = 1'-0"



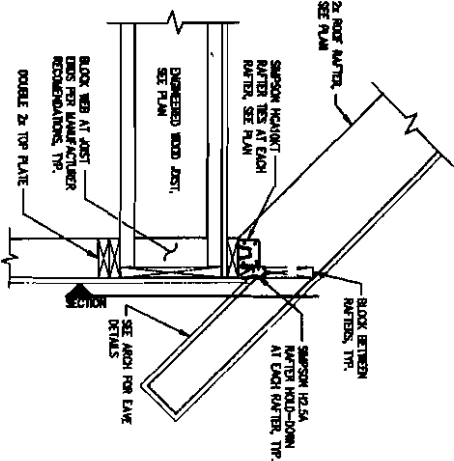
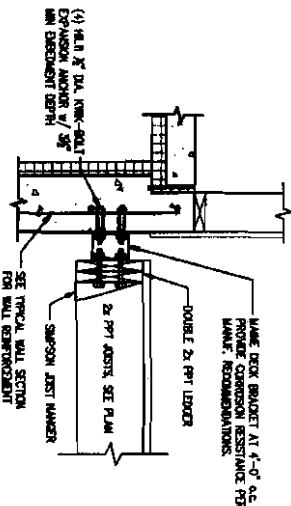
2 SECTION  
SCALE: 1" = 1'-0"



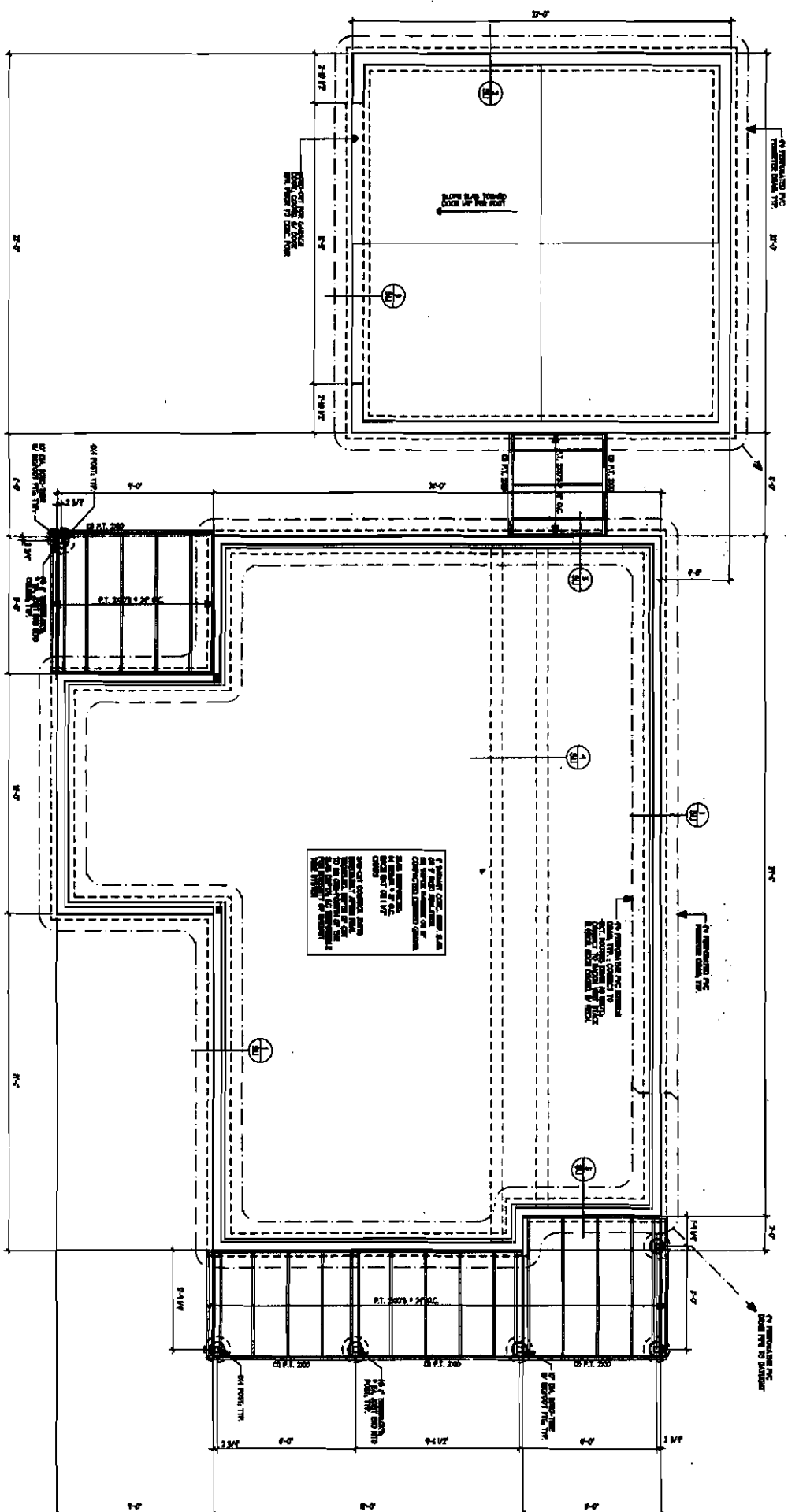
1 SECTION  
SCALE: 1" = 1'-0"



5 SECTION  
SCALE: 1" = 1'-0"



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



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

SHEET NO. 1 PROJECT NO. 1001 DATE: 10/1/2011 BY: J. B. BROWN
---

REVISIONS NO. OF ISSUED FOR PROJECT
---

K

B

A

**Kyle Brown**  
 ARCHITECTURE  
 1001 Main Street  
 Portland, ME 04101  
 (207) 231-0000  
 kyle@kylebrown.com

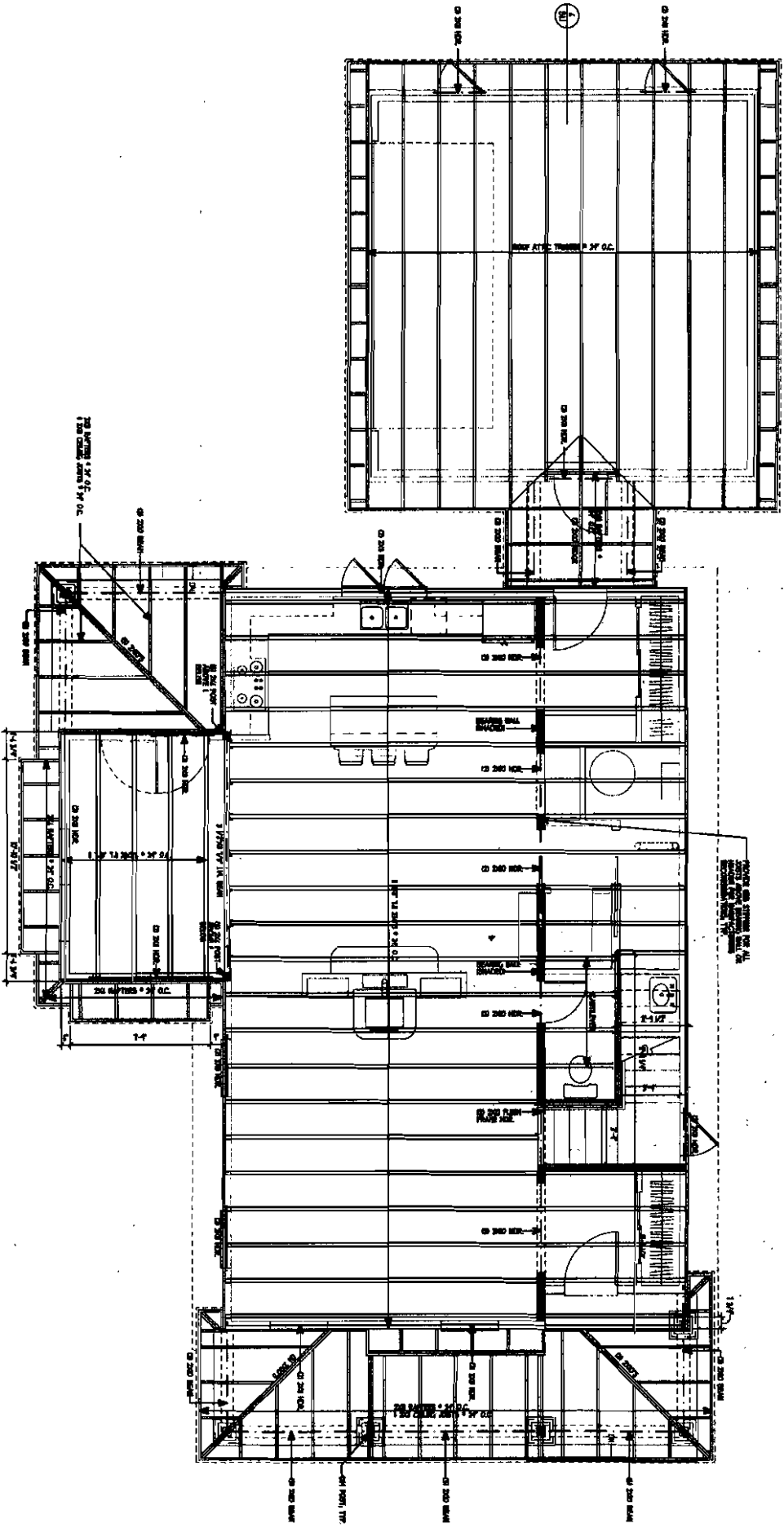
DRAWN: KLB
CHECKED: KLB
DATE: XXXX
PROJECT NO. XXXX

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

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

5 | 3

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



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

KBA

Kevin Byrne  
ARCHITECTURE  
Kevin Byrne Ltd Inc  
1177, 1115 9th St  
Portland, ME 04108  
508.686.0200

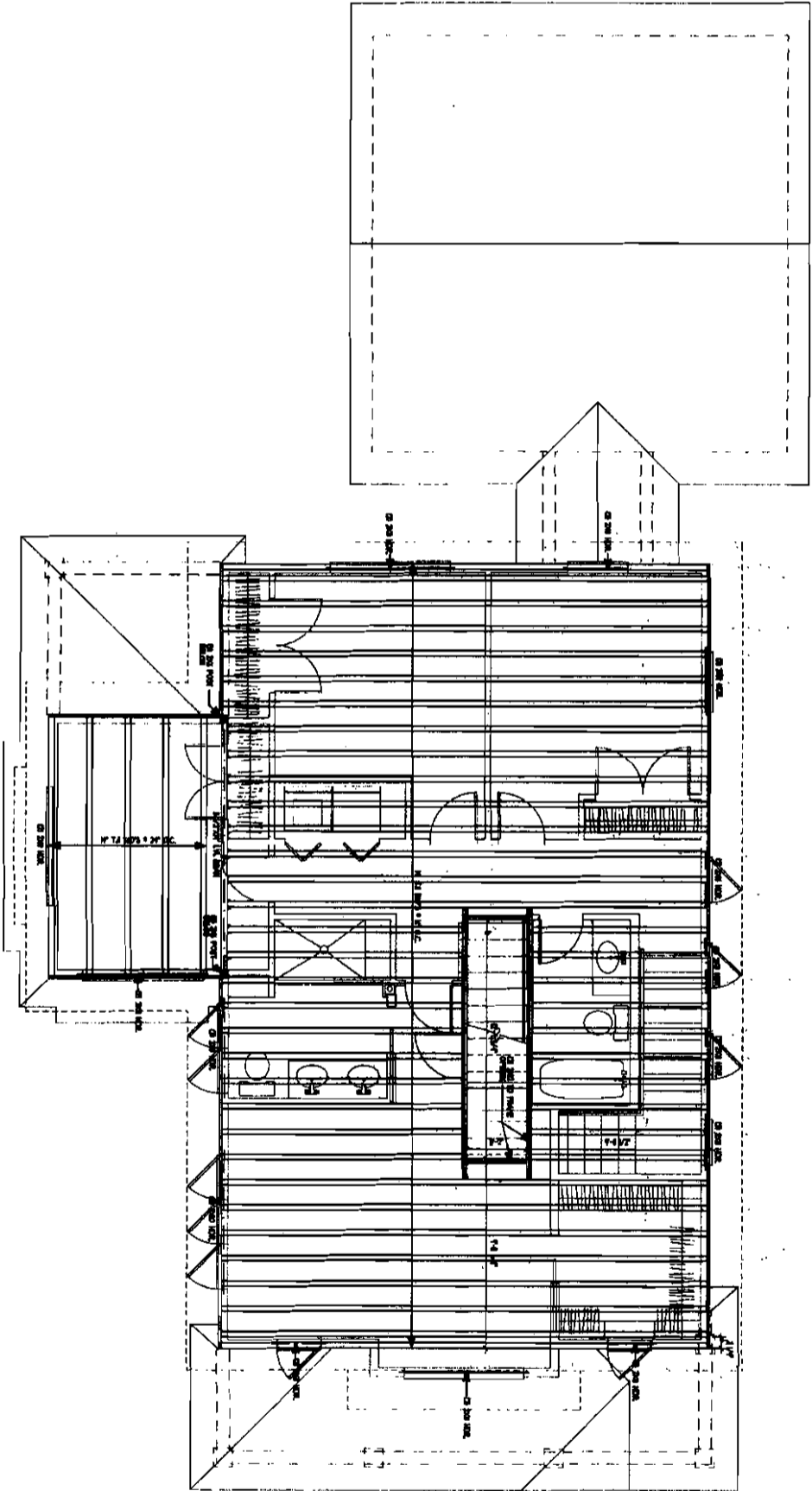
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CHECKED:	
DATE:	
PROJECT NO.	XXXX

REDFERN PROPERTIES

111 NOYES STREET  
PORTLAND, MAINE

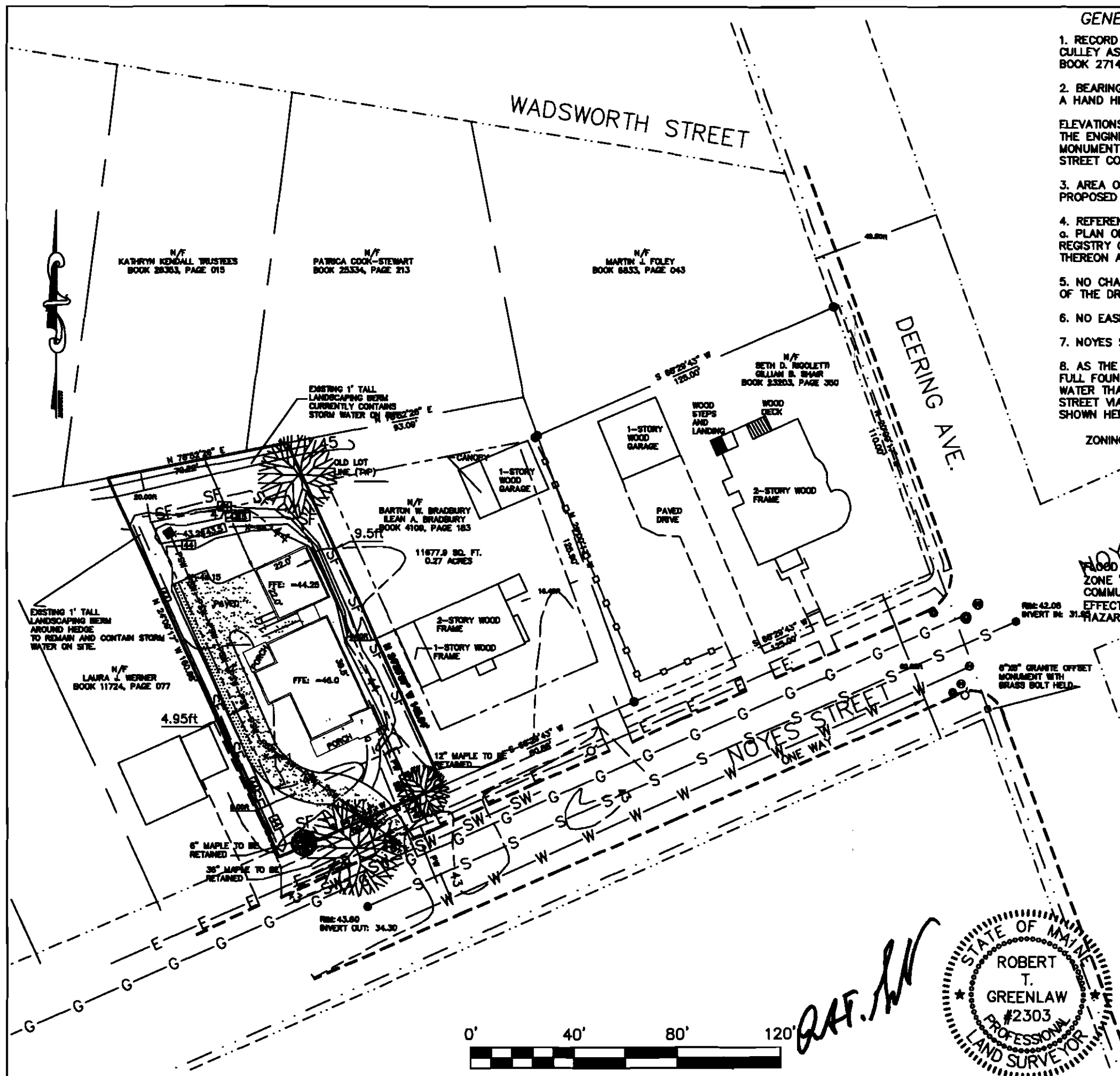
ATTIC FLOOR  
FRAMING PLAN

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



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

**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%

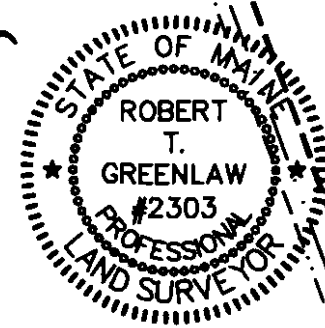
FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -13B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/88 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- 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
  - Overhead Utility
  - Utility Pole
  - Edge of traveled way
  - Utility Pole
  - 98 — Contour Line
  - 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

RECEIVED

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' STANDARD OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

ROBERT T. GREENLAW P.L.S.

DCE11-34-2009

REVISION 11-24-2008: ADDED REAR CATCH BASIN, STORM WATER PIPE IN STREET & CONTOURS AROUND SITE.  
REVISION 11-03-2009: ADDED ELECTRICAL.

PROPOSED SINGLE FAMILY SITE PLAN

FOR: 117 NOYES STREET PORTLAND, MAINE

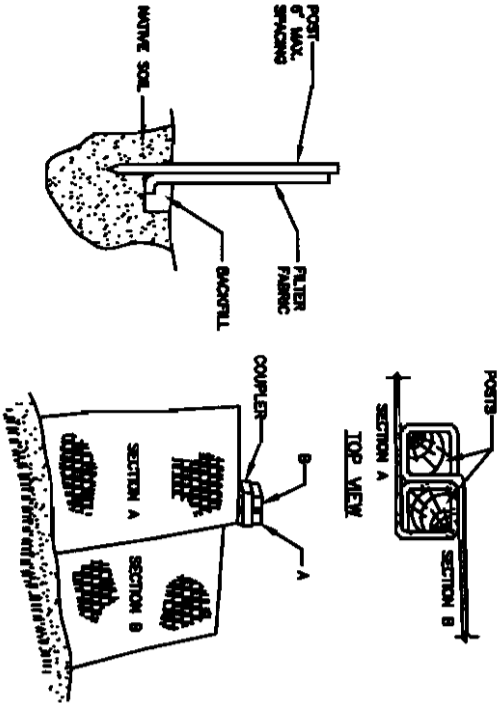
JONATHAN CULLEY

PREPARED BY: OCEAN PARK LAND SURVEYING LLC

P.O. BOX 7265  
OCEAN PARK, MAINE 04063  
207-749-9471 OCEANPARKLLC@GMAIL.COM

DRAWN BY: RTG  
CHECKED BY: MMB  
SCALE: 1"=40'  
DATE OF SURVEY: 08-30-2009  
JOB NUMBER: 2009010  
SHEET: 2 of 3

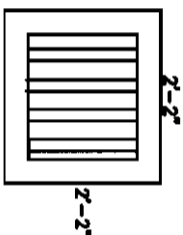
DRAWER: 2009 NO: 010



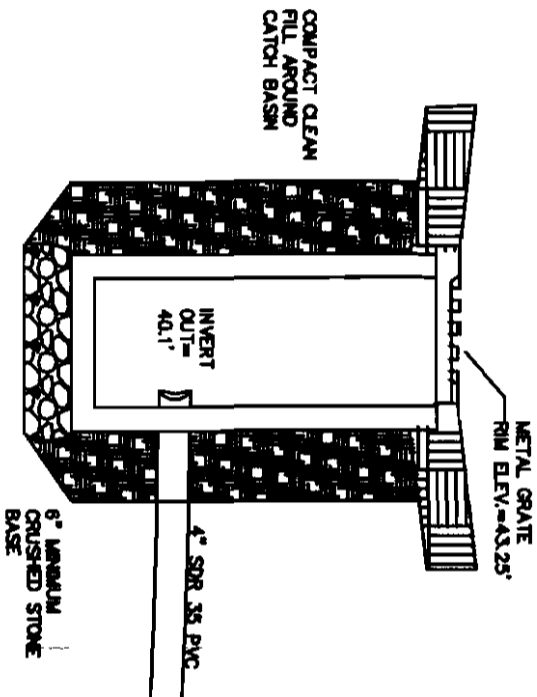
- INSTALLATION:**
1. EXCAVATE A 6" x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
  2. UNROLL A SECTION AT A TIME AND POSITION THE PORTS AGAINST THE BACK (DOMESTIC) WALL OF THE TRENCH.
  3. DRIVE PORTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE.
  4. LAY THE TOP-48" FLAP OF FABRIC OVER THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOP-48" CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND FILLING AND TAMPING FILL AT 48" THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
  5. BARRIER SHALL BE MARKED SLT FENCE OR APPROVED EQUIV.

### ELITE BARRIER

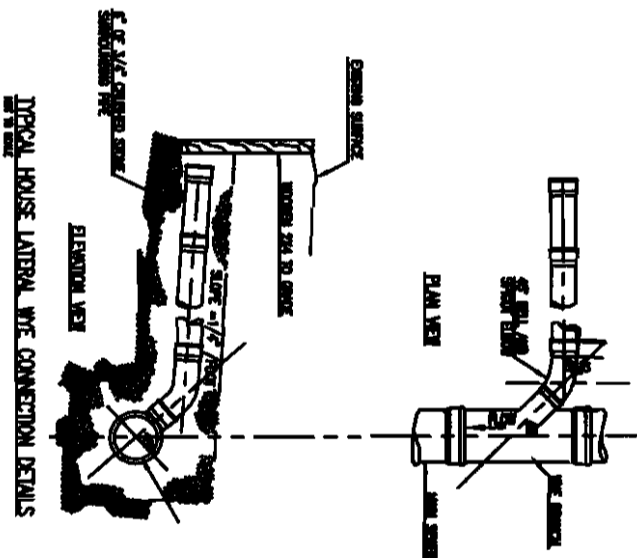
SEE TO SCALE



2' TYPE CATCH BASIN TOP VIEW



**NOTE:**  
LOCATION / SPACING TYPE SHALL BE DETERMINED ON BASIS OF TYPE OF A MINIMUM OF 24 INCHES BELOW FROM GROUND.



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

**RECEIVED**  
NOV 30 2009  
Dept. of Building Inspections  
City of Portland Maine

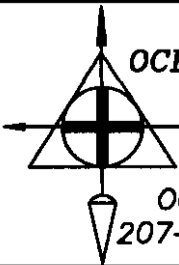
PREPARED BY:  
**OCEAN PARK LAND SURVEYING LLC**

P.O. BOX 7265

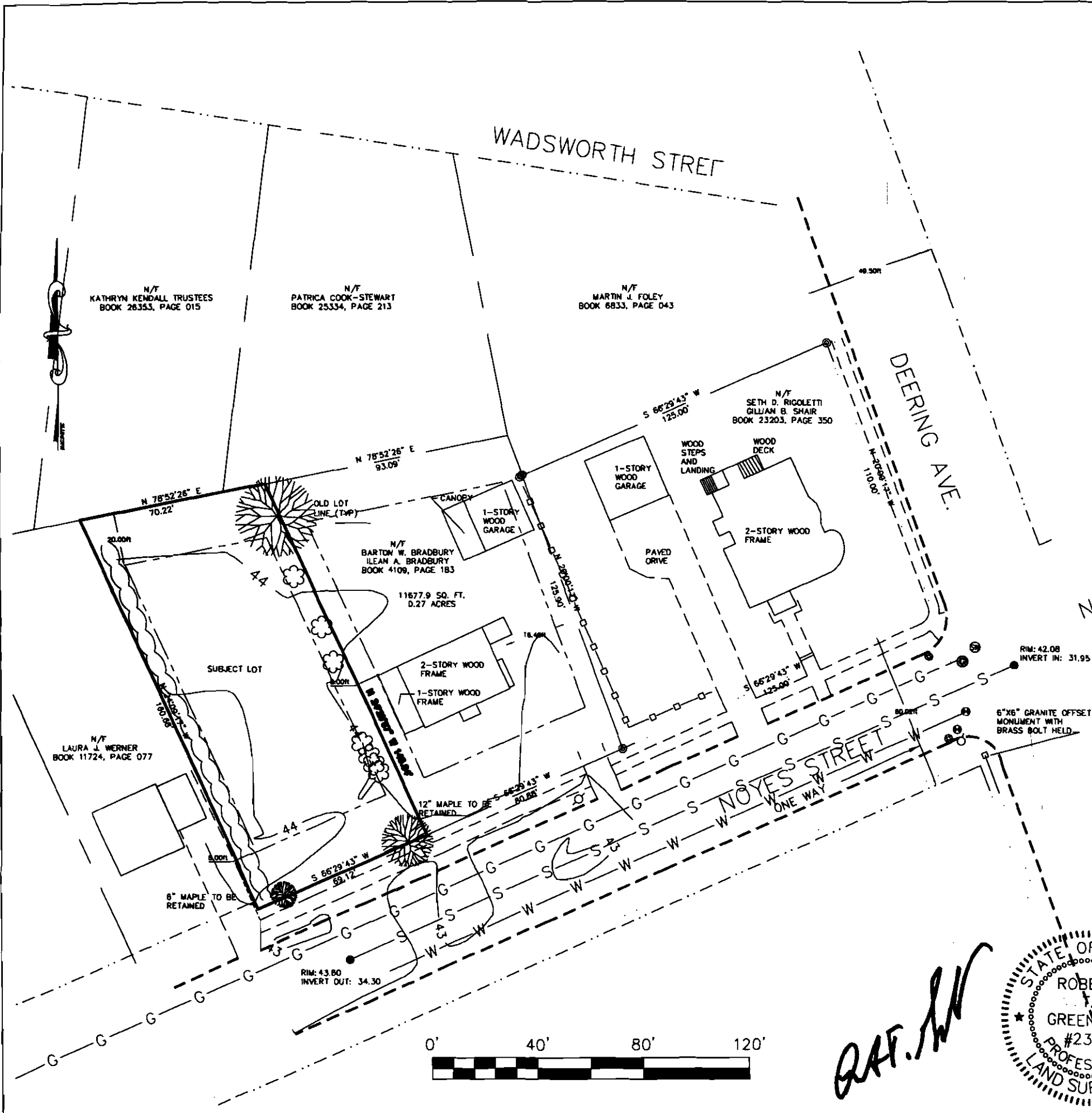
OCEAN PARK, MAINE 04063

207-749-9471 OCEANPARKLLC@GWI.NET

DRAWN BY:RTG	
CHECKED BY:MMB	
SCALE: 1"=40'	
DATE OF SURVEY: 06- 30- 2009	
JOB NUMBER: 2009010	
SHEET: 3 of 3.	



DRAWER:2009 NO-010



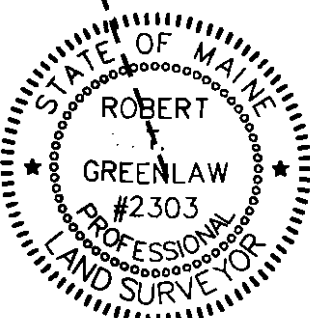
**GENERAL NOTES:**

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.
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ON SIDE STREET: 15 FT  
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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 Naw 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:**  
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: 10-18-2009  
ROBERT T. GREENLAW P.L.S.

<b>EXISTING CONDITIONS</b>	
119 NOYES STREET PORTLAND, MAINE	
FOR: JONATHAN CULLEY	

DRAWN BY: RTG	CHECKED BY: MMB	SCALE: 1"=40'	DATE OF SURVEY: 06-30-2009	JOB NUMBER: 2009010	SHEET: 1 of 3.
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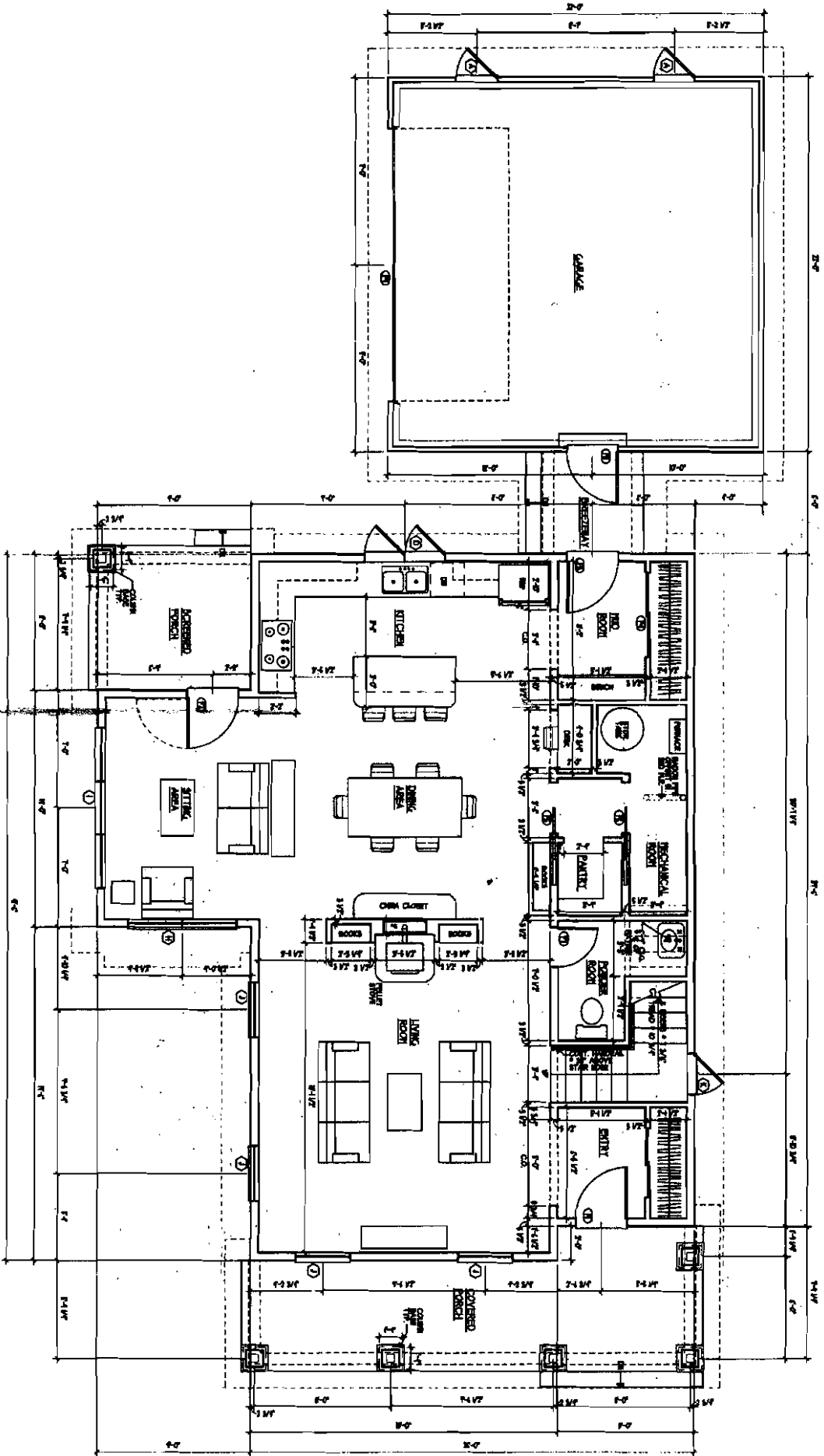
  

PREPARED BY: OCEAN PARK LAND SURVEYING LLC	P.O. BOX 7265 OCEAN PARK, MAINE 04063 207-749-9471 OCEANPARKLLC@GWI.NET
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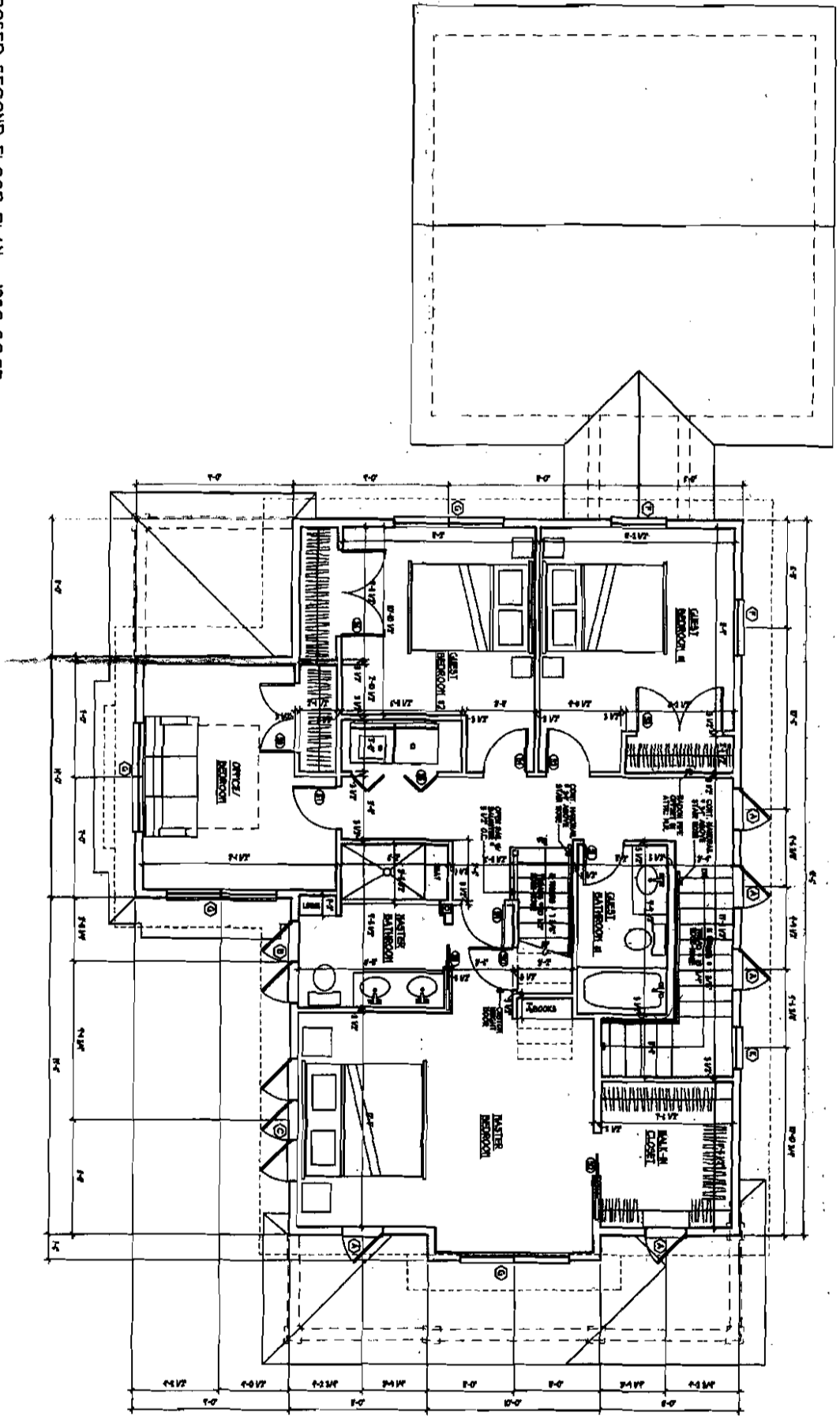
DRAWER: 2009 NO: 010

22 FEB



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

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



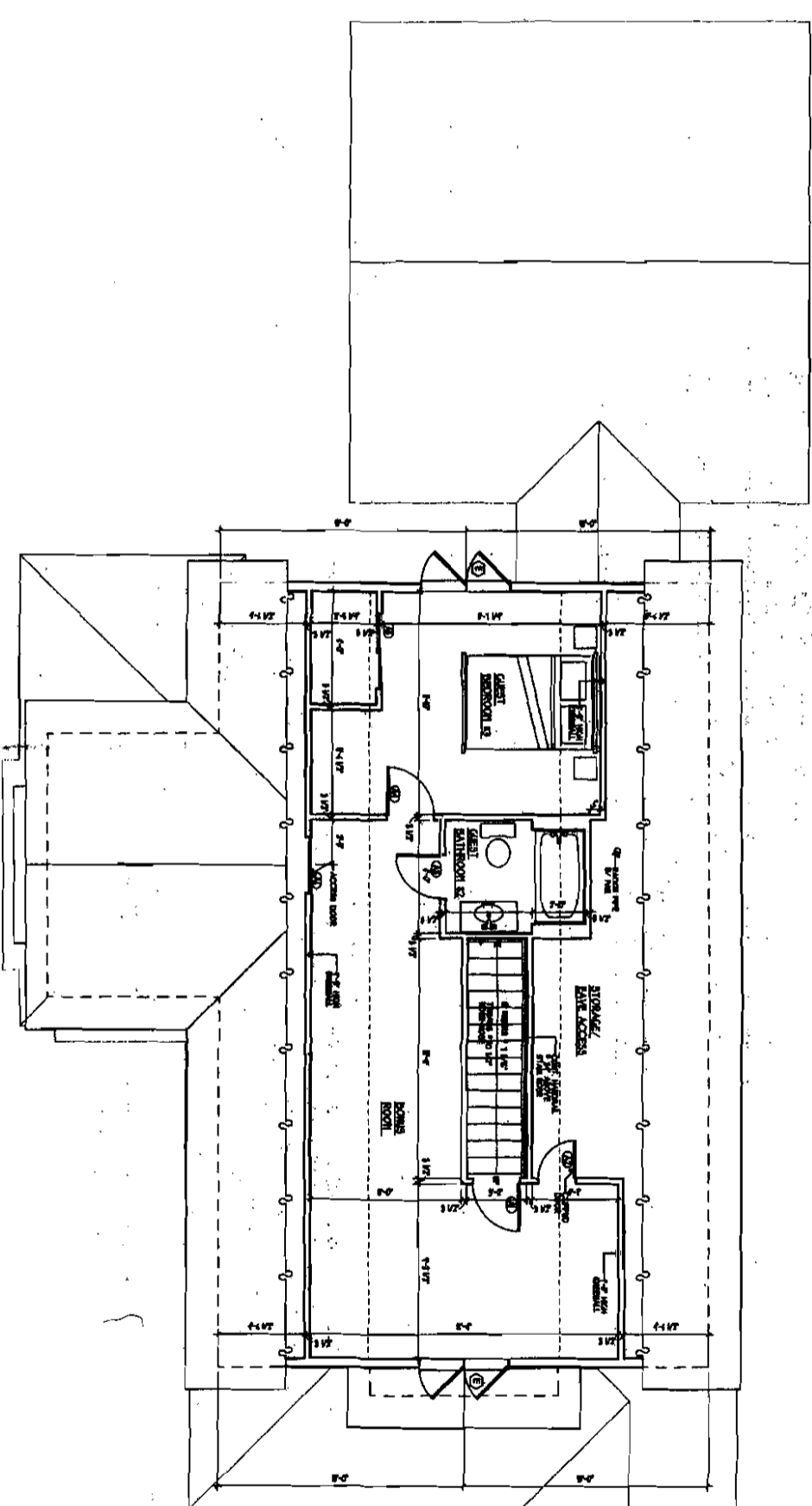
**KIRBA**  
Kathryn Brown  
ARCHITECTURE  
1111 Broadway, 18th Floor  
New York, NY 10019  
(212) 253-9200  
kathryn@kirba.com  
kirba.com

DATE	
CHECKED	
DESIGNED	
PROJECT NO.	XXXX

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

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

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



REVISIONS  
10-4-07 ISSUED FOR  
PERMIT

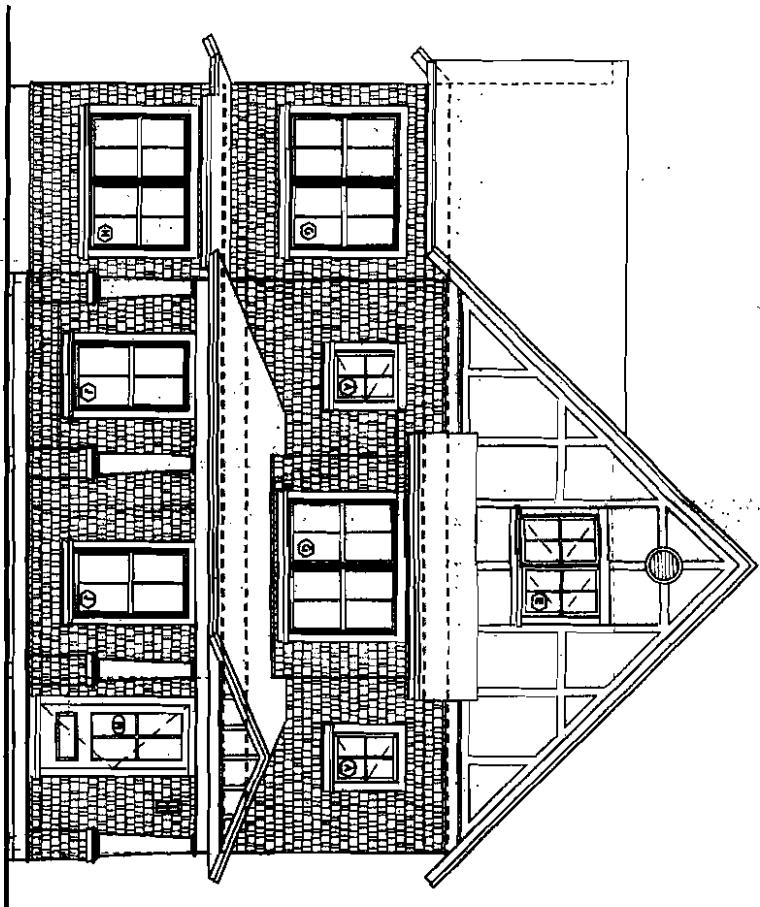
**K|B|A**  
**Kerth Brown**  
**ARCHITECTURE**  
1000 BERRY ST. 4TH FL.  
PORTLAND, ME 04103  
(207) 773-3319  
kerth@kbaarch.com  
kbaarchitects.com

DESIGN:  
KUB  
CHECKED:  
DATE:  
PROJECT NO.  
XXXX

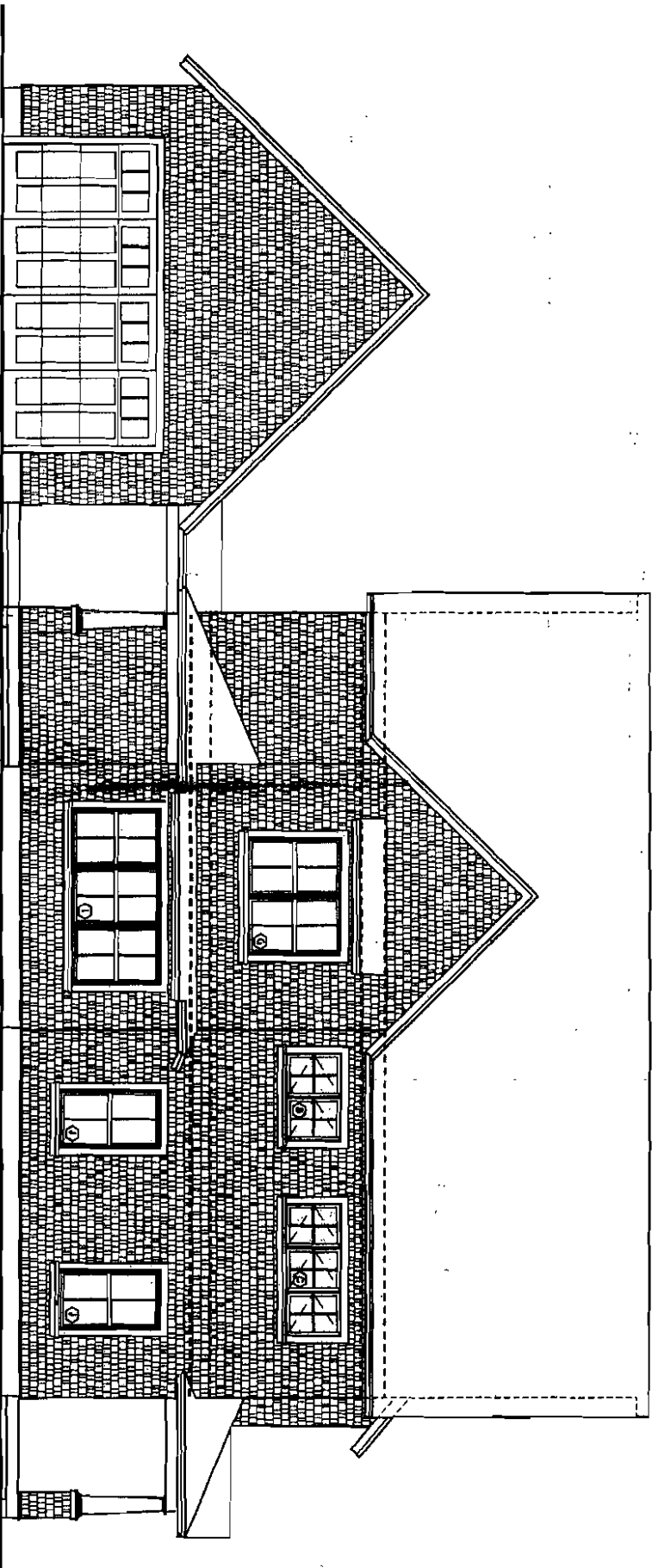
**REDFERN PROPERTIES**  
114 MOYER STREET  
PORTLAND, MAINE

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

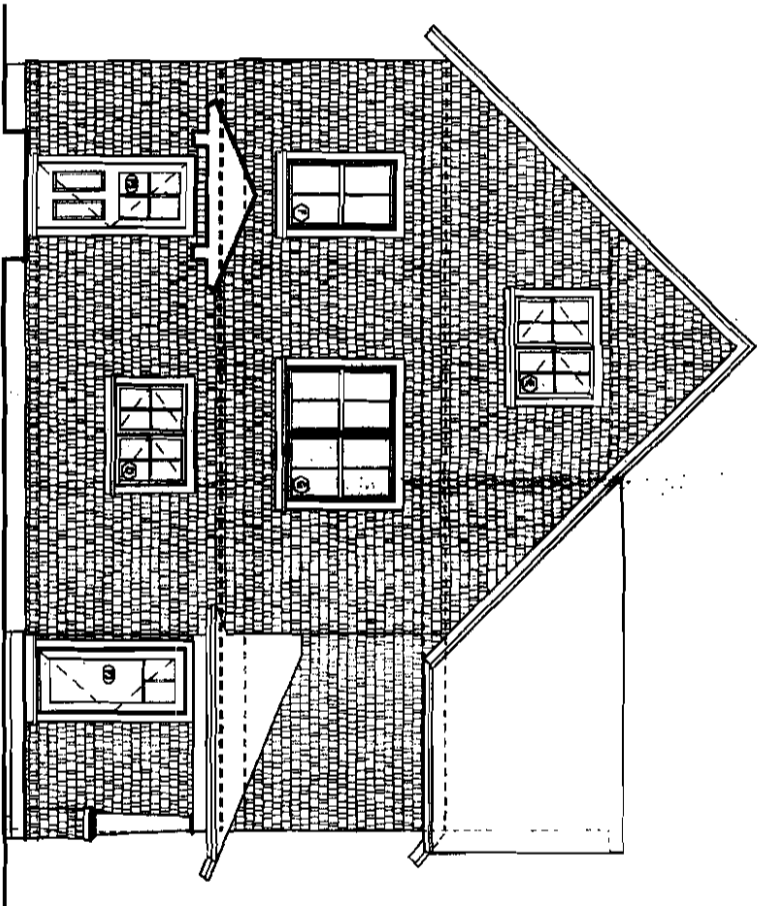
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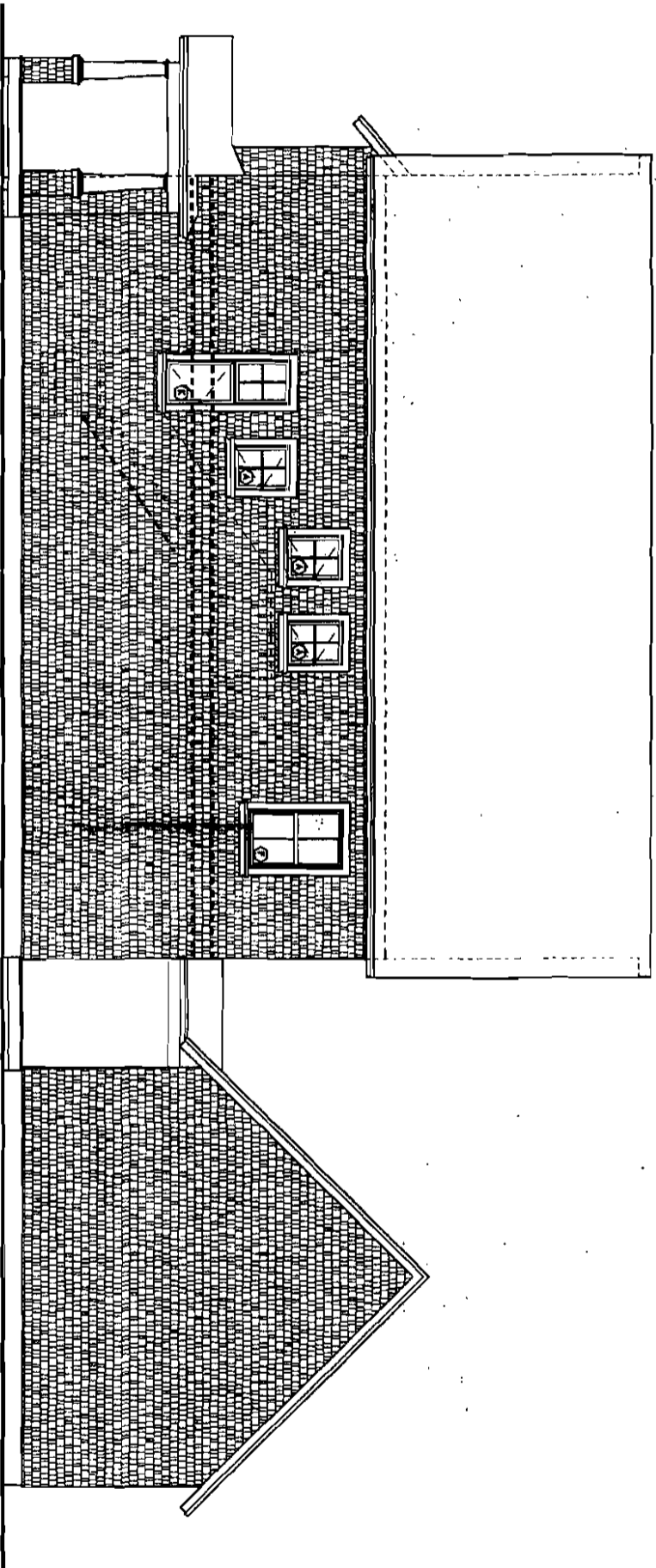
**PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



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



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



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

REVISIONS  
D-1-C-1, BASED FOR  
PERMIT

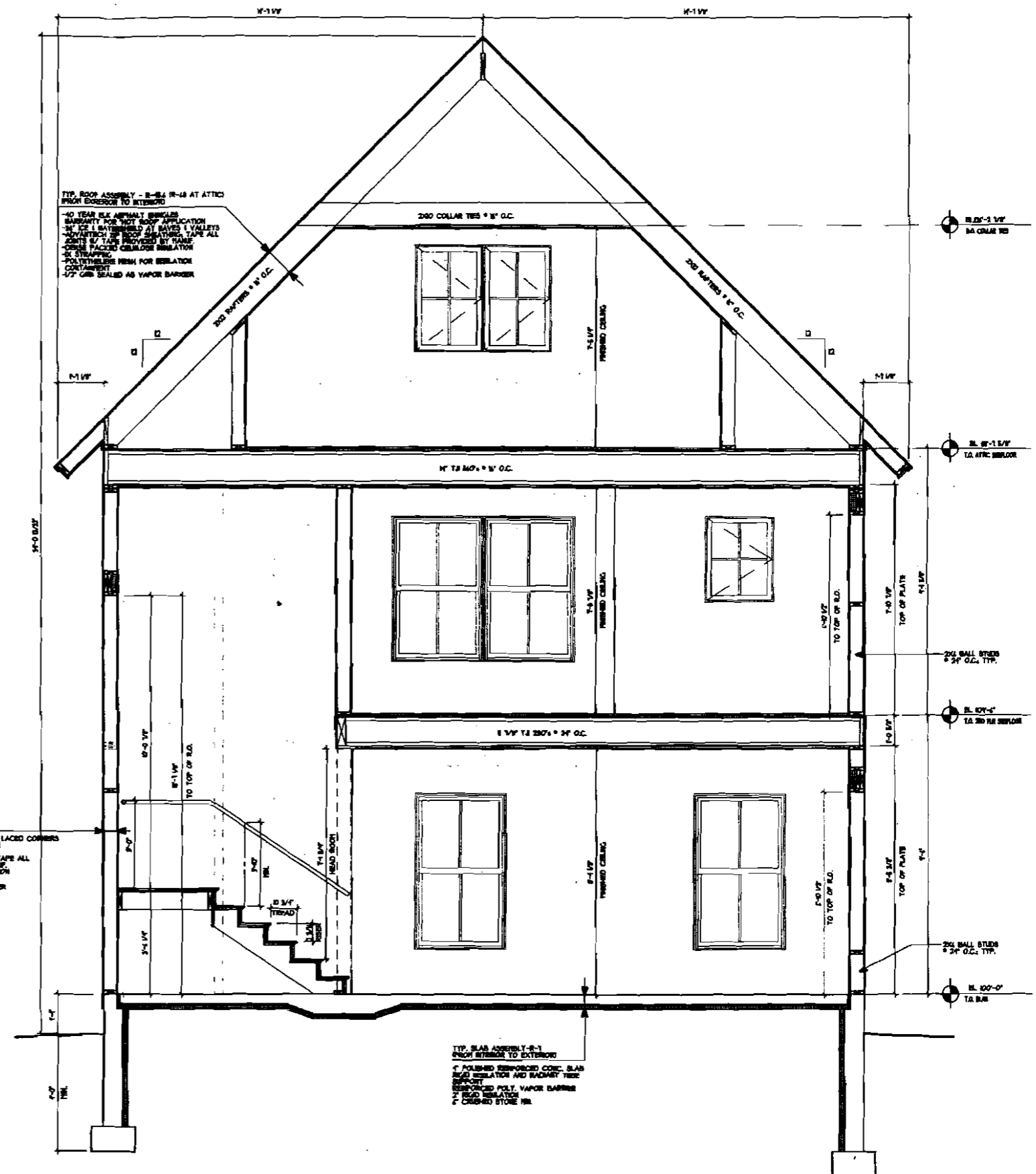
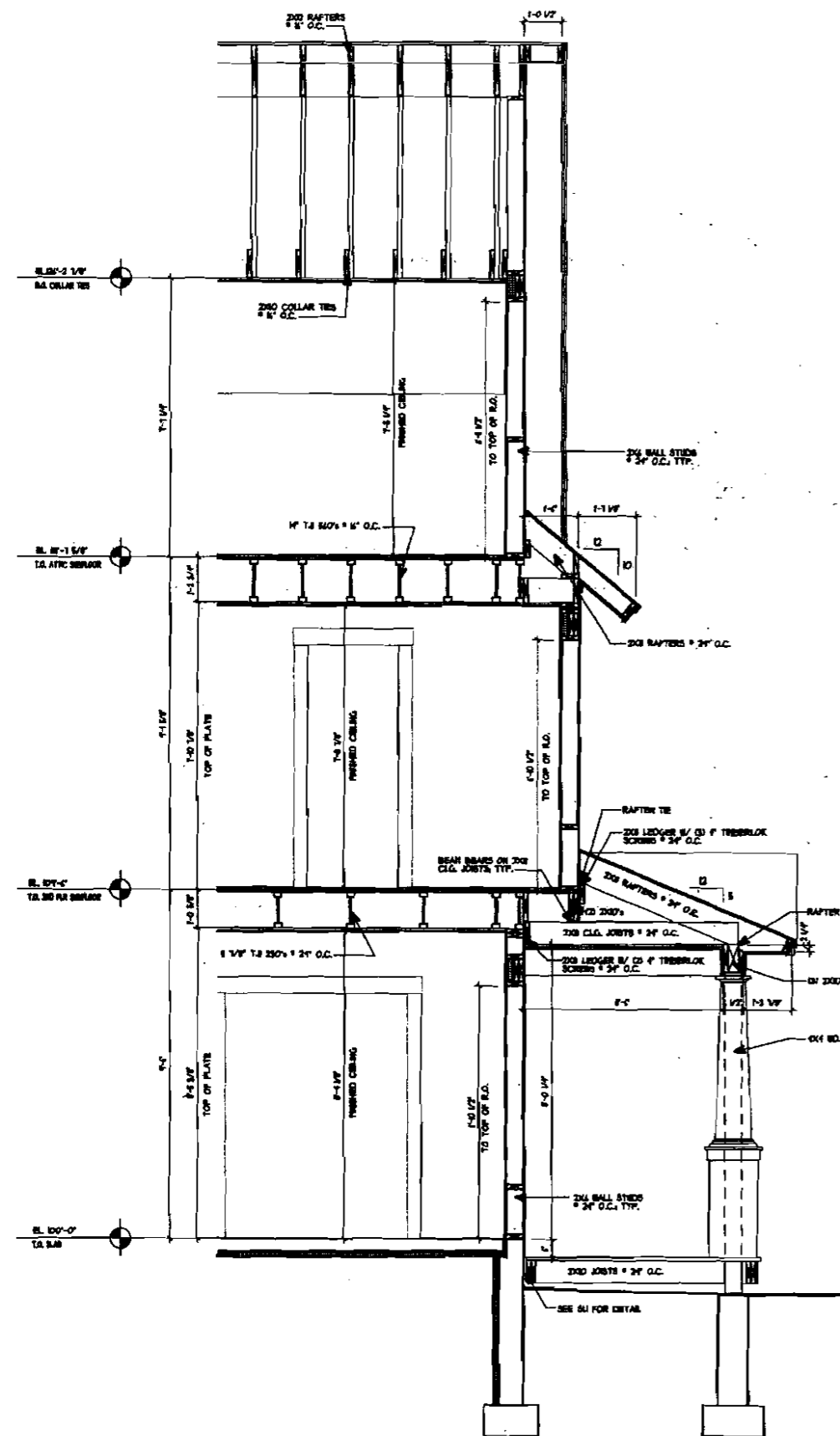
**KIBIA**  
Kathryn Browne  
ARCHITECTURE  
Open: 10am-6pm, 7 days a week  
1207 215 0000  
browne@kibia.com  
kibiaarchitecture.com

DRAWN:  
KIB  
CHECKED:  
DATE:  
PROJECT NO.  
XXXX

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

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

**A2.2**



REVISIONS:  
0-1-01: ISSUED FOR PERMIT

**K B A**  
**kevin browne**  
**ARCHITECTURE**  
Brown Brewery Hill Inn  
Brimmorth, Ma 04105  
(207) 233 9860  
kevin@kevinbrowne  
architecture.com

DRAWN: \_\_\_\_\_  
 KUB  
 CHECKED: \_\_\_\_\_

**CHECKED:**

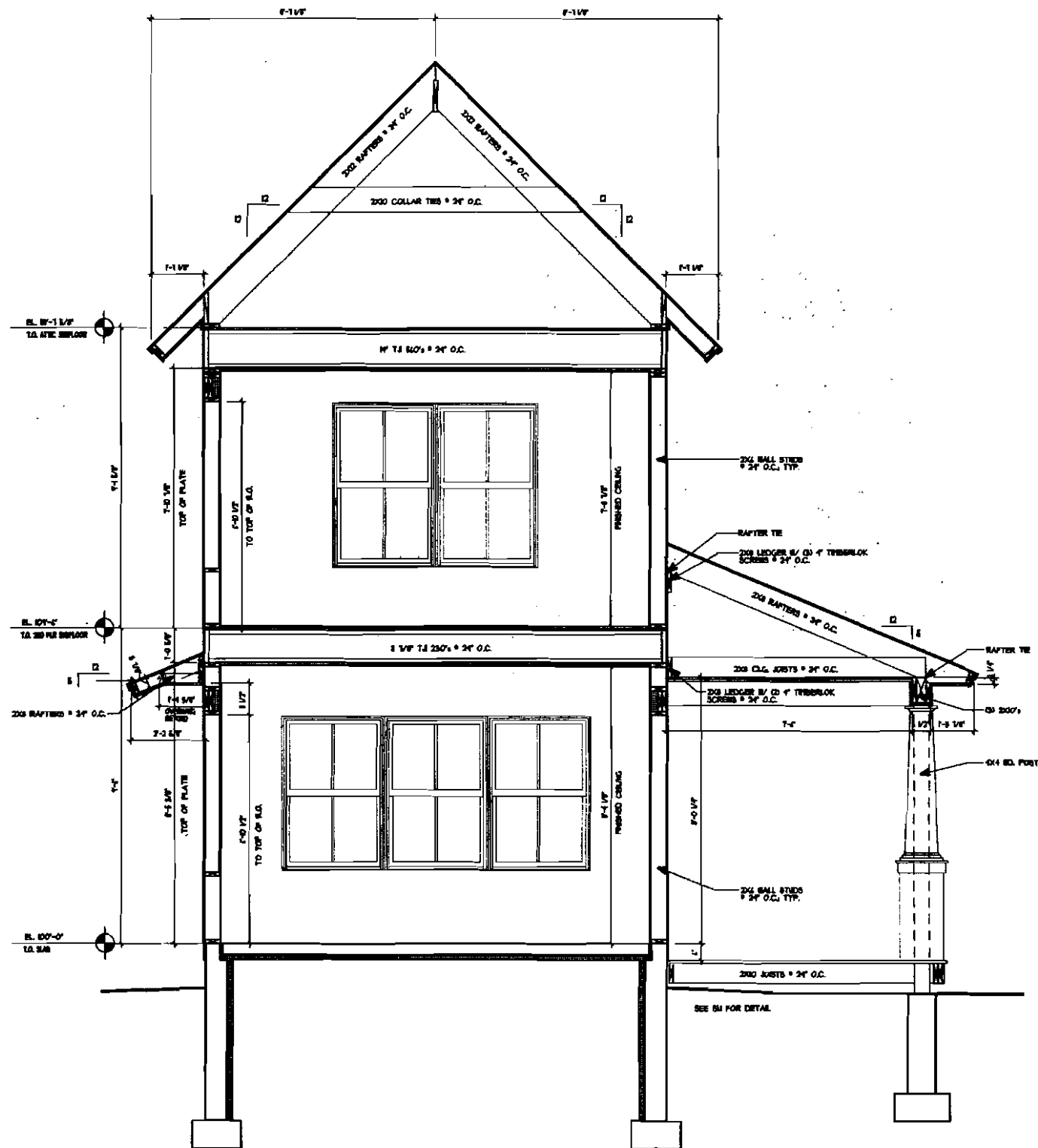
DATE: \_\_\_\_\_

PROJECT NO.

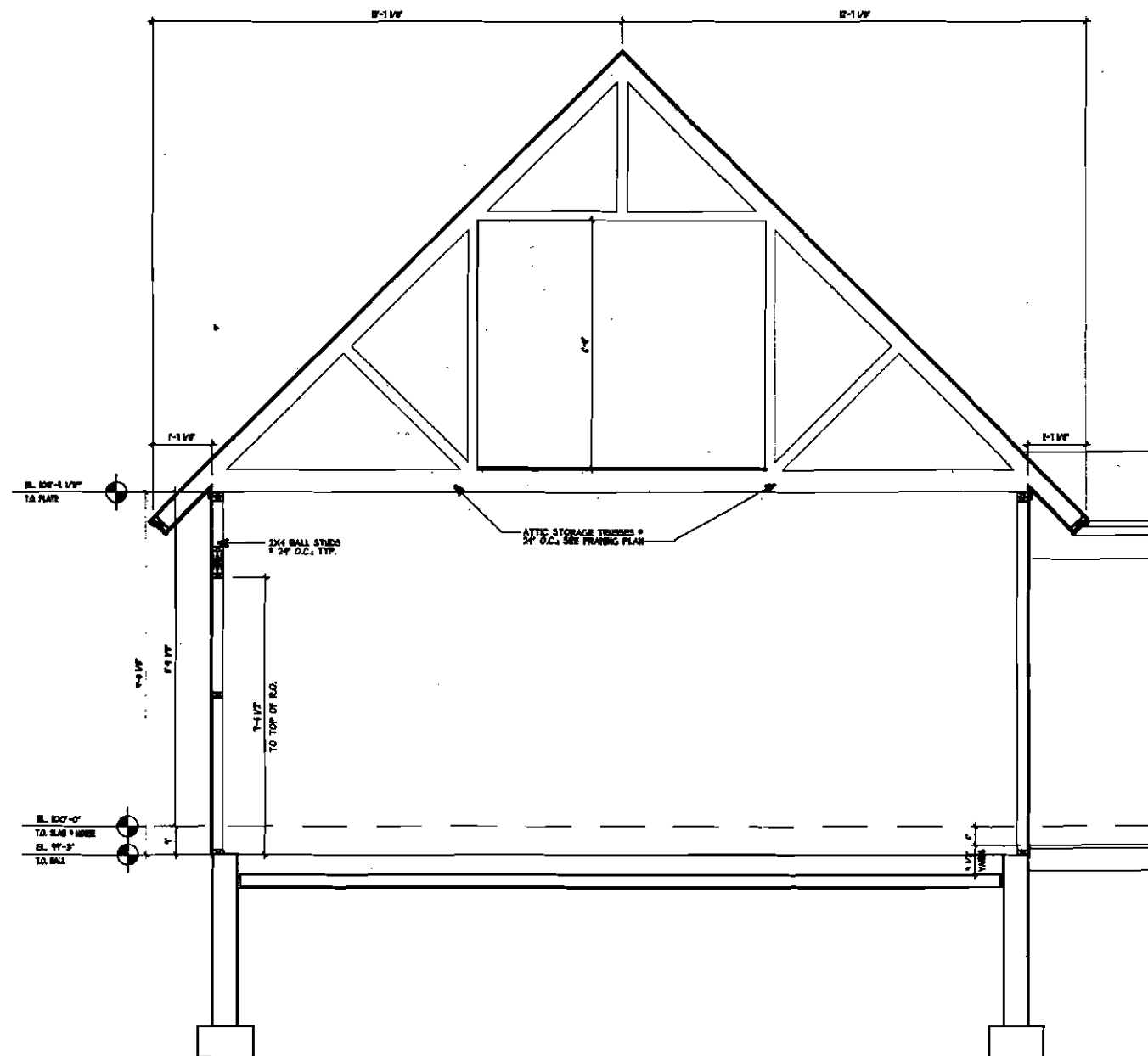
REDFERN PROPERTIES  
114 NOTES STREET  
ST. LOUIS, MO. 63102

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

### A3.1



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



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

REVISIONS  
12-4-01 ISSUED FOR  
PRINT

**KBA**  
**Kevin Browne**  
**ARCHITECTURE**  
seven breezy hill lane  
freemont, me 04108  
(207) 233 9868  
kba@kevinbrowne  
architects.com

DRAWN:  
KMB

CHECKED:

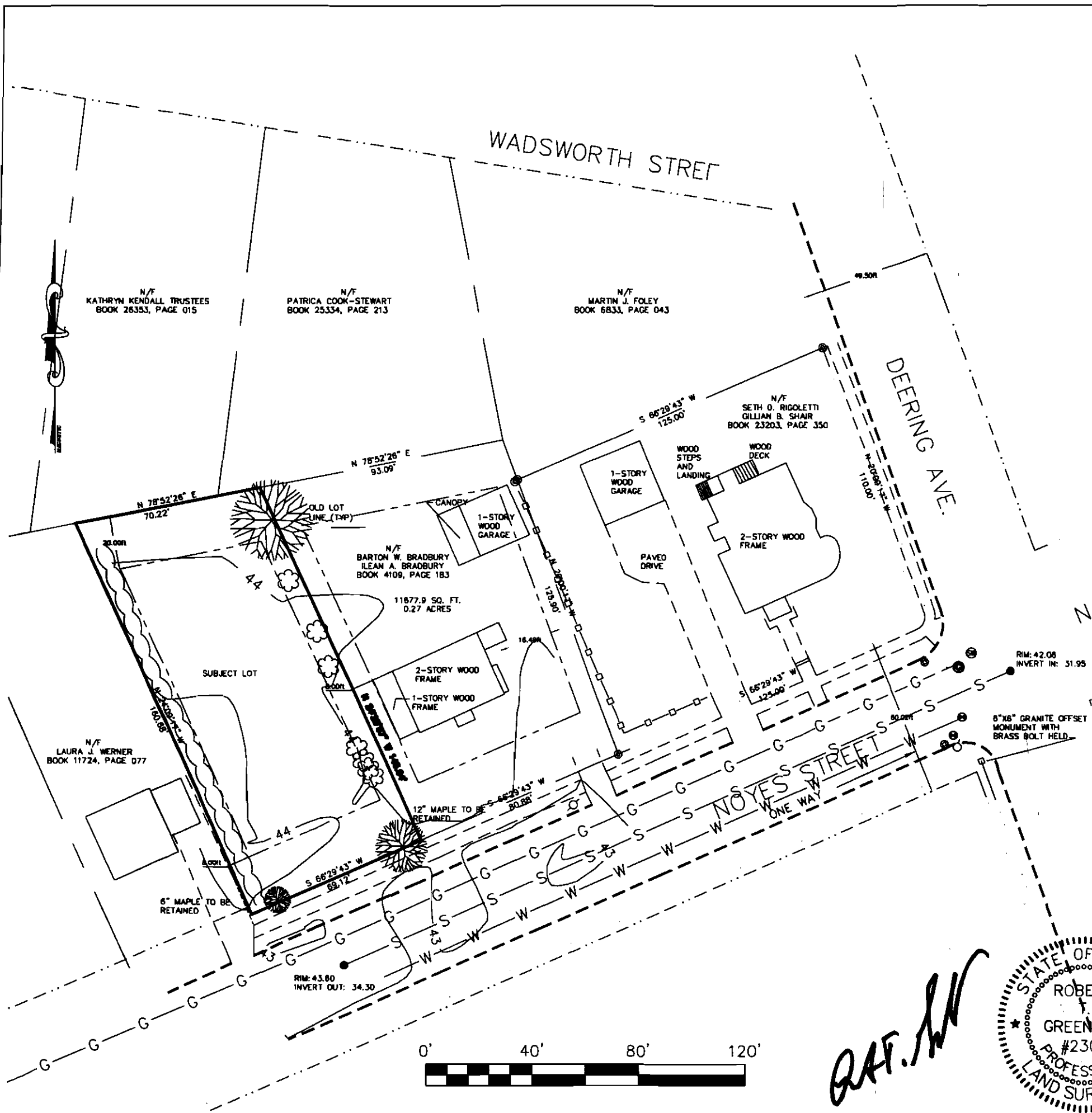
DATE:

PROJECT NO.  
XXXX

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

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

**A3.2**



**GENERAL NOTES:**

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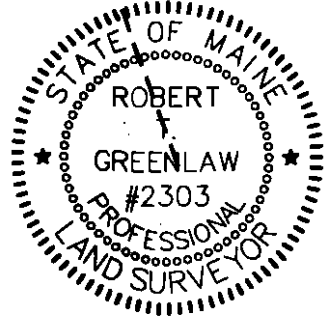
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- b) NO NEW DESCRIPTION

DATE: 10-18-2009

ROBERT T. GREENLAW P.L.S.



**EXISTING CONDITIONS**

119 NOYES STREET PORTLAND, MAINE

FOR: 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:** 1 of 3.

**P.O. BOX 7265**

**OCEAN PARK, MAINE 04063**

**207-749-9471 OCEANPARKLLC@GWI.NET**

**DRAWER:** 2009 NO:010