

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 091163

Please Read
Application And
Notes, If Any,
Attached

This is to certify that CULLEY JONATHAN CATHY/NE/Res ties
has permission to Build new Single Family Home 5 bedrooms, 3.5 baths, & 2 car detached garage

AT 119 NOYES ST CH 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 lath or other 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

Closed

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>Jim</i> 11/16/09
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By: Ldobson	Date Applied For: 10/19/2009	Zoning Approval
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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**

Special Zone or Reviews <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>APM</i>	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 <i>APM</i> 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

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 ~~by~~ by (note: need survey letter)

Plumbing Only

01/23/10 Under-slab plumbing, test geyser 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 phase
- 2 Plumb vents 3" + 3". S.M.B.

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

Memorandum
Department of Planning and Urban Development
Planning Division



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)

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

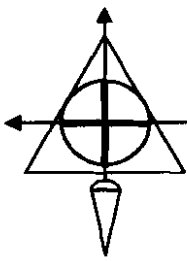
82-B-12

9-1163

ONE AND TWO FAMILY		PLAN REVIEW		CHECKLIST	
Soil type/Presumptive Load Value (Table R401.4.1)					
Component	Submitted Plan	Findings	Revisions	Date	
STRUCTURAL					
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) - R 802.5.1(8))	TI rousstype 16" OC	
Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	12:12 pitch 2x12 Rafters 5/8 600 m key 16" OC	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 Advantex sheathing 40yr asphalt shingles - 30 yr warranty	OK
Fastener Schedule (Table R602.3(1) & (2))	per IRC 2003	OK
Private Garage (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)	Each Bedroom Egress Windows	OK
Roof Covering (Chapter 9)	40 yr 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 - R4 ceiling 135 windows	OK

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement	1	OK
Number of Stairways	3	
Interior	2	
Exterior	P	
Treads and Risers (Section R311.5.3)	3/4 max rise - 10" net tread	
Width (Section R311.5.1)	3 ft 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 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)	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

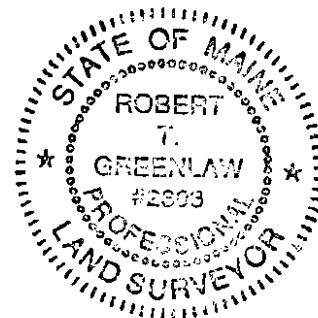
Cc: Jonathan Culley

RECEIVED

DEC 29 2009

Dept. of Building Inspections
City of Portland Maine

P.O. Box 7265
Ocean Park, Maine 04063
Oceanparkllc@qwi.net
207-749-9471



PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation: 119 Noyes St.
Street: Northcord Me.
Subdivision Lot #:

PROPERTY OWNERS NAME

Applicant Name: Culley
First: Thomas
Last: Cris 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 Inspectors to deny a Permit

Signature of Owner/Applicant

Date

05/21/10
1/20/10

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]

Number

Column 2 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

Number

Column 1 Type of Fixture

- 2 Bathtub (and Shower)
1 Shower (Separate)
1 Sink
4 Wash Basin
4 Water Closet (Toilet)
Clothes Washer
Dish Washer
Garbage Disposal
Sudsy 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

RECEIVED
JAN 29 2010
Dept. of Building Inspections
City of Portland, Maine

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-12CBL# 2010 4074LOCATION: 119 NOVELS ST.

METER MAKE & # _____

CMP ACCOUNT # 3-665091OWNER REDFERN 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
	1	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	40
		MINIMUM FEE/COMMERCIAL 55.00				MINIMUM FEE	45.00

RECEIVED
FEB - 5 2010
Dept. of Building Inspections
Main City of Portland Maine

CONTRACTORS NAME DARLING'S ELECTRICAL SERVICEMASTER LIC. # MS60010638ADDRESS 52 PINE KNOLL DR. DURHAM ME

LIMITED LIC. # _____

TELEPHONE 207-212-1295SIGNATURE 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.

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.

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' min. - 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

$$22 \times 22 = 484$$

$$7 \times 6 = 42$$

$$26 \times 84.395 = 1027$$

$$14 \times 9 = 126$$

$$2 \times 15 = 36$$

$$8.5 \times 9.5 = 80.75$$

$$6.5 \times 17.5 = 113.75$$

$$9 \times 9.5 = 90.25$$

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

$$1999.75 (OK)$$

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 13 - zone C

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

Applicant: Jonathan Culley

Date:

Address: 117 Noyes St.

C-B-L: 82-13-10

CHECK-LIST AGAINST ZONING ORDINANCE

using site plan received 11/10/09

Date - house bldg. 17 - 1927

Zone Location - R-5 ~~2122~~

Interior or corner lot -

Proposed Use/Work -

Sevage Disposal -

Lot Street Frontage - 50 m.m. - 50' scaled ^{OK}

Front Yard - N/A

Rear Yard - N/A

Side Yard - 2 story - 12 min. - 8' on left ^{OK} - min of 8' - total needed 24'
 - 28' on right ^{OK} have 32' 27.5' ^{OK}

Projections -

Width of Lot - 60 m.m. - lot width schre 83' ^{OK}

Height -

Lot Area - 6,000 sq ft min - 11,677.9 sq ft ^{OK}

Lot Coverage Impervious Surface - 40% = 4671.16 sq ft = 1719 sq ft ^{OK}

Area per Family - 3,000 sq ft ^{OK}

Off-street Parking - 2 car garage - 2 spaces required ^{OK}

Loading Bays -

Site Plan -

Shoreland Zoning/ Stream Protection -

Property Search Detailed Results

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
------	------	-------	-----------

Picture and Sketch

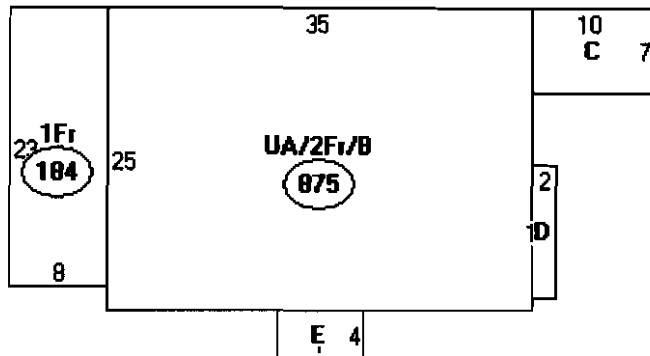
Picture	Sketch	Tax Map
-------------------------	------------------------	-------------------------

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

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

New Search!

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

$$\text{Storage} = 360 (18 \times 20)$$

$$\text{Canopy} = 180 (9 \times 20)$$

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

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

Check Review Required:

☐ Site Plan (major/minor)

☐ Zoning Conditional - PB

☐ Subdivision # of lots _____

☐ Design Review

☐ Amendment to Plan - Board Review

☐ Zoning Conditional - ZBA

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Amendment to Plan - Staff Review

☐ Zoning Variance

☐ Flood Hazard

☐ Site Location

☐ After the Fact - Major

☐ Stormwater

☐ Traffic Movement

☐ Housing Replacement

☐ After the Fact - Minor

☐ PAD Review

☐ 14-403 Streets Review

☐ 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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issue

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

expiration date

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

WARRANTY DEED

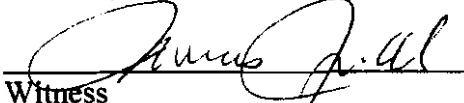
KNOW ALL MEN BY THESE PRESENTS, that **BARTON W. BRADBURY** of New Gloucester, Maine, for consideration paid, grant to **JONATHAN R. CULLEY** and **CATHERINE B. CULLEY** whose mailing address is 7 Maple Street, Falmouth, Maine 04105, as joint tenants, with WARRANTY COVENANTS, the land in Portland, County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

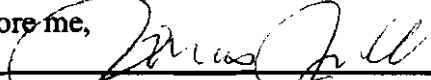


Witness

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



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:

(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

Department of Building Inspections

Original Receipt

10-19 20 09

Receive

Location

Cost of C

Permit Fee

Building (U)

Other

CBL:

Check #:

\$ 3170

300

25

3545

Plan (U2)

Total Collected \$

\$ 3545

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

[Signature]

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Received from

Douglas P. Hill

Location of Work

117 N. 1st St.

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL)

Plumbing (IS)

Electrical (I2)

Site Plan (U2)

Other

CBL:

Check #:

Total Collected \$

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2.5 20/10

Received from

Dollings Electrical

Location of Work

119 Hayes St

Cost of Construction

\$

Building Fee:

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

Total:

Building (IL)

Plumbing

Other

CBL:

Check #:

No work is to
Please keep

Taken by:

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

To all



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 sq</u>		Square Footage of Lot <u>10,529 sq</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>82</u> <u>B</u> <u>12</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Jonathan Culley</u> Address <u>P.O. Box 9816</u> City, State & Zip <u>Portland, ME 04104</u>	Telephone: <u>207-221-5746</u> or <u>776-9715</u> (cell)
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 Residence</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>New single family home on vacant lot. 3 bedrooms, 3.5 bath, detached garage</u>		
Contractor's name: <u>Redfern Properties LLC / Jonathan Culley</u> Address: <u>P.O. Box 9816</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.

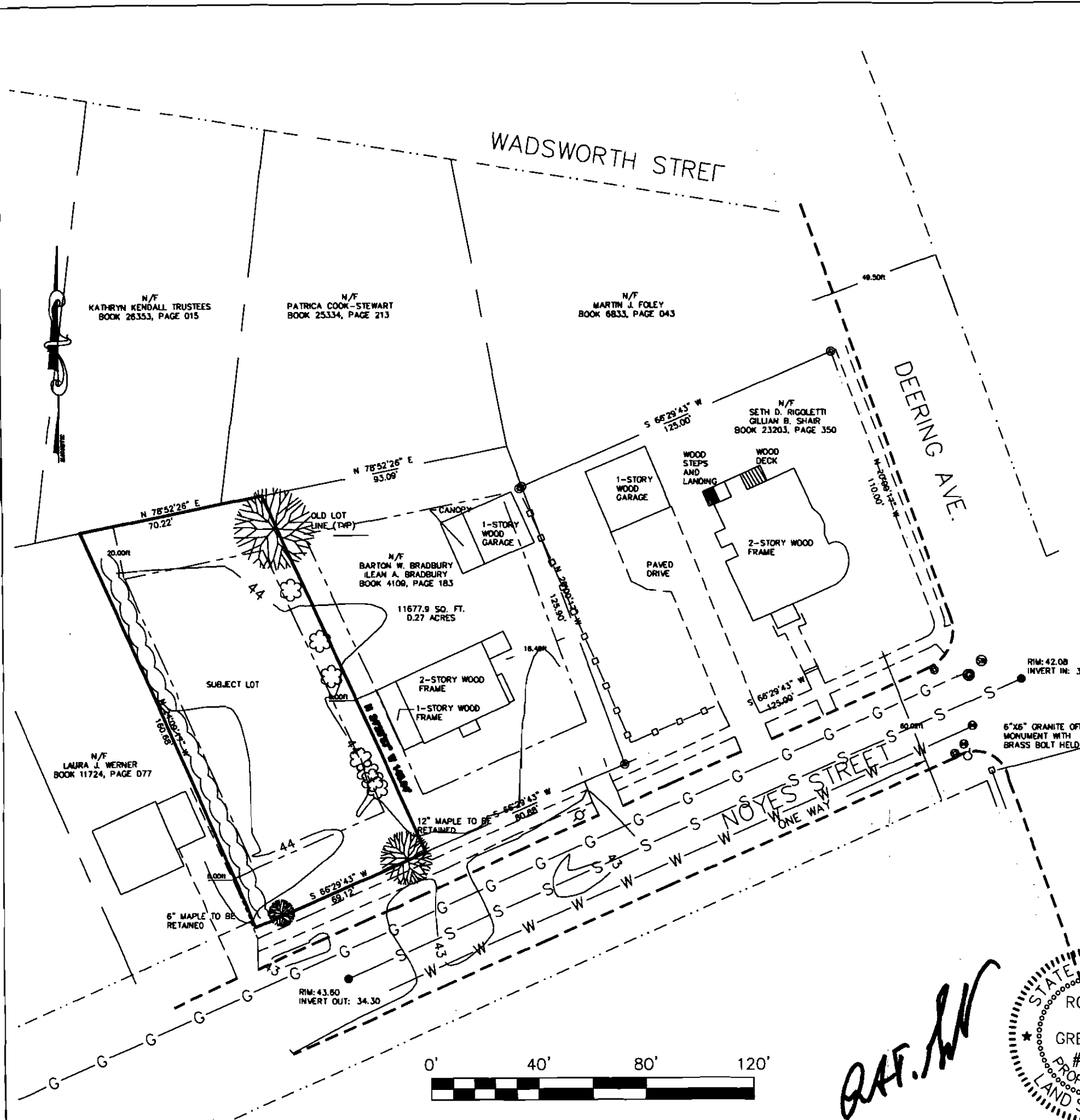
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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



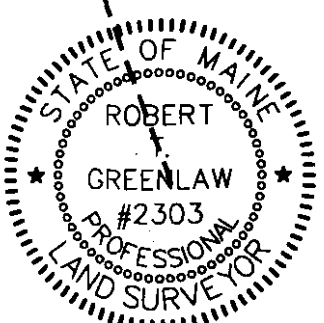
GENERAL NOTES:

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.D 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 EASEMENTS 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
 - 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

ROBERT T. GREENLAW P.L.S. DATE: 10-16-2009

EXISTING CONDITIONS	
17 NOYES STREET PORTLAND, MAINE	
JONATHAN CULLEY	
FOR:	

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

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

DRAWER: 2009 NO: 010

FLR	MARK	LOCATION	SIZE			TYPE	NAT'L	FRAME	JABS	HDBR	THRES	DETAIL	REMARKS
			W	H	TH								
FIRST FLOOR	F1	ENTRY	3'-0"	2'-0"	1 3/4"	-	BD/CL	BD	-	-	-	-	SIMPSON OR EQUAL
	F2	STYING AREA	5'-1 1/4" WIDE	2'-0" 1/2" FRAME	1 3/8"	-	CORP	CORP/BD	-	-	-	-	MAINTAIN INTEGRITY: SEE SIVVER SCHEDULE
	F3	FINO ROOM	3'-0"	1'-0"	1 3/8"	-	CORP	BD	-	-	-	-	THERMA-TITE OR EQUAL
	F4	FINO ROOM	3'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	BY-PASSING
	F5	PAINTERY	3'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	POCKET
	F6	FINCH ROOM	3'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	POCKET
	F7	POWDER ROOM	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
SECOND FLOOR	F8	GARAGE	3'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	THERMA-TITE OR EQUAL
	F9	GARAGE	10'-0"	2'-0"	-	-	BD	BD	-	-	-	-	SEE ELEVATION
	B1	GUEST BATHROOM #1	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	B2	GUEST BEDROOM #1	2'-0"	1'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	B3	GUEST BEDROOM #1	5'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	PAIR
	B4	GUEST BEDROOM #2	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	B5	LAUNDRY	3'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	BI-FOLD
SECOND FLOOR	B6	GUEST BEDROOM #2	5'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	PAIR
	B7	OFFICE/BEDROOM	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	B8	OFFICE/BEDROOM	4'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	PAIR
	B9	MASTER BEDROOM	2'-0"	6'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	B10	MASTER BEDROOM	2'-0"	CUST.	1 3/8"	-	CORP	BD	-	-	-	-	CUSTOM NGT., CUT TO FIT
	B11	MASTER BATHROOM	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	POCKET
	B12	MASTER BEDROOM	2'-0"	6'-0"	1 3/8"	-	CORP	BD	-	-	-	-	POCKET
ATTIC	A1	ATTIC STAIR	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	A2	STORAGE	2'-0"	CUST.	1 3/8"	-	CORP	BD	-	-	-	-	CUSTOM NGT., CUT TO FIT
	A3	GUEST BATH #2	2'-0"	6'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	A4	GUEST BEDROOM #3	2'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	-
	A5	GUEST BEDROOM #3	4'-0"	2'-0"	1 3/8"	-	CORP	BD	-	-	-	-	PAIR

1. FRAMING CONTRACTOR SHALL VERIFY ALL DOOR & WINDOW SIZES OPENINGS WITH RESPECTIVE MANUFACTURER PRIOR TO FRAMING OF SAME. DOOR SIZES SHOWN ON DOOR SCHEDULE ARE NOMINAL DOOR & WINDOW SIZES ONLY FRAME & J.D. SIZES EXCEPT ALUMINUM DOOR SIZES ARE I.D.T.D.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF WINDOW QUANTITIES PRIOR TO SUBMITTING A FINAL PRICE FOR THE PROJECT TO OWNER.
3. DOOR HANDING & ACTIVE & INACTIVE & 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 DOGMBR RABBETED TYPE.
8. AT DOORS PROVIDE CLEARANCE OF 1/4" @ SIDES & TOP & 1/4" - 3/4" OVER FRESH FLOORING OR THRESHOLDS. AT THRESHOLD LOCATIONS INTERIOR DOORS SHALL BE MINORIT AS REQUIRED SO HEAD CASING ALIGNS WITH DOORS WITHOUT THRESHOLDS.
9. ALL DOORS SHALL RECEIVE A DOORSTOP PER SPECIFICATION. REVIEW PLACEMENT OF ALL DOORSTOPS WITH ARCHITECT PRIOR TO ORDERING AND INSTALLING.

MARK	TYPE	UNIT	ROUGH OPENING (W X H)	TOP OF F.L.O.	REMARKS
A	CNT	ICAP25	2'-0" X 3'-0" 1/8"	-	4 LITES
B	CNT	ICAP25-25	4'-0" X 5'-0" 1/8"	-	20 UNITS FILLLED; 4 LITES EA.
C	CNT	ICAP25-25	7'-0" X 5'-0" 1/8"	-	28 UNITS FILLLED; 4 LITES EA.
D	CNT	ICAP25-25	4'-0" X 5'-4" 1/8"	-	20 UNITS FILLLED; 4 LITES EA.
E	CNT	ICAP25-25	4'-0" X 5'-6" 1/8"	-	20 UNITS FILLLED; 4 LITES EA; EGRESS
F	DN	ITD2540	5'-2" 1/2" X 5'-0" 3/4"	-	3 OVER 3 LITE; EGRESS
G	DN	ITD2540-25	5'-0" X 5'-0" 3/4"	-	20 UNITS FILLLED; 3 OVER 3 LITE; EGRESS
H	DN	ITD2540-25	5'-0" X 5'-2" 1/4"	-	20 UNITS FILLLED; 3 OVER 3 LITE; EGRESS
I	DN	ITD2540-25	5'-6" 1/2" X 5'-8" 3/4"	-	20 UNITS FILLLED; 3 OVER 3 LITE; EGRESS
J	DN	ITD2541	5'-2" 1/2" X 5'-4" 1/4"	-	3 OVER 3 LITE; EGRESS
K	DOOR CMT	ICAP25/ICAP25	2'-0" X 6'-1" 3/8"	-	4 LITE PAVED WRT FILLLED ON TOP OF 1 LITE CASEMENT
P2	HINGING PUSHIN	SPD2502R	5'-4" 5/8" X 5'-0" 1/2"	5'-0" 1/2"	3 LITE HINGING PUSHCN DOOR

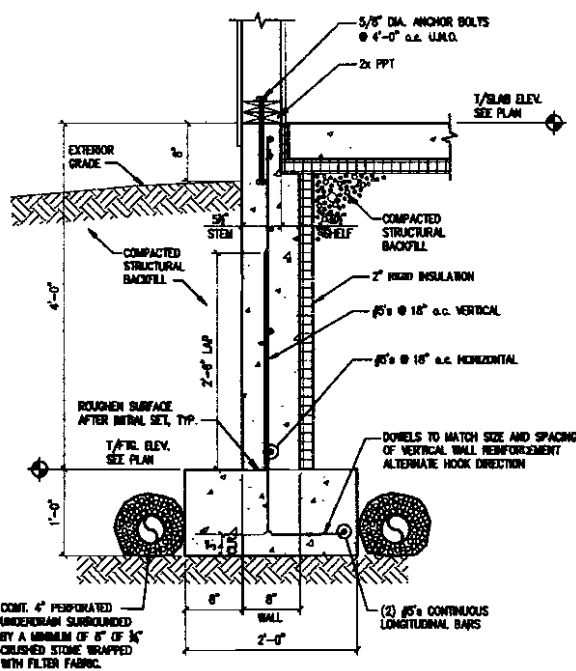
1. CONTRACTOR SHALL MEASURE AND VERIFY ALL WINDOW OPENINGS WITH WINDOW MANUFACTURERS PRINTED INFORMATION
2. ALL WINDOW BORON OPENING DIMENSIONS ARE BASED ON HARVIN INTEGRITY GOOD BULKHEAD WINDOWS S.I.O. CLADDING COLOR T.O.D. INTERIOR FINISH T.O.D. DIVIDED LIGHTS PER EXTERIOR CALLS TO BE SPACIALIZED DIVIDED LIGHTS. CALLS BOTH TO BE 1/2" MAX.
3. ALL BORON WINDOW GLASS SHALL BE INSTALLING GLASSWARE S 8-ALGON FILLED WITH S-FACTOR OF .3

2. SUBMIT COMPLETE WINDOW AND DOOR DRAWINGS TO ARCHITECT FOR REVIEW PRIOR TO ORDERING WINDOWS.
3. EACH PANE OF GLAZING INSTALLED IN A "HAZARDOUS LOCATION" AS DEFINED BY THE IBC CODES, SHALL BE SAFETY GLAZING AS REQUIRED, AND SHALL BE SO LABELLED.
4. ROUGH OPENING HEIGHTS LISTED ABOVE ARE THE FINISH ROUGH OPENING HEIGHT PLUS 1/2" TO ALLOW FOR A CLAMPED UNDER WINDOW UNIT FOR DRAINAGE.

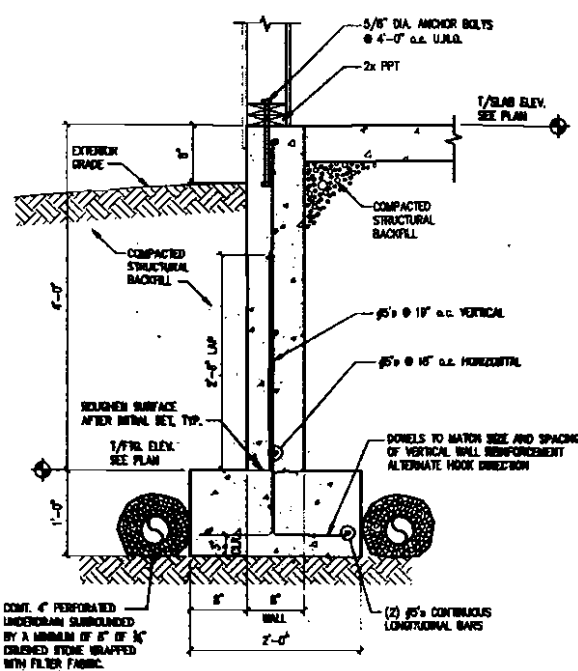
K B A
kevin brownie
ARCHITECTURE
seven breezy hill lane
fairmont, me 04105
(207) 285 9860
kavin@kevinbrownie
architecture.com

REDFERN PROPERTIES
114 NOYES STREET
PORTLAND, MAINE

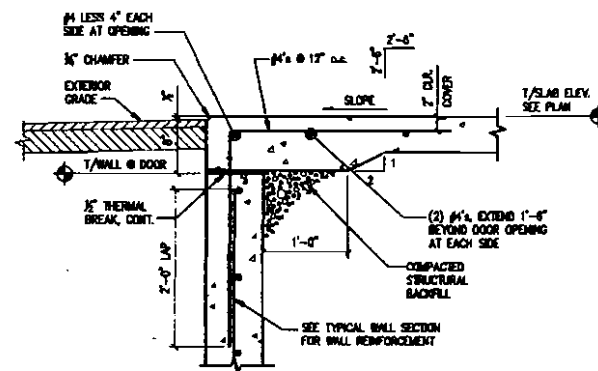
A5.1



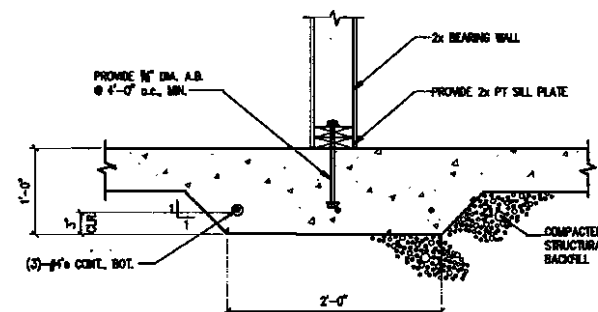
1 SECTION
S.I. SCALE: 1" = 1'-0"



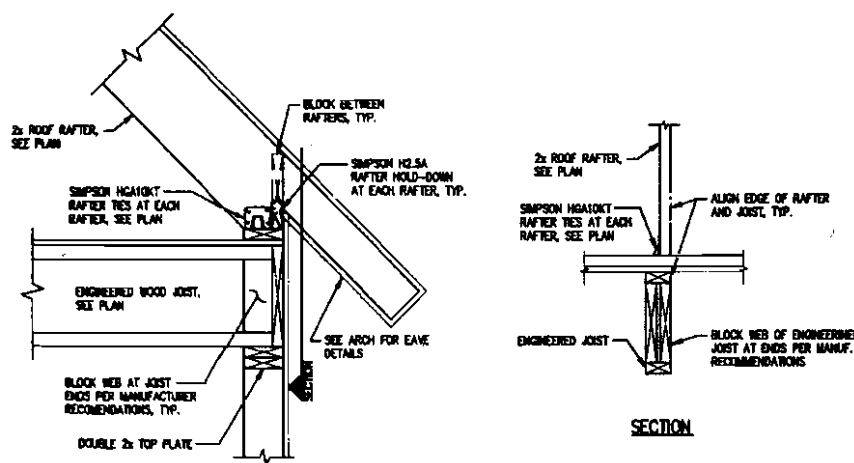
2 SECTION
S.I. SCALE: 1" = 1'-0"



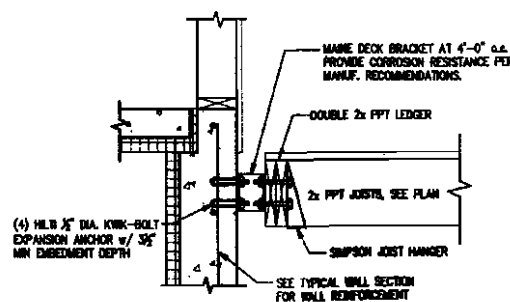
3 SECTION
S.I. SCALE: 1" = 1'-0"



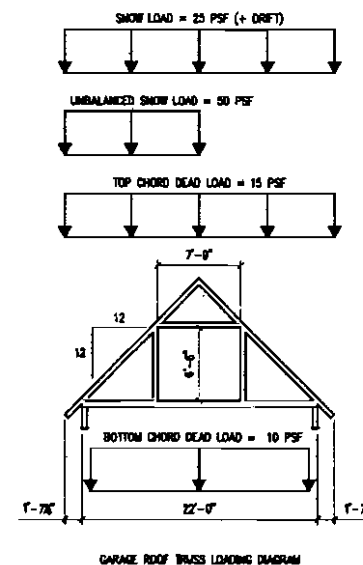
4 SECTION
S.I. SCALE: 1" = 1'-0"



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



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



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

REVISIONS

Kevin Brown
ARCHITECTURE
PO BOX 1000
PORTLAND, ME 04106
(207) 253-9888
www.kevinbrownarchitects.com

DRAWN:

CHECKED:

DATE:

10/16/09

PROJECT NO.

REDFERN PROPERTIES
118 HORTON STREET
PORTLAND, MAINE

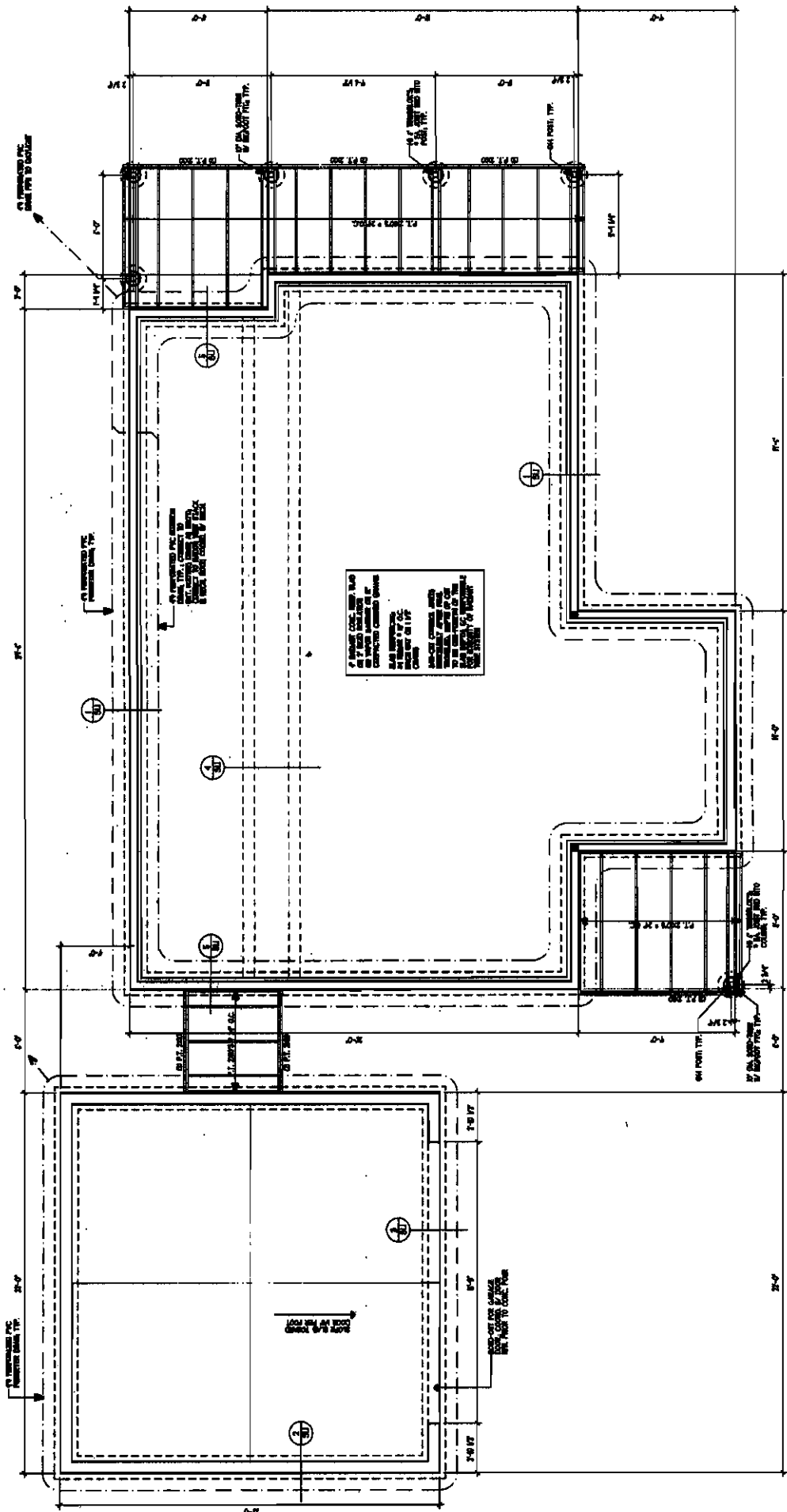
STRUCTURAL DETAILS

S.I.

CONSUMERS BUYING

1. PROVIDE SERVICE CO. CARDS & INQUIRY AT ALL CONSUMERS MEET. THE.

2. PROVIDE SERVICE CO. CARDS & INQUIRY AT ALL MEETINGS-2001 MEET. THE.



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

REVISIONS
10-14-04 ISSUED FOR
PERMIT

K B A
Kevin Browne
ARCHITECTURE
www.kevinbrownearchitect.com
Tel: 847.861.0105
(287) 232-9588
kevin@kevinbrownearchitect.com

ORIGIN, KURE	CHECKED:	DATE:	PROJECT NO. XXXX
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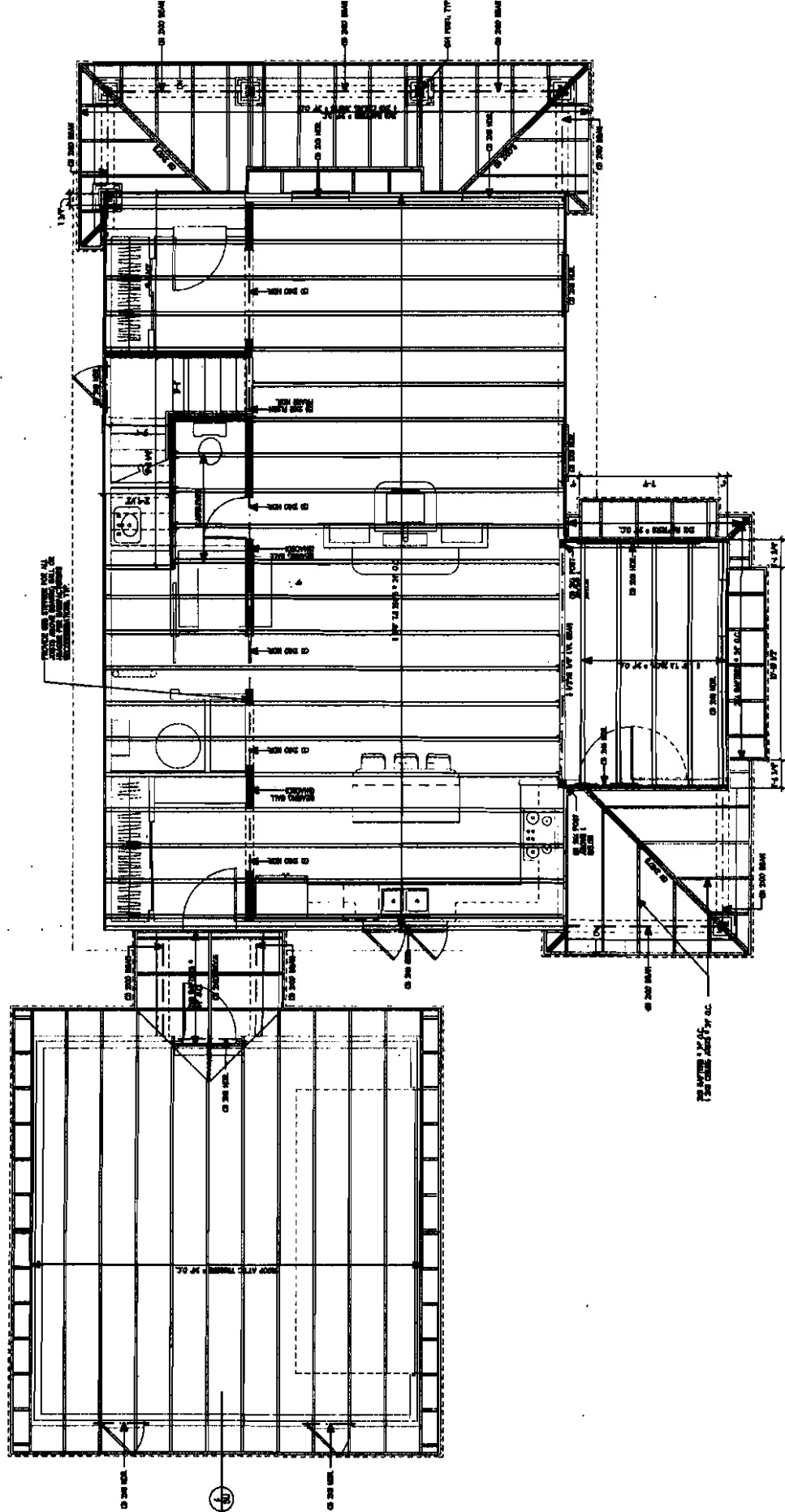
RED FERN PROPERTIES
114 NORTH STREET
PORTLAND, MAINE

SECOND FLOOR &
LOWER ROOF FRAMING

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

၈

1. I HAVE BEEN ON CAMP 1 SINCE AT
 ALL CAMP 1 SINCE 1964.
 2. I HAVE BEEN ON CAMP 1 SINCE AT
 ALL CAMP 1 SINCE 1964.



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

REVISIONS DO-4 ON REQUEST FOR PRINT	
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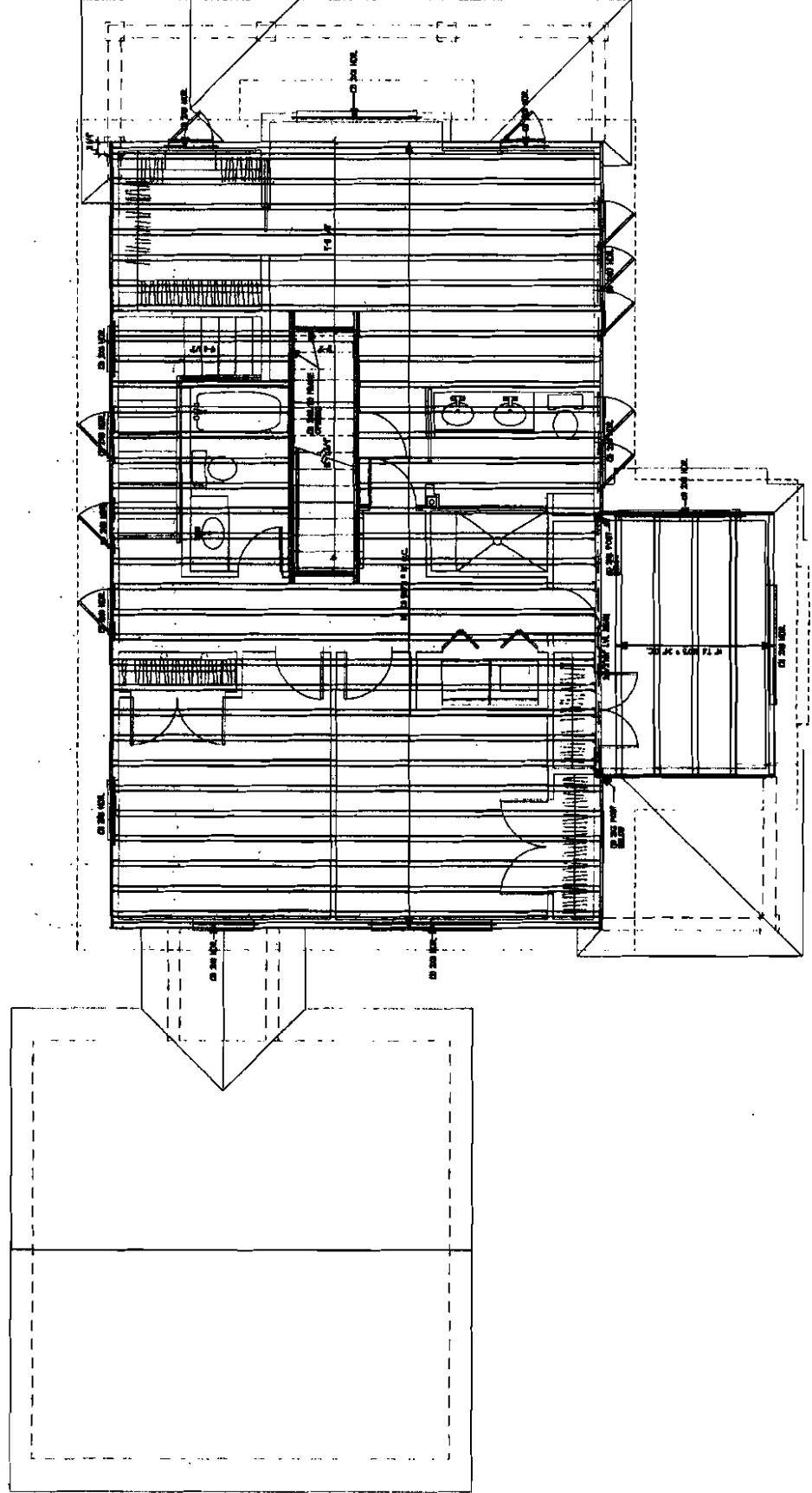
KBA
kevin brownie
ARCHITECTURE
www.kevinie.com
tel: 287.233.9886
kba@kevinie.com
architecture.com

DRAIN:	
KUBS	
CHECKED:	
DATE:	
PROJECT NO.	XXXX

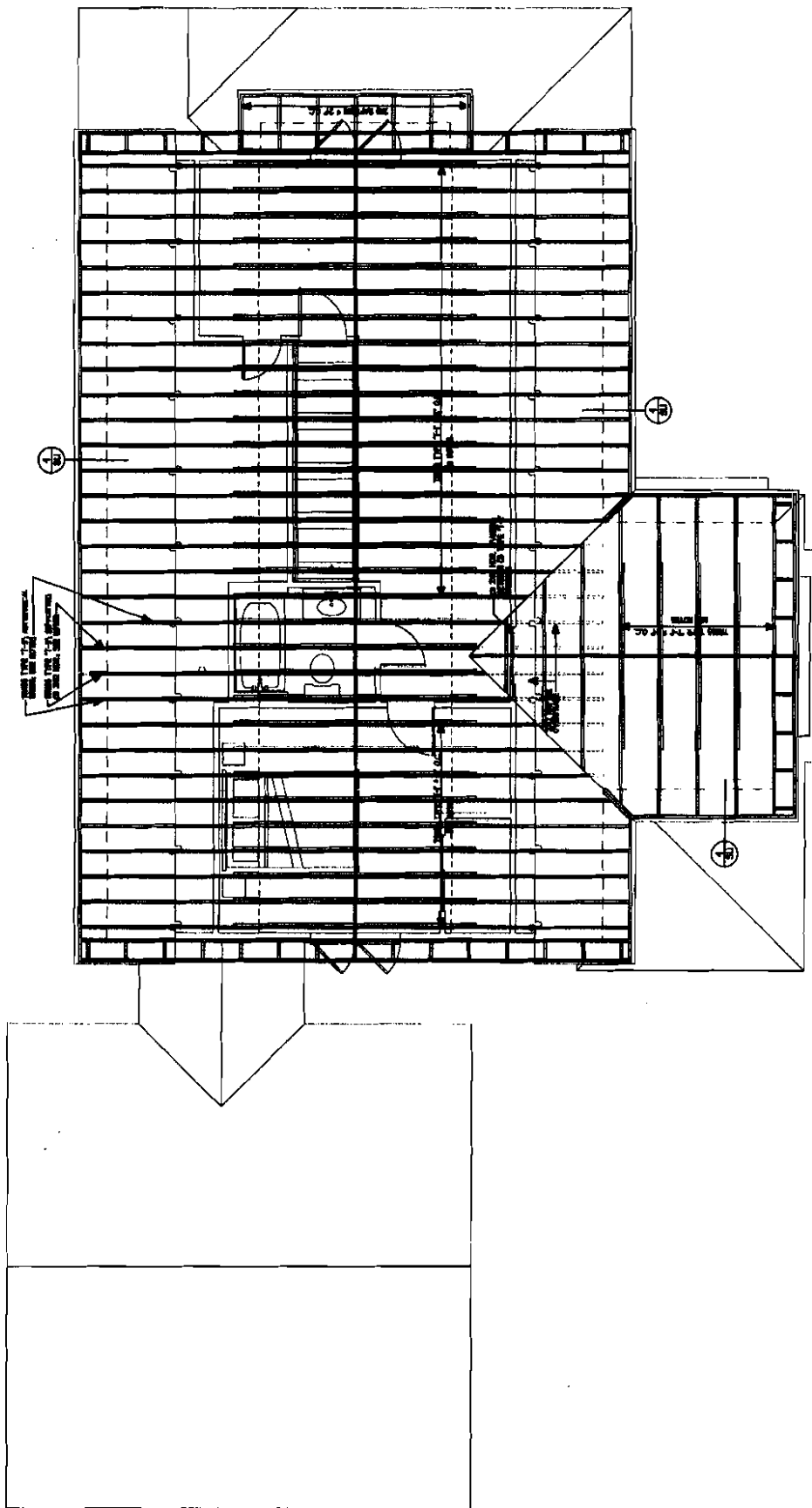
RED FERN PROPERTIES
114 NOYES STREET
PORTLAND, MAINE

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

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

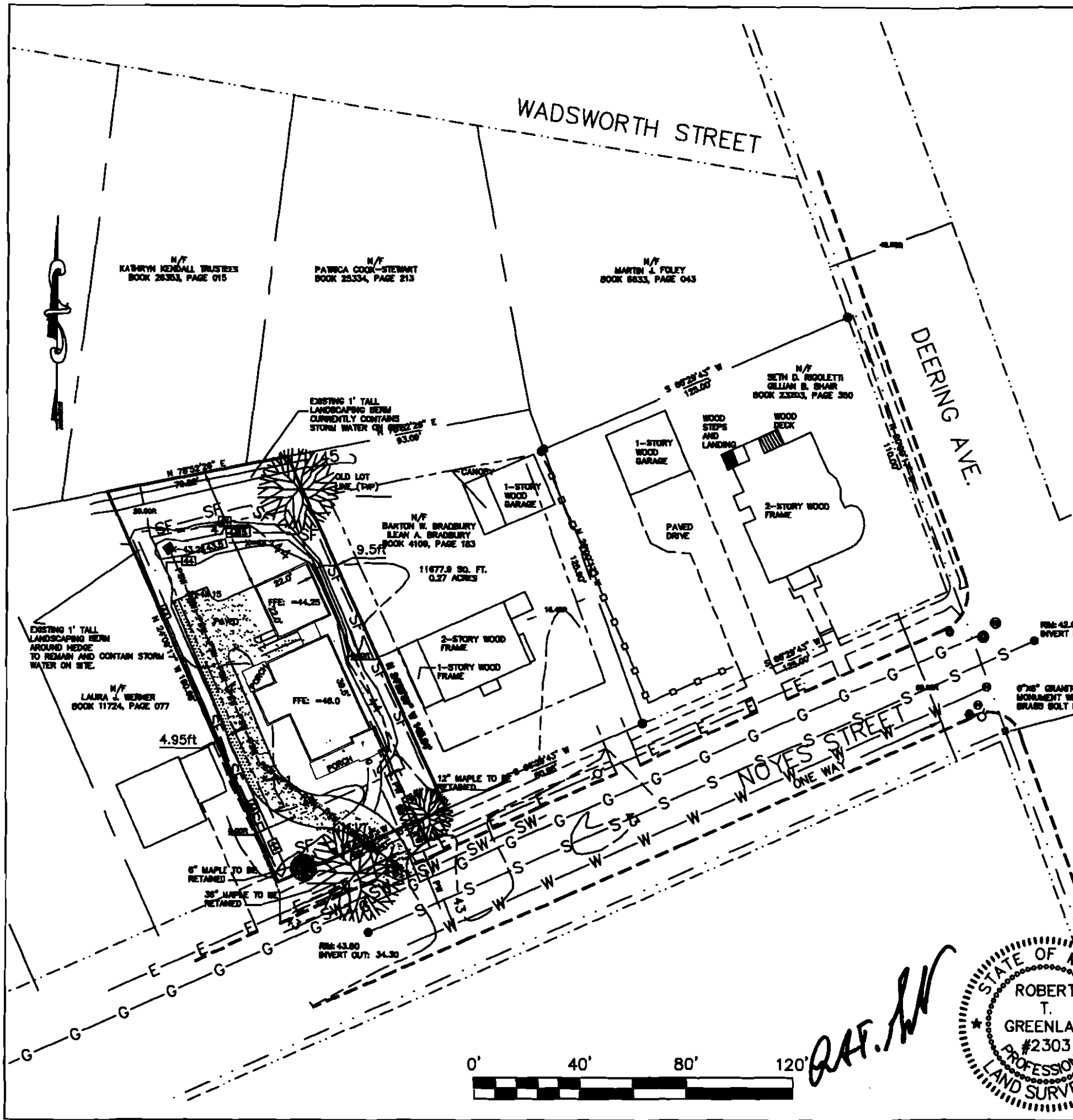


ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

1. ALL TUBES SPACED @ 6' O.C. MAX
 2. ALL TUBES HAVE TWO SUPPORTS AND COLLAR TIES AND 4" IN DIAMETER TIES

TIE ROD CONNECTIONS
 TIES - 7/8" BARS TO COLLAR TIE CONNECTIONS - (0 IN 12.5' TALL)
 BARS TO BARS TO COLLAR TIE CONNECTIONS - (0 IN 12.5' TALL)
 TIES - 7/8" BARS TO COLLAR TIE CONNECTIONS - (0 IN 12.5' TALL)
 BARS TO BARS TO COLLAR TIE CONNECTIONS - (0 IN 12.5' TALL)
 TIES - 7/8" BARS TO COLLAR TIE CONNECTIONS - (0 IN 12.5' TALL)
 BARS TO BARS TO COLLAR TIE CONNECTIONS - (0 IN 12.5' TALL)

COLLAR TIE
 BARS
 BARS TO
 BARS TO



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 EASEMENTS 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.

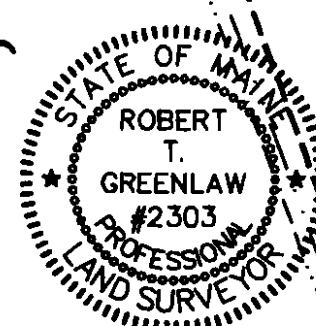
LEGEND

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

SURVEYORS STATEMENT:

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

- (1) NO WRITTEN REPORT
- (2) NO NEW DESCRIPTION



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NOV 30 2009

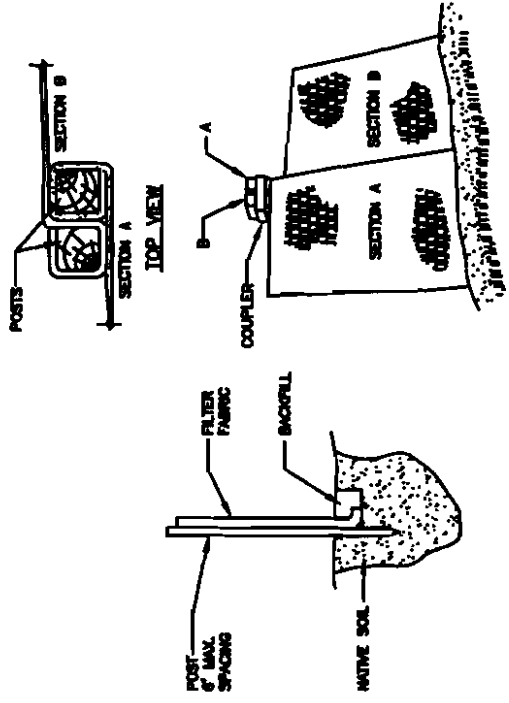
Dept. of Building Inspections
City of Portland Maine

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

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC

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

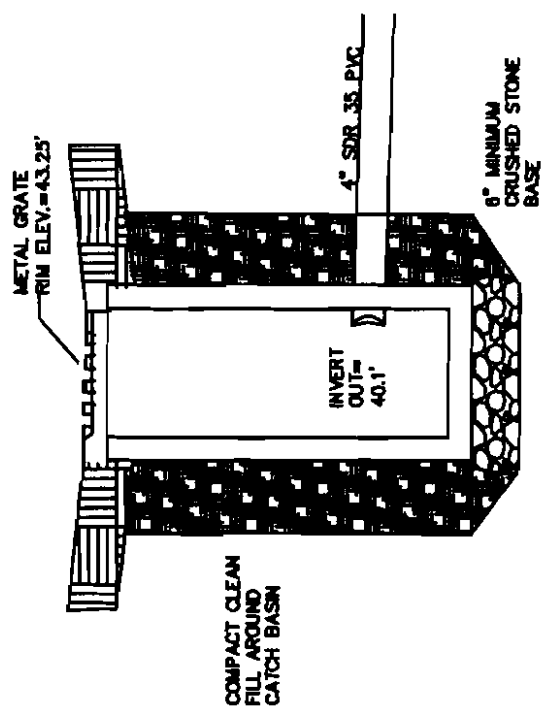
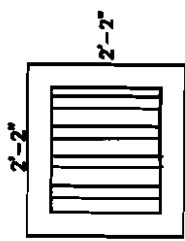
DRAWER:2009 NO:010



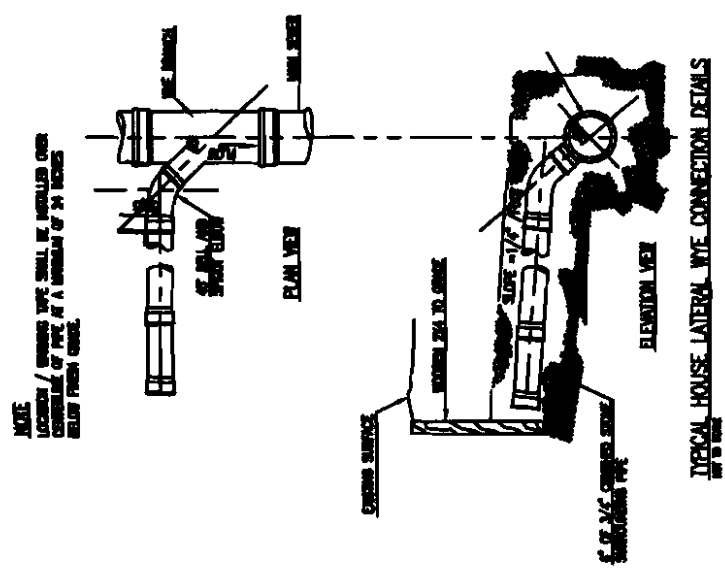
- INSTALLATION:
1. EXCAVATE A 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2' OF FABRIC IS LINED ON THE TRENCH BOTTOM. JOIN SECTIONS AS SHOWN ABOVE.
 4. LAY THE TIE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACKFILL THE TRENCH AND TAMP THE SOIL. TIE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND FILLING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
 5. BARRIER SHALL BE MINIMUM 50 LB FORCE OR APPROVED EQUAL.

FILTER BARRIER
NOT TO SCALE

T- TYPE CATCH BASIN TOP VIEW
NOT TO SCALE



T- TYPE CATCH BASIN
NOT TO SCALE



TYPICAL HOUSE LATERAL PIPE CONNECTION DETAILS
NOT TO SCALE

NOTE: EXISTING TYPE SHALL BE INSTALLED OVER EXISTING TYPE OF PIPE AT A MINIMUM OF 24 HOURS BEFORE FRESH CONCRETE.

REVISD 11-24-2009: ADDED CATCH BASIN DETAIL

REVISD 11-03-2009: REMOVED CATCH BASIN DETAIL

DETAIL SHEET

117-119 NOYES STREET PORTLAND, MAINE

FOR: JONATHAN CULLEY

DRAWN BY: RTG

CHECKED BY: MMB

SCALE: 1"=40'

DATE OF SURVEY: 08-30-2008

JOB NUMBER: 2009010

SHEET: 3 of 3.

PREPARED BY: OCEAN PARK LAND SURVEYING LLC

P.O. BOX 7265

OCEAN PARK, MAINE 04063

207-749-9471 OCEANPARKLLC@GWM.NET

DRAWER: 2009 NO-010

RECEIVED

NOV 30 2009

Dept. of Building Inspections
City of Portland Maine

REVISIONS	DATE	BY	DESCRIPTION



Kevin Brown
ARCHITECTURE
Kevin Brown 601 Ave
Portland, ME 04106
(207) 233 8888
kevinbrown@kbaarchitects.com

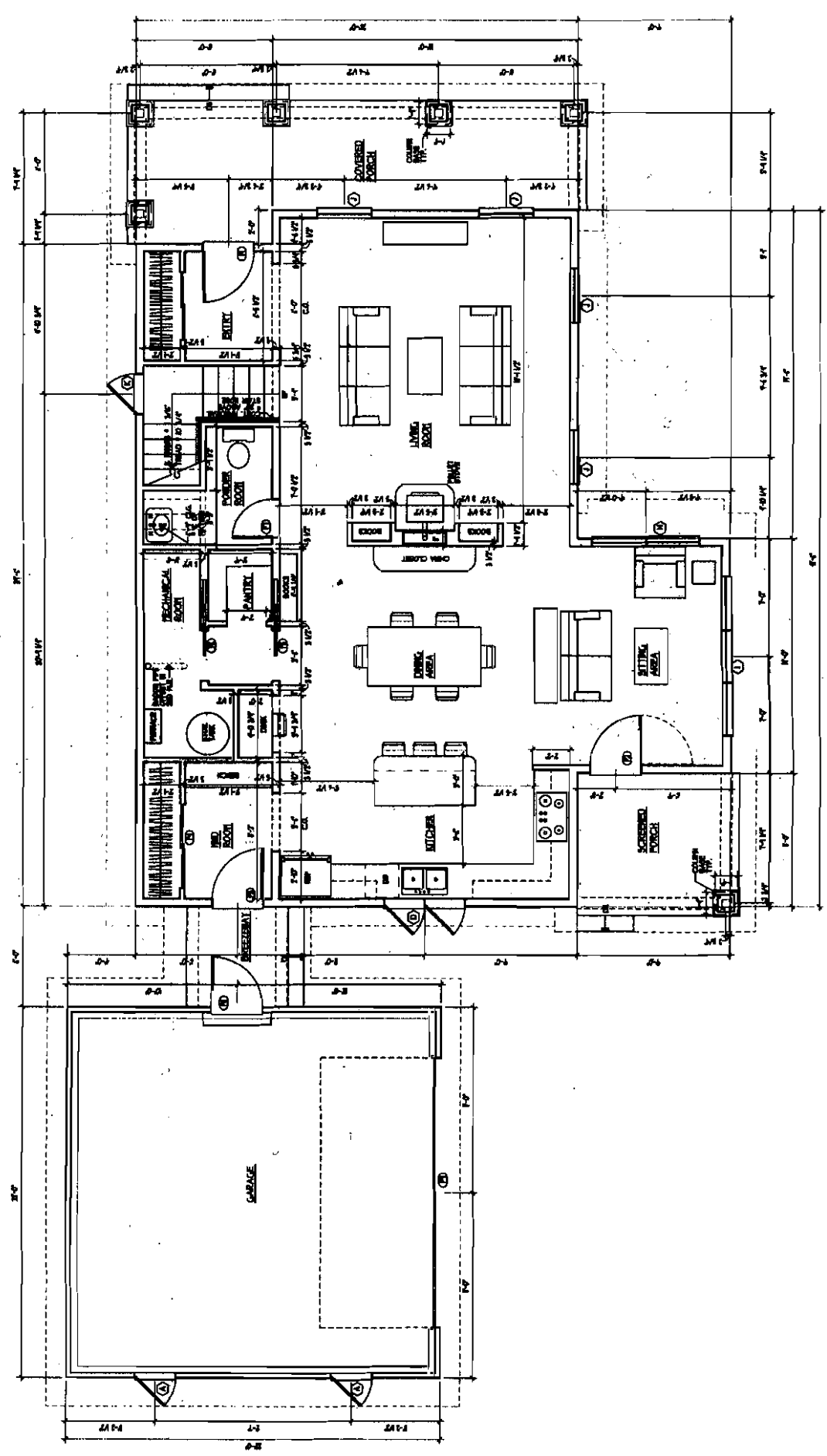
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CHECKED:	
PROJECT NO:	
PROJECT NAME:	

REDTREN PROPERTIES
 111 NORTH STREET
 PORTLAND, MAINE

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

AIJ

8818



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

REVISIONS
12-4-09 SUBMITTED FOR PERMIT

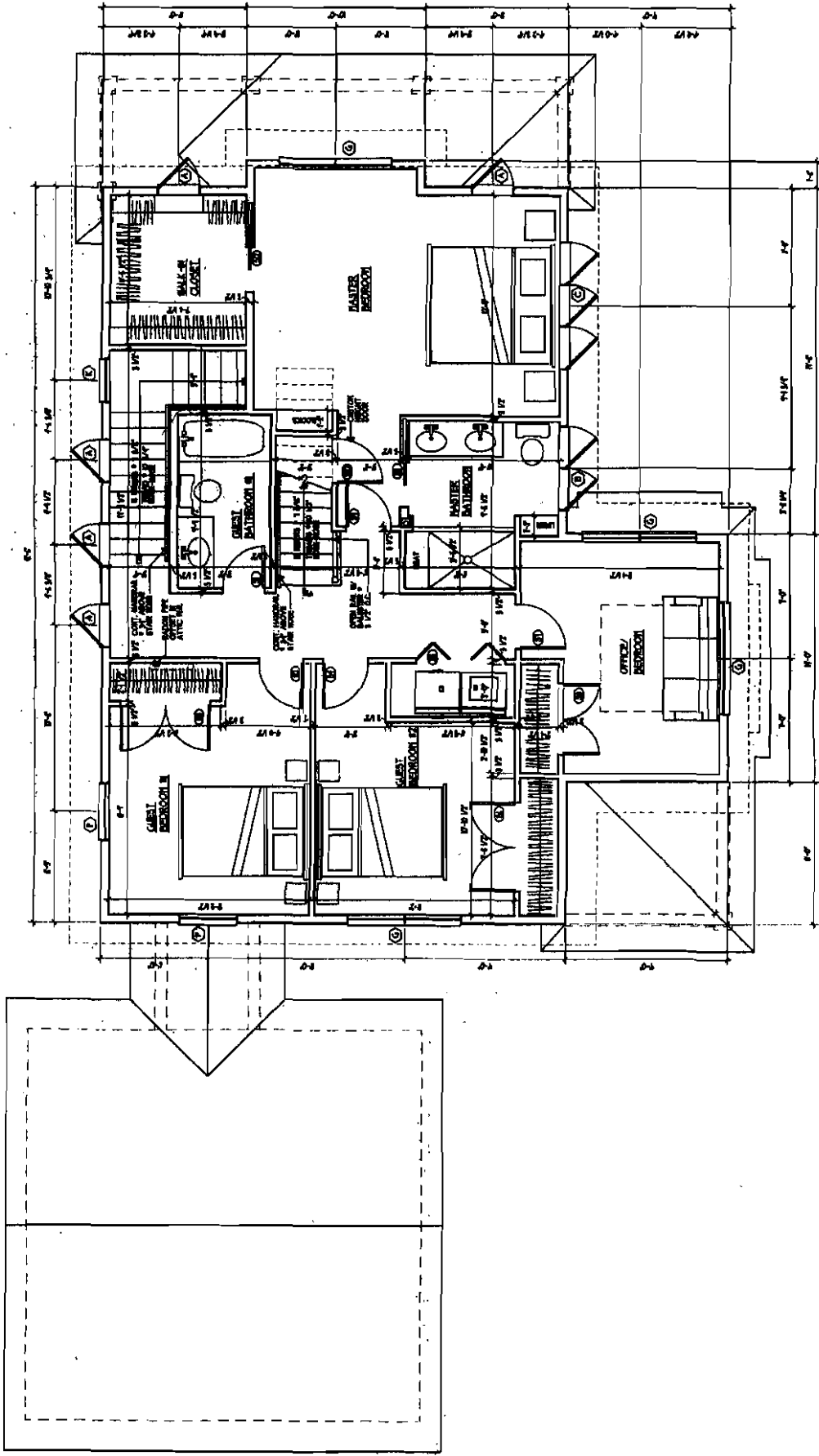
KBA
Kayla Branna
ARCHITECTURE
1111 11th Ave
Portland, ME 04101
(207) 533-9100
kayla@kaylaarch.com
architect@kaylaarch.com

DRAWN: KJB
CHECKED:
DATE:
PROJECT NO: XXXX

REDTERR PROPERTIES
1111 11th Ave
Portland, Maine

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

A12



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

REVISIONS
10-3-04 ISSUED FOR
PERMIT

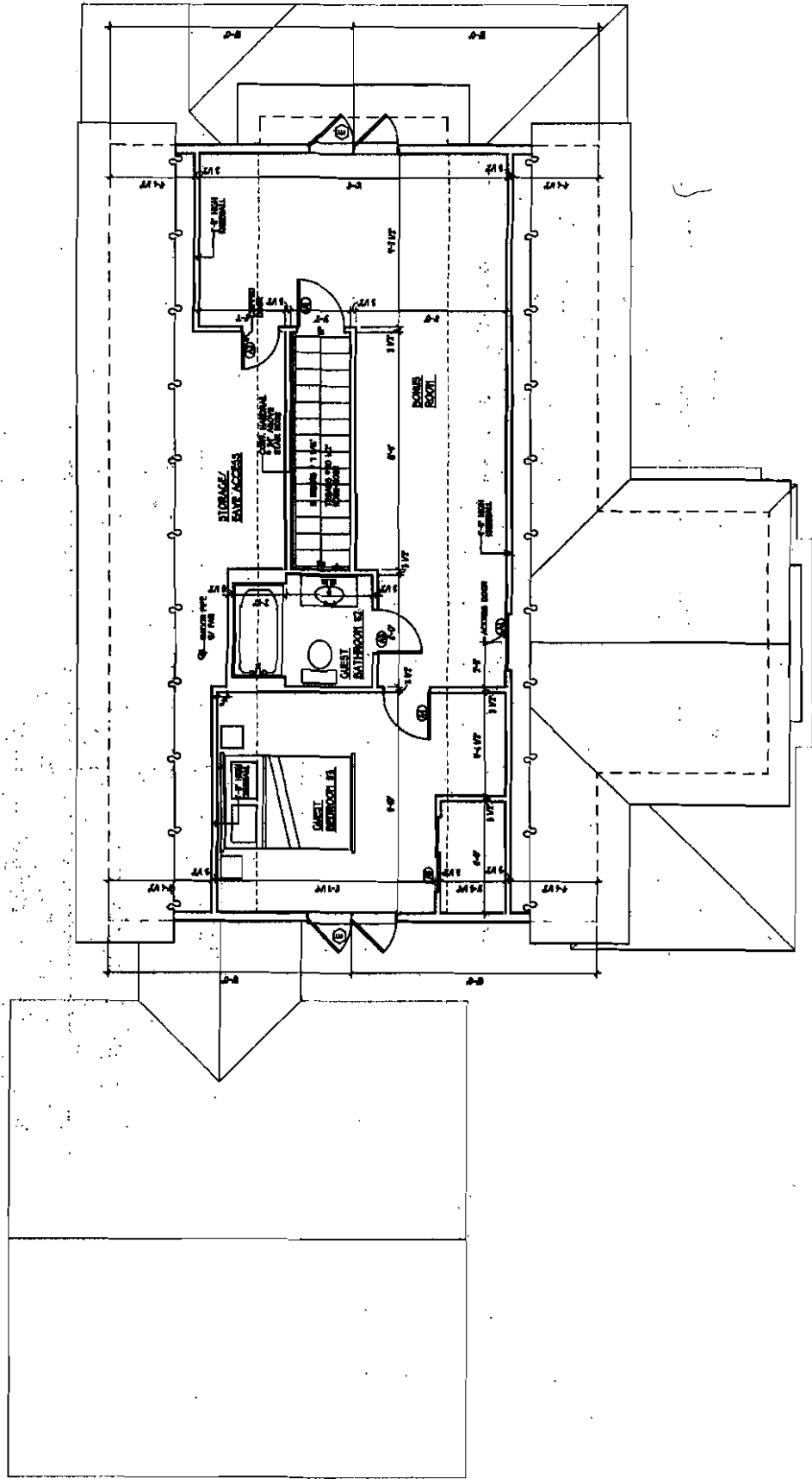
NBA
Neville Browne
ARCHITECTURE
1000 Broadway Ave.
Portland, ME 04106
(207) 233-3333
nba@nbaarch.com
architect@nba.com

DRAWN:
KBS
CHECKED:
DATE:
PROJECT NO.
XXXX

REDTERR PROPERTIES
11 KORTS STREET
PORTLAND, MAINE

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

A1.3



REVISIONS
DATE: 01-15-2010
BY: JMB
REVISIONS

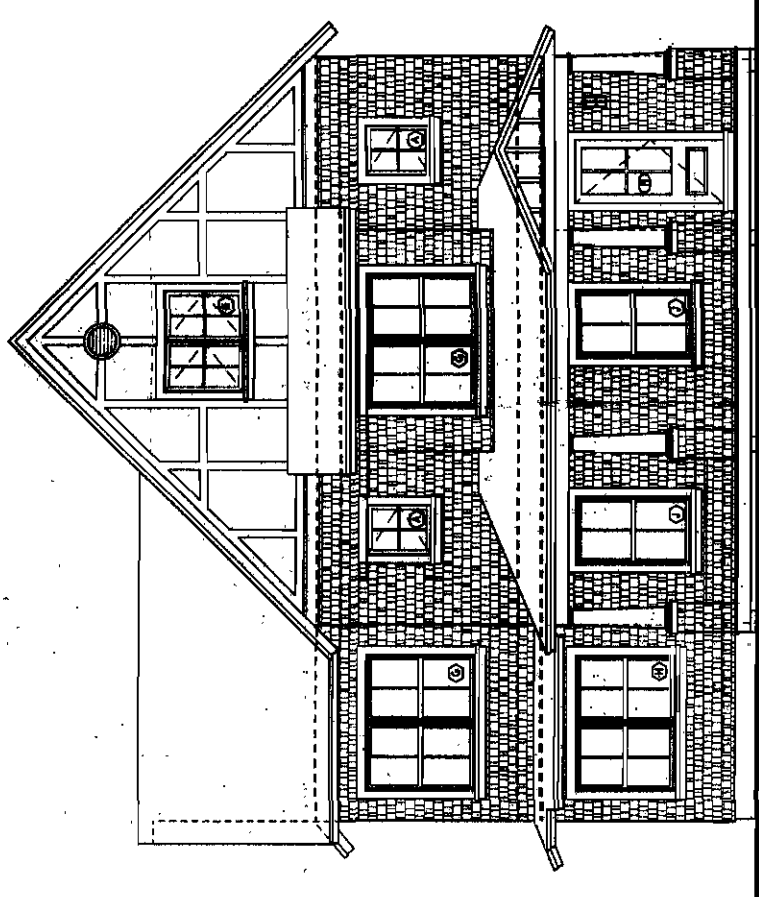
NBA
Kevin Brown
ARCHITECTURE
10000 Main Street
Portland, ME 04106
(207) 233-3888
kbr@nbaarchitect.com
nbaarchitect.com

DRAWN: JMB
CHECKED: JMB
DATE: 01-15-2010
PROJECT NO.: 10000

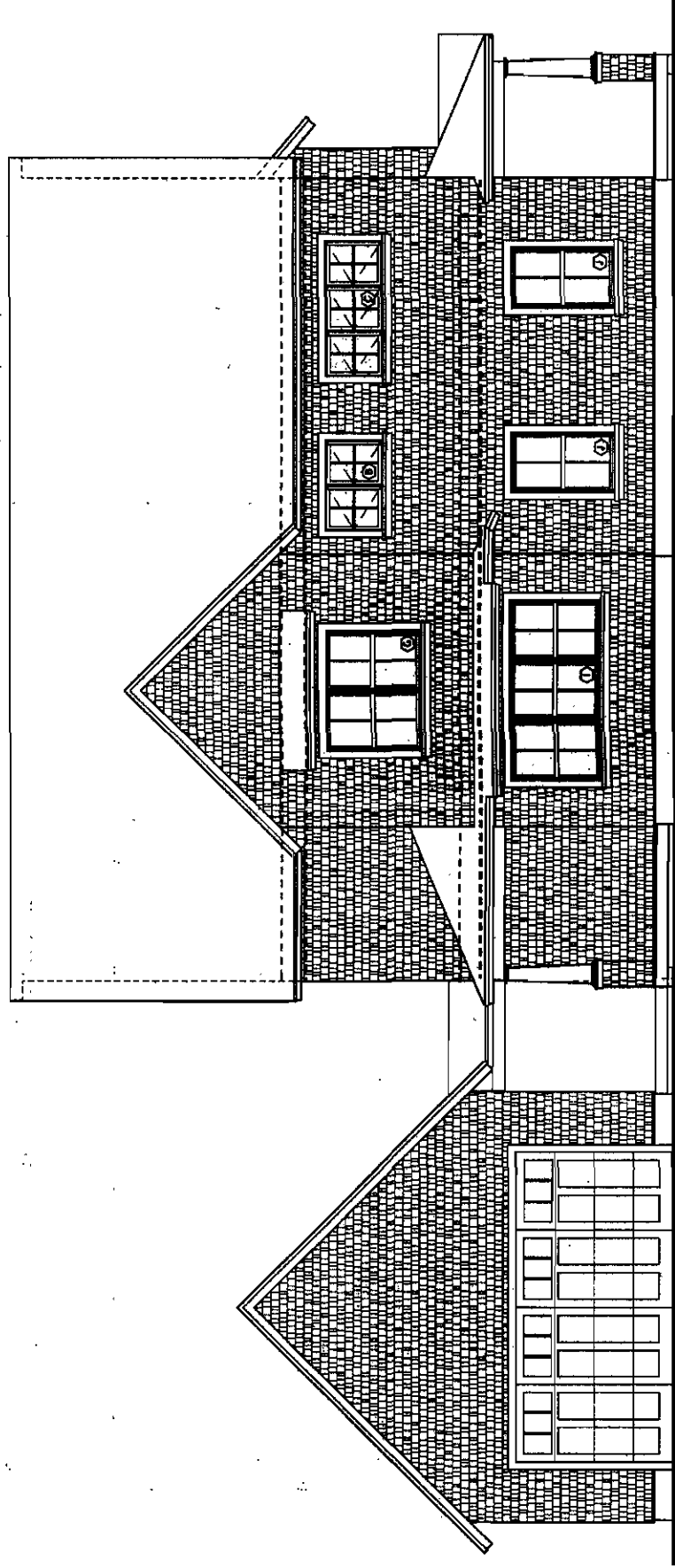
REDFERN PROPERTIES
114 MOYSE STREET
PORTLAND, MAINE

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

A2.1



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



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

REVISIONS
D-S-ON ISSUED FOR
PRINT

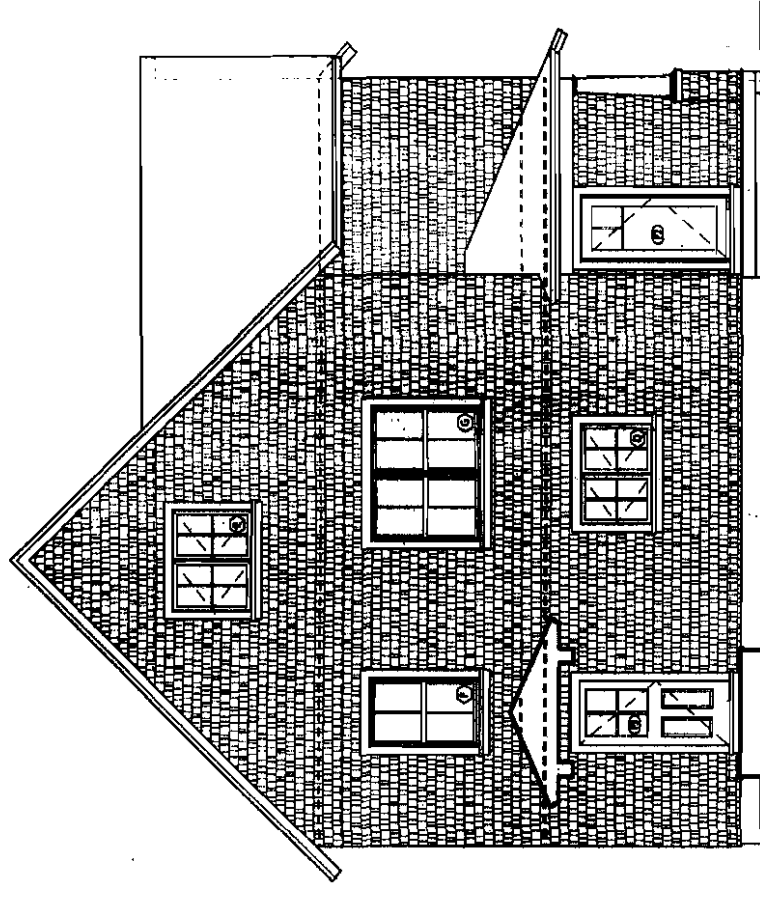
NBA
Kevin Browne
ARCHITECTURE
Kevin Browne will be
responsible for all
(207) 333 0000
kb@kevinbrowne.com
www.kevinbrowne.com

DRAWN:
KBS
CHECKED:
DATE:
PROJECT NO.
XXXX

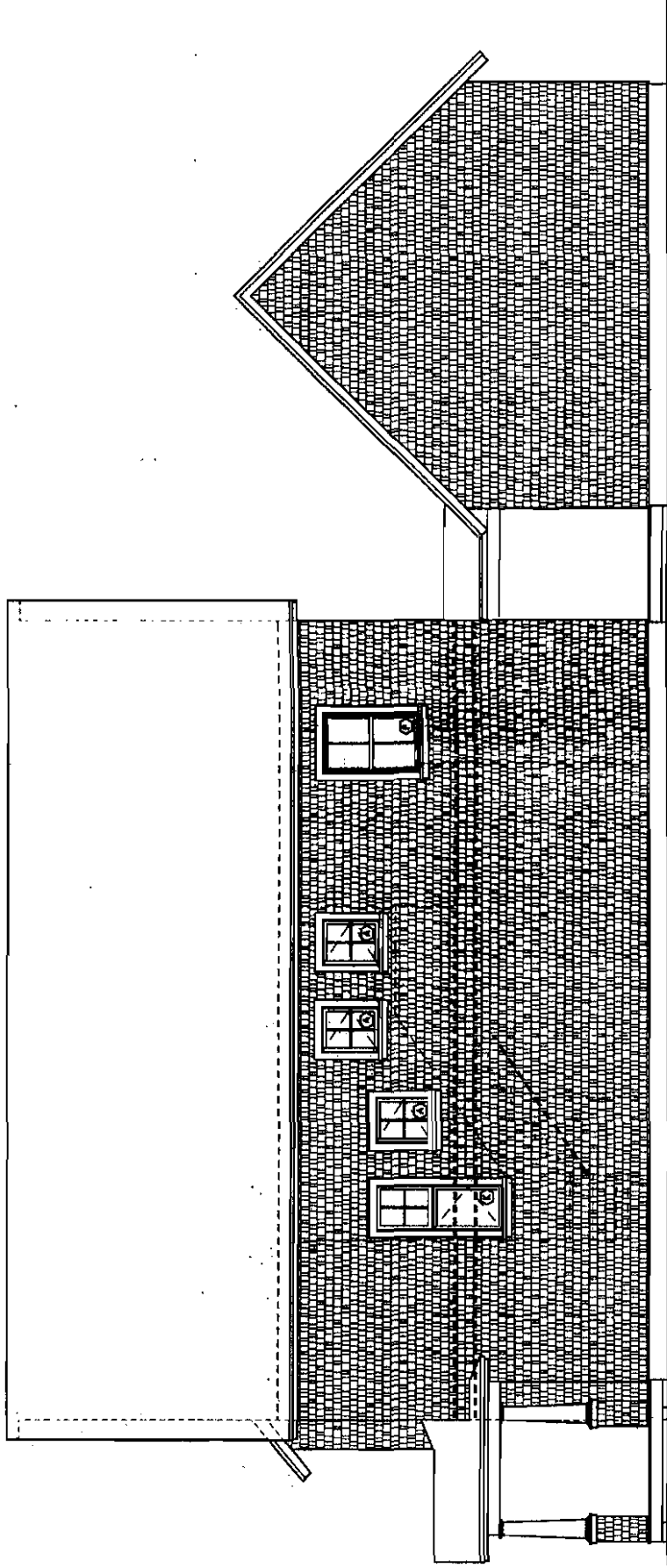
RED FERN PROPERTIES
10 NORTH STREET
PORTLAND, MAINE

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

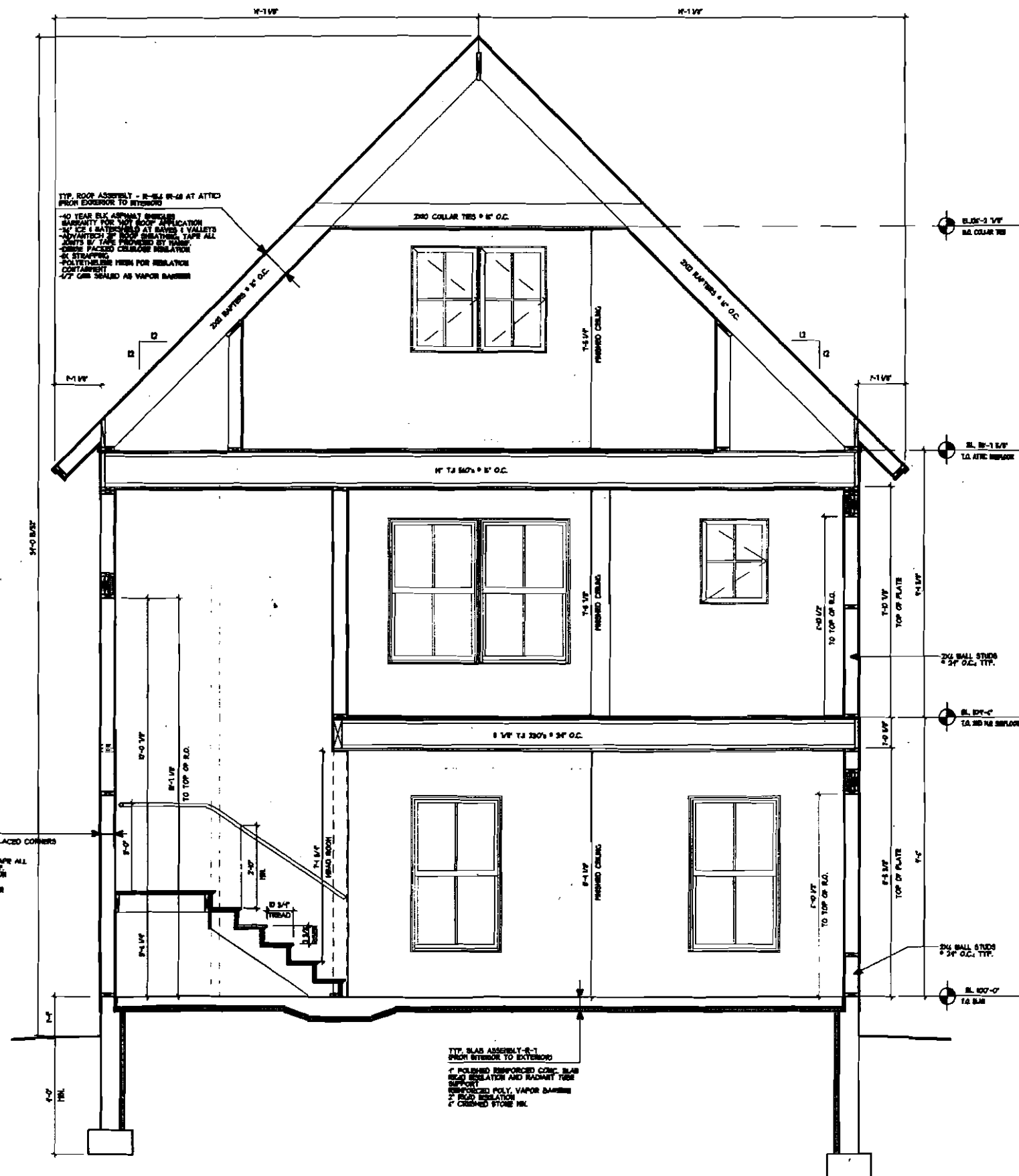
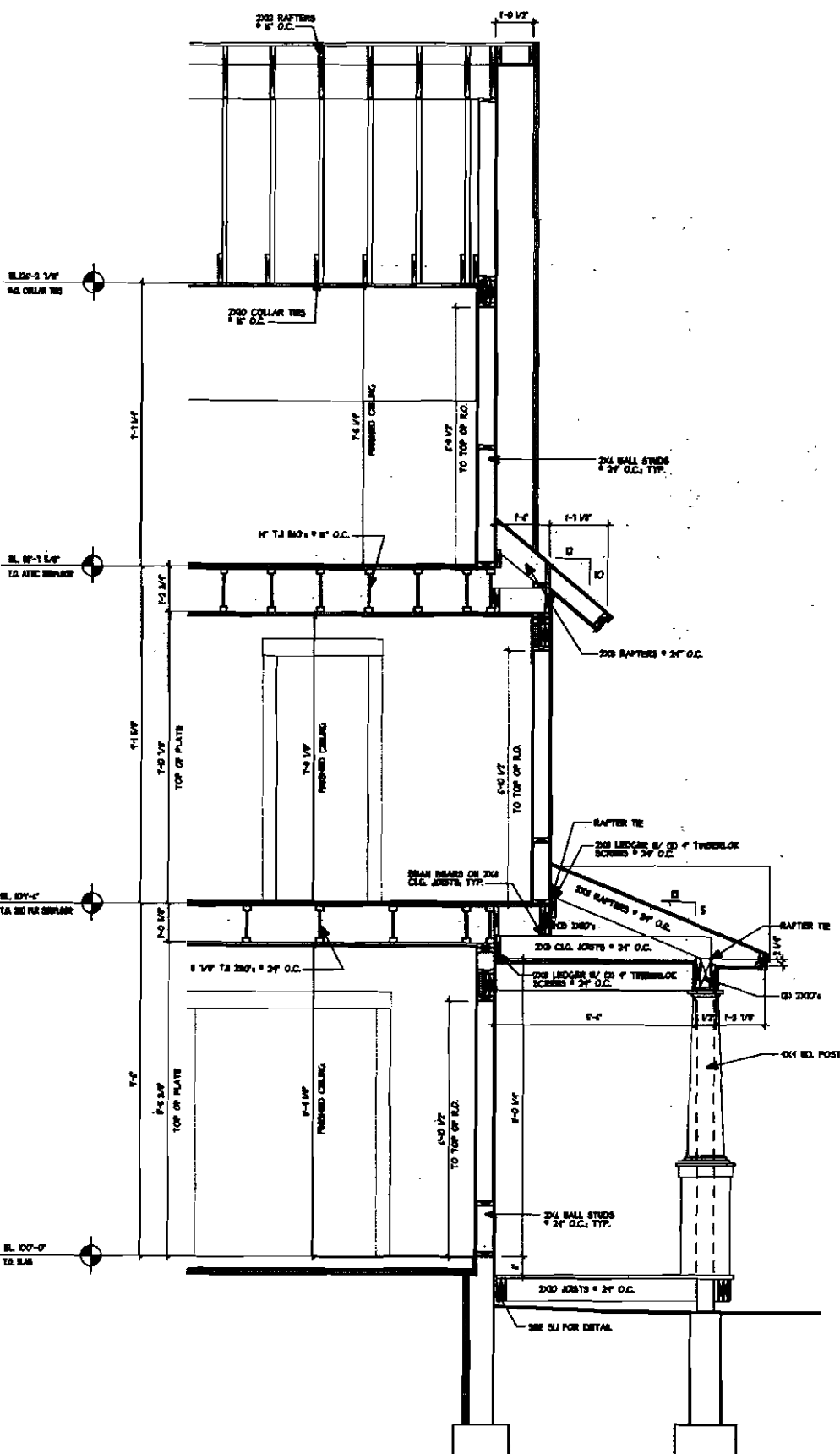
A2.2



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



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



REVISIONS
12-16-04 ISSUED FOR
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K B A
kevin brown
ARCHITECTURE
seven breezy hill lane
falmouth, me 04101
(207) 233 9500
kevin@kevinbrown
architecture.com

ORIGIN:

CHECKED:

DATE:

PROJECT NO.

XXXX

RED FERN PROPERTIES
114 NOTES STREET
PORTLAND, MAINE

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

A3.1

