

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that FRANCIS P DRAKE

Located At 7 ROBIN ST.

Job ID: 2010-12-85-SF

CBL: 272 - - G - 001 - - - - -

has permission to build a Single Family Residence.

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

08/19/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Footings/ Setbacks
2. Foundation/ Backfill
3. Close-In: (Electrical, Plumbing, Framing)
4. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2010-12-85-SF

Located At: 7 ROBIN

CBL: 272 - - G - 001 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
3. Separate permits shall be required for future decks, sheds, pools, and/or garages.
4. This street is considered to be a 14-403 street. You have submitted a signed and notarized affidavit stating that this will be a single family home for yourself. The City will be following up after the completion of the structure to be sure that you are abiding by your signed statement.
5. There are two separate deeds that combined describe this property – Book 4440 Page 169 and Book 4440 Page 172.

Fire

1. All construction shall comply with City Code Chapter 10.
2. A sprinkler system shall be installed in compliance with NFPA 13D. The construction permit has not been reviewed for sprinkler design and placement.
3. A separate Suppression System Permit is required.
4. All smoke alarms shall be interconnected and photoelectric.
5. Hardwired Carbon Monoxide alarms with battery backup are required on each floor.

Building

1. A graspable handrail (34-38 inches in height) shall be provided on at least one side of each continuous run of treads or flight with four or more risers. Fall protection (36 inches) from exterior decks may be required if floor joist are at or above thirty (30) inches from grade. The maximum riser height shall be 7 3/4 inches; the minimum tread depth shall be 10 inches.
2. **R312.3 Opening limitations.** Required *guards* shall not have openings from the walking surface to the required *guard* height which allow passage of a sphere 4 inches in diameter.
3. Attic access shall comply with Section R807, 22 by 30 inch minimal opening.
4. Submit specifications for all Engineered Trusses, Girders, and Steel Beams. Note: Spoke with Owner about Maine's snow load requirements.
5. A photoelectric Carbon Monoxide (CO) detector shall be installed in each area within or giving access to bedrooms. That detection must be powered by the electrical service (plug-in or hardwired) in the building and battery.
6. **R502.6 Bearing.** The ends of each joist, beam or girder shall have not less than 1.5 inches of bearing on wood or metal and not less than 3 inches on masonry or concrete except where supported on a 1-inch-by-4-inch ribbon strip and nailed to the adjacent stud or by the use of *approved* joist hangers.

May 4, 2011

COPY

Mr. Francis Drake
P.O. Box 1378
Portland, ME. 04104

**Re: Level I Minor Residential Site Plan
 Taft Avenue; Drake Single Family Residence
 Application ID: # 2010-0001
 CBL: 272 G 001 001**

Dear Mr. Drake:

On May 4, 2011, the Portland Planning Authority approved a Level I Minor Residential Site Plan for the proposal to build a new single family residence on Taft Avenue. The proposals are shown in the approved Site Plan dated November 2010 (Rev 1; 2-9-11) prepared by Gorrill – Palmer Consulting Engineers, Inc., and Retracement of Lots Plan dated 10-25-2010 (Rev 2; 4-12-11) prepared by Livingston – Hughes, with the following conditions:

- i. That a revocable license agreement granting you the ability to conduct private excavation work and installation of utilities (water and sewer) in the unaccepted portion of Taft Avenue (of which the City has continued its rights in), be executed by you and the City of Portland prior to the issuance of a Building Permit.
- ii. That the signed and recorded easement granting you the ability to install electrical utilities across the Ney property at 19 Birchwood Avenue (which is the portion of Taft Avenue which has been deemed vacated by the City), be submitted, reviewed, and approved by the City of Portland Corporation Counsel's office prior to the issuance of a Building Permit.
- iii. That property pins are required to be installed prior to the issuance of a Building Permit to ensure accurate placement of the single family dwelling with respect to required setbacks.
- iv. That the applicant shall comply with the City of Portland Technical Manual and Public Services detailed requirements regarding any work within the Taft Avenue right of way;
- v. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- vi. 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).
- vii. 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.

Capt. Keith Gautreau, Fire
Jeff Tarling, City Arborist, Public Services
Approval Letter File
Hard Copy: Project File

3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

As stated in section 14-529 of the Site Plan Ordinance, you may appeal a planning authority decision that approves with conditions or denied a site plan. Any person aggrieved may appeal the decision to the planning board within thirty (30) day of the date of the written decision of the planning authority. Upon the taking of such an appeal, the application shall be reviewed as a new application.

If there are any questions, please contact Philip DiPierro at 874- 8632.

Sincerely,

Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Philip DiPierro, Planner/Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Matt Doughty, Public Services
Greg Vining, Public Services
John Low, Public Services

- viii. 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.
- ix. 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.
- x. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- xi. 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.
- xii. 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.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided in the City Ordinance. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division through the Building Permit application process.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2010-12-85-SF	Date Applied: 12/16/2010	CBL: 272 - - G - 001 - 001 - - - - -	
Location of Construction: new house will be located on Taft Street - split from 7 Robin Street	Owner Name: FRANCIS P DRAKE	Owner Address: PO BOX 1378 PORTLAND, ME - MAINE 04104	Phone: 774-2285
Business Name:	Contractor Name: Drake, Francis P	Contractor Address: 160 PRESUMPCOT ST PORTLAND MAINE 04103	Phone: 450-3970
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: R-3
Past Use: Vacant land split from 7 Robin	Proposed Use: Single family - build one story 60' x 48' single family home with two car garage	Cost of Work: 150000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <i>w/conditions</i> <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>RS</i> Type: <i>SB</i> <i>IR, 2009</i>
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Proposed Project Description: New SFH 2 Bed 2 Bath w/2 Car Garage on land split from 7 Robin St.		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/conditions</i> <i>4/27/11 ABN</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 Dist 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 Date: <i>ABN</i>
	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	PHON

* New Single Family lot.

Applicant: Francis Drake

Date: 12/17/

Address: comes up as TRb in St.
will be Taft Dr.

C-B-L: 272-6-001
permit # 2010-12-85

1-6, 31-36)
(1-14, 23-36)

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot

Proposed Use/Work - build one story single family home - ~ 60x48 w/dock & rear garage

Sevage Disposal - city

Lot Street Frontage - 150' min - 190' given.

Front Yard - 25' min - 28' to front steps (OK)

Rear Yard - 25' min - 86' to rear steps off deck (OK)

Side Yard - 14' to driveway - 50' on left (OK)
20' side yard side street - 50' on right (OK)

Projections -

Width of Lot - 65' min - 190' (OK)

Height - 35' max - 26.5 (OK)

Lot Area - 6,500 sq ft - 34,200 (OK)

Lot Coverage/Impervious Surface - 35% = $\frac{11,970 \text{ sq ft}}{60 \times 48}$

Area per Family - 6,500 sq ft (OK)

Off-street Parking - 2 spaces required - garage 48' x 20' (OK)

Loading Bays - N/A

Site Plan - Level I Minor residential

Shoreland Zoning/Stream Protection - N/A

Flood Plains - parcel 6 - Zone X

* day limit basement

60 x 48 = 2880
1.5 x 60 = 90
13.5 x 3.5 = 47.25
6 x 12 = 72
3089.25 (OK)

FRANCIS P. DRAKE



P. O. BOX 1378 ♦ PORTLAND, ME 04104
(207) 775-1832

12/09/2010

CITY OF PORTLAND

I AM APPLYING FOR A BUILDING PERMIT ON THE UNACCEPTED PORTION OF TAFT AVE. FOR A SINGLE FAMILY HOUSE

I, FRANCIS P. DRAKE, SWEAR THAT I HAVE OWNED THE LOT SINCE BEFORE 11/19/1984 AND AT ALL TIMES THEREAFTER. IT IS MY INTENTION TO MAKE THIS STRUCTURE MY PERSONAL RESIDENCE.

F. Drake

FRANCIS P. DRAKE

State of Maine
County of Cumberland

December 9, 2010

Personally appeared before me, F.P. Drake,
and acknowledged this to be his free
will & deed.

Maureen Marshall
Attorney at Law
Maine State Bar
8341

14846

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable

considerations paid by Francis P. Drake
P.O. Box 1378
Portland, Maine 04101

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remit, release, bargain, sell and convey, and forever quit-claim unto the said Francis P. Drake and his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more

particularly described as, viz: Real Estate, Portland, Maine, Assessors' Plans on file in City Hall, Plan 272-G-31 to 36, Porter Ave. & Dower St., 17,100 SF, Val. \$910.

4440
169
1979

171

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by John G. DePalma Director of Finance, thereunto duly authorized, this Fifth day of June A. D. 19 79 .

Signed, Sealed and Delivered in presence of

City of Portland

Maurice Upham

By *John G. DePalma*
Director of Finance.

State of Maine, }
Cumberland, } ss.

June 5 19 79 .

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

Gayland D. Talbot
Justice of the Peace.
Notary Public.
MY COMMISSION EXPIRES
JULY 19, 1979

JUN 19 1979

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 11 H 53 AM, and recorded in
BOOK 440 PAGE 169 Leah J. Sibbott Deputy Registry

NO CORP.
SEAL

July 19
1979

14847

172

Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable

considerations paid by Francis P. Drake
P.O. Box 1378
Portland, Maine 04101

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Francis P. Drake and his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more particularly described as, viz: Real Estate, Portland, Maine, Assessors' Plans on file in Assessor's Office, City Hall, 272-C-1 to 6, Taft Ave. & Bower St. 17100 SF, Val. \$910.

9440
172

1979

NO CORP.
SEAL

170

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by John G. DePalma Director of Finance, thereunto duly authorized, this Fifth day of June A. D. 1979 .

Signed, Sealed and Delivered
in presence of

City of Portland

Margaret L. DePalma

By *John G. DePalma*
Director of Finance.

State of Maine,
Cumberland, }

ss.

June 5 1979 .

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

Gayland D. [Signature]
Justice of the Peace
Notary Public
MY COMMISSION EXPIRES
JULY 28 1979

July 19
1979

JUN 19 1979

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 11 E 53rd St. and recorded in
BOOK 4440 PAGE 172 *Luella G. [Signature]* Deputy Register

-2 2ccs 2 bath -- / 30mm

Effective August 18, 2010



Level I – Minor Residential Development Review Application Portland, Maine

Planning and Urban Development Department
Planning Division

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

Level I: Minor Residential development includes:

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

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

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

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

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

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

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

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

RECEIVED
JUL 10
City of Building Inspections
City of Portland Maine

DEVELOPMENT REVIEW FEES:

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p>Level I Minor Residential Site Plan</p> <p><input checked="" type="checkbox"/> Application Fee (\$300.00 flat fee) ¹⁰⁰</p> <p>The City invoices separately for the following:</p> <ul style="list-style-type: none"> • Notices (\$.75 each) 	<p>Fees Paid (office use)</p> <p><u>422</u></p>
<p>Inspection Fee: Inspection fee due after approval (for site plan inspection by the Planning Division)</p>	<p>\$100 (flat fee) ^{per 12/10/10}</p>
<p>Performance Guarantee</p>	<p>Exempt except for those projects that complete construction in the winter and the site work is incomplete.</p>
<p>Building Permit Fee ^{1520 + 75 (6 of 0)}</p>	<p>\$30 for the first \$1,000 construction cost, \$10 per additional \$1,000 cost.</p>

Application Check List:

As of December 1, 2010, all site plans and written application materials must be uploaded to a website for review. At the time of application, instructions for uploading the plans will be provided to the applicant. One paper set of the plans, written materials and application fee must be submitted to the Planning Division Office to start the review process.

INSPECTIONS

Refer to the application checklist for a detailed list of submittal requirements.

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

Property Taxes:

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

Separate Permits:

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

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

<p>Signature of Applicant:</p> <p><i>JPL Drake</i></p>	<p>Date:</p> <p><i>12/10/10</i></p>
---	--

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

<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Proposed protections to or alterations of watercourses.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Proposed wetland protections or impacts.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing vegetation to be preserved and proposed site landscaping and street trees (2 trees per unit for a single or two-family house).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed curb and sidewalk, except for a single family home.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Existing and proposed easements or public or private rights of way.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Show foundation/perimeter drain and outlet.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	▪ Additional requirements may apply for lots on unimproved streets.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 (1 paper copy as of Dec. 1)
		Three sets of the reduced boundary survey/site plan is required if original is larger than 11'x17'

Building Permit Submittal Requirements –Level I: Minor Residential Development

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

Reminder: Separate permits are required for internal and external plumbing, HVAC, and electrical installations. Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused. The Planning and Urban Development Department may request additional information prior to the issuance of a permit.

Bank of America  **Home Loans**

BANK OF AMERICA, N.A.
P.O. BOX 26078
GREENSBORO, NC 27420

+ 0308081 000159249 094SH2
FRANCIS P DRAKE
PO BOX 1378
PORTLAND ME 04104-1378



Account Number: 6886 1800 365899

Page 1 of 2

Variable Rate Snapshot

Statement Period: 10/06/2010-11/05/2010

Previous Outstanding Variable Balance:	\$16,633.88
New Outstanding Variable Balance:	\$27,766.95
Credit Limit:	\$216,400.00
Total Principal Balance:	\$27,716.31
Available Credit:	\$188,683.69
Current Payment Due:	\$50.64
Past Due Amount:	\$0.00
Total Minimum Payment Due:	\$50.64
Payment Due Date:	11/30/2010

Payment shown above does not include Fixed Rate Loan Options. Any Fixed Rate Loan Options you have will be billed separately.

Bank of America Equity Maximizer

Account Type	Principal Balance	Account Number
Variable Rate:	\$27,716.31	6886 1800 365899

Fixed Rate Loan Options are available. Please call customer service for current rates. Information about your transactions are included on the next page of this statement.




Variable Rate Portion Summary	
ANNUAL PERCENTAGE RATE	2.74%
Daily Periodic Rate	.0075068%
Corresponding Annual Percentage Rate	2.74%
Days in Billing Cycle	31
Periodic FINANCE CHARGE	\$50.64
Other FINANCE CHARGE	\$0.00
Deferred Extension Interest	\$0.00

Messages

The interest rate for your next billing cycle will be 2.74%.

Your automatic payment in the amount of \$50.64 will be deducted on 11/30/2010 from the account you designated

Customer Service Information

 www.bankofamerica.com	 1.800.934.LOAN (5626) Home Equity Customer Service TDD 1.866.345.1260 Se habla Espanol: 1.800.688.6086 Customer Service Hours: Monday through Friday 8:00 a.m. - 9:00 p.m. Eastern	 Bank of America, N.A. P.O. Box 21848 Greensboro, NC 27420-1848
---	---	---

Payment Coupon - Please return with your payment

FRANCIS P DRAKE
PO BOX 1378
PORTLAND ME 04104-1378

Minimum Payment Due \$50.64

Equity Maximizer Number: 6886 1800 365899
Current Payment Due: \$50.64
Past Due Amount: \$0.00
Total Minimum Payment Due: \$50.64
Payment Due Date: 11/30/10

Additional Principal: \$

Payment Enclosed: \$

Make Check Payable to:

Bank of America, N.A.
P. O. Box 15025
Wilmington, DE 19886-5025

If payment is received after 12/10/2010 please pay \$60.64, which includes a \$10.00 late fee.

Please refer to important disclosures, account and payment information found elsewhere on this statement.



810000000005064 688618003658992 547090803

⑆547090803⑆68861800365899⑆



Know all Men by these Presents,

That The City of Portland, a body politic and corporate, and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable considerations paid by Francis P. Drake

of Portland, in the County of Cumberland and State of Maine, the receipt whereof it does hereby acknowledge, does hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Francis P. Drake, his

Heirs and Assigns forever, all its right, title and interest in and to the following described real estate situated in Portland in the County of Cumberland and State of Maine and more

particularly described as, viz:
Taft Avenue, Porter Avenue, Eastman Avenue. Assessors Plan 272-G-15 to 22.

Being the same premises acquired by tax deed dated February 28, 1961, recorded in Cumberland County Registry of Deeds Book 2760 Page 193, assessed to John S. & Constantine Patrinely and sold February 6, 1961 for non-payment of the 1960 tax.

Also another certain lot or parcel, Porter Avenue (formerly Wilson Avenue) Lots 323, 324, 325, 326, Rec Plan Portland Gardens. Assessors Plan 272-G-23 to 26.

Being the same premises acquired by tax deed dated February 28, 1933, recorded in Cumberland County Registry of Deeds Book 1767 Page 305, assessed to Patience Small and sold February 6, 1933 for non-payment of the 1932 tax.

Also another certain lot or parcel Porter Avenue (formerly Wilson Avenue) Lots 327-328, Rec Plan Portland Gardens. Assessors Plan 272-G-27-28.

Being the same premises acquired by tax deed dated February 28, 1948 recorded in Cumberland County Registry of Deeds Book 1955 Page 497, assessed to Frank L. Adkins and sold February 2, 1948 for non-payment of the 1947 tax.

Also another certain lot or parcel Porter Avenue (formerly Wilson Avenue) Lots 329, 330 Rec Plan Portland Gardens. Assessors Plan 272-G-29-30.

Being the same premises acquired by tax deeds dated February 23, 1928 and February 23, 1929 recorded in Cumberland County Registry of Deeds Book 1383 Page 19 and 101, assessed to George Lamproupoulos and sold February 6, 1928 for non-payment of the 1927 tax. It was again sold February 4, 1929 for non-payment of the 1928 tax.

3320
108.
1972

Meaning and intending to convey the same land and building
which the said grantor acquired by tax deed dated

The deed referred to recorded in the Cass County
County Registry of Deeds in Book Page

This property

and the tax. It was acquired
for the nonpayment of the tax.

At each tax sale the City of Portland was the Purchaser.

Said premises are hereby conveyed subject to taxes thereon
for the year 1972 , and said grantee assumes and agrees to pay said
taxes as part of the consideration for this conveyance.

To have and to hold the same, together with all the privi-
leges and appurtenances thereunto belonging to the said
Francis P. Drake, his

Heirs and Assigns, forever.

In Witness Whereof, the said City of Portland has caused this instrument to be executed and its corporate seal affixed by John G. DePalma - Director of Finance, thereunto duly authorized, this 31st day of October A. D. 1972 .

Signed, Sealed and Delivered in presence of

City of Portland

Lucy M. Bozja

By *John G. DePalma*
Director of Finance



State of Maine,
Cumberland,

} ss.

October 31st, 1972 .

Then personally appeared the above named John G. DePalma and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said City of Portland.

Before me,

James C. ...
Notary Public



NOV 2 1972
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 9 134 AM. and recorded in
BOOK 3320 PAGE 108

Lucy M. Bozja

Register

Know all Men by these Presents,

That I, ANDREW PATRINELIS, of Portland, County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by FRANCIS P. DRAKE, of Portland, County of Cumberland and State of Maine

and whose mailing address is 19 Birchvale Drive, Portland, Maine 04102

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said Francis P. Drake,

his heirs and assigns forever,

~~xxxxxx~~
certain lots or parcels of land situated on Porter Avenue, Eastman Avenue and Taft Avenue in the City of Portland, County of Cumberland and State of Maine and being more specifically described as follows:

Lots shown on City of Portland Assessor's Plan, Book 272-G-15 to 22. Said lots also being Lots Nos. 315, 316, 317, 318, 319, 320, 321 and 322, as shown on Plan of Portland Gardens recorded at the Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is made for a more particular description.

Being a portion of the premises conveyed in deed of Andrew Patrinelis to John S. Patrinelis, George Patrinelis and Constantino Patrinelis, dated July 1, 1930 and recorded at the Cumberland County Registry of Deeds in Book 1351, Page 223. By said conveyance, each grantee received a 1/4 interest in said premises, the said Andrew Patrinelis retaining a 1/4 interest to himself. The said George Patrinelis, by deed dated August 29, 1934, recorded at said Registry in Book 1442, Page 389, conveyed his interest in said premises to the said Constantine Patrinelis and John S. Patrinelis.

The said John S. Patrinelis died intestate, his estate being administrated by the Cumberland County Probate Court, Probate Docket No. 57606. The sole heirs-at-law of the said John S. Patrinelis were his wife Nacita P. Patrinelis, and his brothers, the said Andrew S. Patrinelis and said Constantine Patrinelis, who is now known as Charles Parnell.

The aforesaid premises were the same premises acquired by the City of Portland by tax deed dated February 28, 1961, recorded at said Registry in Book 2760, Page 193, and at the time of the taking, were assessed to the said John S. Patrinelis and Constantine Patrinelis and the same were sold for non-payment of the 1960 tax on February 6, 1961.

4196
30

Know all Men by these Presents,

That I, CHARLES PARNELL, a/k/a CONSTANTINE PATRINELIS, of San Rafael, County of Marin and State of California

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by FRANCIS P. DRAKE, of Portland, County of Cumberland and State of Maine

and whose mailing address is 19 Birchvale Drive, Portland, Maine 04102

the receipt whereof I do hereby acknowledge, do hereby remise,

release, bargain, sell and convey, and forever quit-claim unto the said

Francis P. Drake, his

heirs and assigns forever,

~~the certain lots or parcels of land situated on Porter Avenue, Eastman Avenue and Taft Avenue in the City of Portland, County of Cumberland and State of Maine and being more specifically described as follows:~~

certain lots or parcels of land situated on Porter Avenue, Eastman Avenue and Taft Avenue in the City of Portland, County of Cumberland and State of Maine and being more specifically described as follows:

Lots shown on City of Portland Assessor's Plan, Book 272-G-15 to 22. Said lots also being Lots Nos. 315, 316, 317, 318, 319, 320, 321 and 322, as shown on Plan of Portland Gardens recorded at the Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is made for a more particular description.

Being a portion of the premises conveyed in deed of Andrew Patrinelis to John S. Patrinelis, George Patrinelis and Constantine Patrinelis, dated July 1, 1930 and recorded at the Cumberland County Registry of Deeds in Book 1351, Page 223. By said conveyance, each grantee received a 1/4 interest in said premises, the said Andrew Patrinelis retaining a 1/4 interest to himself. The said George Patrinelis, by deed dated August 29, 1934, recorded at said Registry in Book 1442, Page 389, conveyed his interest in said premises to the said Constantine Patrinelis and John S. Patrinelis.

The said John S. Patrinelis died intestate, his estate being administered by the Cumberland County Probate Court, Probate Docket No. 57606. The sole heirs-at-law of the said John S. Patrinelis were his wife Nacita P. Patrinelis, and his brothers, the said Andrew S. Patrinelis and said Constantine Patrinelis, who is now known as Charles Parnell.

The aforesaid premises were the same premises acquired by the City of Portland by tax deed dated February 28, 1961, recorded at said Registry in Book 2760, Page 193, and at the time of the taking, were assessed to the said John S. Patrinelis and Constantine Patrinelis and the same were sold for non-payment of the 1960 tax on February 6, 1961.

4196
32

Know all Men by these Presents,

That I, Nacita P. Goewey, of Keene in the County of Cheshire, and State of New Hampshire, formerly known as Nacita P. Patrinellis,

in consideration of one dollar and other valuable considerations,

paid by Frances P. Drake, of Portland, County of Cumberland and State of Maine, and whose mailing address is 19 Birchvale Drive, Portland, Maine, 04102;

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said

Francis P. Drake, his heirs and assigns forever, certain lots or parcels of land situated on Porter Avenue, Eastman Avenue and Toft Avenue in the City of Portland, County of Cumberland and State of Maine and being more specifically described as follows:

Lots shown on City of Portland Assessor's Plan, Book 272-G-15 to 22. Said lots also being Lots Nos. 215, 216, 217, 218, 219, 220, 221, and 222, as shown on Plan of Portland Gardens recorded at Cumberland County Registry of Deeds in Plan Book 12, Page 23, to which plan reference is made for a more particular description.

Being a portion of the premises conveyed in deed of Andrew Patrinellis to John S. Patrinellis, George Patrinellis and Constantine Patrinellis, dated July 1, 1920 and recorded at the Cumberland County Registry of Deeds in Book 1751, Page 223. By said conveyance, each grantee received a 1/3 interest in said premises, the said Andrew Patrinellis retaining a 1/3 interest to himself. The said George Patrinellis by deed dated August 29, 1924, recorded at said Registry in Book 1142, Page 289, conveyed his interest in said premises to the said Constantine Patrinellis and John S. Patrinellis.

The said John S. Patrinellis died intestate, his estate being administered by the Cumberland County Probate Court, Probate Docket No. 57606. The sole heirs-at-law of the said John S. Patrinellis were his wife Nacita P. Patrinellis, and his brothers, the said Andrew S. Patrinellis and said Constantine Patrinellis, who is now known as Charles Farnell.

The aforesaid premises were the same premises acquired by the City of Portland by tax deed dated February 28, 1961, recorded at said Registry in Book 2760, Page 193, and at the time of the taking, were assessed to the said John S. Patrinellis and Constantine Patrinellis and the same were sold for non-payment of the 1960 tax on February 6, 1961.

4196
34

SHORT FORM QUIT-CLAIM DEED WITHOUT COVENANT

01021

THE AMERICAN CANCER SOCIETY, MAINE DIVISION, INC., whose address is 52 Federal Street, Brunswick, Maine 04011, FOR CONSIDERATION PAID, grants to FRANCIS P. DRAKE, whose address is 19 Birchvale Drive, Portland, Maine 04102, the real property located in Portland, Cumberland County, Maine, described on Exhibit A attached hereto.

IN WITNESS WHEREOF, THE AMERICAN CANCER SOCIETY, MAINE DIVISION, INC. has caused this instrument to be executed by Janice D. Emerson, its Executive Vice President, thereunto duly authorized, this 3rd day of January, 1984.

Witness: AMERICAN CANCER SOCIETY, MAINE DIVISION, INC.
By: Janice D. Emerson
Janice D. Emerson
Executive Vice President

State of Maine
County of Cumberland, ss. January 3 1984.

PERSONALLY APPEARED the above-named Janice D. Emerson, Executive Vice President of the American Cancer Society, Maine Division, Inc., as aforesaid, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said American Cancer Society, Maine Division, Inc.

Before me,
Rita C. Bailey
Rita C. Bailey
Notary Public
COMMISSION EXPIRES
JANUARY 25, 1985

SEAL

6369
310

(122)

QUITCLAIM DEED
Without Covenant
Release

187

Know all Men ³⁴⁸²⁵ by these Presents,

That I, William L. Snook, of the Town of Leesburg, County of Lake, and State of Florida

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by Francis P. Drake, of City of Portland, County of Cumberland, and State of Maine

and whose mailing address is 19 Birchvale Drive, Portland

the receipt whereof I do hereby acknowledge, do hereby remise,

release, bargain, sell and convey, and forever quitclaim unto the said Francis

P. Drake, his

heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon situated in the City of Portland, being lots Nos. 301, 302, 303, 304, 305, 306, 331, 332, 333, 334, 335 and 336, as shown on Plan of Portland Gardens, recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 23. Said lots also being described by the City of Portland as land on East side of Taft Avenue and South side Bower Street lots 301 to 306, recorded in Plan Portland Gardens Assessors Plan 272-G-1 to 6 Area 17100 Sq. Ft. and land West side Wilson Avenue and S side Bower Street Lots 331 to 336 Record Plan Portland Gardens Assessors Plan 272-G-31 to 36 approximate area 17100 square feet.

Being the same premises conveyed to Francis P. Drake by the City of Portland by deeds dated June 5, 1979, and recorded in said Registry of Deeds in Book 4440, Page 169 and Book 4440, Page 172.

The purpose of this deed is to release any interest I may have as beneficiary under section four of the Last Will and Testament of Jefferson Snook, whose estate was duly probated in the Lincoln County Probate Court Docket #34-1975. The said Jefferson Snook lost the above described property for nonpayment of 1943 taxes, as described in Book 1865, Page 241 and Book 1865, Page 243, as recorded in the Cumberland County Registry of Deeds.

5082

187

12/18/82

OF

the said

antee B,
they are
the said
efend the
l persons.

the said



To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Francis P. Drake, his

heirs and assigns, to him and their own use and behoof forever.

In Witness Whereof, the said William L. Snook and Anne Snook wife of the said

William L. Snook joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set OUR hand and seal this eighth day of December in the year of our Lord one thousand nine hundred and eighty-two.

Signed, Sealed and Delivered in presence of

Cheryl E. Sutton
Harold [unclear]
L. [unclear]
Irene Dougherty

William L. Snook
William L. Snook
Anne Snook

State of Florida } ss. Dec. 8 1982.
County of Lake

Personally appeared the above named William L. Snook

and acknowledged the above

instrument to be his free act and deed.

Before me, Regina Owens Harris
Justice of the Peace
Notary Public
Attorney at Law.

DEC 15 1982

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 3 52 PM, and recorded in
BOOK 5082 PAGE 187 Edward D. Austin Register

(122)

QUITCLAIM DEED

Without Covenant

Release

275

35455

Know all Men by these Presents,

That I, Patricia Danie, of Concord, County of Merrimack, and State of New Hampshire,

in consideration of One Dollar (\$1.00) and other valuable considerations

paid by Francis P. Drake, of City of Portland, County of Cumberland and State of Maine

and whose mailing address is 19 Birchvale Drive, Portland

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Francis

P. Drake, his

heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon situated in the City of Portland, being lots Nos. 301, 302, 303, 304, 305, 306, 331, 332, 333, 334, 335 and 336, as shown on Plan of Portland Gardens, recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 23. Said lots also being described by the City of Portland as land on East side of Taft Avenue and South side Bower Street lots 301 to 306, recorded in Plan Portland Gardens Assessors Plan 272-G-1 to 6 Area 17100 Sq. Ft. and land West side Wilson Avenue and S side Bower Street Lots 331 to 336 Record Plan Portland Gardens Assessors Plan 272-G-31 to 36 approximate area 17100 square feet.

Being the same premises conveyed to Francis P. Drake by the City of Portland by deeds dated June 5, 1979 and recorded in said Registry of Deeds in Book 4440, Page 169 and Book 4440, Page 172.

The purpose of this deed is to release any interest, I may have as beneficiary under the Last Will and Testament of Jefferson Snook whose estate was duly probated in the Lincoln County Probate Court Docket No. 34-1975. The said Jefferson Snook lost the above described property for nonpayment of 1943 taxes, as described in deed recorded in the Cumberland County Registry of Deeds in Book 1865, Page 241, and Book 1865, Page 243.

5885
275
P/S/82

276

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Francis P. Drake, his

heirs and assigns, to him and their own use and behoof forever.

In Witness Whereof, the said Patricia Danie and Arthur Danie ~~his~~ husband of the said

Patricia Danie joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set OUR hand and seal this 8th day of December in the year of our Lord one thousand nine hundred and eighty-two.

Signed, Sealed and Delivered in presence of

Alexander M. Bell
Gloria Sedice

Patricia J. Danie
Patricia Danie
Arthur J. Danie
Arthur Danie

State of ~~Maine~~ New Hampshire } ss.
County of Merrimack

December 8 1982

Personally appeared the above named Patricia Danie

and acknowledged the above

instrument to be her free act and deed.

Before me,

Susan M. Heilly
Justice of the Peace
Notary Public
Attorney at Law
SUSAN M. HEILY, Notary Public
My Commission Expires December 1, 1983

DEC 21 1982 DEC 21 1982

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 10:22 AM, and recorded in

BOOK 5085 PAGE 275 *Edward J. Austin* Register

120

(122)

QUITCLAIM DEED
Without Covenant

Release
36302

Know all Men by these Presents,

That I, Sharon R. Stark, residing at 4320 North Washington Street, Columbus, Indiana

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by Francis P. Drake, of Portland, County of Cumberland and State of Maine

and whose mailing address is 19 Birchvale Drive, Portland, Maine

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quitclaim unto the said Francis P.

Drake, his heirs and assigns forever.

a certain lot or parcel of land with the buildings thereon situated in the City of Portland, being lots Nos. 301, 302, 303, 304, 305, 306, 331, 332, 333, 334, 335 and 336, as shown on Plan of Portland Gardens, recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 23. Said lots also being described by the City of Portland as land on East side of Taft Avenue and South side Bower Street lots 301 to 306, recorded in Plan Portland Gardens Assessors Plan 272-G-1 to 6 Area 17100 Sq. Ft. and land West side Wilson Avenue and South side Bower Street Lots 331 to 336 Record Plan Portland Gardens Assessors Plan 272-G-31 to 36 approximate area 17100 Sq. Ft.

Meaning and intending hereby to release all my right, title and interest to the aforementioned real estate as conveyed to me, the grantor herein, from the City of Portland by Quitclaim deed dated June 10, 1969 and recorded in said Registry of Deeds in Book 3089, Page 587.

Sharon R. Stark, the grantor herein, lost the above-described property to the City of Portland for nonpayment of 1975 taxes, as described in Book 4381, Page 1, and Book 4380, Page 350, as recorded in the Cumberland County Registry of Deeds.

5891
/ (20)

12/22/82

Location/Address of Site: Taft Ave		
Total Square Footage of Proposed Structure/Area: 2958 SF	Area of lot (total square feet): 75690 SF	Number of Stories: 1
Tax Assessor's Chart, Block & Lot(s) Chart# 272 Block # G Lot# 1-14 25-36	Fees Paid: (for Office Use Only) Site Plan <u>300</u> Building Permit <u>1520</u> Inspection <u>100</u>	Cost of Work: Work: \$ <u>15015</u> C of O Fee \$ <u>15</u>
Current Legal Use: Vacant Land Number of residential Units 0 B3	If vacant, previous use? Vacant land	Is property part of a subdivision? Yes If yes, please name: PORTLAND GARDENS
Proposed Use and Project Description: SINGLE FAMILY HOUSE		
Applicant – must be owner, Lessee or Buyer Name: FRANCIS P DRAKE Business Name, if applicable: Address: PO BOX 1378 City/State: PORTLAND, ME Zip Code: 04104	Applicant Contact Information Work # 775 1832 Home# 774 2285 Cell # 450 3970 e-mail:	
Owner – (if different from Applicant) Name: SAME Address: City/State Zip Code:	Owner Contact Information Work # SAME Home# Cell # e-mail:	
Agent/ Contractor Name: DRAKE EQUIP. CO Address: 160 PRESUMPSCOT ST. City/State: PORTLAND, ME Zip Code: 04103	Agent/Contractor Contact Information Work # SAME Home# Cell # e-mail:	
Billing Information Name: SAME Address: City/State Zip Code: Phone Number:	Contact when Building Permit is Ready: Name: SAME Address: City/State Zip Code: Phone Number:	

General Submittal Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Completed application form and check list.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	1	Application fees.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Evidence of right, title and interest.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Copies of required state and/or federal permits. <i>NA</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Written Description of existing and proposed easements or other burdens. <i>NONE</i>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Written requests for waivers from individual site plan and/or technical standards. <i>NONE</i>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Evidence of financial and technical capacity.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual). Refer to Fire Department Checklist on page 6 of this application.

Site Plans and Boundary Survey Requirements – Level I Minor Residential

Applicant Checklist	Planner Checklist (internal)	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	3 <i>(1 paper copy as of Dec. 1)</i>	Boundary survey meeting the requirements of section 13 of the City of Portland Technical Manual with the site plan information listed below shown on the plan, including a north arrow and a scale greater than or equal to 1"=20'. (Photocopies of the plat or hand drawn building footprints will not be accepted.)
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		▪ Zoning district, setbacks and dimensional requirements. Show zone lines and overlay zones that apply to the property, including Shoreland Zone &/or Stream Protection Zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed ground floor area of building.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Finish floor elevation (FEE) or sill elevation.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Exterior building elevations (show all 4 sides).
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (or septic system, where applicable)
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed grading and contours.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Proposed stormwater management and erosion controls.
<input checked="" type="checkbox"/>	<input type="checkbox"/>		▪ Total area and limits of proposed land disturbance.

Site Plan Standards for Review of Level I: Minor Residential

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

- 14-526 (a) **Transportation Standards:** 2.a.(i) and (ii);
2.c (if the site plan is a two-family or multi-family building);
4.a.(i) and (iv)
- 14-526 (b) **Environmental Quality Standards:** 1
2.a.
2.b.(iii)
3.a., c. and d. and e.
- 14-526 (c) **Public Infrastructure and Community Safety Standards:** 1. and 3.a through e.
- 14-526 (d) **Site Design Standards:** 5. and 9.

**Except as provided in Article III of the City Code, or to conditions imposed under Section 14-526(e) only, or to those submission requirements set forth in section 14-527 as relate solely thereto.*



PORTLAND FIRE DEPARTMENT SITE REVIEW FIRE DEPARTMENT CHECKLIST



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

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

To have and to hold the same, together with all the privileges and appurtenances thereto belonging, to the said Francis P. Drake, his

heirs and assigns, to them and their own use and behoof forever.

In Witness Whereof, the said Sharon R. Stark and James F. Stark, MXX husband of the said

joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set their hand and seal this 22nd day of December in the year of our Lord one thousand nine hundred and eighty-two.

Signed, Sealed and Delivered in presence of

Erin Stark
.....
Kicki Nelson
.....
.....
.....

Sharon R. Stark
Sharon R. Stark
James F. Stark
James F. Stark
.....
.....

STATE OF INDIANA
~~State of Indiana~~
County of Bartholomew,

} ss. December 22, 19 82

Personally appeared the above named Sharon R. Stark

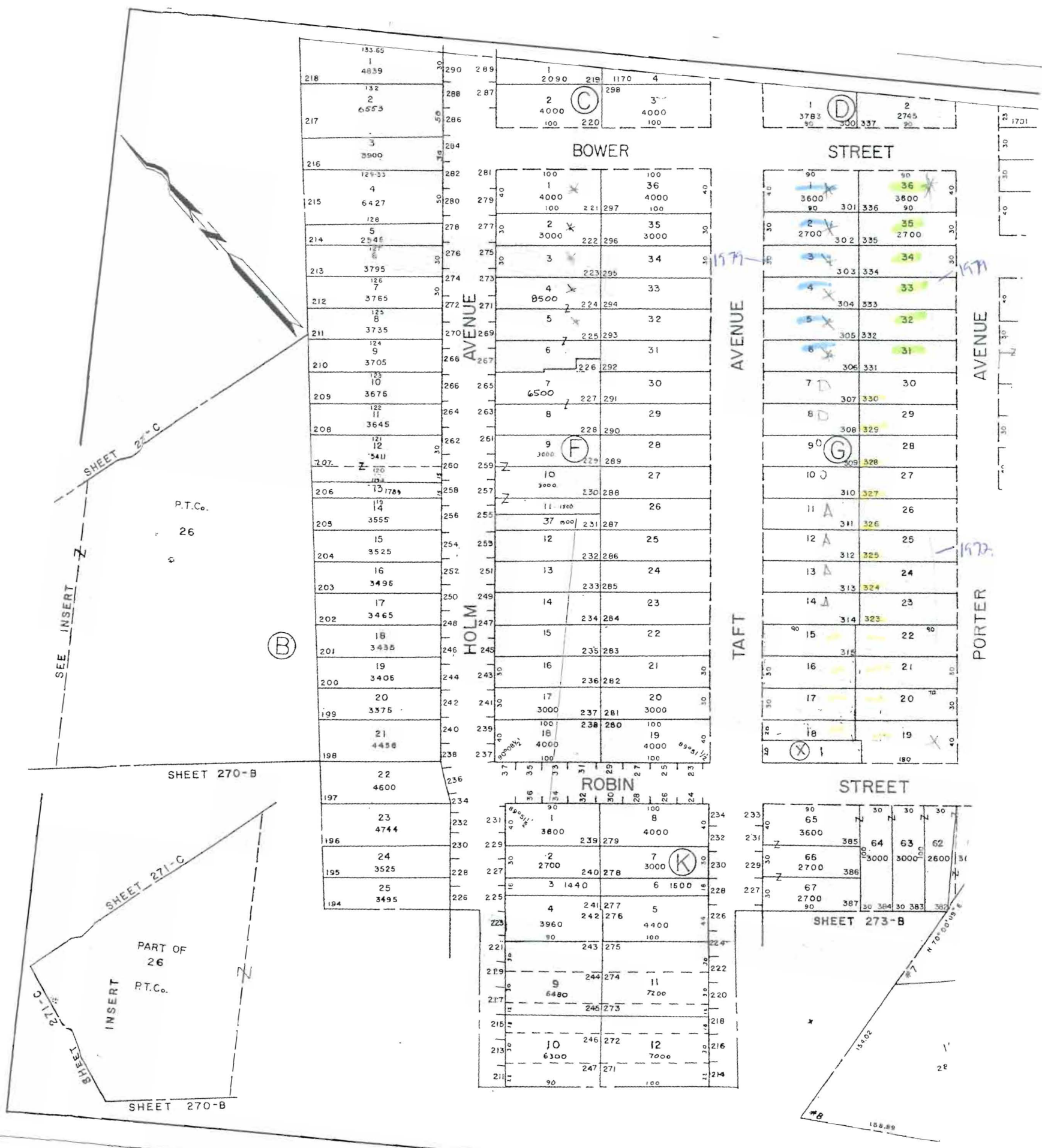
and acknowledged the above

instrument to be her free act and deed.

Before me,
Realty
Notary Public
Attorney at Law
DIVISION

DEC 29 1982

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 3:29 PM, and recorded in
BOOK 5091 PAGE 120 *Edward J. Justice* Register



218	133.65 1 4839	290	289
217	132 2 6553	288	287
216	3 3900	286	284
215	129.33 4 6427	282	281
214	128 5 2545	280	279
213	127 6 3795	278	277
212	126 7 3765	276	275
211	125 8 3735	274	273
210	124 9 3705	272	271
209	123 10 3675	270	269
208	122 11 3645	268	267
207	121 12 3615	266	265
206	120 13 3585	264	263
205	119 14 3555	262	261
204	118 15 3525	260	259
203	117 16 3495	258	257
202	116 17 3465	256	255
201	115 18 3435	254	253
200	114 19 3405	252	251
199	113 20 3375	250	249
198	112 21 3345	248	247
197	111 22 3315	246	245
196	110 23 3285	244	243
195	109 24 3255	242	241
194	108 25 3225	240	239

1	2090	219	1170	4
2	4000	298	3	
100	220	4000	100	

1	3783	2	2745
90	300	90	337

100	100
4000 *	36
100	4000
221	297
100	100
2	35
3000 *	3000
222	296
3	34
223	295
4	33
224	294
5	32
225	293
6	31
226	292
7	30
227	291
8	29
228	290
9	28
229	289
10	27
3000	288
230	287
11	26
37	25
231	287
12	25
232	286
13	24
233	285
14	23
234	284
15	22
235	283
16	21
236	282
17	20
3000	237
281	3000
100	100
18	19
4000	4000
100	100

90	3600	301	336	90	3600
2	2700	302	335	2700	35
3	303	334	34	34	34
4	304	333	33	33	33
5	305	332	32	32	32
6	306	331	31	31	31
7	307	330	30	30	30
8	308	329	29	29	29
90	309	328	28	28	28
10	310	327	27	27	27
11	311	326	26	26	26
12	312	325	25	25	25
13	313	324	24	24	24
14	314	323	23	23	23
15	315	322	22	22	22
16	316	321	21	21	21
17	317	320	20	20	20
18	318	319	19	19	19
19	319	318	18	18	18

1	3800	239	279	4000
2	2700	240	278	7
3	1440	241	277	6
4	3960	242	276	5
5	4400	243	275	100
6	1600	244	274	11
7	3000	245	273	7200
8	6300	246	272	12
9	7000	247	271	100

90	3600	385	64	63	62
2	2700	386	3000	3000	2600
3	1440	387	304	303	382
4	3960	388	305	304	381
5	4400	389	306	305	380
6	1600	390	307	306	379
7	3000	391	308	307	378
8	6300	392	309	308	377
9	7000	393	310	309	376

P.T.C.
26

SHEET 270-B

SHEET 271-C

PART OF
26
P.T.C.

SHEET 270-B

ROBIN STREET

SHEET 273-B

SEE INSERT

SHEET 271-C

(B)

TAFT AVENUE

HOLM AVENUE

BOWER STREET

PORTER AVENUE

PORTER AVENUE

PORTER AVENUE

1701

1572

1572

1572

1572

**CITY OF PORTLAND
REAL ESTATE PROPERTY TAX STATEMENT**

FY 2010

July 1, 2009 - June 30, 2010

DUE SEPT 11, 2009 \$2,393.04	DUE MARCH 12, 2010 \$2,393.04	AMOUNT PAID \$0.00	INTEREST DUE \$0.00	PAY THIS AMOUNT \$2,393.04
---------------------------------	----------------------------------	-----------------------	------------------------	-------------------------------

First Billing
272 - G-001-001

ACCOUNT NUMBER 30800

CBL: 272 - G-001-001

Assessed Property Description
272-G-1 TO 6-19 TO 36
TAFT AVE PORTER AVE
ROBIN ST BOWER ST
69960 SF

RE 272 - G-001-001
DRAKE FRANCIS P

PO BOX 1378
PORTLAND ME 04104

BRING COMPLETE TAX BILL WHEN
PAYING IN PERSON

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City of Portland

PARTIAL PAYMENTS MAY BE MADE
AT ANY TIME

Change of Address
Name: _____

RETURN THIS TOP PORTION WITH PAYMENT

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KEEP THIS PORTION

2010

REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year

July 1, 2009 - June 30, 2010
Owner of Record as of April 1, 2009

DRAKE FRANCIS P

PO BOX 1378
PORTLAND ME 04104

*check 13,745 / 2009
1998*

ACCOUNT NUMBER

30800

CBL

272 - G-001-001

Acres:

1.55

Assessed Property Description
272-G-1 TO 6-19 TO 36
TAFT AVE PORTER AVE
ROBIN ST BOWER ST
69960 SF

Date of Sale: _____

CURRENT BILLING DISTRIBUTION

Education	\$2,397.82
Public Safety	\$689.20
Debt Service	\$650.91
Public Services	\$449.89
General Government	\$67.01
Recreation & Facil. Mgmt	\$134.01
County Tax	\$157.94
Library	\$114.87
Metro	\$81.36
Health & Human Services	\$43.07
Enterprise Funds	\$0.00

CURRENT BILLING INFORMATION

Land Value	\$100,590.00
Building Value	\$169,200.00
Total Value	\$269,790.00
Exemptions	\$0.00
Homestead	\$0.00
Taxable Value	\$269,790.00
Tax Rate	17.74
TOTAL TAX	\$4,786.08
AMOUNT PAID	\$0.00

Change of Ownership

Former Owner Name: _____

New Owner Name: _____

New Owner Address: _____

Remittance Instructions

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FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544**

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Current Owner Information:

Services

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Doing Business

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Tax Relief

Tax Roll

Q & A

Browse City services a-z

Browse facts and links a-z



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CBL 272 G001001
Land Use Type SINGLE FAMILY
Property Location 7 ROBIN ST
Owner Information DRAKE FRANCIS P
 PO BOX 1378
 PORTLAND ME 04104
Book and Page 13795/209
Legal Description 272 G-1 TO 6-19 TO 36
 TAFT AVE PORTER AVE
 ROBIN ST BOWER ST
 69960 SF
Acres 1.55

Current Assessed Valuation:

TAX ACCT NO. 30800 **OWNER OF RECORD AS OF APRIL 2010**
 DRAKE FRANCIS P
LAND VALUE \$100,590.00 **PO BOX 1378**
BUILDING VALUE \$169,200.00 **PORTLAND ME 04104**
NET TAXABLE - REAL ESTATE \$269,790.00
TAX AMOUNT \$4,834.64

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

Building Information:

Card 1 of 1

Year Built 2000
Style/Structure Type RAISED RANCH
Stories 1
Bedrooms 2
Full Baths 2
Total Rooms 5
Attic NONE
Basement FULL
Square Feet 2386

[View Sketch](#) [View Map](#) [View Picture](#)



Sales Information:

Sale Date	Type	Price	Book/Page
5/5/1998	LAND	\$0.00	13795/209

[New Search](#)

98-1352
 New single family
 home.
 C/ofo. Dec 21, 2000

**CITY OF PORTLAND
REAL ESTATE PROPERTY TAX STATEMENT**

FY 2010

July 1, 2009 - June 30, 2010

DUE SEPT 11, 2009 \$35.48	DUE MARCH 12, 2010 \$35.48	AMOUNT PAID \$35.48	INTEREST DUE \$0.00	PAY THIS AMOUNT \$35.48
------------------------------	-------------------------------	------------------------	------------------------	----------------------------

Second Billing
272 - G-007-001

ACCOUNT NUMBER 30802

CBL: 272 - G-007-001

Assessed Property Description
272-G-7-8
TAFT AVE
5400 SF

RE 272 - G-007-001
DRAKE FRANCIS P

160 PRESUMPCOT ST
PORTLAND ME 04103

BRING COMPLETE TAX BILL WHEN
PAYING IN PERSON

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City of Portland

PARTIAL PAYMENTS MAY BE MADE
AT ANY TIME

Change of Address
Name: _____

RETURN THIS TOP PORTION WITH PAYMENT

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KEEP THIS PORTION	ACCOUNT NUMBER	272 - G-007-001
2010	30802	
REAL ESTATE PROPERTY TAX STATEMENT	CBL	272 - G-007-001
City of Portland		
Fiscal Year	Acres:	
July 1, 2009 - June 30, 2010	0.124	
Owner of Record as of April 1, 2009	Assessed Property Description	
DRAKE FRANCIS P	272-G-7-8	
	TAFT AVE	
160 PRESUMPCOT ST	5400 SF	
PORTLAND ME 04103		

*deed 14935/90
1989*

Date of Sale: _____

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
Education	\$35.55	Land Value	\$4,000.00
Public Safety	\$10.22	Building Value	\$0.00
Debt Service	\$9.65	Total Value	\$4,000.00
Public Services	\$6.67	Exemptions	\$0.00
General Government	\$0.99	Homestead	\$0.00
Recreation & Facil. Mgmt	\$1.99	Taxable Value	\$4,000.00
County Tax	\$2.34	Tax Rate	17.74
Library	\$1.70	TOTAL TAX	\$70.96
Metro	\$1.21	AMOUNT PAID	\$35.48
Health & Human Services	\$0.64		
Enterprise Funds	\$0.00		

Change of Ownership

Remittance Instructions

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FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544**

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Use right top margin for change of address.

Former Owner Name: _____
New Owner Name: _____
New Owner Address: _____

Please see the backside for important information.

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CBL	272 G007001
Land Use Type	VACANT LAND
Property Location	0 TAFT AVE
Owner Information	DRAKE FRANCIS P 160 PRESUMPCOT ST PORTLAND ME 04103
Book and Page	14935/90
Legal Description	272-G-7-8 TAFT AVE
	5400 SF
Acres	0.124

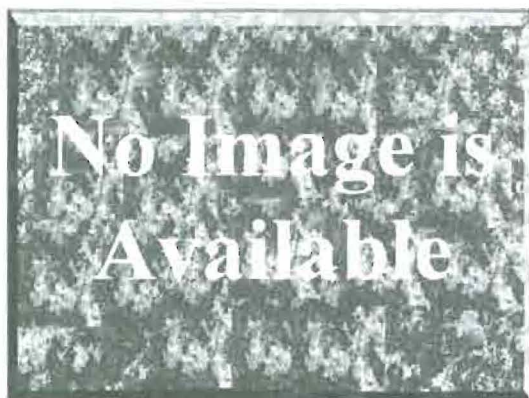
Current Assessed Valuation:

TAX ACCT NO.	30802	OWNER OF RECORD AS OF APRIL 2010 DRAKE FRANCIS P
LAND VALUE	\$4,000.00	160 PRESUMPCOT ST
BUILDING VALUE	\$0.00	PORTLAND ME 04103
NET TAXABLE - REAL ESTATE	\$4,000.00	
TAX AMOUNT	\$71.68	

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



Best viewed at 800x600, with Internet Explorer



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
7/28/1999	LAND	\$4,625.00	14935/90

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Current Owner Information:

Services

[Applications](#)

[Doing Business](#)

[Maps](#)

[Tax Relief](#)

[Tax Roll](#)

[Q & A](#)

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL	272 G009001
Land Use Type	VACANT LAND
Property Location	0 TAFT AVE
Owner Information	DRAKE FRANCIS P PO BOX 1378 PORTLAND ME 04104
Book and Page	13018/17
Legal Description	272-G-9-10 TAFT AVE
	5400 SF
Acres	0.124

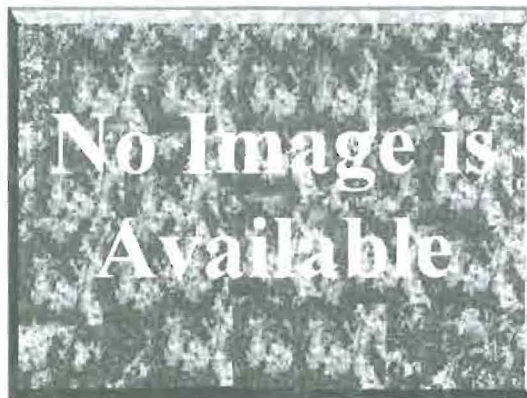
Current Assessed Valuation:

TAX ACCT NO.	30804	OWNER OF RECORD AS OF APRIL 2010
		DRAKE FRANCIS P
LAND VALUE	\$4,000.00	PO BOX 1378
BUILDING VALUE	\$0.00	PORTLAND ME 04104
NET TAXABLE - REAL ESTATE	\$4,000.00	
TAX AMOUNT	\$71.68	

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



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[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
4/3/1997	LAND	\$150.00	13018/17

[New Search!](#)

**CITY OF PORTLAND
REAL ESTATE PROPERTY TAX STATEMENT**

FY 2010

July 1, 2009 - June 30, 2010

DUE SEPT 11, 2009 \$35.48	DUE MARCH 12, 2010 \$35.48	AMOUNT PAID \$35.48	INTEREST DUE \$0.00	PAY THIS AMOUNT \$35.48
------------------------------	-------------------------------	------------------------	------------------------	----------------------------

Second Billing
272 - G-009-001

ACCOUNT NUMBER 30804

CBL: 272 - G-009-001

Assessed Property Description
272-G-9-10
TAFT AVE
5400 SF

RE 272 - G-009-001
DRAKE FRANCIS P

PO BOX 1378
PORTLAND ME 04104

BRING COMPLETE TAX BILL WHEN
PAYING IN PERSON

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City of Portland

PARTIAL PAYMENTS MAY BE MADE
AT ANY TIME

Change of Address
Name: _____

RETURN THIS TOP PORTION WITH PAYMENT

Credit card payments are not accepted for property tax payments.

KEEP THIS PORTION

2010
REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year
July 1, 2009 - June 30, 2010
Owner of Record as of April 1, 2009
DRAKE FRANCIS P

PO BOX 1378
PORTLAND ME 04104

deed 13018/17
1997

ACCOUNT NUMBER
30804
CBL
272 - G-009-001

Acres:
0.124
Assessed Property Description
272-G-9-10
TAFT AVE
5400 SF

272 - G-009-001

Date of Sale: / /

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
Education	\$35.55	Land Value	\$4,000.00
Public Safety	\$10.22	Building Value	\$0.00
Debt Service	\$9.65	Total Value	\$4,000.00
Public Services	\$6.67	Exemptions	\$0.00
General Government	\$0.99	Homestead	\$0.00
Recreation & Facil. Mgmt	\$1.99	Taxable Value	\$4,000.00
County Tax	\$2.34	Tax Rate	17.74
Library	\$1.70	TOTAL TAX	\$70.96
Metro	\$1.21	AMOUNT PAID	\$35.48
Health & Human Services	\$0.64		
Enterprise Funds	\$0.00		

Change of Ownership

Remittance Instructions
To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

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FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544

Former Owner Name: _____
New Owner Name: _____
New Owner Address: _____

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**CITY OF PORTLAND
REAL ESTATE PROPERTY TAX STATEMENT**

FY 2010

July 1, 2009 - June 30, 2010

DUE SEPT 11, 2009 \$70.96	DUE MARCH 12, 2010 \$70.96	AMOUNT PAID \$0.00	INTEREST DUE \$0.00	PAY THIS AMOUNT \$70.96
-------------------------------------	--------------------------------------	------------------------------	-------------------------------	-----------------------------------

First Billing
272 - G-011-001

ACCOUNT NUMBER 30806

CBL: 272 - G-011-001

Assessed Property Description
272-G-11-12-13-14
TAFT AVE
10800 SF

RE 272 - G-011-001
DRAKE FRANCIS P

PO BOX 1378
PORTLAND ME 04104

BRING COMPLETE TAX BILL WHEN
PAYING IN PERSON

Please Make Your Check Payable to:
City of Portland

PARTIAL PAYMENTS MAY BE MADE
AT ANY TIME

Change of Address
Name: _____

RETURN THIS TOP PORTION WITH PAYMENT

Credit card payments are not accepted for property tax payments.

KEEP THIS PORTION

2010
REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

Fiscal Year
July 1, 2009 - June 30, 2010
Owner of Record as of April 1, 2009

DRAKE FRANCIS P

PO BOX 1378
PORTLAND ME 04104

*deed 17288/12
1997*

*deed 14935/90
1999*

ACCOUNT NUMBER

30806

CBL

272 - G-011-001

Acres:

0.248

Assessed Property Description

272-G-11-12-13-14
TAFT AVE
10800 SF

Date of Sale: ____/____/____

CURRENT BILLING DISTRIBUTION		CURRENT BILLING INFORMATION	
Education	\$71.10	Land Value	\$8,000.00
Public Safety	\$20.44	Building Value	\$0.00
Debt Service	\$19.30	Total Value	\$8,000.00
Public Services	\$13.34	Exemptions	\$0.00
General Government	\$1.99	Homestead	\$0.00
Recreation & Facil. Mgmt	\$3.97	Taxable Value	\$8,000.00
County Tax	\$4.68	Tax Rate	17.74
Library	\$3.41	TOTAL TAX	\$141.92
Metro	\$2.41	AMOUNT PAID	\$0.00
Health & Human Services	\$1.28		
Enterprise Funds	\$0.00		

Change of Ownership

Former Owner Name: _____

New Owner Name: _____

New Owner Address: _____

Remittance Instructions

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Use enclosed envelope to mail in your payment.

Use right top margin for change of address.

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FINANCE DEPARTMENT
TREASURY AND COLLECTION DIVISION
P O BOX 544
PORTLAND ME 04112-0544

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CBL	272 G011001
Land Use Type	VACANT LAND
Property Location	0 TAFT AVE
Owner Information	DRAKE FRANCIS P PO BOX 1378 PORTLAND ME 04104
Book and Page	14935/090
Legal Description	272-G-11-12-13-14 TAFT AVE 10800 SF
Acres	0.248

Current Assessed Valuation:

TAX ACCT NO.	30806	OWNER OF RECORD AS OF APRIL 2010 DRAKE FRANCIS P
LAND VALUE	\$8,000.00	PO BOX 1378
BUILDING VALUE	\$0.00	PORTLAND ME 04104
NET TAXABLE - REAL ESTATE	\$8,000.00	
TAX AMOUNT	\$143.36	

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



[View Map](#)

Sales Information:

Sale Date	Type	Price	Book/Page
7/28/1999	LAND + BUILDING	\$0.00	14935/090

[New Search!](#)

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ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
STRUCTURAL Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16x12" w/ 8" Wall 4" Slab	Okay
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	4" DIA Pref. Drain & Fabric	Okay
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	Okay
Anchor Bolts/Straps, spacing (Section R403.1.6)	5/8" DIA @ 36" & 12" Corners	Okay
Lally Column Type (Section R407)		(1) Garage Door(s) Girder? Specs
Girder & Header Spans (Table R 502.5(2))	Steel I-Beam / (3) 2x12"	
Built-Up Wood Center Girder Dimension/Type	Glue-Lam	Specs
Sill/Band Joist Type & Dimensions	2x8" P.T.	Okay
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	Trusses @ 24" O.C. 2x10" Rim Joist w/ Blk.	(9)
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	/	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Trusses	(3)

Type of Heating System		
Means of Egress (Sec R311 & R312)		
Basement	Full Power Door(s) "Protecting each entry/exit to Garage"	okay
Number of Stairways		
Interior		
Exterior	①	→ ②
Treads and Risers (Section R311.5.3)	7 3/4" x 10"	
Width (Section R311.5.1)	36"	okay
Headroom (Section R311.5.2)	6-8 . shown	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	34 to 38" / 42" Fall Proch	
Smoke Detectors (Section R313) Location and type/Interconnected	Smoke Det shown CO Req.	7
Dwelling Unit Separation (Section R317) and IBC - 2009 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	2 x 12" e 12" O.C. & 12" O.C. Douglas Fir P.T. 3-Season Exterior	*Rim for Deck Joist must be Rated for Lag/Hangers

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	5 ¹² / ₁₂ Trusses @ 24" O.C.	③
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	Roof: 5/8" / Wall: 1/2" / Floor: 3/4"	Okay
Fastener Schedule (Table R602.3(1) & (2))		
Private Garage (Section R309) Living Space ? (Above or beside)	5/8" Type X Ceiling 1/2" Walls	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	20 Min Rated Door(s)	Okay
Emergency Escape and Rescue Openings (Section R310)	Noted sheet "A0"	Okay
Roof Covering (Chapter 9)	Asphalt	Okay
Safety Glazing (Section R308)	Tub Enclosure →	⑤
Attic Access (Section R807)		⑥ 22" x 30" Min Req.
Chimney Clearances/Fire Blocking (Chap. 10)	Ch. 10 Noted →	④ Per NFPA 211
Header Schedule (Section 502.5(1) & (2)	Req. R502.5 "A0"	Okay
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	Ceiling: R-38 Wall: R-21 Floor: R-21 Window .35	



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Planning and Urban Development Department
Penny St. Louis, Director

Planning Division
Alexander Jaegerman, Director

May 4, 2011

Mr. Francis Drake
P.O. Box 1378
Portland, ME. 04104

**Re: Level I Minor Residential Site Plan
Taft Avenue; Drake Single Family Residence
Application ID: # 2010-0001
CBL: 272 G 001 001**



Dear Mr. Drake:

On May 4, 2011, the Portland Planning Authority approved a Level I Minor Residential Site Plan for the proposal to build a new single family residence on Taft Avenue. The proposals are shown in the approved Site Plan dated November 2010 (Rev 1; 2-9-11) prepared by Gorrill – Palmer Consulting Engineers, Inc., and Retracement of Lots Plan dated 10-25-2010 (Rev 2; 4-12-11) prepared by Livingston – Hughes, with the following conditions:

- i. That a revocable license agreement granting you the ability to conduct private excavation work and installation of utilities (water and sewer) in the unaccepted portion of Taft Avenue (of which the City has continued its rights in), be executed by you and the City of Portland prior to the issuance of a Building Permit.
- ii. That the signed and recorded easement granting you the ability to install electrical utilities across the Ney property at 19 Birchwood Avenue (which is the portion of Taft Avenue which has been deemed vacated by the City), be submitted, reviewed, and approved by the City of Portland Corporation Counsel's office prior to the issuance of a Building Permit.
- iii. That property pins are required to be installed prior to the issuance of a Building Permit to ensure accurate placement of the single family dwelling with respect to required setbacks.
- iv. That the applicant shall comply with the City of Portland Technical Manual and Public Services detailed requirements regarding any work within the Taft Avenue right of way.
- v. The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- vi. 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).

- vii. 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.
- viii. 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.
- ix. 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.
- x. All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy. A performance guarantee will be required to cover the cost of site work not completed due to seasonal conditions i.e., finish grading, loaming, seeding, mulching, installation of street trees, etc. The performance guarantee must be reviewed, approved, and accepted by the Planning Authority prior to the release of a Temporary Certificate of Occupancy.
- xi. 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.
- xii. 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.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site shall be developed and maintained as depicted in the site plan and the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or the planning authority pursuant to the terms of the Site Plan Ordinance of Portland's Land Use Code. Any such parcel lawfully altered prior to the enactment date of these revisions shall not be further altered without approval as provided in the City Ordinance. Modification or alteration shall mean and include any deviations from the approved site plan including, but not limited to, topography, vegetation and impervious surfaces shown on the site plan. No action, other than an amendment approved by the planning authority or Planning Board, and field changes approved by the Public Services authority as provided herein, by any authority or department shall authorize any such modification or alteration.
2. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division through the Building Permit application process.

3. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. 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.

As stated in section 14-529 of the Site Plan Ordinance, you may appeal a planning authority decision that approves with conditions or denied a site plan. Any person aggrieved may appeal the decision to the planning board within thirty (30) day of the date of the written decision of the planning authority. Upon the taking of such an appeal, the application shall be reviewed as a new application.

If there are any questions, please contact Philip DiPierro at 874- 8632.

Sincerely,



Alexander Jaegerman
Planning Division Director

Electronic Distribution:

Penny St. Louis, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Danielle West-Chuhta, Associate Corporation Counsel
Philip DiPierro, Planner/Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Tammy Munson, Inspections Division Director
Gayle Guertin, Inspections Division
Lannie Dobson, Inspections Division
Michael Bobinsky, Public Services Director
Kathi Earley, Public Services
Bill Clark, Public Services
David Margolis-Pineo, Deputy City Engineer
Matt Doughty, Public Services
Greg Vining, Public Services
John Low, Public Services
Capt. Keith Gautreau, Fire
Jeff Tarling, City Arborist, Public Services
Approval Letter File

Hard Copy: Project File



Planning & Urban Development Department
Penny St. Louis Littlef, Director

Planning Division
Alexander Jaegerman, Director

JANUARY 28, 2011



Mr. Francis Drake
P.O. Box 1378
Portland, Maine 04104

RE: Review Comments for Single Family Site Plan

Project Name: Drake Residence
Project ID: 2010-12-85-SF
Project Address: Taft Avenue CBL: 272 - G - 001-001
Planner: Philip DiPierro

Dear Mr. Drake:

Thank you for submitting your site plan for a single family residence at Taft Avenue.

This proposal is being reviewed as a single family site plan for Planning Authority review subject to the following applicable Land Use Code provisions:

- Site Plan Ordinance, Article V

The following additional information must be submitted in order for the approval process to move forward:

Survey Requirements:

- 1 Please submit a revised survey to include the following information:
 - The owner's address needs to be included in the title block.
 - Please include on the survey the total land area of the site.
 - Please add a revision block to the survey.

- The survey needs to tie the property into the nearest accepted street line and the nearest monument or record survey data. Please show this information.

Additional information on Survey requirements can be found in the City's Technical Manual, or by contacting Bill Clark in the Engineering Division of the Public Services Department.

Site Plan Requirements:

1. Please submit a revised site plan that includes the following information:
 - Your site plan shows access from both Taft Avenue and Birchwood Street. The City will allow access from only one street, unless you are building the road to City standards including full depth and width gravels, curbing, sidewalks, etc. Please show your driveway entrance from either Birchwood Drive or Taft Avenue, (*please see comments below for additional concerns regarding this issue).
 - Please include in square feet the amount of proposed paved area.
 - Please show how you intend to serve the house with electricity.
 - Please add the two required street trees, or show the trees that are to be preserved meeting the City's minimum arboricultural standards.
 - Please revise your erosion control measures to show how you will protect the wetlands that will not be disturbed during construction.
 - Please include the soil type for the property.
 - Section 14-526 (b) Environmental Quality Standards 2.a and 2.b (iii), requires that a vegetative buffer remains between the setback and property line. Please show on the site plan how you intend to meet this standard.

Zoning Requirements:

2. Please submit a revised site plan that includes the following information:
 - The proposed new house lot, 272-G-001 through 014 & 023 through 036 (split from 7 Robin Street) does not meet the exemption under section 14-403 to not build Taft Avenue because the owner has not owned all parts of the proposed lot since 1984. To meet the exemption, the site plan needs to be changed to reflect the proposed new boundary lines for the new single family house lot (assessing lots 272-G-001 through 006 & 031 through 036).
 - The existing house at 7 Robin Street must be shown on the site plan.
 - OK • The 1.5' overhang on the front of the house needs to be added to the site plan.
 - OK • Need to submit a written summary addressing fire safety which is part of the application checklist.
 - Need a written, legal description of the new lot in order to issue the building permit. The deed for the new lot will have to be recorded before the certificate of occupancy is issued.

- plan received 4/27/11

- foot print not accurate but ok

still need 4/27/11

*Finally, It is unclear whether or not you have access rights leading from Birchwood Drive to enter your property. Please submit evidence of ownership for the property you propose to use to enter your site. Also, it appears that the City has continued its' rights in Taft Avenue, but there also may be private rights in the road. Please submit evidence that you have clear title and/or rights allowing you to use/improve the road, see Legal Department Comments below.

Legal Department Comments:

There exist both public and private rights in paper streets. In the case of Taft Avenue, the public has a right (to accept the road as public street or easement) and the individual lot owners (who own property in the subdivision) also have the right to use the road (and may have even specifically reserved rights in the road by filing a notice in the registry).

As to ownership of the land under Taft Avenue, in general, the abutters own to the centerline unless the developer of the subdivision reserved title to the road.

As a result, it is essential for Mr. Drake to first confirm whether or not the developer has retained any rights in the road (he will need to review his deeds and others to see if there is a reservation of rights - he will probably want to contact a title searcher for this research). If the developer did reserve rights in the road, he would need permission from him/her to use the road. If the developer did not reserve rights to the road, then he most likely owns to the center line. It is important to note that his potential ownership does not mean, however, that the private or public rights to use the road cease to exist.

Next, with regard to the public rights in the road, the City will grant Mr. Drake a revocable license that indicates that we give him permission to use the City's limited rights in the road (as described above), but will also indicate that if the City decides to accept the road in the future he will have to remove whatever he installs (i.e. utilities, driveway, etc.) at his own cost. This revocable license will also specify that Mr. Drake releases and indemnifies the City with regard to any and all potential liability (i.e. for any private property owners, etc.) that questions his development/use of the road.

Additional Submittals Required:

1. The Planning Authority may request additional information during the continued review of the proposal according to applicable laws, ordinances and regulations.

Please submit four (4) complete sets of revised final plans to address staff comments. Upon receipt of the revised material, the City of Portland will review the additional plans and information for conformance with applicable ordinances. If you have any questions, feel free to contact me at 874-8632 or by email at pd@portlandmaine.gov.

Sincerely,



Philip DiPietro
Development Review Coordinator

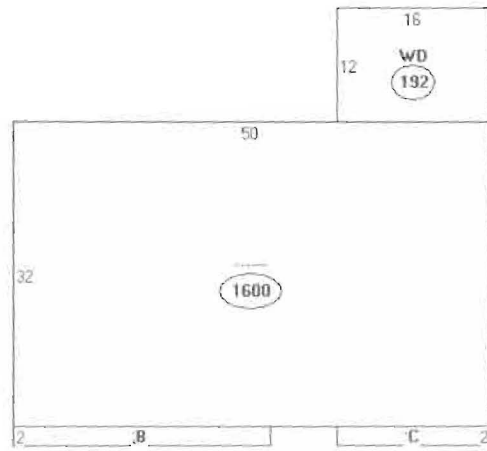
Electronic Distribution:

Barbara Bahydt, Development Review Services Manager

Marge Schmuckal, Zoning Administrator

Ann Machado, Zoning Specialist

Danielle West-Chitt, Associate Corporation Counsel



Descriptor/Area

- A
1600 sqft
- B: 1Fr
54 sqft
- C: 1Fr
32 sqft
- D: WD
192 sqft

7/Robin



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

12-10 2010

Received from Francis Drake

Location of Work Old Town

Cost of Construction \$ _____ Building Fee: 1320

Permit Fee \$ _____ Site Fee: 400

Certificate of Occupancy Fee: 75

Total: 41995

Building (IL) _____ Plumbing (15) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

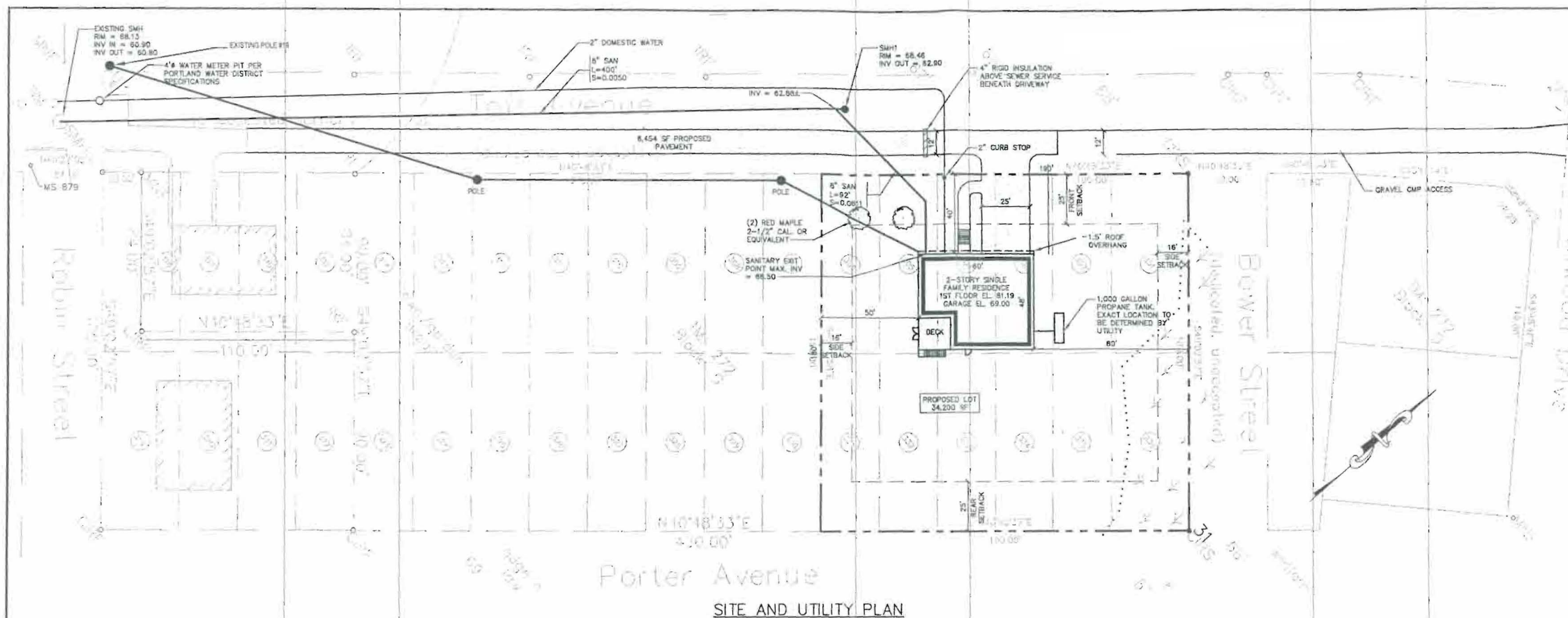
CBL: 222-6-1

Check #: _____ Total Collected \$ 41995

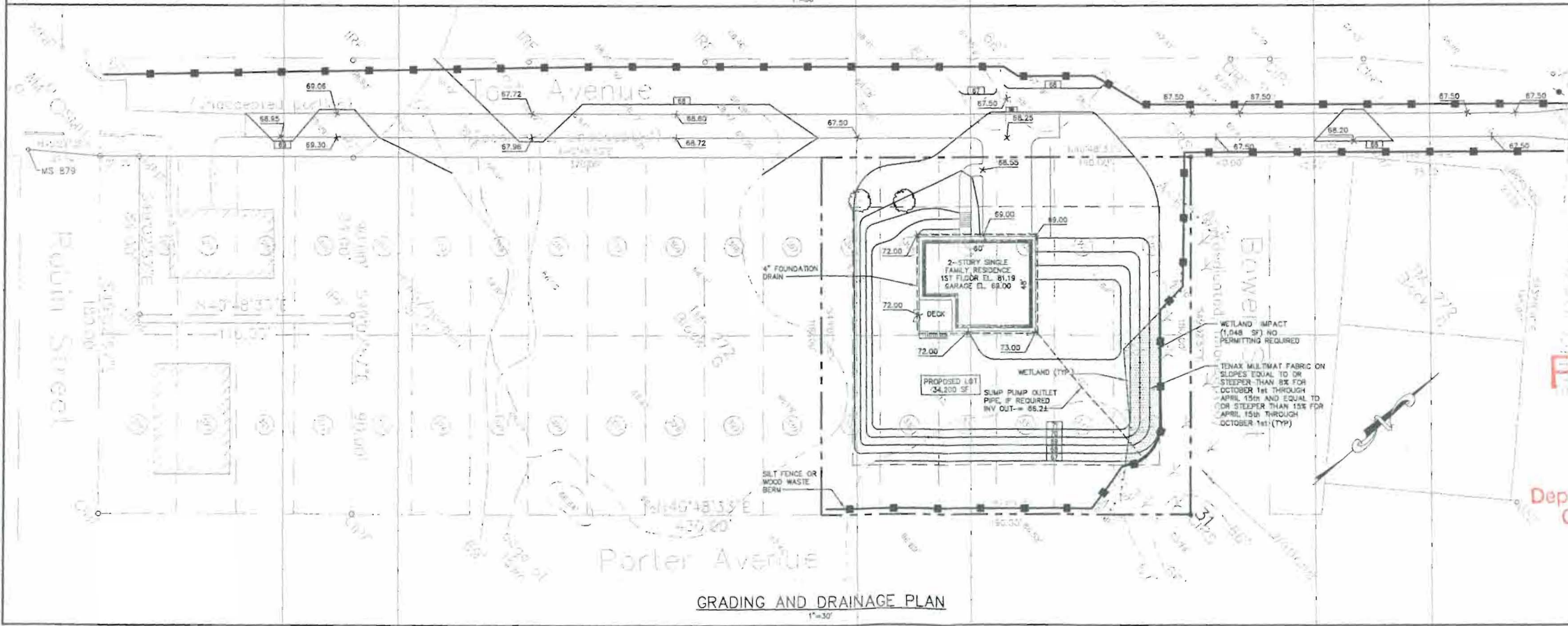
**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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



SITE AND UTILITY PLAN
1"=30'



GRADING AND DRAINAGE PLAN
1"=30'

GENERAL NOTES

1. TOPOGRAPHIC DATA AND EXISTING CONDITIONS ARE BASED UPON A GROUND SURVEY CONDUCTED BY LIVINGSTON-HUGHES, KENNEBUNKPORT, MAINE, DATED OCTOBER 25, 2010.
2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND FOR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
3. MAINTENANCE OF EROSION CONTROL MEASURES IS OF PARAMOUNT IMPORTANCE TO THE OWNER AND THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTIONS OF THE OWNER OR THEIR REPRESENTATIVES AT NO ADDITIONAL COST TO THE OWNER.
4. ALL WATER UTILITY MATERIALS AND INSTALLATION METHODS SHALL CONFORM TO PORTLAND WATER DISTRICT STANDARDS. DISSECTION OF WATER LINES SHALL CONFORM TO AWWA STANDARD C603, LATEST EDITION.
5. ALL SEWER MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
6. ALL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
7. LOT OWNER IS RESPONSIBLE FOR LAYOUT AND EXTENSION OF ELECTRIC SERVICE, COORDINATE WITH CMP.
8. EQUIVALENT STREET TREE SHALL INCLUDE RETENTION OF EXISTING TREES OF SAME OR GREATER CALIPER.
9. ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS, SECTION VII EROSION AND SEDIMENTATION CONTROL STANDARDS FOR SINGLE AND TWO FAMILY HOMES.
10. SUMMARY OF FIRE SAFETY - THE PROPOSED BUILDING WILL BE SPRINKLERED AND WILL MEET RESIDENTIAL FIRE SAFETY REQUIREMENTS.
11. BASED UPON MEDIUM INTENSITY SOIL SURVEY, ON-SITE SOILS ARE A COMBINATION OF SCANTIC AND SWANTON, WHICH ARE HYDROLOGIC SOIL GROUP D.

SPACE AND BULK REQUIREMENTS - R-3 ZONE

- MINIMUM LOT SIZE: 6,500 S.F.
 MINIMUM FRONTAGE: 50 FT.
 MINIMUM SETBACKS:
 FRONT YARD: 25 FT.
 REAR YARD: 25 FT.
 SIDE YARD*
 1 STORY: 8 FT.
 1 1/2 STORY: 8 FT.
 2 STORY: 14 FT.
 2 1/2 STORY: 16 FT.
 MAXIMUM DISTURBED AREA = 18,255 S.F.

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

GRADING AND DRAINAGE NOTES:

1. ALL DISTURBED AREAS THAT ARE NOT PAVED SHALL RECEIVE 4" LOAM & SEED.
2. COMMON BORROW SHALL MEET MOOT SPECIFICATION 703.18.
3. FOUNDATION DRAIN SHALL BE DIRECTED TO SUMP LOCATED WITHIN BUILDING.
4. THE GRADING AND DRAINAGE SYSTEM ON THE PROPERTY SHALL BE CONSTRUCTED AND LOCATED AS DEPICTED ON THE APPROVED SITE PLAN AND SAID GRADING AND DRAINAGE SYSTEM SHALL NOT BE MODIFIED WITHOUT FURTHER APPROVAL FROM THE PLANNING AUTHORITY.

RECEIVED

JUN 27 2011

City of Portland
Planning Division

RECEIVED

JUN 27 2011

Dept. of Building Inspections
City of Portland Maine

NOTE: THIS PLAN SET IS ISSUED FOR PERMITTING PURPOSES AND SHALL NOT BE USED FOR CONSTRUCTION.



[Signature]

2-17-11

U:\2480 - Taft Ave - Portland\2 - CAU\DWG\2480-plans.dwg 2/16/2011 11:17 AM

Rev.	Date	Revision
1	7/09/11	CITY COMMENTS

CITY REVIEW	Issued For	Date	By
		12/8/10	GR

Design: JLP Date: Nov 2010
 Checked: GR Scale: 1"=30' Job No: 2480
 File Name: 2480-plans.dwg
 This plan shall not be modified without written permission from Gorrill-Palmer Consulting Engineers, Inc. (GPCE). Any alterations, authorized or otherwise, shall be at the user's sole risk and without liability to GPCE.

GP Gorrill-Palmer Consulting Engineers, Inc.
 Engineering Excellence Since 1998
 PO Box 1237 15 Shaker Road Gray, ME 04039
 207-657-6910 FAX: 207-657-6912 E-Mail: malcolx@gorrillpalmer.com

Drawing Name:	Site, Utility, Grading and Drainage Plans
Project:	Taft Avenue Lot Taft Avenue, Portland, Maine
Client:	Francis Drake

Drawing No.
1

