



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 172 Taft Ave CBL 273 C017001

Issued to Kelley Stephen F/James Meehan Date of Issue 11/02/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0757, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Residency
Use Group R3
Type 5B
IRC 2003

Limiting Conditions: None

This certificate supersedes
certificate issued

Approved:

11-02-09 *James Meehan*

(Date) Inspector

[Signature]

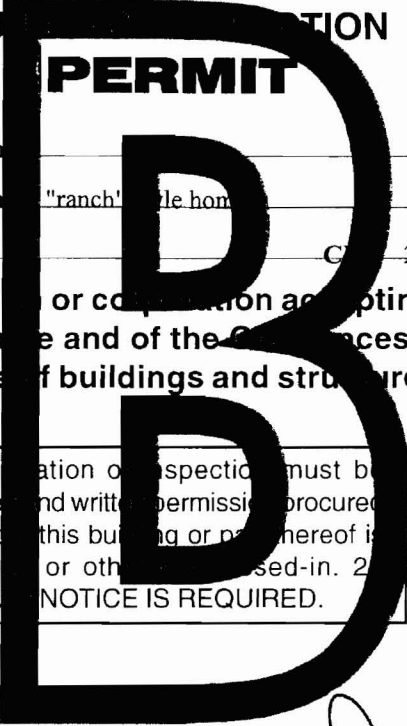
Inspector of Buildings

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached



Permit Number: 090757

PERMIT ISSUED

AUG 31 2009

CITY OF PORTLAND

This is to certify that Kelley Stephen A/James Meeb
 has permission to build 24' x 40' story single fam "ranch" style home
 AT 172 Taft Ave C-273 C017001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise dressed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

James Bowke 8/31/09
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0757	Date Applied For: 07/16/2009	CBL: 273 C017001
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Location of Construction: 172 Taft Ave	Owner Name: Kelley Stephen A	Owner Address: 10 Haskell St	Phone: 207-252-5173
Business Name:	Contractor Name: James Meehan	Contractor Address: 81 Ocean Avenue Old Orchard Bea	Phone: (207) 415-7009
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

Proposed Use: build 24' x 40' story single family "ranch" style home	Proposed Project Description: build 24' x 40' story single family "ranch" style home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/24/2009**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted dated 8/24/09. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/31/2009**Note:** **Ok to Issue:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) There must be a 2" clearance maintained between the chimney and any combustible material, with draft stopping per code at each level
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) A copy of the enclosed chimney or fireplace disclosure must be submitted to this office upon completion of the permitted work or for the Certificate of Occupancy.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 7) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 08/31/2009**Note:** **Ok to Issue:**

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

9/2/09 M. C. Silva
set back + postman

9/07/09 - Backfill ok
drains installed INT + EXT.
H2O proofed + holes plugged -
S.M.I.T.

9-25-09 OK - install of drain pipe + 1/4" pipe.

9-25-09 OK - near concrete. 1/4" pipe.

10-28-09
Complete - close.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**
- X **Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space**
- X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**
- X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

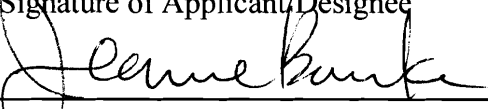
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

5/31/09

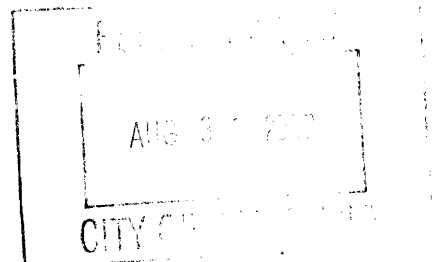
Date



Signature of Inspections Official

8/31/09

Date



Location of Construction: 172 Taft Ave	Owner Name: Kelley Stephen A	Owner Address: 10 Haskell St	Phone: 207-252-5173
Business Name:	Contractor Name: James Meehan	Contractor Address: 81 Ocean Avenue Old Orchard Bea	Phone (207) 415-7009
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 5) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 6) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 7) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 8) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

7/22/2009-amachado: Gave permit to Lisa because the minor siteplan review application had not been created when Tammy created the permit.

7/23/2009-amachado: Left vcm for Stephen Kelley. The application is incomplete. The owner is listed as Richard & Ruth Kelley on assessor's. The applicant is Stephen Kelley. We need right, title & interest. Need floor plan and elevation plans to scale. The siteplan is missing most of the required information. See checklist.

7/23/2009-amachado: Spoke to contractor Jim Meehan. Told him that we needed scalable floor plans & elevations. He will come in tomorrow. Left vcm for Gene Schleh. Went over checklist for what is needed on the boundary survey.

7/29/2009-amachado: Steve Kelley brought in a deed showing ownership and a complete set of building plans. He also had a more detailed siteplan although it is still incomplete and it is not to scale. He still needs finish floor elevation, location of proposed utilities, existing & proposed grades, and silt fence location. The proposed parking also did not meet the front setback requirement or the dimensional requirement. I gave Steve the checklist of what he still needed.

8/19/2009-amachado: Steve Kelley brought in a revised siteplan to scale with the required information. He added to the driveway because it needed to extend 38' beyond the front setback. I left a vcm for Steve. The house does not meet the rear setback. It scales at 15' to the rear. Also the building plans show a bulkhead iat the back of the left side wall but the siteplan does not show one. I told him that I would move the permit forward to the plan reviewer but that we needed a revised site plan to issue the permit.

8/19/2009-amachado: Spoke to Steve Kelley. He will get the site plan revised to meet the rear setback. At this point he is not building a bulkhead.

8/24/2009-gg: received additional site plan as requested. /gg

8/25/2009-jmb: Completed plan review, left vcm with owner for details as noted on the checklist. Stephen K. Came into the office and I reviewed the items with him. Some notes were made, but he advised to speak with his contractor for the remainder of items. Left vcm with Jim M. To call.

8/25/2009-jmb: Note that the bulkhead has been reinserted as shown on the most recent site plan dated 8/24/09

8/26/2009-jmb: Spoke to Jim M. Contractor for details, made notes on plan review checklist, he will fax specs on windows. Still pending DRC.

8/31/2009-jmb: Notified DRC is approved

8/28/2009-jmb: Steve K. Submitted revised site plan in our office and in Planning

09-0757



General Building Permit Application

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

Location/Address of Construction: <u>172 TAFT Av. PORTLAND ME.</u>		
Total Square Footage of Proposed Structure/Area <u>960</u>	Square Footage of Lot <u>0.25</u> <u>138000</u>	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>273</u> Block# <u>C</u> Lot# <u>017</u>	Applicant *must be owner, Lessee or Buyer* Name <u>STEPHEN KELLEY</u> Address <u>10 HASKELL ST.</u> City, State & Zip <u>WESTBROOK ME 04092</u>	Telephone: <u>2525173</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>100000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? <u>SINGLE FAMILY HOME</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>6002 S L TWP</u>		
Contractor's name: <u>James Meehan</u> Address: <u>81 OCEAN Av.</u> City, State & Zip <u>OOB. ME 04064</u> Telephone: <u>207 4157009</u> Who should we contact when the permit is ready: <u>STEPHEN KELLEY</u> Telephone: <u>2525173</u> Mailing address: <u>10 HASKELL ST WESTBROOK ME 04092</u>		

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

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

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

Signature: James Meehan Date: 7/14/09

This is not a permit; you may not commence ANY work until the permit is issue

Jeanie Bourke - 172 Taft Ave. - Single Family Review

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 8/31/2009 10:14 AM
Subject: 172 Taft Ave. - Single Family Review

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

Thanks.

phil

172 Taft Ave

273-C-017

#09-0757

8/25/09 review

per plans submitted 7/29/09

ONE AND TWO FAMILY	PLAN REVIEW	CHECKLIST
Soil type/Presumptive Load Value (Table R401.4.1) <u>min. 3,000</u>		
Component	Submitted Plan	Findings Revisions Date
STRUCTURAL		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1))	16" X 8" D. Full wall 4' min.	min 12" req. OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	Gravel, 4" PVC seal coat filter wrap	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A basement ? windows	OK NOT required OK but owner added 8/25/09
Anchor Bolts/Straps, spacing (Section R403.1.6)	Sill seal, 1/2" BOLT	OK
Lally Column Type (Section R407)	3 1/2" lally 24" X 24" Footer	
Girder & Header Spans (Table R 502.5(2))	3-2X12 @ 8' o.c. Floor	OK
Built-Up Wood Center Girder Dimension/Type	2" " " "	
Sill/Band Joist Type & Dimensions	2X10 on 2X6 sill	OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2X10 @ 16" o.c.	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	N/A	
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and R802.4(2))	Eng trusses	OK

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	6:12 @ 24' @ 2' O.C.	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	3/4" T&G 1/2" or 7/16", 5/8" roof	OK
Fastener Schedule (Table R602.3(1) & (2))	IRC-2003	Per contr. 8/26 OK (1)
Private Garage (Section R309) Living Space? (Above or beside) Fire separation (Section R309.2) Opening Protection (Section R309.1)	N/A	OK
Emergency Escape and Rescue Openings (Section R310)	? silver seal E-Star Egress Low E	will Fax received OK (2)
Roof Covering (Chapter 9)	Asphalt - vented	OK
Safety Glazing (Section R308)	N/A No windows @ tub	OK
Attic Access (Section R807)	?	22" x 30" per contractor 8/26 OK (3)
Chimney Clearances/Fire Blocking (Chap. 10)	? Footing etc. 2' Ht. @ Roof Chimney disclosure	3' above ridge ^{2" clearance} + duct from furnace installed OK (4)
Header Schedule (Section 502.5(1) & (2))	?	3-2x8 w/ply per contractor OK (5)
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19, ? ^{floor} , R38 ? windows	will insulate Floor per contr. 8/26 OK (6)

Type of Heating System	? Coal Hot Air Furnace	purchased per owner ✓	OK (7)
Means of Egress (Sec R311 & R312) Basement	Yes bulkhead bulkhead	bulkhead will have bulkhead see plan 8/24/09	
Number of Stairways	3 + bulkhead		
Interior	1		
Exterior	2		
Treads and Risers (Section R311.5.3)	7'1/4" x 10" 3/4" nosing		
Width (Section R311.5.1)	scaled 3'6"		
Headroom (Section R311.5.2)	?	6'8" per cont.	(8)
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	?	34"-38" w/Returns per cont. 8/26	
Smoke Detectors (Section R313) Location and type/Interconnected	?	OK per owner on plans	OK (9)
Draftstopping (Section R502.12) and Fireblocking (Section (R602.8)			
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A		OK
Deck Construction (Section R502.2.1)	2x8 shows 3 risers If more will need handrail		OK (10)



284-5589 • P.O. BOX 526 • ROUTE ONE • BIDEFORD, MAINE 04005

YARD SHIPPING ORDER

Name _____ Date 8/26/09 20

Mail Address _____

Deliver To:				VENDOR:	DATE RECEIVED
WANTED	CHARGE:	C.O.D.	ORDERED BY:	CUST ORDER NO	PO NO
ORIGINAL ORDER				SHIPPING TALLY	

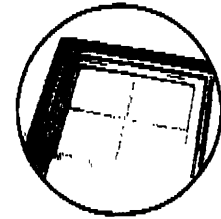
1
2
3 TO: JEANNIE BROCK
4
5
6 FROM: MILOR PARK
7
8 EXPRESS SIZE IS CIRCLED
9
10 ALL WINDOWS WILL HAVE LOW E GLASS
11
12
13 PLANTS -
14
15 MAKE

BUILDER'S SUPPLY INC.

Loaded by: _____

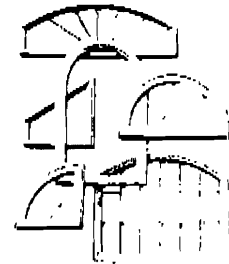
Extension Jamb

An interior access channel allows the use of three different extension jamba: 4-9/16" for 2 x 4 construction, and 6-9/16" for 2 x 6 construction. A snap-in return for dry wall applications allows for fast installation and a clean, professionally finished job.



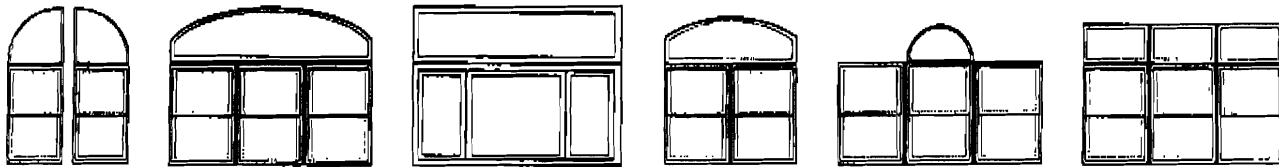
Geometric Shapes

Including geometric shapes and picture windows will enhance the other window designs in your home, while giving it a unique style, adding light from new refreshing angles, and bringing natural comfort to your surroundings.



Design Flexibility

Our complete product line of double hungs, picture windows, transoms and geometric shapes can be combined in numerous ways. With so many window styles and sizes available, the design possibilities are virtually endless. Silver Line's mulling systems feature strong, durable mullions, allowing you to mull and stack windows in numerous configurations.



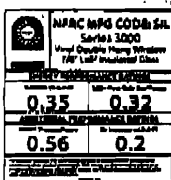
For more information on Silver Line Windows visit us at www.silverlinewindows.com or call us at 800.234.4228

When Shopping For Windows, Look For ...

...**ENERGY STAR**® rated windows. Windows that are **ENERGY STAR**® rated are deemed to be energy efficient by the US Department of Energy.



The Series 3000 Double Hung Window with optional LoE² Glass is **ENERGY STAR**® compliant in all four climate zones.



The **NFRC** label provides the U-factor and solar heat gain coefficient ratings of a window. The lower the U-factor, the more you'll save on heating bills. A low SHGC rating will help save on cooling costs.

The Series 3000 Double Hung Window has been tested and certified to NFRC standards for energy efficiency.

Glass Type	U-Value	SHGC
Clear	0.48	0.62
LoE ²	0.35	0.32
LoE ² /Argon	0.31	0.32



AAAMA is a nationally recognized authority in developing voluntary performance test and validating structural performance of windows, doors, and skylights.

The Series 3000 has been tested and certified to AAAMA design pressure (DP) standards. The higher the DP rating, the stronger the window.

Window Size	DP Rating
34" x 65"	DP-50
38" x 65"	DP-45
108" x 77"	DP-35

Series 3000 New Construction Double Hung Window Sizes - Nominal, Actual and Rough Opening Sizes

Unit Dimension	21 3/4"	25 3/4"	29 3/4"	33 3/4"	37 3/4"	41 3/4"	45 3/4"
36 3/4"							
40 3/4"							
48 3/4"							
52 3/4"							
56 1/4"							
64 3/4"							
68 3/4"							
76 3/4"							

Egress

NOTES:

- clear opening of 5.7 sq. ft. or greater,
 clear opening width of 20" or greater,
 clear opening height of 24" or greater.
- Unit dimension is inside frame dimension, not including nailing
- Window elevations are shown with optional grille patterns. Grille patterns shown are standard grille patterns for appropriate window sizes.
- 5/6 height windows also available as "cottage style" windows (unequal sash). Top sash is shorter than the bottom sash.
- 6/2 height windows also available as "oriel style" windows (unequal sash). Bottom sash is shorter than the top sash.

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

2009-0062
Application I. D. Number

7/15/2009
Application Date

Stephen Kelley
Applicant
10 Haskell Street, Westbrook, ME 04038
Applicant's Mailing Address

Single Family Home
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 252-5173 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

172 Taft Ave, Portland, Maine
Address of Proposed Site
273 C017001
Assessor's Reference: Chart-Block-Lot

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

0

Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$50.00** Subdivision Engineer Review **\$250.00** Date **7/23/2009**

Zoning Approval Status:

Reviewer

- Approved Approved w/Conditions See Attached Denied

Approval Date Approval Expiration Extension to Additional Sheets Attached

Condition Compliance signature date

Performance Guarantee Required* Not Required

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

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

DEED OF DISTRIBUTION

(Testate)

Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT, I, **STEPHEN F. KELLEY**, of Westbrook, County of Cumberland, State of Maine, duly appointed and acting personal representative of the **ESTATE OF RICHARD A. KELLEY**, deceased, whose will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, Docket No. 2008-1399, by the power conferred by law, and every other power in distribution of the Estate, grant to **STEPHEN F. KELLEY**, whose mailing address is 10 Haskell Street, Westbrook, Maine 04092, being the person entitled to distribution, certain real estate in Portland, County of Cumberland, State of Maine, being bounded and described as follows:

Reference to Exhibit A attached hereto and incorporated herein.

WITNESS my hand and seal this 24th day of July, 2009.

Signed, Sealed and Delivered
in Presence of

[Signature]

ESTATE OF RICHARD A. KELLEY
[Signature]
BY: **STEPHEN F. KELLEY**
PERSONAL REPRESENTATIVE

STATE OF MAINE
CUMBERLAND, ss.

Personally appeared the above-named **STEPHEN F. KELLEY**, in his said capacity as Personal Representative of the **ESTATE OF RICHARD A. KELLEY**, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the **ESTATE OF RICHARD A. KELLEY**.

Date: 7/24/09

Before me,
[Signature]
Notary Public/Attorney at Law

[Signature]
Printed Name

JUL 29 2009

Exhibit A
Know all Men by these Presents, That

I, George A. Butt of Portland, County of Cumberland, State of Maine,

in consideration of one dollar and other valuable considerations, paid by Richard A. Kelley and Ruth S. Kelley, both of Portland, said County and State,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Richard A. Kelley and Ruth S. Kelley as joint tenants, and not as tenants in common, their heirs and assigns, and the survivor of them, and the heirs and assigns of such survivor forever, two certain lots or parcels of land with the buildings thereon situated in Portland in the County of Cumberland and State of Maine, being lots numbered two hundred fifty-eight (258) and two hundred fifty-nine (259) as shown on plan of lots at Portland Gardens belonging to J. W. Wilbur, said plan being made by A. L. Elliot, C. E. dated July 1, 1912, and recorded in Cumberland County Registry of Deeds Plan Book 12, Page 23. Said lots two hundred fifty-eight (258) and two hundred fifty-nine (259) measure taken together one hundred forty-five (145) feet on Taft Avenue, one hundred forty-one and four tenths (141.4) feet on land as now staked on proposed Portland Terminal Railroad, forty-one (41) feet on lot two hundred fifty-seven (257) on said plan, one hundred (100) feet on lot two hundred-sixty (260) on said plan, containing taken together, according to said plan nine thousand three hundred (9300) square feet, more or less.

Subject to the restrictions as contained in the deed from J. W. Wilbur, Inc. to Patience Small dated May 6, 1921, and recorded in said Registry of Deeds.

Being the same premises conveyed to this Grantor by deed of Wesley M. Snow, recorded in Cumberland Registry of Deeds in Book 1433, Page 64.

On this and in full the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Richard A. Kelley and Ruth S. Kelley as joint tenants, and not as tenants in common, their heirs and assigns, and the survivor of them, and the heirs and assigns of such survivor, to them and their use and behoof forever. And I do covenant with the said Grantees, as aforesaid, heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances;

U.S.I.R.
\$0.55
G.A.B.
7/8/49

that I have good right to sell and convey the same to the said Grantees

Exhibit A

Know All Men by These Presents.

That Clifford L. Swan Co., Inc.,

a Corporation organized and existing under the laws of the State of Maine and located at Portland, in the County of Cumberland and State of Maine, in consideration of one dollar and other valuable consideration,

Clifford L Swan Co Inc to Kelley & -- War

paid by Richard A. Kelley and Ruth M. Kelley, both of said Portland,

the receipt whereof it does hereby acknowledge, does hereby give, grant,

herein, sell and convey unto the said Richard A. Kelley and Ruth M. Kelley, as joint tenants and not as tenants in common, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever,

heirs and assigns forever, a certain lot or parcel of land situated in said Portland on the northerly side of Taft Avenue and bounded and described as follows:

Beginning on the northerly side of Taft Avenue at the most westerly corner of lot numbered two hundred fifty-eight(258) as shown on Plan of Portland Gardens recorded in Cumberland County Registry of Deeds in Plan Book 12, Page 23; thence running westerly, by said northerly side of Taft Avenue, to the southeasterly corner of land conveyed by the Grantor herein to Portland Construction Corp. by deed duly recorded in said Cumberland County Registry of Deeds; thence running northerly, by the easterly sideline of said land conveyed by the Grantor herein to Portland Construction Corp., one hundred forty (140) feet, more or less, to the northeasterly corner of said land conveyed by the Grantor to Portland Construction Corp.; thence running easterly, and parallel to said northerly sideline of Taft Avenue, to the most northwesterly corner of said lot numbered two hundred fifty-eight(258); thence running southerly, by the westerly sideline of said lot numbered two hundred fifty-eight(258), one hundred forty-one and four tenths (141.4) feet to the point of beginning.

Meaning and intending to convey, and hereby conveying, a strip of land approximately ten (10) feet in width, lying between said westerly sideline of lot numbered two hundred fifty-eight(258) and said land heretofore conveyed by the Grantor herein to Portland Construction Corp..

Being a portion of the premises conveyed to the Grantor herein by Arthur P. Gilman et al by deed duly recorded in said Cumberland County Registry of Deeds.

196 196

To have and in hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Richard A. Kelley and Ruth M. Kelley, as joint tenants and not as tenants in common, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, ~~to them and their assigns~~ to them and their use and behoof forever.

And the said Grantor Corporation does hereby covenant with the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, ~~to them and their assigns~~ that it is lawfully seized in fee of the premises, that they are free of all incumbrances;

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will warrant and defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them forever, ~~to them and their assigns~~ against the lawful claims and demands of all persons.

In Witness Whereof, the said Clifford L. Swan Co., Inc.

has caused this instrument to be sealed with its corporate seal and signed in its corporate name by

Clifford L. Swan, its President

thereunto duly authorized, this 26th day of October, in the year one thousand nine hundred and sixty.

Signed, Sealed and Delivered in presence of

Lynda D. Maclean

CLIFFORD L. SWAN CO., INC.

By *Clifford L. Swan* President



State of Maine, Cumberland, ME. October 26, 1960.

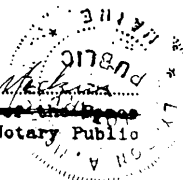
Personally appeared the above named Clifford L. Swan,

President of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Lynda D. Maclean
Justice of the Peace
Notary Public



OCT 26 1960

REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 3 H 5 M P.M., and recorded in

BOOK 2571 PAGE 195 *Sawyer W.P.K.* Register

Received
Recorded Register of Deeds
Jul 29, 2009 09:21:16A
Cumberland County
Pamela E. Lovley

Applicant: Stephen Kelley

Date: 7/22/09

Address: 172 Taft Ave.

C-B-L: 273-C-17¹/₈
Permit # 09-~~273~~-~~072~~ 0157

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build single story, 24' x 30' ~~with~~ house

Sevage Disposal - city

Lot Street Frontage - 50' min - 160.34' given

Front Yard - 25' min. - 27' scaled given - 22' to front step but OK under section 14-425

Rear Yard - 25' min. - ~~15' scaled~~ ^{8/24/09 plans.} Show 27' from main bldg - bulkhead on side OK per 14-425

Side Yard - 1 1/2 story 8' min. 15' scaled on left.
2 story 14' min. 47' scale on right.

Projections - 5x5 front step, 5x6 side step.

Width of Lot - 65' min. - 117' scaled

Height - 35' max - 13' scaled

Lot Area - 6500 ϕ min. - 10,866 ϕ given

Lot Coverage Impervious Surface - 35% = 3803.1 ϕ

40x24 = 960
5x5 = 25
6x5 = 30

1015

Area per Family - 6500 ϕ OK

Off-street Parking - 2 spaces required OK. 2-9x10 shown just front setback

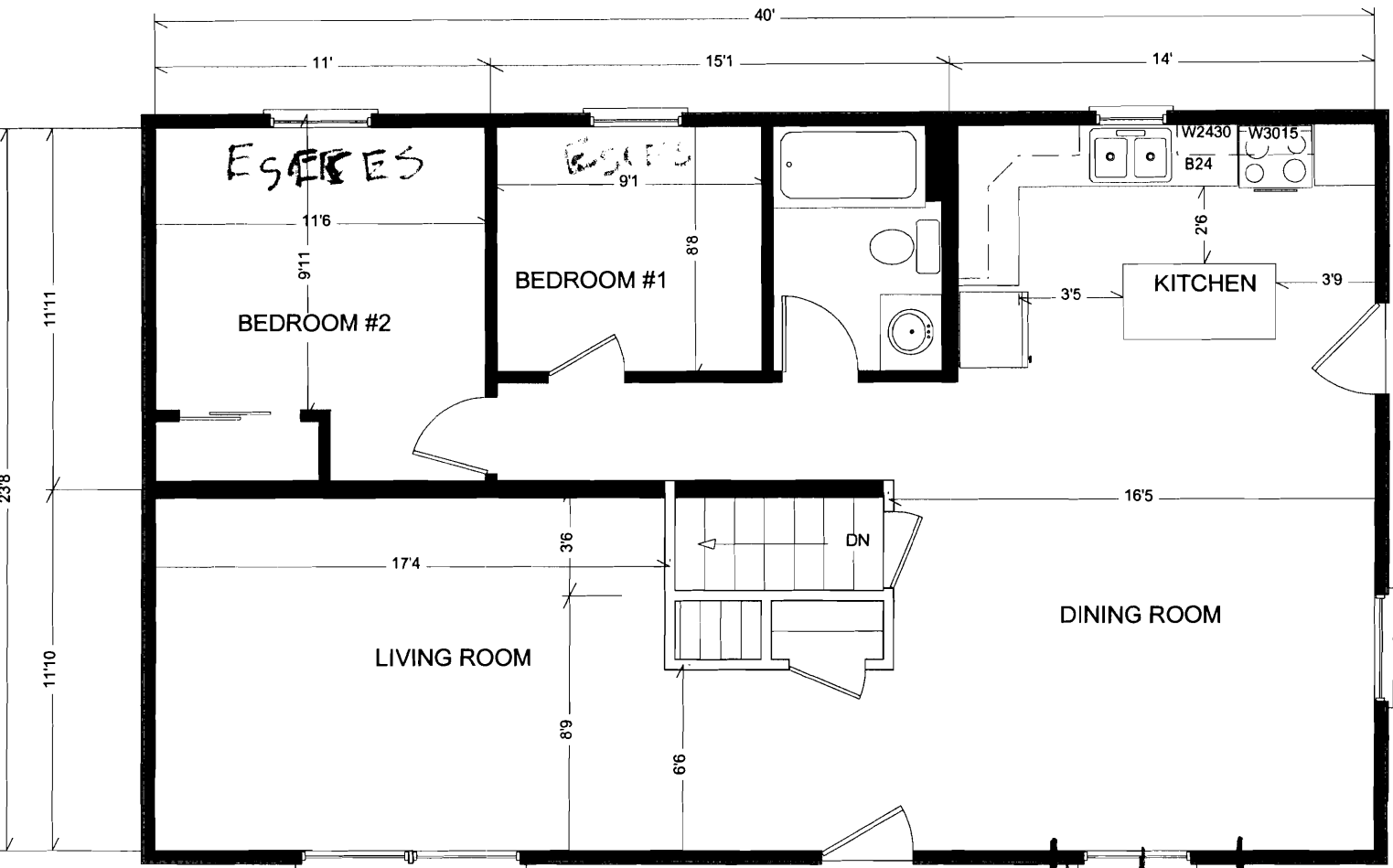
143 shed 11x13

Loading Bays - N/A

Site Plan - minor minor 2009-0062

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - rare X



KELLEY CUSTOM RANCH
224' X 40'

11/11/08

ALL DIMENSIONS ARE APPROXIMATE
 NOTE: APPLIANCES SHOWN ARE NOT INCLUDED UNLESS SPECIFIED IN CONTRACT AND ON ORDER.

JUL 14 2009

Job	Truss	Truss Type	Qty	Ply	STANDARDS	114070675
STANDARDS_IBC2006	S24	STANDARD	1	1	Job Reference (optional)	

Mainely Trusses, Inc., Fairfield, ME

7.050 e May 22 2008 MiTek Industries, Inc. Tue Jun 17 13:29:38 2008 Page 1

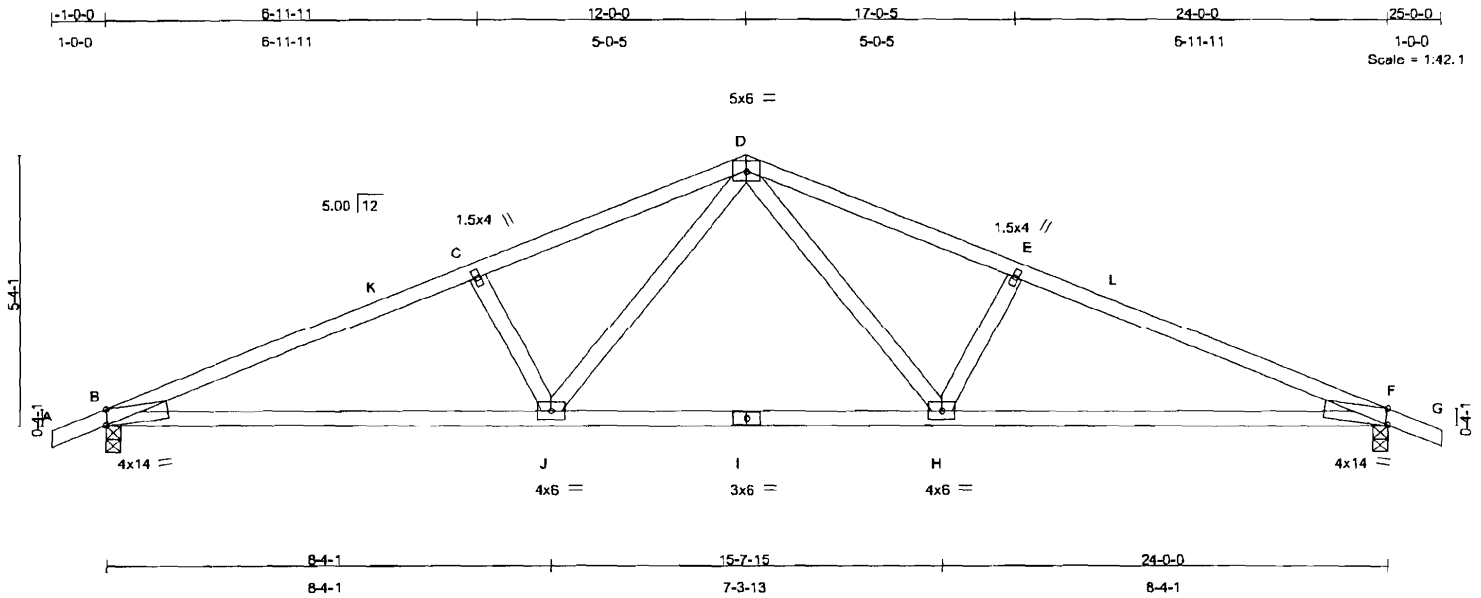


Plate Offsets (X,Y): [B:0-0-9,Edge], [F:0-0-9,Edge]

LOADING (psf)	SPACING	CSI	DEFL	PLATES	GRIP
TCLL 56.0	2-0-0	TC 0.98	in (loc) l/defl L/d	MT20	197/144
TCDL 7.0	Plates Increase 1.15	BC 0.88	Vert(LL) -0.28 B-J >999 240		
BCLL 0.0	Lumber Increase 1.15	WB 0.33	Vert(TL) -0.51 B-J >563 180		
BCDL 10.0	Rep Stress Incr YES	(Matrix)	Horz(TL) 0.12 F n/a n/a		
	Code IBC2006/TPI2002				Weight: 80 lb

LUMBER

TOP CHORD 2 X 4 SPF 1650F 1.5E
 BOT CHORD 2 X 4 SPF 1650F 1.5E
 WEBS 2 X 4 SPF No.2

BRACING

TOP CHORD Structural wood sheathing directly applied.
 BOT CHORD Rigid ceiling directly applied or 9-8-7 oc bracing.

REACTIONS (lb/size) B=2021/0-3-8, F=2021/0-3-8
 Max Horz B=-95(LC 9)
 Max Uplift B=-387(LC 8), F=-387(LC 9)

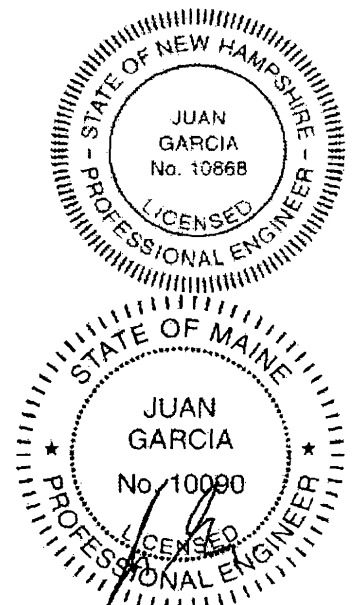
FORCES (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD B-K=-3678/575, C-K=-3348/586, C-D=-3267/586, D-E=-3267/586, E-L=-3348/586,
 F-L=-3678/575
 BOT CHORD B-J=-521/3222, I-J=-255/2217, H-I=-255/2217, F-H=-426/3222
 WEBS C-J=-1011/299, D-J=-228/1362, D-H=-228/1362, E-H=-1011/299

NOTES

- 1) Unbalanced roof live loads have been considered for this design.
- 2) Wind: ASCE 7-05; 100mph; TCDL=4.2psf; BCCL=6.0psf; h=25ft; Cat. II; Exp C: enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
- 3) TCLL: ASCE 7-05; P=56.0 psf (roof live load); Lumber DOL=1.15 Plate DOL=1.15; Pg=80.0 psf (ground snow); Ps=61.6 psf (roof snow); Lumber DOL=1.15 Plate DOL=1.15; Category II; Exp C; Partially Exp.; Ct=1.1
- 4) Roof design snow load has been reduced to account for slope.
- 5) Unbalanced snow loads have been considered for this design.
- 6) This truss has been designed for greater of min roof live load of 16.0 psf or 1.00 times flat roof load of 61.6 psf on overhangs non-concurrent with other live loads.
- 7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 8) * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3-6-0 tall by 2-0-0 wide will fit between the bottom chord and any other members.
- 9) One RT7 USP connectors recommended to connect truss to bearing walls due to uplift at j(s) B and F.
- 10) This truss is designed in accordance with the 2006 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

LOAD CASE(S) Standard



June 17, 2008

WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE MII 7473 BEFORE USE.
 Design valid for use only with MiTek connectors. This design is based only upon parameters shown, and is for an individual building component. Applicability of design parameters and proper incorporation of component is responsibility of building designer, not truss designer. Bracing shown is for lateral support of individual web members only. Additional temporary bracing to insure stability during construction is the responsibility of the erector. Additional permanent bracing of the overall structure is the responsibility of the building designer. For general guidance regarding fabrication, quality control, storage, delivery, erection and bracing, consult **ANSI/TPI1 Quality Criteria, D58-89 and BCS11 Building Component Safety Information** available from Truss Plate Institute, 583 D'Onofrio Drive, Madison, WI 53719.



STATE OF MAINE CHIMNEY OR FIREPLACE CONSTRUCTION/INSTALLATION DISCLOSURE

Dear Consumer: State law, specifically 32 M.R.S.A. § 2313-A, requires that chimney or fireplace installers, as of January 1, 1992, provide you with this "Disclosure" prior to the installation or construction of your chimney or fireplace. The purpose of this Disclosure is to inform you that the National Fire Protection Standard #211 (NFPA #211) is the current standard which applies to all new construction of chimneys and fireplaces. Please note that the State of Maine does not require registration or licensure of chimney or fireplace installers. It is important to realize that many fires are caused each year from improperly constructed fireplaces and chimneys. This disclosure form should help you in making an informed decision as to the abilities of the installer and under what requirements the installation must comply.

INSTALLER INFORMATION

Name of Installer: <i>Robert Christensen</i>		D/B/A: <i>Christensen</i>	
Name of Installer (if incorporated):		D/B/A:	
Legal Address: <i>732 Highland Ave</i>			
City: <i>So. Portland</i>	State: <i>ME</i>	Zip Code: <i>04106</i>	
County: <i>Cumberland</i>		Home Telephone: <i>(207) 799 - 4358</i>	
		Work Telephone: <i>(207) 837 - 3634</i>	
Years of experience doing fireplace or chimney installations: <i>25 years</i>			

CONSUMER INFORMATION

Name of Consumer: <i>Stephen Keller</i>		
Mailing Address: <i>172 Taft Ave</i>		
City: <i>Portland</i>	State: <i>ME</i>	Zip Code: <i>04102</i>
County:	Home Telephone: <i>(207) 252 - 5173</i>	
	Work Telephone: () -	

Installer, please give a brief description of installation being offered: _____
Single flue chimney

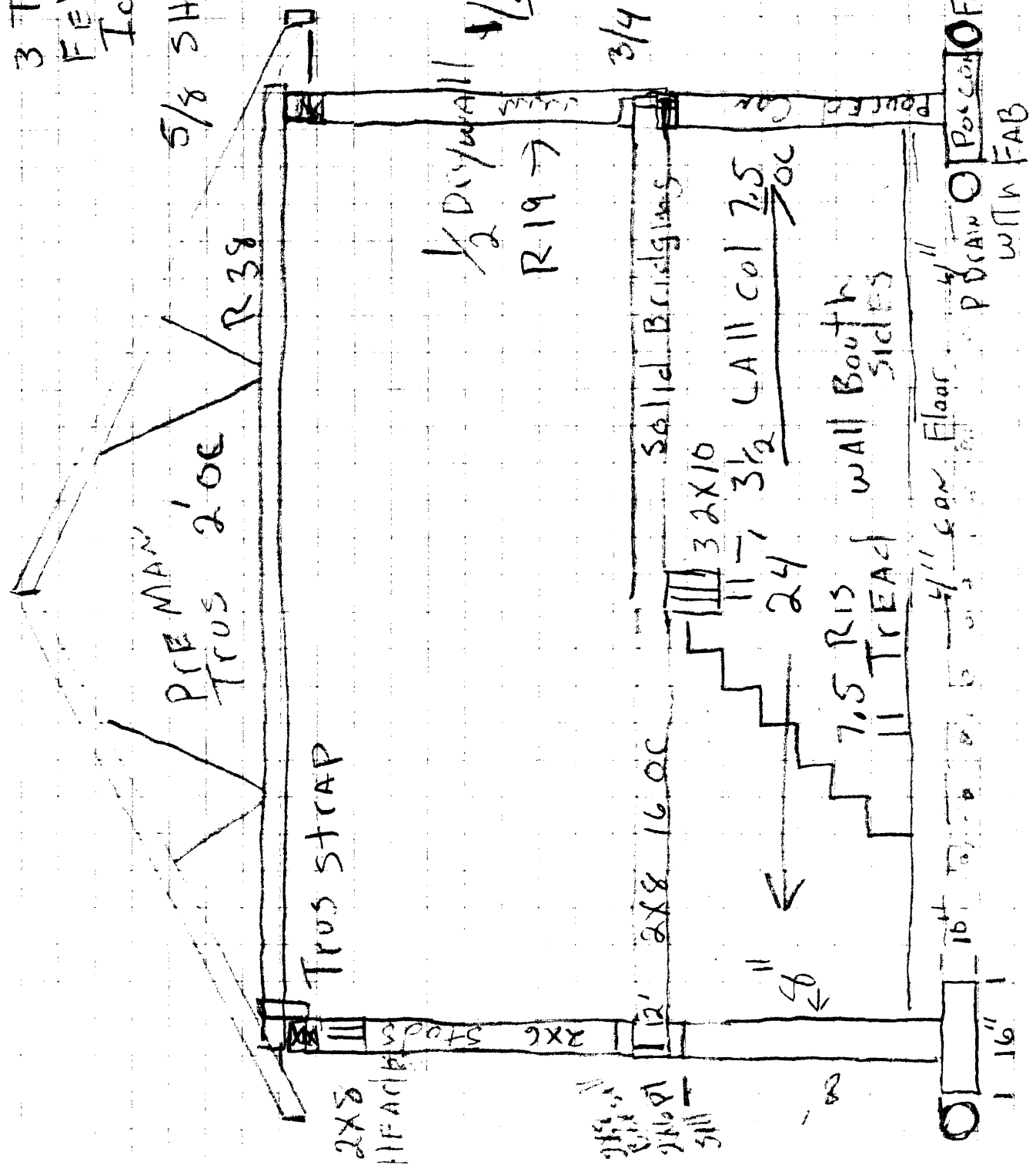
I hereby attest that the preceding information provided is true to the best of my knowledge. I also understand that if I fail to conform with the standards as outlined in NFPA #211 that I shall be subject to penalties as outlined in Title 32, M.R.S.A., Chapter 33 and the Oil and Solid Fuel Board Rules.

Signature of Installer: *Robert Christensen* Date: *10-21-98*

Ridge Vent
 3 TAB ASPHALT SHINGLES
 FELT PAPER
 ICE WATER SHEET

5/8 SHEATHING
 2X6 FACIA + CAKE
 SOFFIT VENT
 PROP VENT

1/2 WAJ SHEATHING
 TYVEC VINYL SIDING
 3/4 ADVANTEC



PRE MAN
 Trus 2 OC

R38

Trus STRAP

1/2 Drywall
 R19 →

Solid Bridging

3x10

11' 3 1/2
 24' CALL COL 7.5
 → OC

7.5 RIS WALL BATH
 SIDES

4" CAR FLOOR

PDCAN O Pos can O Footings
 WITH FAB

2x8

HEAD

3x10
 11' 3 1/2
 24'

1 16"

TO: Inspections Department
FROM: Philip DiPierro, Development Review Coordinator
DATE: October 29, 2009
RE: C. of O. for #172 Taft Avenue,
(Id#2009-0062) (CBL 273 C 017001)

After visiting the site, I have the following comments:

Site work complete

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

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

**BOUNDARY SURVEY OF LAND AT 172 TAFT AVENUE,
PORTLAND, MAINE**

MADE FOR STEPHEN KELLEY
10 HASKELL STREET, WESTBROOK, MAINE 04092

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

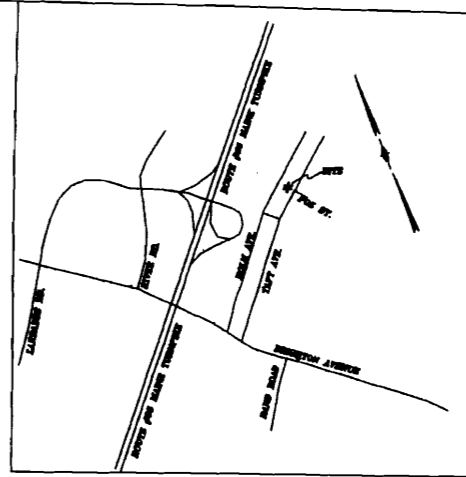
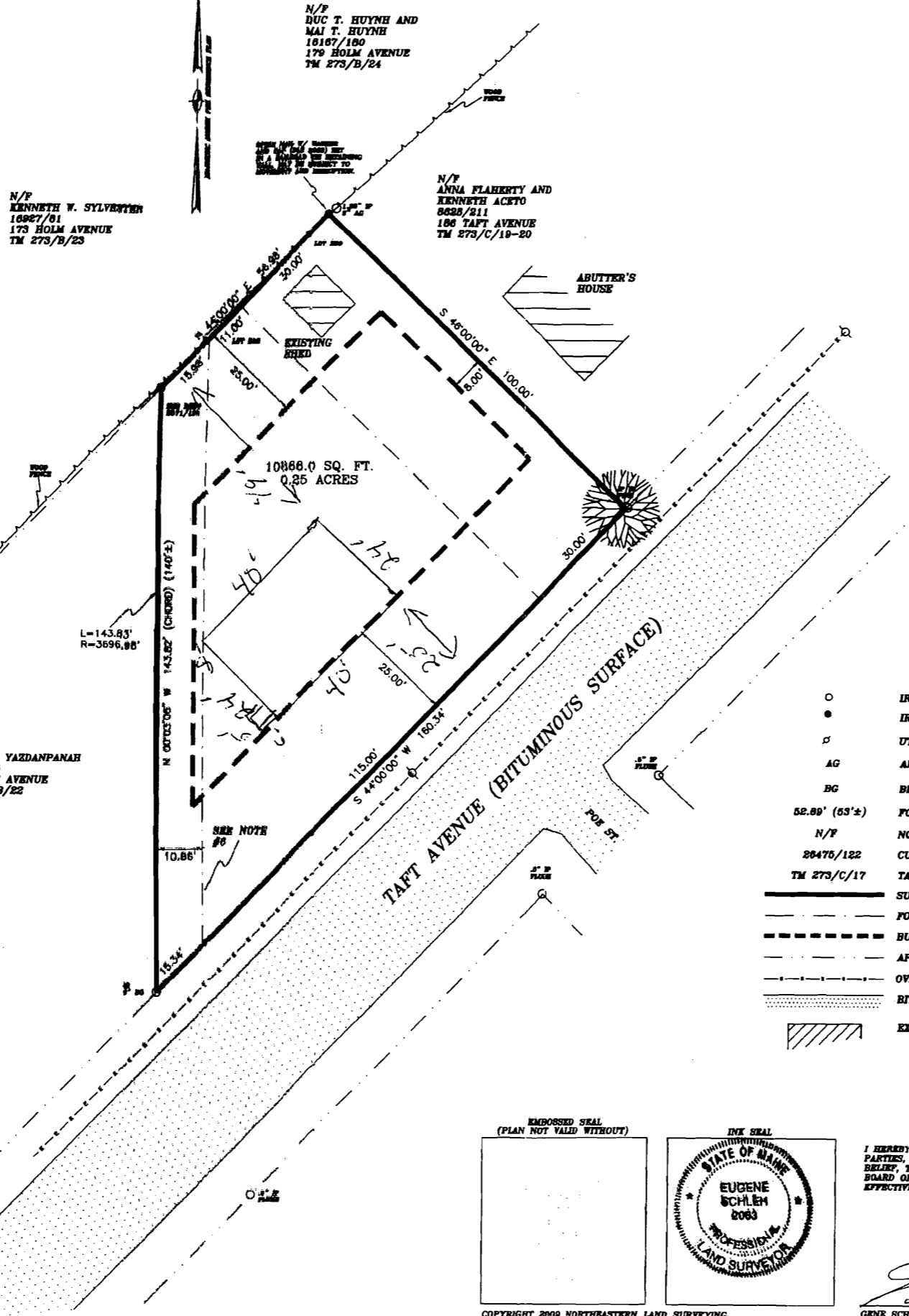
JULY 3, 2009 JOB #09-010 SHEET 1 OF 1

SCALE 1"=20'

NOTES:

- 1) OWNER OF RECORD IS STEPHEN KELLEY.
- 2) THE DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 26476 PAGE 122 AND BOOK 1961 PAGE 303.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 273 BLOCK C LOTS 17 AND 18.
- 4) ZONING: THE PARCEL IS IN THE "R3" ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 5) ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER REFERENCE PLAN #1.
- 6) THE WESTERLY BOUND OF LOT 258 ON REFERENCE PLAN #1 IS "THE LOCATION AS NOW STAKED OF PROPOSED PORTLAND TERMINAL". FIELD EVIDENCE AS WELL AS PLAN BEARINGS AND DISTANCES WERE USED TO CALCULATE AN ESTIMATE OF THE CURVE RADIUS INTENDED.
- 7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0006C, EFFECTIVE DATE DECEMBER 8, 1998.
- 8) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE DIGSAFE PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 9) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 10) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

PLAN REFERENCE:
1) "PORTLAND GARDENS" IN THE CITY OF PORTLAND, MAINE. OWNED BY J.W. WILBUR. DATED JULY 1, 1912. BY A.L. ELIOT C.E. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 23.

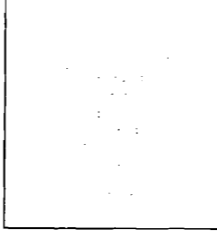


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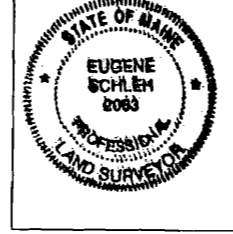
LEGEND

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS 2063)
- UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.80' (53'±) FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 26476/122 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 273/C/17 TAX MAP/LOT/BLOCK NUMBER
- SURVEYED PROPERTY LINE
- - - FORMER LINE OF DIVISION
- - - BUILDING SETBACK LINE
- - - APPROXIMATE PROPERTY LINE (NOT SURVEYED)
- - - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)



INK SEAL



I HEREBY STATE TO STEPHEN KELLEY ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

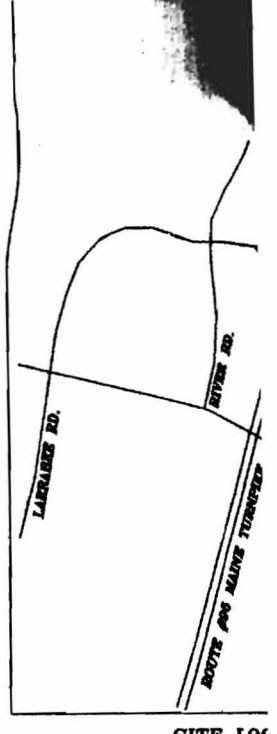
(Signature)
GENE SCHLEM PLS 2063

N/F
 DUC T. HUYNH AND
 MAI T. HUYNH
 18187/180
 179 HOLM AVENUE
 TM 273/B/24

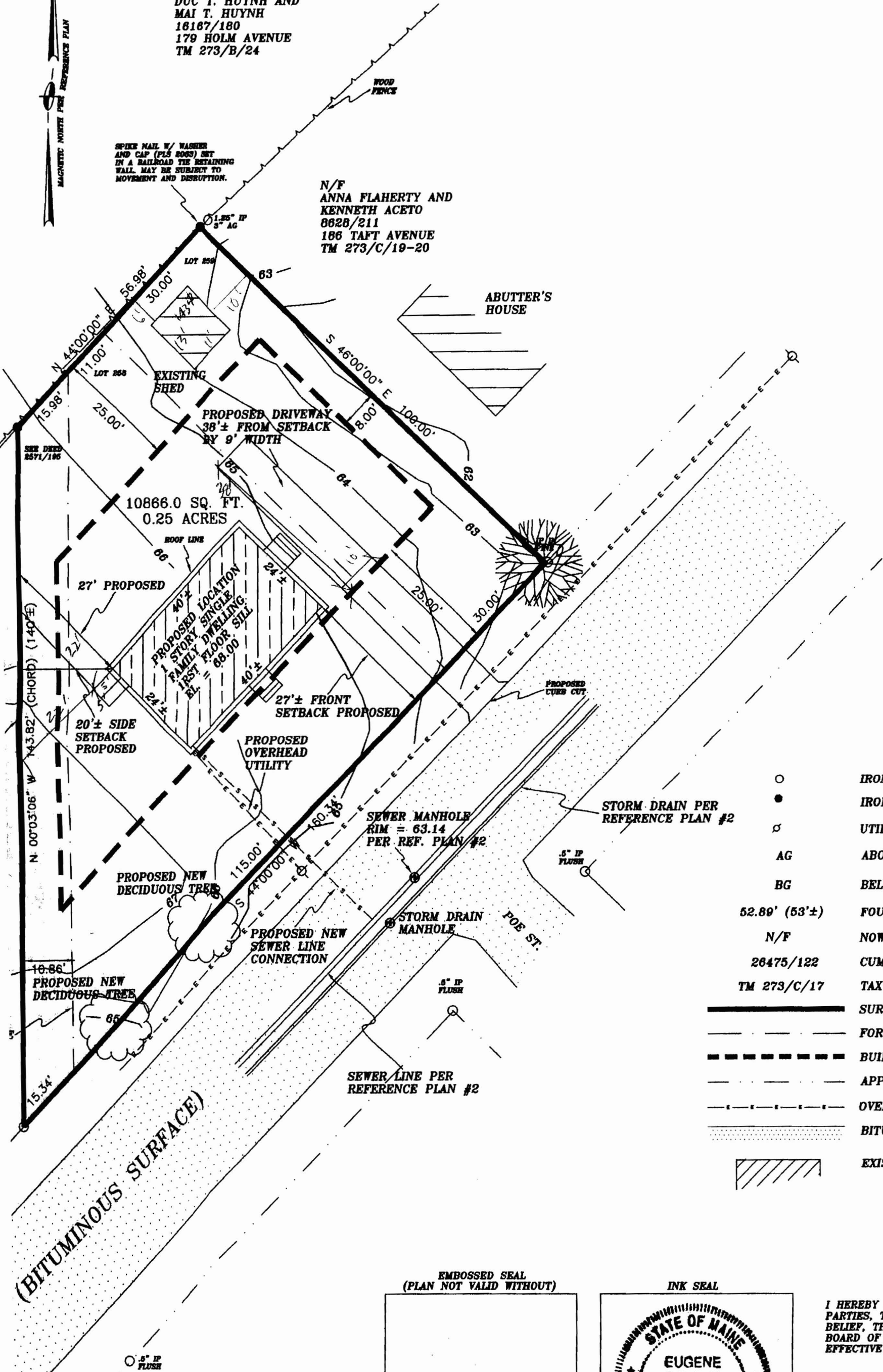
N/F
 ANNA FLAHERTY AND
 KENNETH ACETO
 8628/211
 186 TAFT AVENUE
 TM 273/C/19-20

SPIKE NAIL W/ WASHER
 AND CAP (PLS BOSS) SET
 IN A RAILROAD THE RETAINING
 WALL MAY BE SUBJECT TO
 MOVEMENT AND DISRUPTION.

ABUTTER'S
 HOUSE



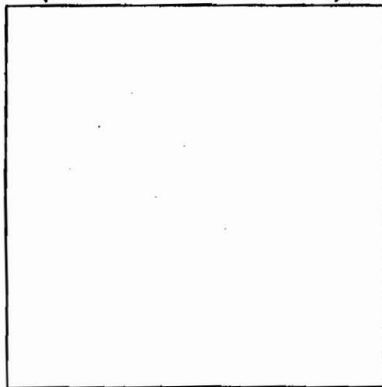
SITE LOC



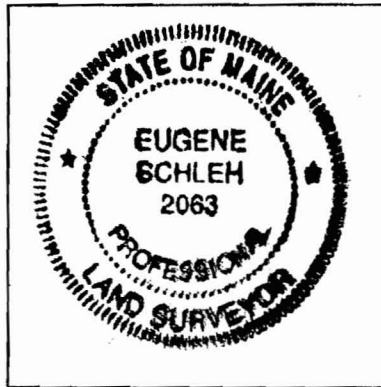
LEGEND

- IRON PIPE/ROD FOUND (IPF)
- IRON ROD SET WITH CAP (PI)
- ⊙ UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.89' (53'±) FOUND DISTANCE (RECORD DI)
- N/F NOW OR FORMERLY OF
- 26475/122 CUMBERLAND COUNTY REGIST
- TM 273/C/17 TAX MAP/LOT/BLOCK NUMBER
- SURVEYED PROPERTY LINE
- - - - - FORMER LINE OF DIVISION
- - - - - BUILDING SETBACK LINE (FOR
- - - - - APPROXIMATE PROPERTY LINE
- - - - - OVERHEAD UTILITY LINE
- BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

EMBOSSSED SEAL
 (PLAN NOT VALID WITHOUT)

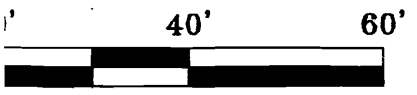


INK SEAL



I HEREBY STATE TO STEPHEN KELLEY AND
 PARTIES, THAT TO THE BEST OF MY KNOW-
 BELIEF, THIS PLAN SUBSTANTIALLY COMES
 BOARD OF LICENSURE FOR PROFESSIONAL
 EFFECTIVE APRIL 1, 2001

[Signature]
 GENE SCHLEH PLS 2063



KELLEY.
CORDED IN THE CUMBERLAND
BOOK 26476 PAGE 122 AND
CITY OF PORTLAND TAX MAP

"R3" ZONE. CURRENT ZONING,
BE CHECKED AND VERIFIED
ALL OTHER APPLICABLE
ZONING IMPROVEMENTS OR

LOCATION IS PER REFERENCE

258 ON REFERENCE PLAN #1
OF PROPOSED PORTLAND
ALL AS PLAN BEARINGS AND
DATE AN ESTIMATE OF THE

A "SPECIAL FLOOD HAZARD
MAP #230051 PANEL #0006C,
B.

PROXIMATE. THIS PLAN MAY
BE IN DISUSE. ALL APPROPRIATE
PARTIES SHOULD BE CONTACTED

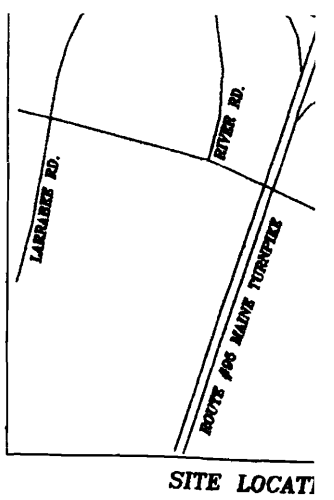
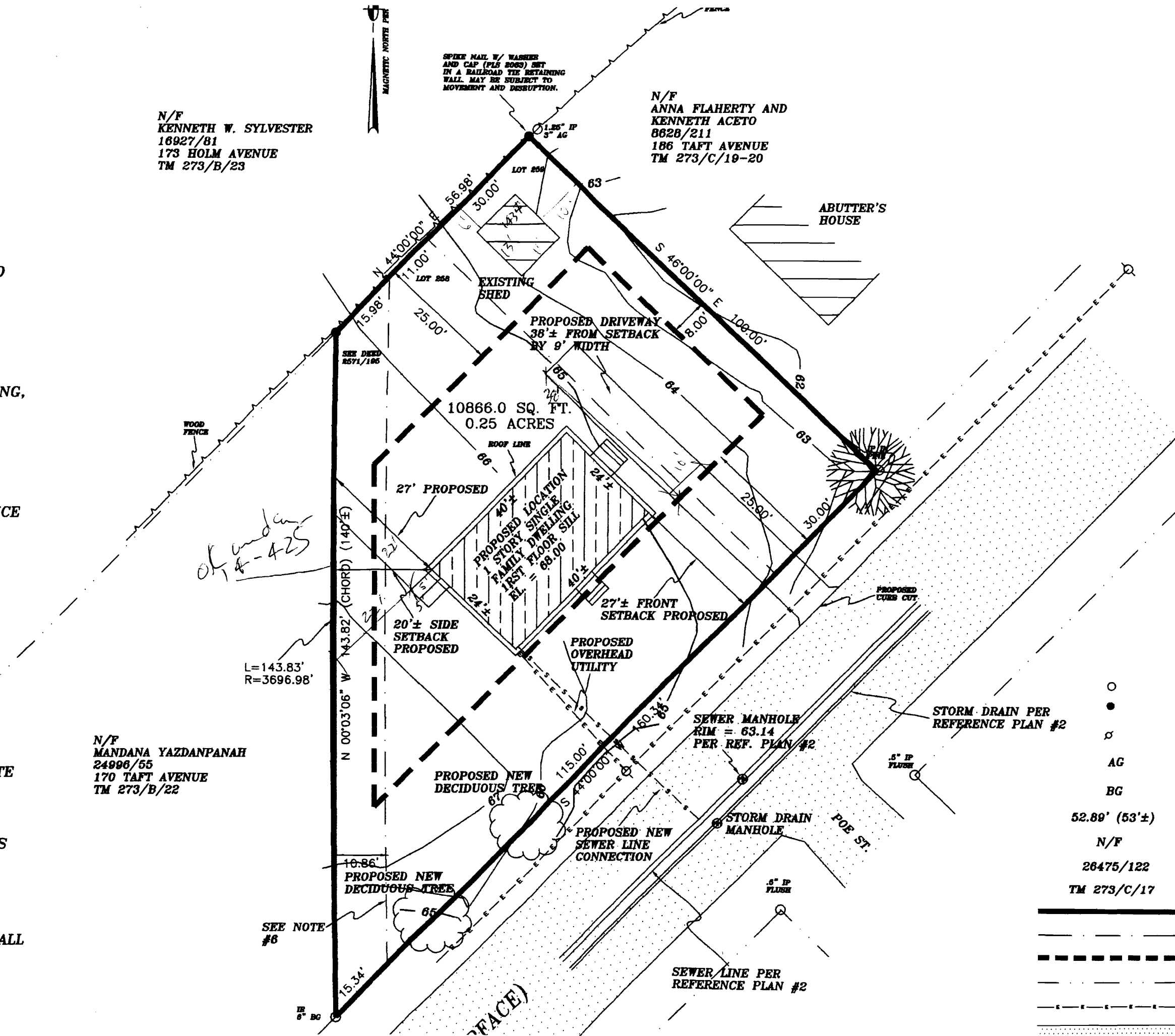
DO NOT DEPICT LIMITS OR EXTENTS
OF ACQUISITION OF TITLE SHOULD BE

RECORDING AND THE SIGNING
SHOULD BE HELD HARMLESS FROM ALL

N/F
KENNETH W. SYLVESTER
16927/81
173 HOLM AVENUE
TM 273/B/23

N/F
ANNA FLAHERTY AND
KENNETH ACETO
8628/211
186 TAFT AVENUE
TM 273/C/19-20

N/F
MANDANA YAZDANPANAH
24996/55
170 TAFT AVENUE
TM 273/B/22



LEGEND

- IRON PIPE/ROD FOUND (IPF/IR)
- IRON ROD SET WITH CAP (PLS)
- ⊙ UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.89' (53'±) FOUND DISTANCE (RECORD DIS)
- N/F NOW OR FORMERLY OF
- 26475/122 CUMBERLAND COUNTY REGISTR
- TM 273/C/17 TAX MAP/LOT/BLOCK NUMBER
- SURVEYED PROPERTY LINE
- FORMER LINE OF DIVISION
- - - - - BUILDING SETBACK LINE (FOR
- APPROXIMATE PROPERTY LINE
- - - - - OVERHEAD UTILITY LINE
- BITUMINOUS PAVEMENT

**BOUNDARY SURVEY AND SITE PLAN OF LAND
AT 172 TAFT AVENUE, PORTLAND, MAINE**

MADE FOR STEPHEN KELLEY
10 HASKELL STREET, WESTBROOK, MAINE 04092

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JULY 3, 2009 JOB #09-010 SHEET 1 OF 1
REVISED AUGUST 22, 2009 NEW PROPOSED HOUSE LOCATION
REVISED AUGUST 22, 2009 SITE PLAN ADDITIONS/CHANGES

SCALE 1"=20'

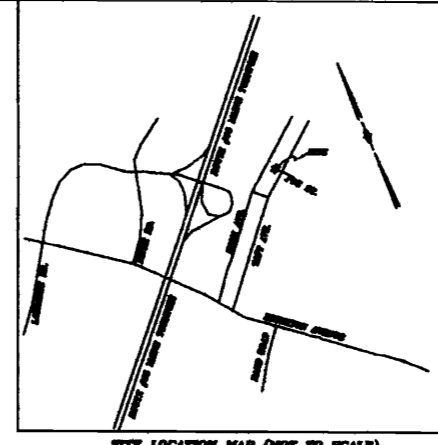
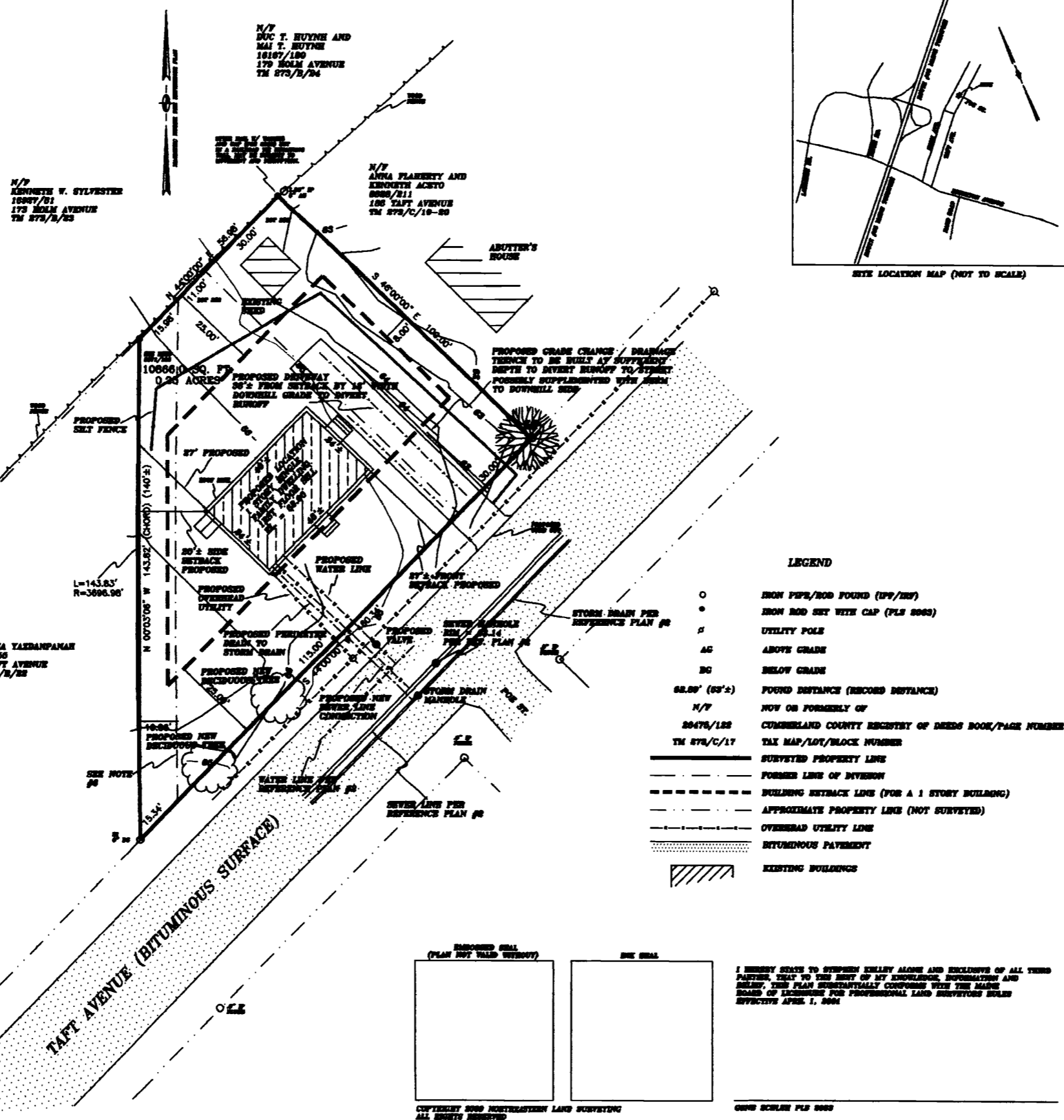


NOTES:

- 1) OWNER OF RECORD IS STEPHEN KELLEY.
- 2) THE DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28478 PAGE 122 AND BOOK 1961 PAGE 303.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 273 BLOCK C LOTS 17 AND 18.
- 4) ZONING: THE PARCEL IS IN THE "RS" ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 5) ROAD RIGHT OF WAY WIDTH AND LOCATION IS PER REFERENCE PLAN #1.
- 6) THE WESTERLY BOUND OF LOT 258 ON REFERENCE PLAN #1 IS "THE LOCATION AS NOW STAKED OF PROPOSED PORTLAND TERMINAL". FIELD EVIDENCE AS WELL AS PLAN BEARINGS AND DISTANCES WERE USED TO CALCULATE AN ESTIMATE OF THE CURVE RADIUS INTENDED.
- 7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230061 PANEL #0006C, EFFECTIVE DATE DECEMBER 8, 1998.
- 8) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE DIGSAFE PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 9) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 10) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

PLAN REFERENCE:

- 1) "PORTLAND GARDENS" IN THE CITY OF PORTLAND, MAINE OWNED BY J.W. WILBUR. DATED JULY 1, 1912. BY A.L. ELIOT C.E. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 23.
- 2) TAFT AVENUE RECONSTRUCTION PHASE 1 / PLAN AND PROFILE STA. 21+75 TO 26+00. RECORDED IN THE CITY OF PORTLAND, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION. 911/10.



LEGEND

○	IRON PIPE/ROD FOUND (UP/DN)
●	IRON ROD SET WITH CAP (PLS 5002)
+	UTILITY POLE
AG	ABOVE GRADE
BG	BELOW GRADE
68.89' (68'±)	FOUND DISTANCE (RECORD DISTANCE)
N/T	NOV OR FORMERLY OF
28478/122	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 273/C/17	TAX MAP/LOT/BLOCK NUMBER
—	SURVEYED PROPERTY LINE
- - -	FORMER LINE OF DIVISION
- · - · -	BUILDING EXTRACK LINE (FOR A 1 STORY BUILDING)
- · - · -	APPROXIMATE PROPERTY LINE (NOT SURVEYED)
- · - · -	OVERHEAD UTILITY LINE
· · · · ·	BITUMINOUS PAVEMENT
▨	EXISTING BUILDINGS

REGISTERED SEAL (PLAN NOT VALID WITHOUT)

SEE SEAL


COPYRIGHT 2009 NORTHEASTERN LAND SURVEYING
ALL RIGHTS RESERVED

I HEREBY STATE TO STEPHEN KELLEY ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY COMFORMS WITH THE MAINE BOARD OF EXAMINERS FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2004

6892 SCHLAE PLS 5002

AUG 28 2009

8/25/09
windows
per owner

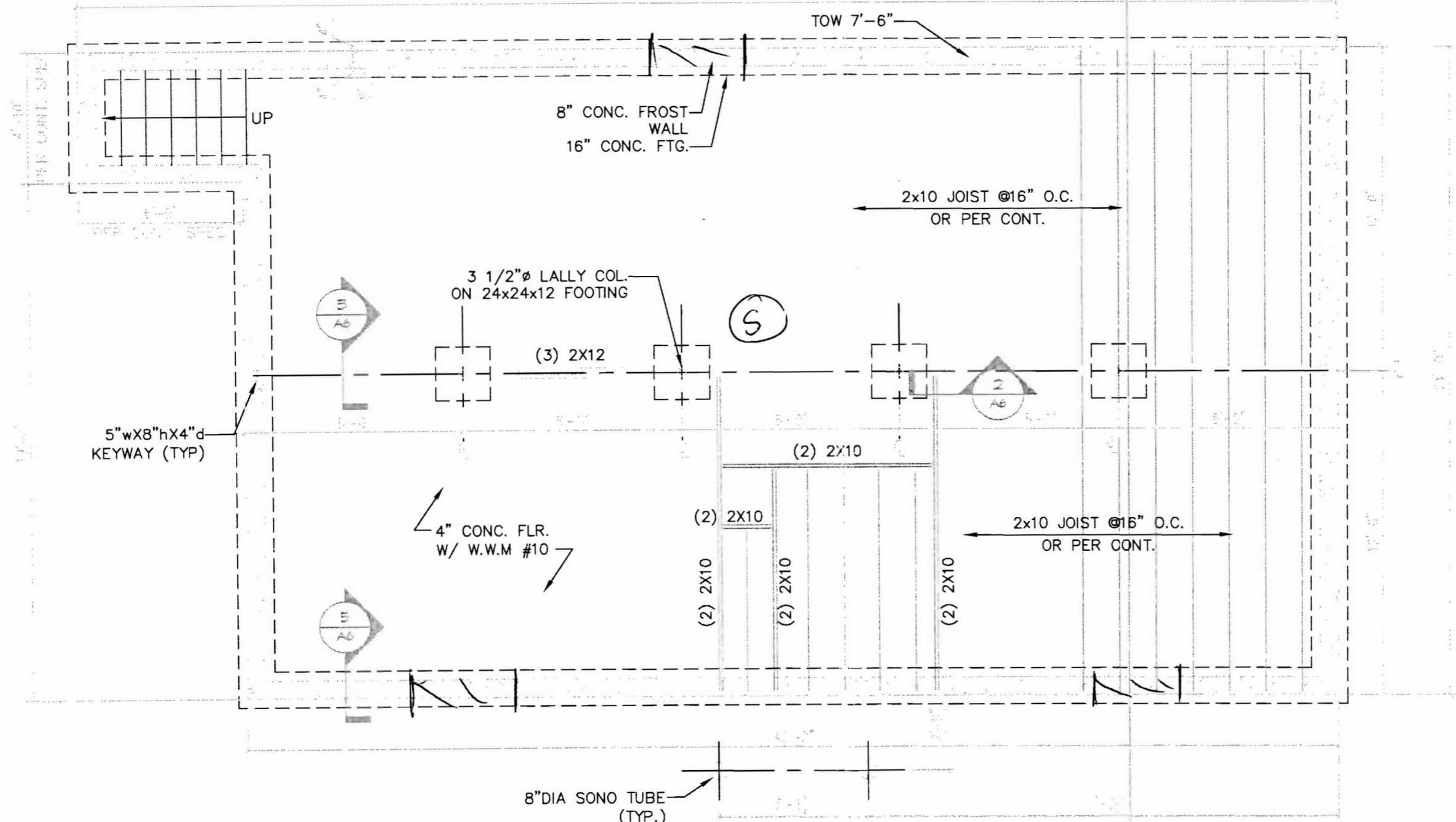


DEPT. OF PUBLIC WORKS
CITY OF NEWEST
JUL 29 2009

Newest

PROPERTY OF
FMC CADD
Engineering & Drafting
172 Taft Ave
Newest, MO 64654
Tel: 660-231-1111
Fax: 660-231-1112

172 Taft Ave
KELLY CUSTOMER RANCH
FOUNDATION PLAN



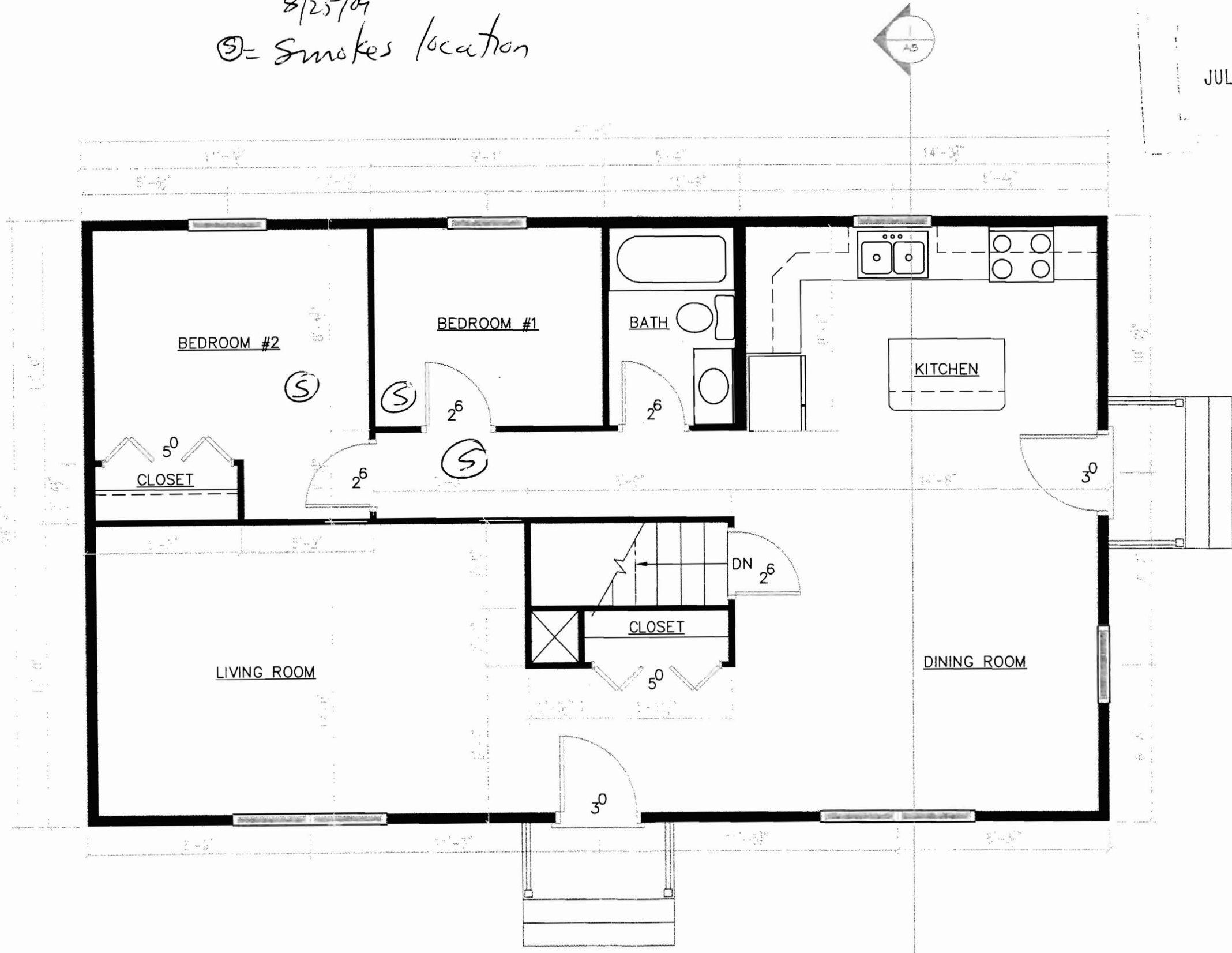
FOUNDATION PLAN
1/2" = 1'-0"

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY
FOR LOCAL CODE COMPLIANCE.
ALL DIMENSIONS, PLANS, ELEVATIONS, ETC. ARE PROVIDED TO OUR
CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT.
AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES
AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING
SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND
SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED
BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION
BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED
BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION
BEGINS, FMC CADD DRAFTING SERVICES, INC. SHALL BE HELD HARMLESS.
FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES
AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

8/25/09
 Ⓢ = smokes location

JUL 29 2009

PROPERTY OF

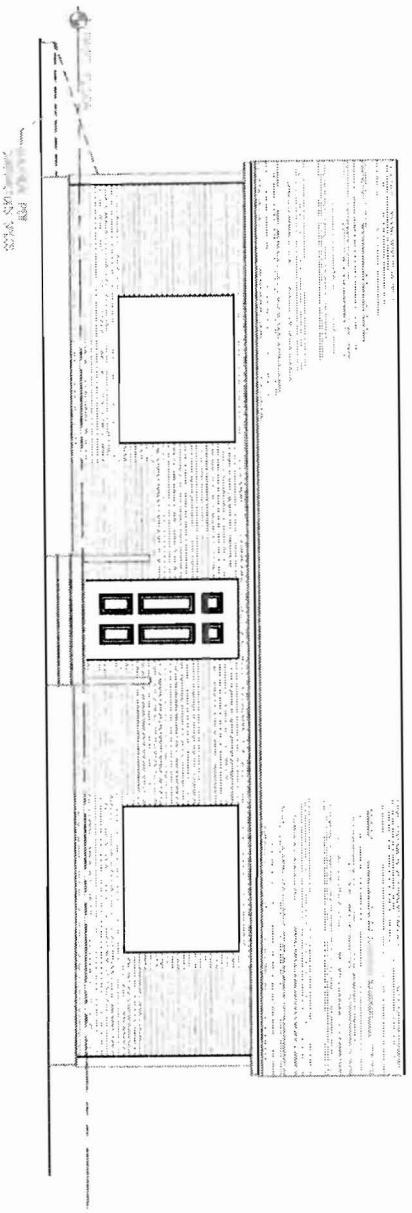


FIRST FLOOR PLAN
 1/2" = 1'-0"

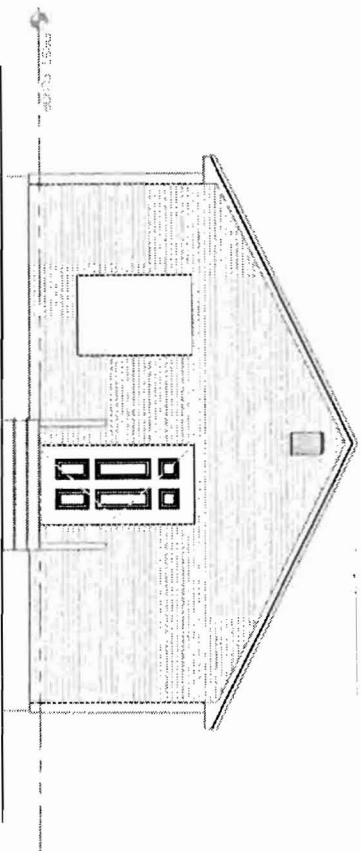
172 Tenth Ave
 FULLY CUSTOMER
 FIRST FLOOR PLAN

NOTE:
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 CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT
 AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES
 AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTING
 SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND
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 BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION.
 FMC CADD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS
 AGAINST ALL CLAIMS AND DAMAGES RESULTING FROM ANY
 AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

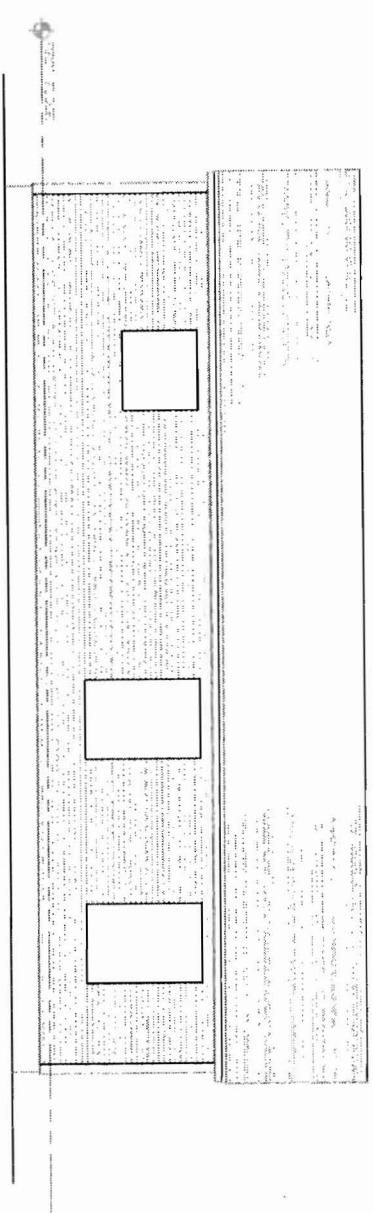
JUL 29 2009



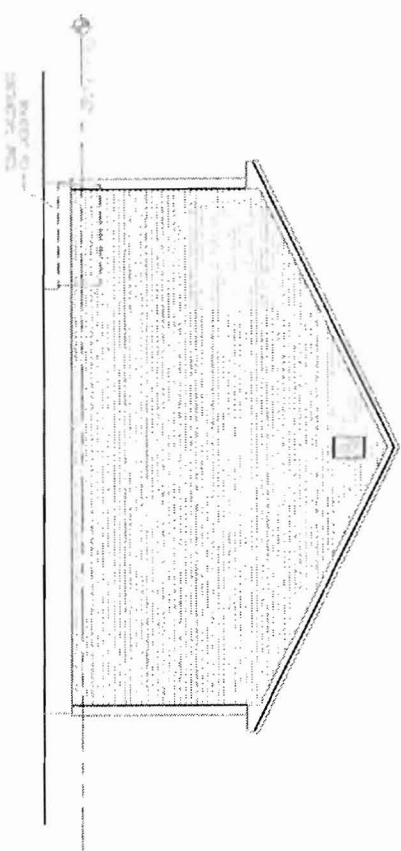
FRONT VIEW
1/4" = 1'-0"



RIGHT SIDE VIEW
1/4" = 1'-0"



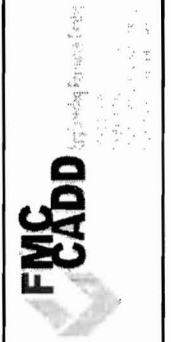
BACK VIEW
1/4" = 1'-0"



LEFT SIDE VIEW
1/4" = 1'-0"

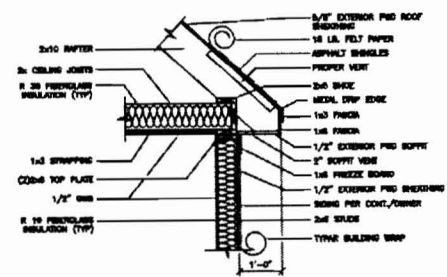
NOTE:
 THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
 IT IS NOT TO BE USED FOR CONSTRUCTION OF THE PROJECT. ALL INFORMATION
 HEREON IS PROVIDED AS-IS AND IS NOT TO BE USED FOR CONSTRUCTION
 PURPOSES. THE USER OF THIS DRAWING IS RESPONSIBLE FOR OBTAINING
 ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE
 AGENCIES AND FOR OBTAINING ALL NECESSARY INFORMATION FROM THE
 CLIENT AND ALL OTHER SOURCES. THE USER OF THIS DRAWING IS NOT
 TO BE HELD LIABLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S
 FEES, ARISING FROM THE USE OF THIS DRAWING. FMC CADD SHALL NOT
 BE RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S
 FEES, ARISING FROM THE USE OF THIS DRAWING.

NO.	DESCRIPTION	DATE

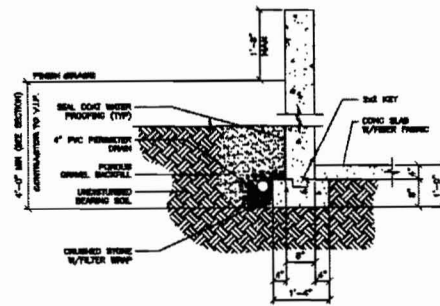


JUL 29 2009

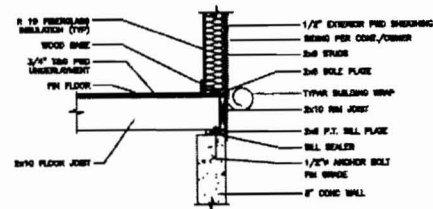
172 Telt Ave.
SULLY CUSTOM RANGE
TYPICAL DETAILS



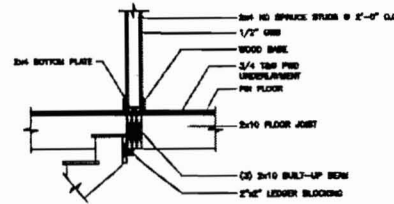
DETAIL 4
SCALE: 1/2"=1'-0"
NOTE: SUBMIT JOIST AND BUTTER SIZES WITH PLAN CALL-OUT.



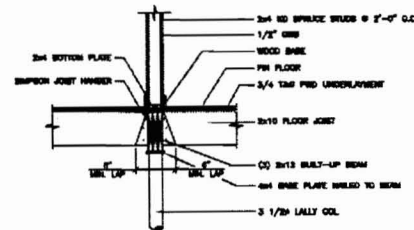
DETAIL 1
SCALE: 1/2"=1'-0"
NOTE: SUBMIT FOOTING AND WALL SIZES WITH PLAN CALL-OUT.



DETAIL 5
SCALE: 1/2"=1'-0"
NOTE: SUBMIT JOIST AND BUTTER SIZES WITH PLAN CALL-OUT.



DETAIL 2
SCALE: 1/2"=1'-0"
NOTE: SUBMIT JOIST AND BUTTER SIZES WITH PLAN CALL-OUT.



DETAIL 3
SCALE: 1/2"=1'-0"
NOTE: SUBMIT JOIST AND BUTTER SIZES WITH PLAN CALL-OUT.
S. OPTIONAL FINISH - CONTRACTOR TO VERIFY WALL FINISH.

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TYPICAL DETAILS
1/2"=1'-0"

**BOUNDARY SURVEY AND SITE PLAN OF LAND
AT 172 TAFT AVENUE, PORTLAND, MAINE**

MADE FOR STEPHEN KELLEY
10 HASKELL STREET, WESTBROOK, MAINE 04092

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JULY 3, 2009 JOB #09-010 SHEET 1 OF 1
REVISED AUGUST 24, 2009 NEW PROPOSED HOUSE LOCATION

SCALE 1"=20'

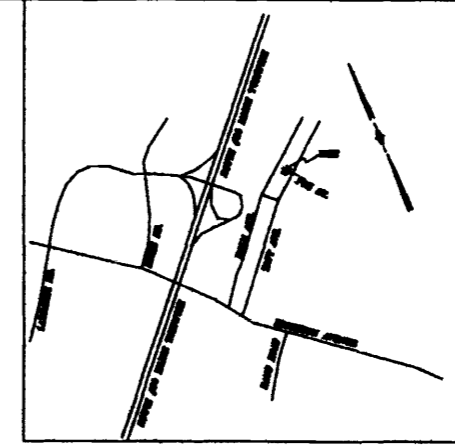
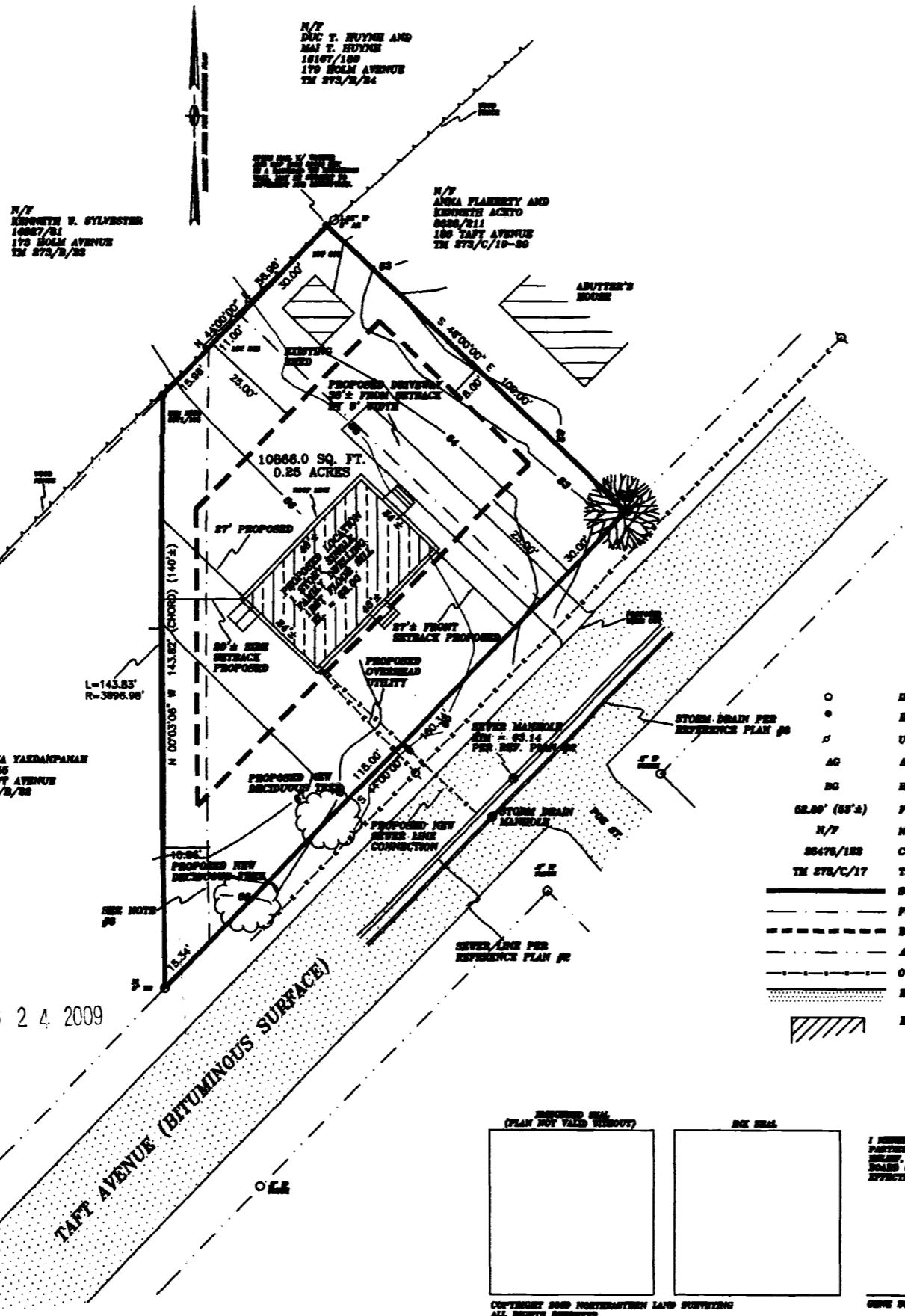
NOTES:

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- 6) THE WESTERLY BOUND OF LOT 256 ON REFERENCE PLAN #1 IS "THE LOCATION AS NOW STAKED OF PROPOSED PORTLAND TERMINAL". FIELD EVIDENCE AS WELL AS PLAN BEARINGS AND DISTANCES WERE USED TO CALCULATE AN ESTIMATE OF THE CURVE RADIUS INTENDED.
- 7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #330061 PANEL #0000C, EFFECTIVE DATE DECEMBER 8, 1998.
- 8) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DESUSE. ALL APPROPRIATE OFFICES AND THE DIGSAFE PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
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- 2) TAFT AVENUE RECONSTRUCTION PHASE 1 / PLAN AND PROFILE STA. 21+75 TO 26+00. RECORDED IN THE CITY OF PORTLAND, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION. 911/10.

AUG 24 2009



SITE LOCATION MAP (NOT TO SCALE)

LEGEND

- IRON PIPE/BOG FOUND (I/P/I/B)
- IRON BOG SET WITH CAP (P/S 2003)
- U UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 62.80' (85'±) FOUND DISTANCE (RECORDED DISTANCE)
- N/T NOW OR FORMERLY OF
- 26476/122 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 273/C/17 TAX MAP/LOT/BLOCK NUMBER
- SURVEYED PROPERTY LINE
- - - FORMER LINE OF DIVISION
- - - - - BUILDING SETBACK LINE (FOR A 1 STORY BUILDING)
- - - - - APPROXIMATE PROPERTY LINE (NOT SURVEYED)
- - - - - OVERHEAD UTILITY LINE
- ▨ BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

most recent

PROPOSED SEAL (PLAN NOT VALID WITHOUT)

SEE SEAL

COPYRIGHT 2009 NORTHEASTERN LAND SURVEYING
ALL RIGHTS RESERVED

I HEREBY STATE TO STEPHEN KELLEY ALONE AND RELIANTLY OF ALL OTHER PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MASS BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

ONE INCH PER 20 FEET

**BOUNDARY SURVEY AND SITE PLAN OF LAND
AT 172 TAFT AVENUE, PORTLAND, MAINE**

MADE FOR STEPHEN KELLEY
10 HASKELL STREET, WESTBROOK, MAINE 04092

MADE BY NORTHEASTERN LAND SURVEYING
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JULY 3, 2009 JOB #09-010 SHEET 1 OF 1

SCALE 1"=20'

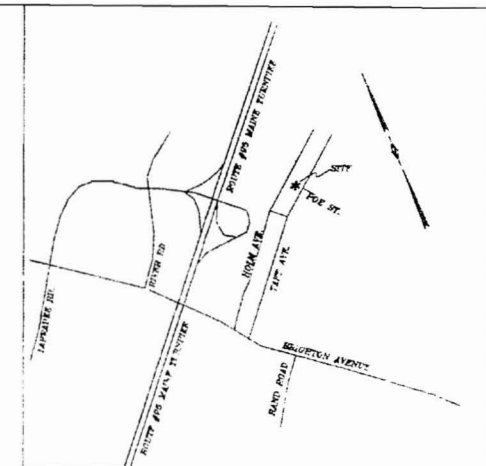
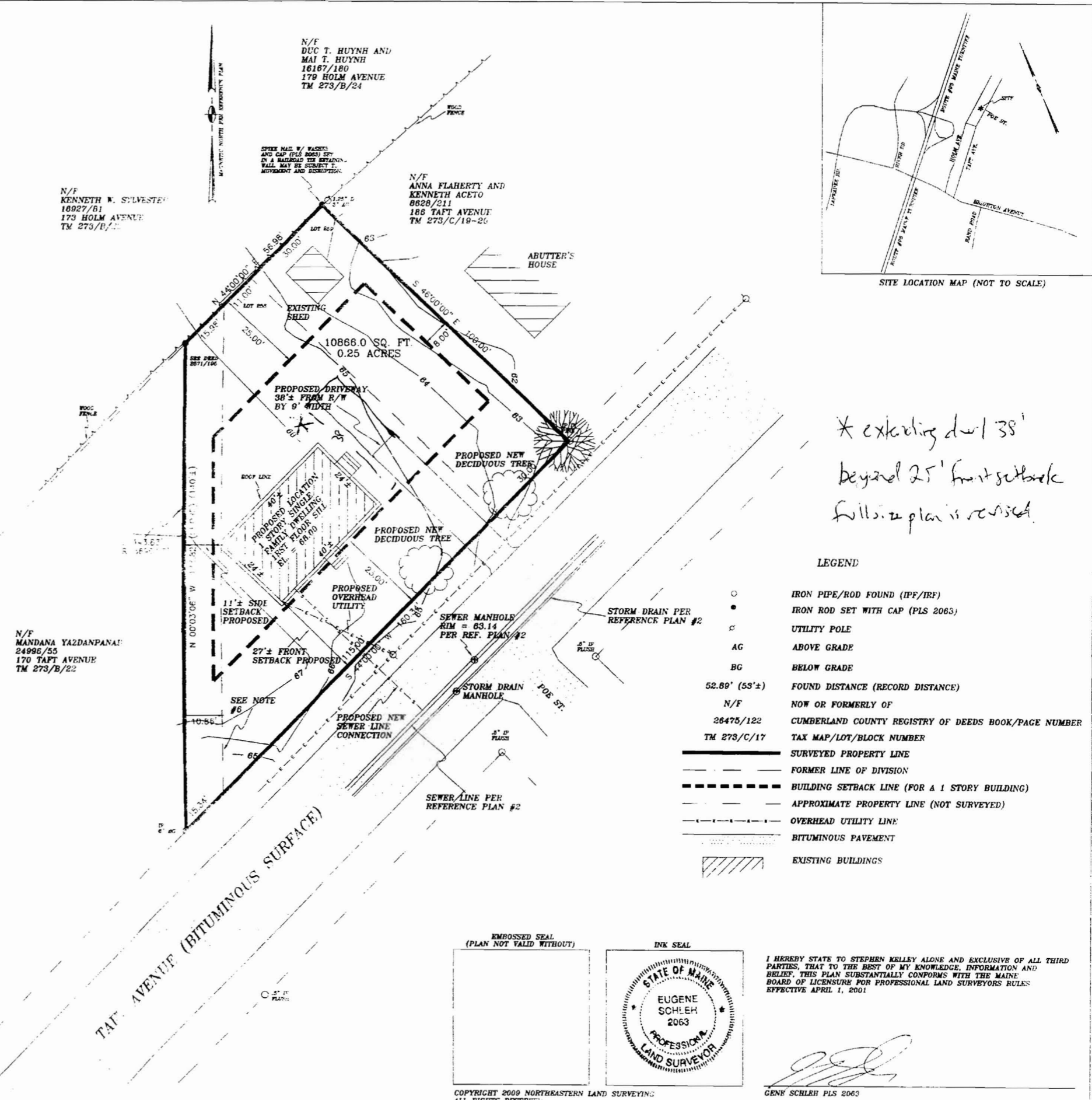


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SITE LOCATION MAP (NOT TO SCALE)

* extending driveway 38'
beyond 25' front setback
fills in plan is revised.

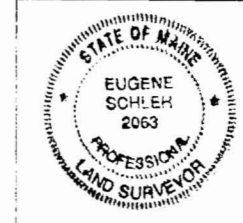
LEGEND

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS 2063)
- UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.89' (55'±) FOUND DISTANCE (RECORD DISTANCE)
- N/F NOW OR FORMERLY OF
- 26475/122 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 273/C/17 TAX MAP/LOT/BLOCK NUMBER
- SURVEYED PROPERTY LINE
- - - FORMER LINE OF DIVISION
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EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)



INK SEAL



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Eugene Schleh
GENE SCHLEH PLS 2063