

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

Please Read  
Application And  
Notes, If Any,  
Attached

BU **PERMIT** ION

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 lath or other work is started-in. 2 HOURLY 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 Bonke* 8/31/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

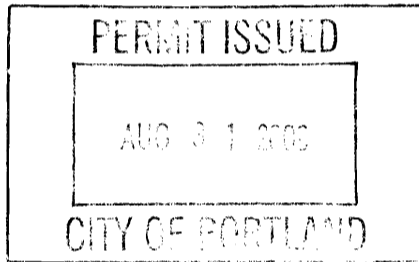
**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0757	Issue Date:	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: 2074157009
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-3

Past Use: vacant	Proposed Use: build 24' x 40' story single family "ranch" style home	Permit Fee: \$1,020.00	Cost of Work: \$100,000.00	CEO District: 3
Proposed Project Description: build 24' x 40' story single family "ranch" style home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB JRC-2003 Signature: JMB 8/31/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: tmm	Date Applied For: 07/16/2009	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>		<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-0062 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 8/24/09	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied



**CERTIFICATION**

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

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

**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.**

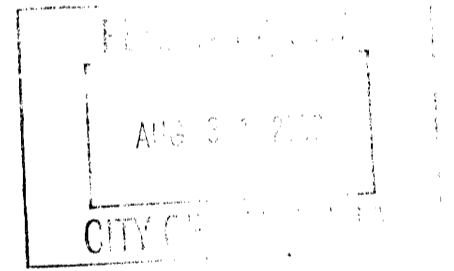
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  5/31/09    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  8/31/09    
Date



CBL: 273 C017001

Building Permit #: 09-0757

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

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

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

<b>Proposed Use:</b> build 24' x 40' story single family "ranch" style home	<b>Proposed Project Description:</b> 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.

<b>Location of Construction:</b> 172 Taft Ave	<b>Owner Name:</b> Kelley Stephen A	<b>Owner Address:</b> 10 Haskell St	<b>Phone:</b> 207-252-5173
<b>Business Name:</b>	<b>Contractor Name:</b> James Meehan	<b>Contractor Address:</b> 81 Ocean Avenue Old Orchard Bea	<b>Phone:</b> (207) 415-7009
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> 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 vcmmsg 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 vcmmsg 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>c 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 <b>"must be owner, Lessee or Buyer"</b> Name <u>STEPHEN KELLEY</u> Address <u>10 HASKELL ST.</u> City, State & Zip <u>WEST BROOK ME 04038</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>0002 S I 700</u>		
Contractor's name: <u>James Meehan</u> Address: <u>81 OCEAN Av.</u> City, State & Zip: <u>O.O.B. ME 04064</u> Telephone: <u>207 415 7009</u> Who should we contact when the permit is ready: <u>STEPHEN KELLEY</u> Telephone: <u>2525173</u> Mailing address: <u>10 HASKELL ST WEST BROOK 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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: James Meehan Date: 7/14/09

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

**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
<b>STRUCTURAL</b> 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	<del>NOT</del> 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) - R 802.5.1(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)
<b>Private Garage</b> (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 Express 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, ? <sup>floor</sup> , R38 ? windows	will insulate floor percent, 8/26 OK (6)

Type of Heating System	? Coal Hot Air Furnace	purchased per owner ✓ OK (7)
<b>Means of Egress</b> (Sec R311 & R312)	Yes <del>bulkhead</del>	<del>bulkhead</del> will have bulkhead see plan 8/24/09
Basement	3 + <del>bulkhead</del>	
Number of Stairways		
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"	6'8" per cent. (8)
Headroom (Section R311.5.2)	?	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	?	34"-38" w/Returns per cent. 8/26
Smoke Detectors (Section R313)	?	OK per owner on plans OK (9)
Location and type/Interconnected	?	
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)



284-6589 • P.O. BOX 526 • ROUTE ONE • BIDDEFORD, 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.	OUR INVOICE NO.
ORIGINAL ORDER					SHIPPING TALLY	

1  
2  
3 TO: JEANNIE BROCH  
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6 FROM: MILAE PARK  
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8 EGRESS SIZE IS CIRCLED  
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10 ALL WINDOWS WILL HAVE LOW E GLAZ  
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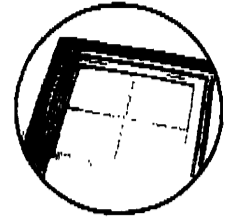
BUILDER'S SUPPLY INC.

Loaded by: \_\_\_\_\_

NPLA

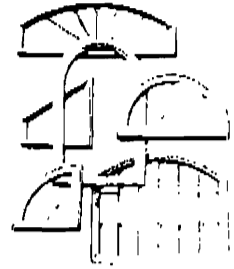
**Extension Jamb**

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.



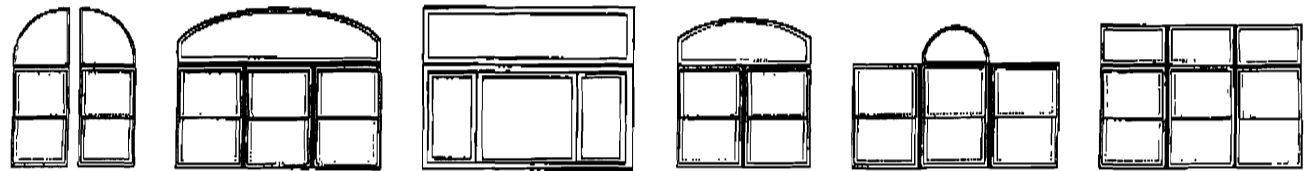
**Geometric Shapes**

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](http://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 LoE<sup>2</sup> Glass is **ENERGY STAR**® compliant in all four climate zones.



NFRC MPG CODE SHL Series 3000 Vinyl Double Hung Window TYP. LoE <sup>2</sup> Insulated Glass	
U-Factor	SHGC
0.35	0.32
0.56	0.2

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 <sup>2</sup>	0.35	0.32
LoE <sup>2</sup> /Argon	0.31	0.32



AAMA is a nationally recognized organization developing voluntary standards to test and validate the structural performance of windows, doors, and skylights.

The Series 3000 has been tested and certified to AAMA 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 1/2"	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 3/4"							
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  
**Single Family Home**  
Project Name/Description

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

Consultant/Agent  
**172 Taft Ave, Portland, Maine**  
Address of Proposed Site  
**Applicant Ph: (207) 252-5173 Agent Fax: 273 C017001**  
Applicant or Agent Daytime Telephone, Fax Assessor's Reference: Chart-Block-Lot

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

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

**Check Review Required:**  
 Site Plan (major/minor)       Zoning Conditional - PB       Subdivision # of lots       Design Review  
 Amendment to Plan - Board Review       Zoning Conditional - ZBA       Shoreland       Historic Preservation       DEP Local Certification  
 Amendment to Plan - Staff Review       Zoning Variance       Flood Hazard       Site Location  
 After the Fact - Major       Stormwater       Traffic Movement       Housing Replacement  
 After the Fact - Minor       PAD Review       14-403 Streets Review       Other

Fees Paid:      Site Plan      **\$50.00**      Subdivision      Engineer Review      **\$250.00**      Date      **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

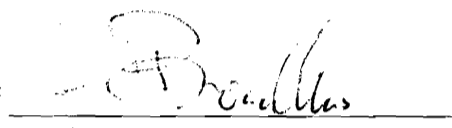
KNOW ALL MEN BY THESE PRESENTS,


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 24<sup>th</sup> day of July, 2009.

Signed, Sealed and Delivered  
in Presence of




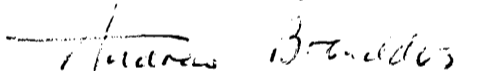
**ESTATE OF RICHARD A. KELLEY**  
  
BY: **STEPHEN F. KELLEY**  
**PERSONAL REPRESENTATIVE**

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,  
  
Notary Public/Attorney at Law

  
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. Eliot, 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; that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantees, the heirs and assigns forever, against the lawful claims and demands of all persons.  
 In Witness Whereof, I the said George A. Butt Widower

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

my hand and seal this eighth day of July have hereunto set  
 one thousand nine hundred and forty-nine. in the year of our Lord  
 Signed, Sealed and Delivered in presence of  
 Morris Greenberg George A. Butt Seal  
 to both

State of Maine, CUMBERLAND, ss. July 8, 1949. Personally appeared  
 the above named George A. Butt  
 and acknowledged the foregoing instrument to be his free act and deed.  
 Before me, Morris Greenberg Justice of the Peace  
 Received July 8, 1949, at 3 o'clock 40 m. P. M., and recorded according to the original.



*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,

~~convey, sell and assign~~ 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,

~~his 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 south-easterly 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.

To have and to 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, ~~before and 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, ~~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, ~~before and assigns to~~ 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

*[Handwritten signature]*

CLIFFORD L. SWAN CO., INC.

By *[Handwritten signature]* President



State of Maine, Cumberland, ss. 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,

*[Handwritten signature]*  
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 *[Signature]* 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-17:18  
Permit # 09-~~273~~-0157

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - build single story, 24'x30' with base

Savage Disposal - City

Lot Street Frontage - 50' min - 160.34' given

Front Yard - 25' min. - 27' scaled 15 min - 22' b front step but OK under section 14-425

OK Rear Yard - 25' min. - ~~15' scaled~~ 27' from main bldg - bulkhead on side OK per 14-425  
2/24/09 plans - extends 5' from building & 25' footprint

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 sq ft min - 10,866 sq ft given

Lot Coverage Impervious Surface - 35% = 3803 sq ft

40x24 = 960  
5x5 = 25  
6x5 = 30  
1015

Area per Family - 6500 sq ft OK

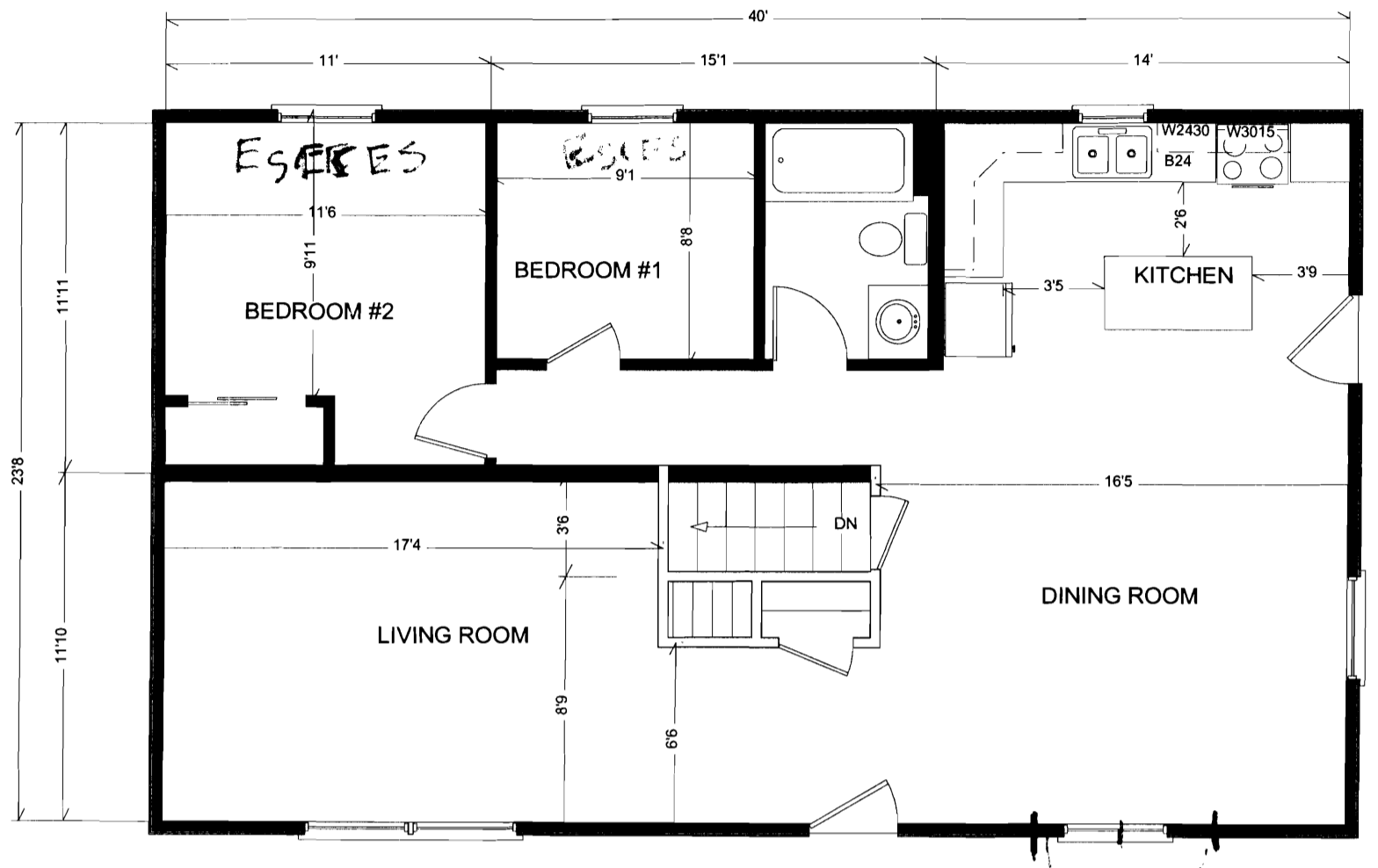
Off-street Parking - 2 spaces required OK. 2-9x19 shown past front setback 143 shed 11x13

Loading Bays - N/A

Site Plan - minor minor 2009-0062

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 6 - zone X



**KELLEY CUSTOM RANCH**  
**24' 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		
Mainely Trusses, Inc., Fairfield, ME						Job Reference (optional)
						7.050 e May 22 2008 MiTek Industries, Inc. Tue Jun 17 13:29:38 2008 Page 1

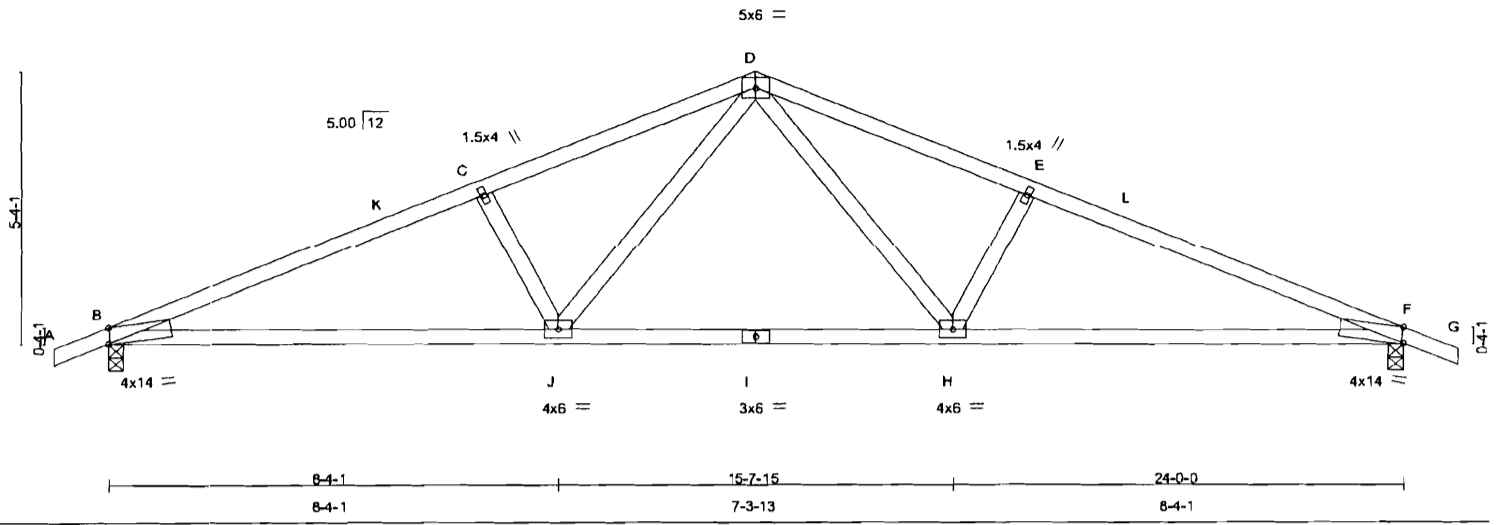
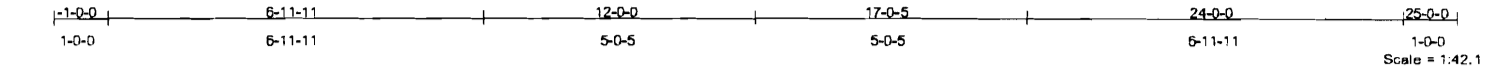


Plate Offsets (X,Y): [B:0-0-9,Edge], [F:0-0-9,Edge]

<b>LOADING</b> (psf)	<b>SPACING</b> 2-0-0	<b>CSI</b>	<b>DEFL</b> in (loc) l/defl L/d	<b>PLATES</b>	<b>GRIP</b>
TCLL 56.0	Plates Increase 1.15	TC 0.98	Vert(LL) -0.28 B-J >999 240	MT20	197/144
TCDL 7.0	Lumber Increase 1.15	BC 0.88	Vert(TL) -0.61 B-J >563 180		
BCLL 0.0 *	Rep Stress Incr YES	WB 0.33	Horz(TL) 0.12 F n/a n/a		
BCDL 10.0	Code IBC2006/TPI2002	(Matrix)			Weight: 80 lb

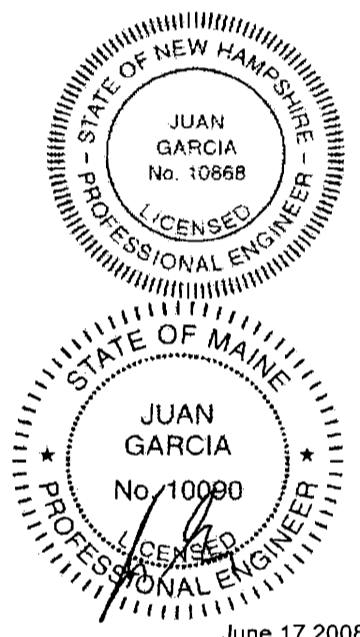
<b>LUMBER</b>	<b>BRACING</b>
TOP CHORD 2 X 4 SPF 1650F 1.5E	TOP CHORD Structural wood sheathing directly applied.
BOT CHORD 2 X 4 SPF 1650F 1.5E	BOT CHORD Rigid ceiling directly applied or 9-8-7 oc bracing.
WEBS 2 X 4 SPF No.2	

**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

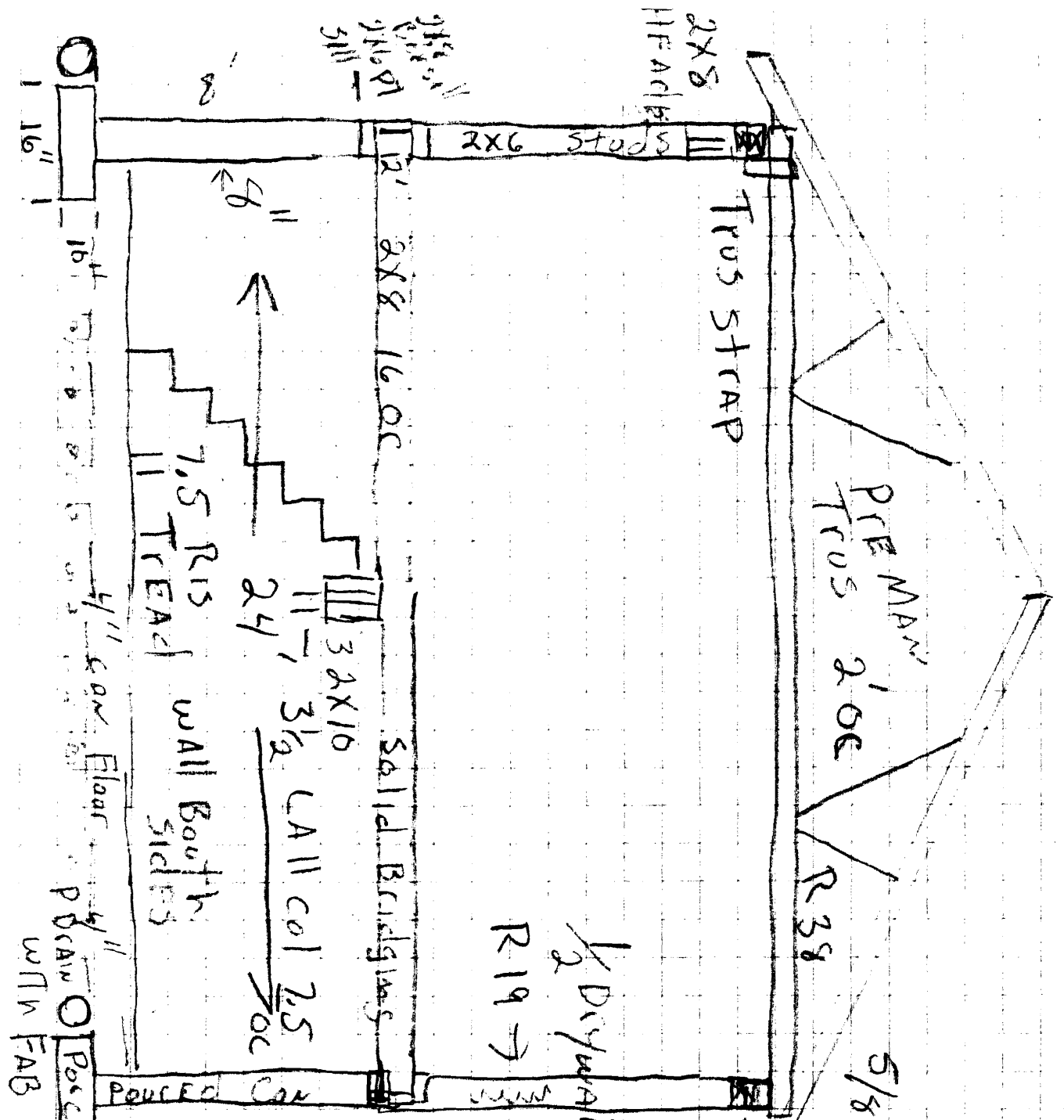
- NOTES**
- 1) Unbalanced roof live loads have been considered for this design.
  - 2) Wind: ASCE 7-05; 100mph; TCCL=4.2psf; BCCL=6.0psf; h=25ft; Cat. II; Exp C; enclosed; MWFRS (low-rise) gable end zone; cantilever left and right exposed; end vertical left and right exposed; Lumber DOL=1.60 plate grip DOL=1.60
  - 3) TCCL: ASCE 7-05; Pr=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

<p><b>WARNING - Verify design parameters and READ NOTES ON THIS AND INCLUDED MITEK REFERENCE PAGE 001/7473 BEFORE USE.</b>                  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.</p>	
--	--



RIDGE VENT  
 3 TAB ASPHALT SHINGLES  
 FELT PAPER  
 ICE WATER SHIELD

2X6 FACIA + CAKE  
 SOFT FIBER  
 PROPER VENT

1/2 DRYWALL  
 R19  
 1/2 WAL SHEATHING  
 TYVEE  
 VINYL SIDING  
 3/4 ADVANTAGE

PERFECT CAR  
 3/4 ADVANTAGE  
 POS COL  
 FLOORING  
 P DRAW  
 WITH FAB

**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

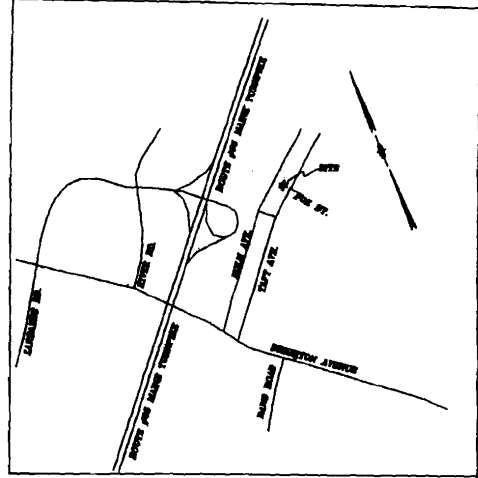
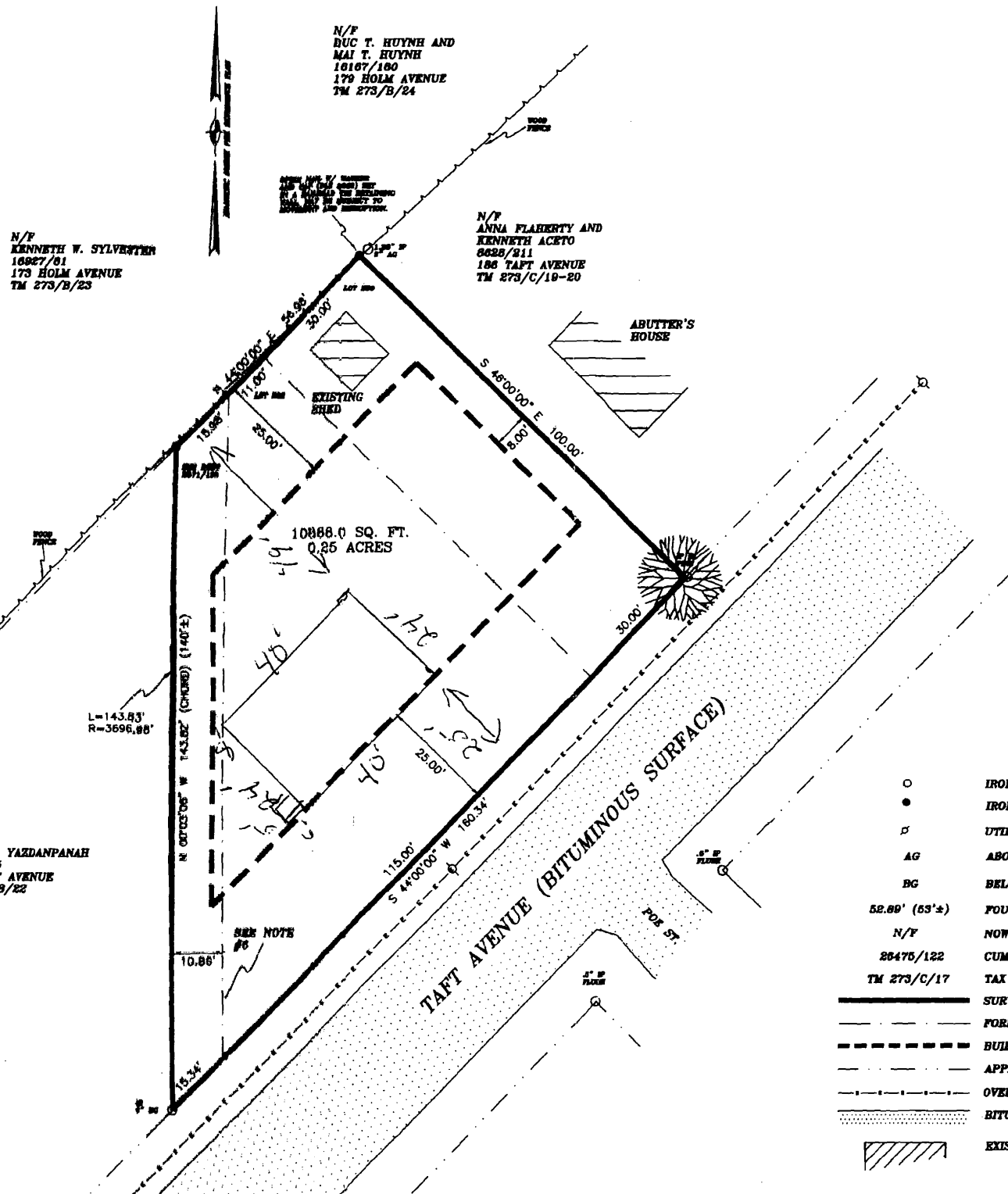
SCALE 1"=20'

**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 "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 #230051 PANEL #0006C, EFFECTIVE DATE DECEMBER 6, 1996.
- 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:**

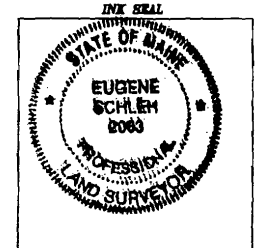
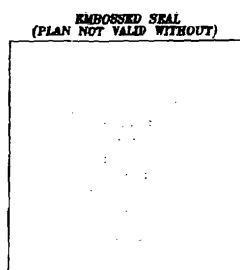
- 1) "PORTLAND GARDENS" IN THE CITY OF PORTLAND, MAINE. OWNED BY J.W. WILBUR. DATED JULY 1, 1912. BY A.L. ELIOT C.E. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 23.



SITE LOCATION MAP (NOT TO SCALE)

**LEGEND**

- IRON PIPE/ROD FOUND (IPF/IRF)
- IRON ROD SET WITH CAP (PLS R063)
- ⊕ UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.80' (63'±) FOUND DISTANCE (RECORD DISTANCE)
- N/Y 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



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

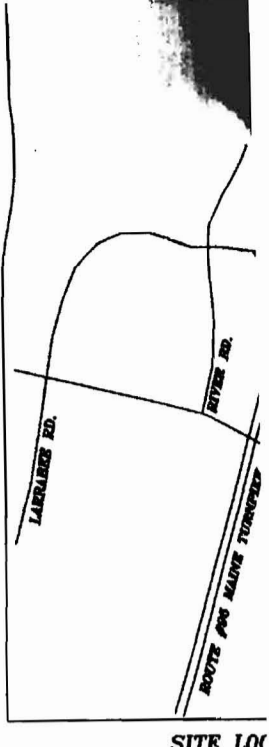
*(Signature)*  
GENE SCHLEM PLS 2063

JUL 14 2009

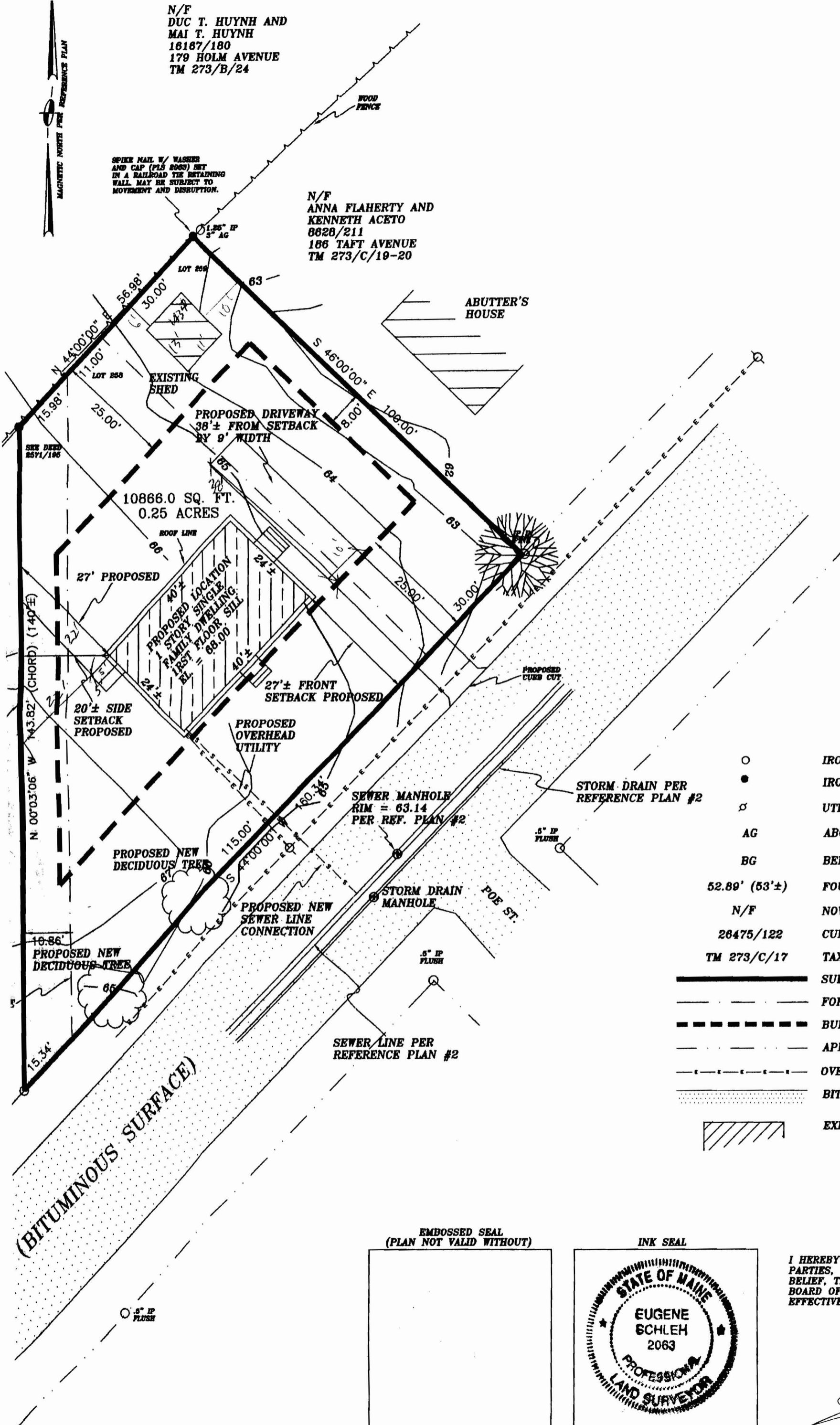
N/F  
 DUC T. HUYNH AND  
 MAI T. HUYNH  
 16187/180  
 179 HOLM AVENUE  
 TM 273/B/24

N/F  
 ANNA FLAHERTY AND  
 KENNETH ACETO  
 0628/211  
 186 TAFT AVENUE  
 TM 273/C/19-20

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



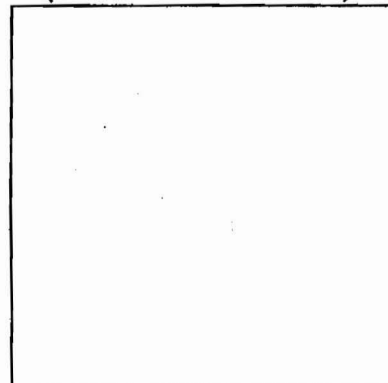
SITE LOC



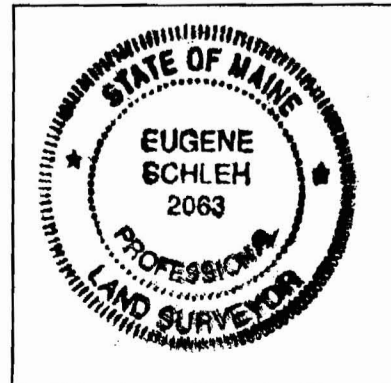
LEGEND

- IRON PIPE/ROD FOUND (IPF)
- IRON ROD SET WITH CAP (PI)
- σ 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)



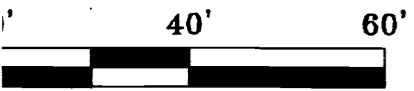
INK SEAL



I HEREBY STATE TO STEPHEN KELLEY AND PARTIES, THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN SUBSTANTIALLY COMPLIES WITH THE REQUIREMENTS OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001

*[Handwritten Signature]*





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  
REGULATIONS AND PERMITS

LOCATION IS PER REFERENCE

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

A "SPECIAL FLOOD HAZARD  
ZONING DISTRICT #230051 PANEL #0006C,  
SECTION 8.

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

DO NOT DEPICT LIMITS OR EXTENTS  
OF ADJACENT TITLE SHOULD BE

OWNER AND THE SIGNING

SHOULD BE HELD HARMLESS FROM ALL

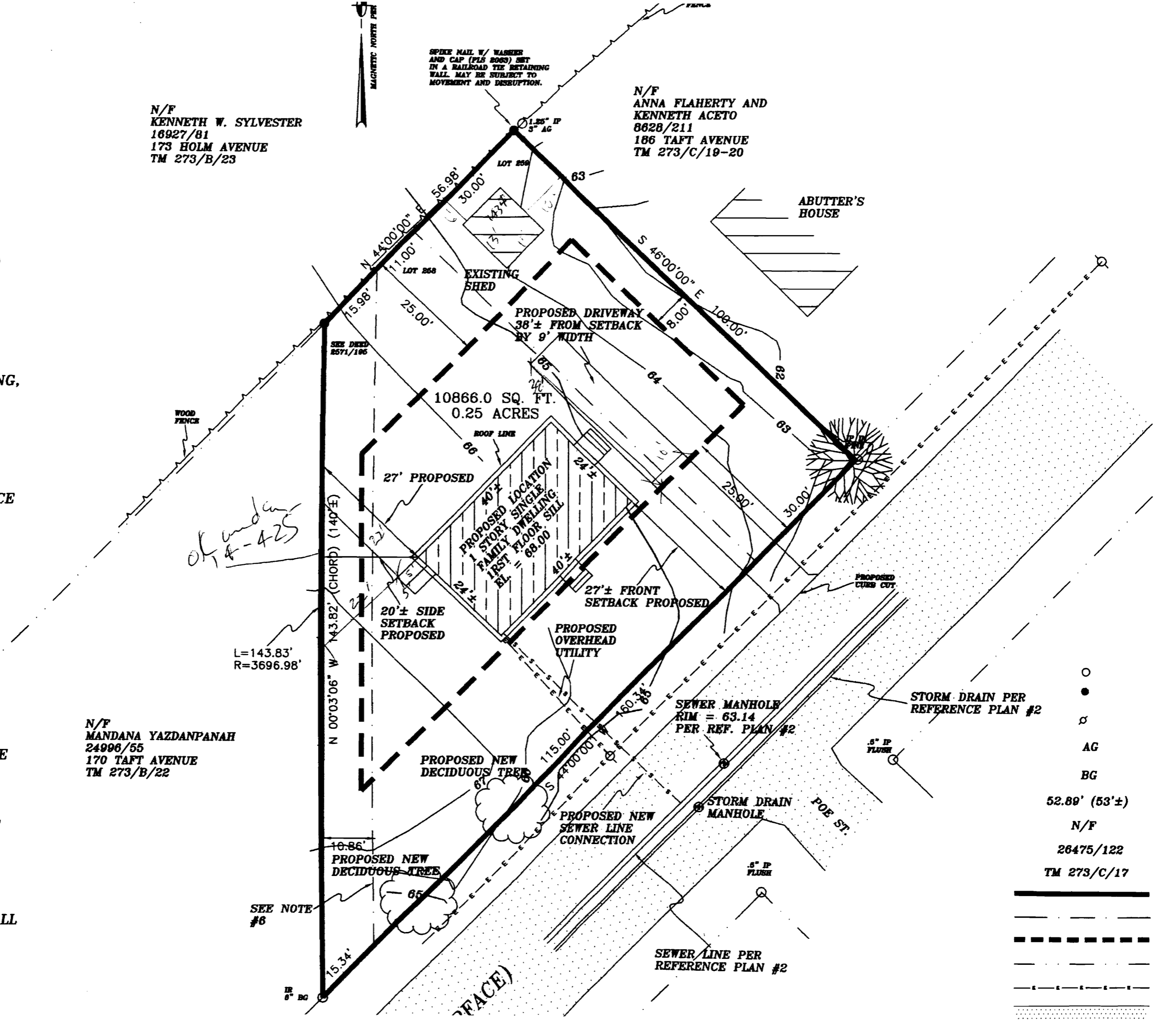
N/F  
KENNETH W. SYLVESTER  
16927/81  
173 HOLM AVENUE  
TM 273/B/23

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

N/F  
MANDANA YAZDANPANA  
24986/55  
170 TAFT AVENUE  
TM 273/B/22



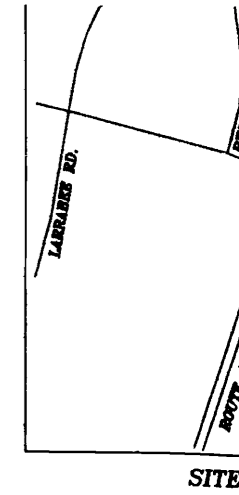
SPIKE NAIL W/ WASHER  
AND CAP (PLS BOSS) SET  
IN A RAILROAD THE RETAINING  
WALL MAY BE SUBJECT TO  
MOVEMENT AND DISRUPTION.



*Handwritten note:* of under 4-425

L=143.83'  
R=3696.98'

SEE NOTE  
#6



LEGEND

- IRON PIPE/ROD FOUND
- IRON ROD SET WITH CAP
- ⊙ UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 52.89' (53'±) FOUND DISTANCE (RECORDED)
- N/F NOW OR FORMERLY OF
- 26475/122 CUMBERLAND COUNTY RECORD
- TM 273/C/17 TAX MAP/LOT/BLOCK NUMBER
- SURVEYED PROPERTY LINE
- FORMER LINE OF DIVISION
- - - - - BUILDING SETBACK LINE
- · - · - 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 28, 2009 NEW PROPOSED HOUSE LOCATION  
REVISED AUGUST 28, 2009 SITE PLAN ADDITIONS/CHANGES

SCALE 1"=20'  
0' 20' 40' 60'

**NOTES:**

- 1) OWNER OF RECORD IS STEPHEN KELLEY.
- 2) THE DEEDS OF RECORD ARE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28476 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 #230061 PANEL #00000, EFFECTIVE DATE DECEMBER 8, 1996.
- 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:**

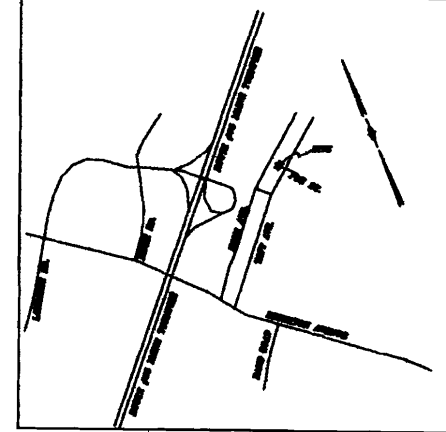
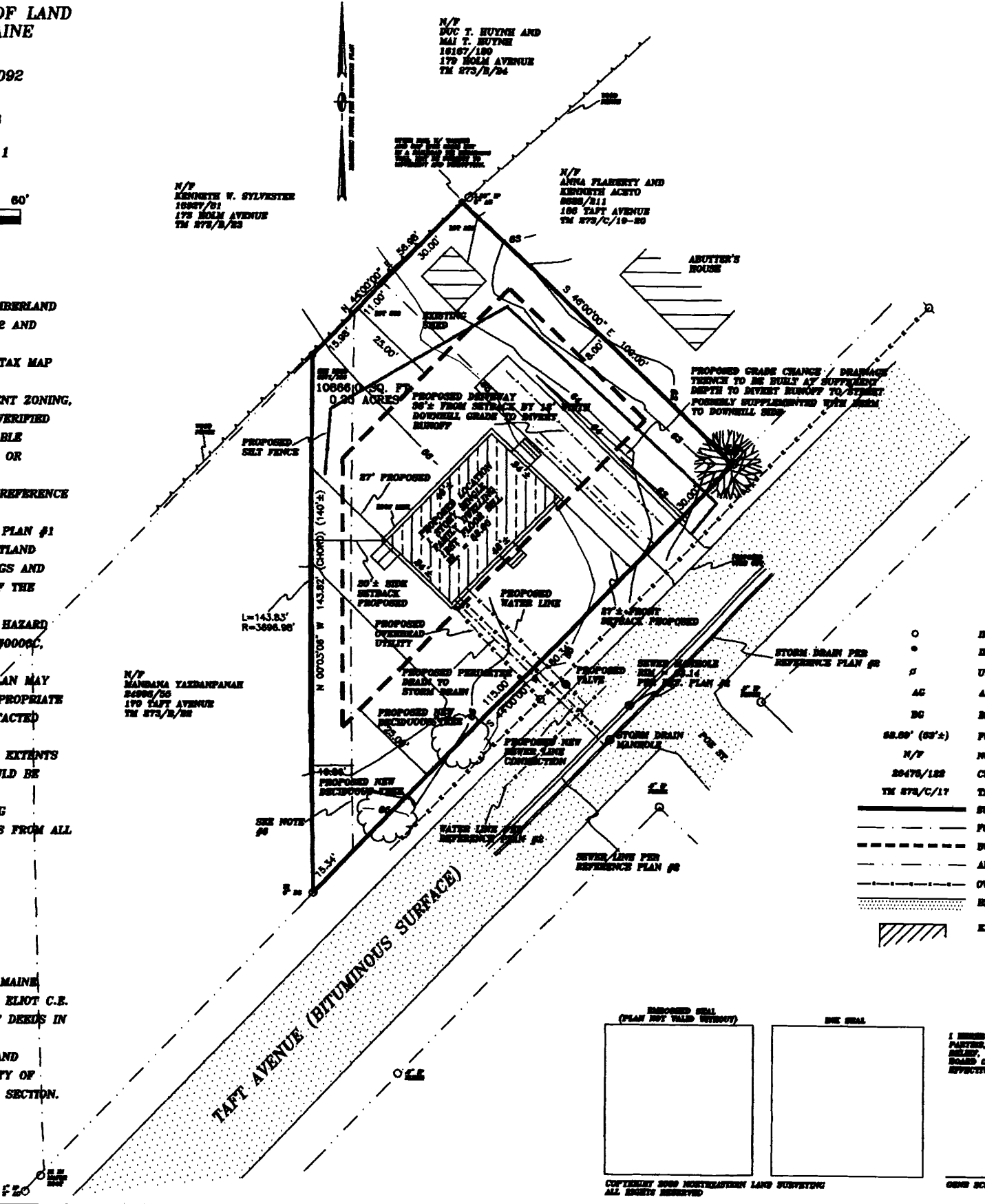
- 1) "PORTLAND GARDENS" IN THE CITY OF PORTLAND, MAINE OWNED BY J.W. WILBUR. DATED JULY 1, 1912. BY A.L. ELIOT C.E. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 23.
- 2) TAFT AVENUE RECONSTRUCTION PHASE 1 / PLAN AND PROFILE STA. 21+75 TO 26+00. RECORDED IN THE CITY OF PORTLAND,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

N/P  
KENNETH W. SYLVESTER  
1887/01  
173 HOLM AVENUE  
TM 273/B/23

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

N/P  
ANNA FLANNERY AND  
KENNETH AGOSTO  
8888/011  
188 TAFT AVENUE  
TM 273/C/19-20

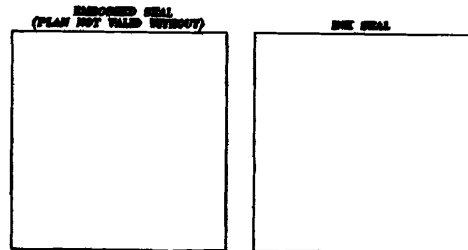
N/P  
MARIANA TAKRANPANAN  
24992/05  
170 TAFT AVENUE  
TM 273/B/22



SITE LOCATION MAP (NOT TO SCALE)

**LEGEND**

- IRON PIPE/BOB FOUND (UP/DOWN)
- IRON BOB SET WITH CAP (PLS 2003)
- ⊕ UTILITY POLE
- AC ABOVE GRADE
- BC BELOW GRADE
- 68.88' (68'±) FOUND DISTANCE (RECORD DISTANCE)
- N/P NOW OR FORMERLY OF
- 28476/122 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



COPYRIGHT 2009 NORTHEASTERN LAND SURVEYING  
ALL RIGHTS RESERVED

I HEREBY STATE TO STEPHEN KELLEY ALONE AND EXCLUSIVELY OF ALL OTHER PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF ENGINEERS FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2008

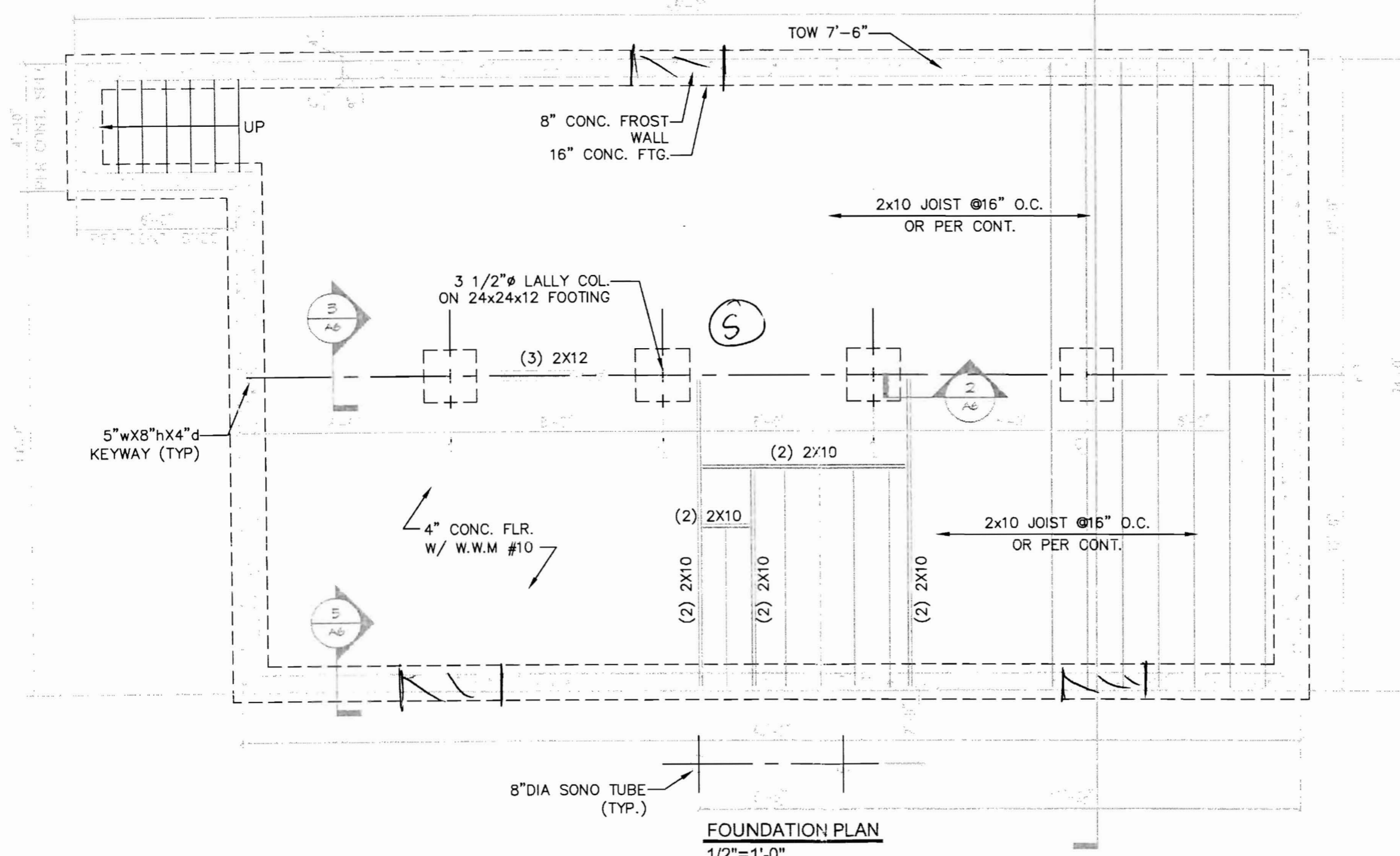
0810 SCHEM PLS 2003

AUG 28 2009

8/25/09  
 windows  
 per owner

DEPT. OF PUBLIC WORKS  
 CITY OF  
 JUL 29 2009

Newest



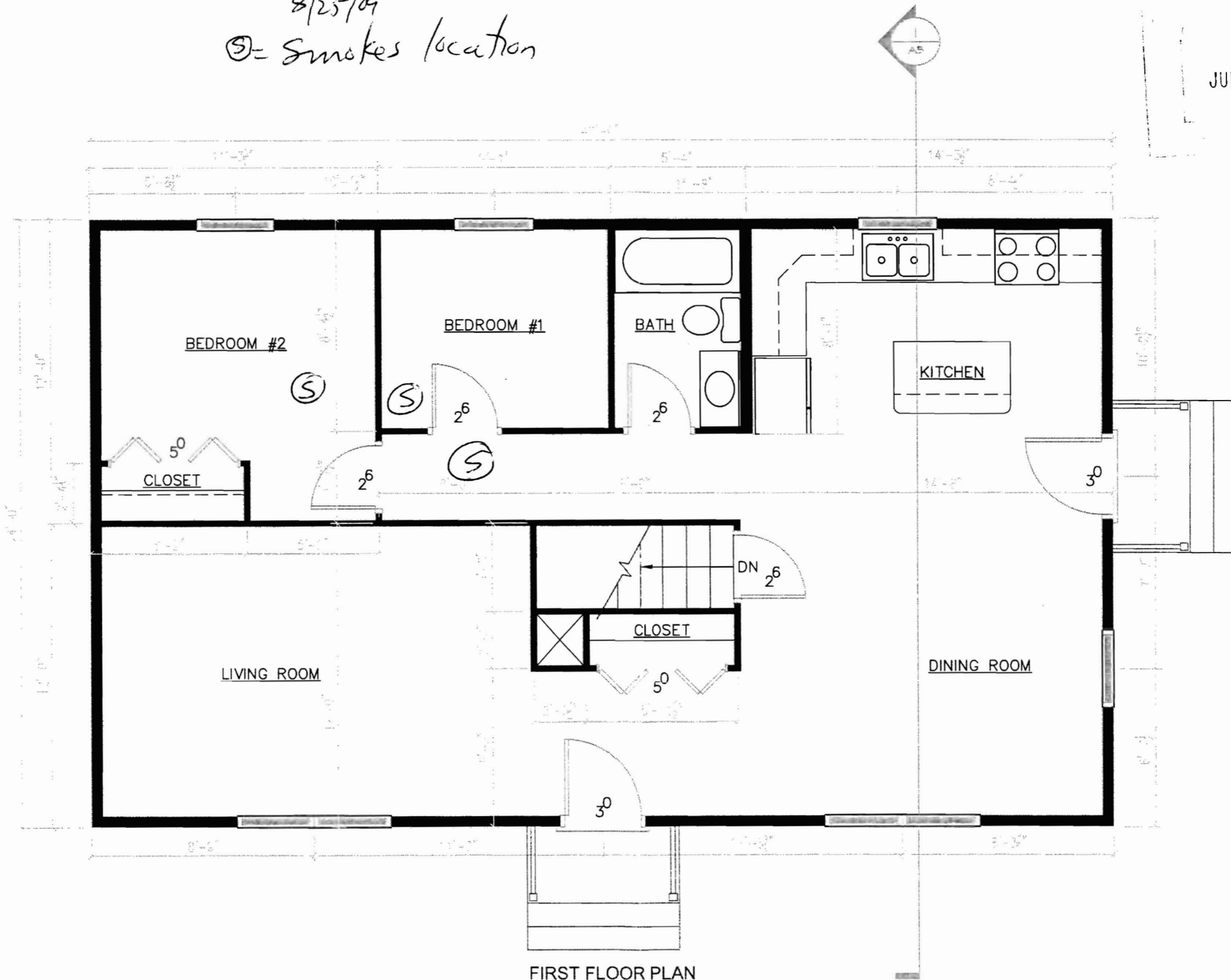
**FOUNDATION PLAN**  
 1/2"=1'-0"

**NOTE:**  
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 AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAWING  
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 AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

PROPERTY OF  
 FMC CADD  
 172 Taft Ave  
 KELLEY CUSTOM RANCH  
 FOUNDATION PLAN

8/25/09  
S = Smokes location

JUL 29 2009

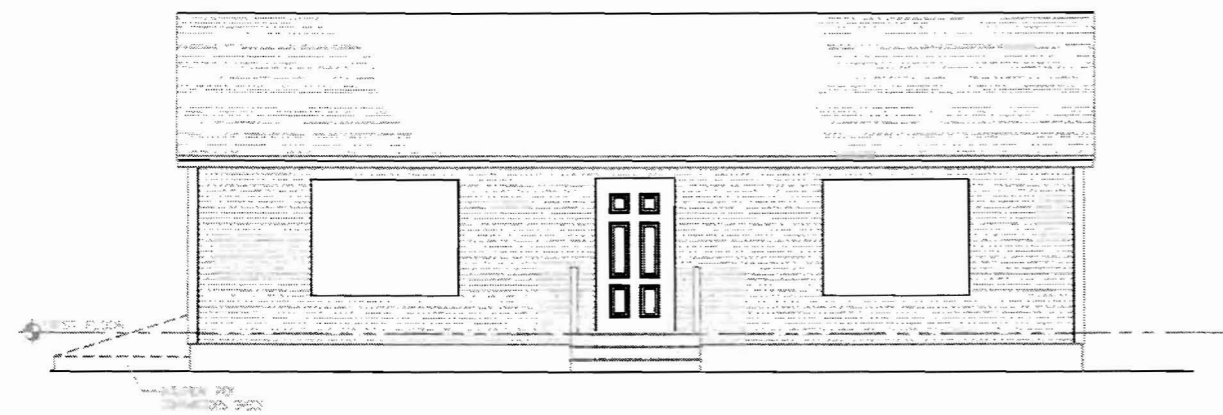


FIRST FLOOR PLAN  
1/2"=1'-0"

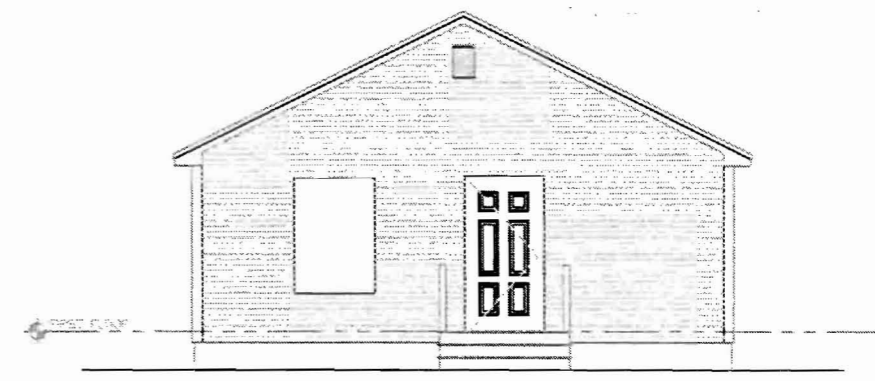
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 FMC CADD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES  
 AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

172 T&H Ave  
KATY CUSTOM RANCH  
FIRST FLOOR PLAN

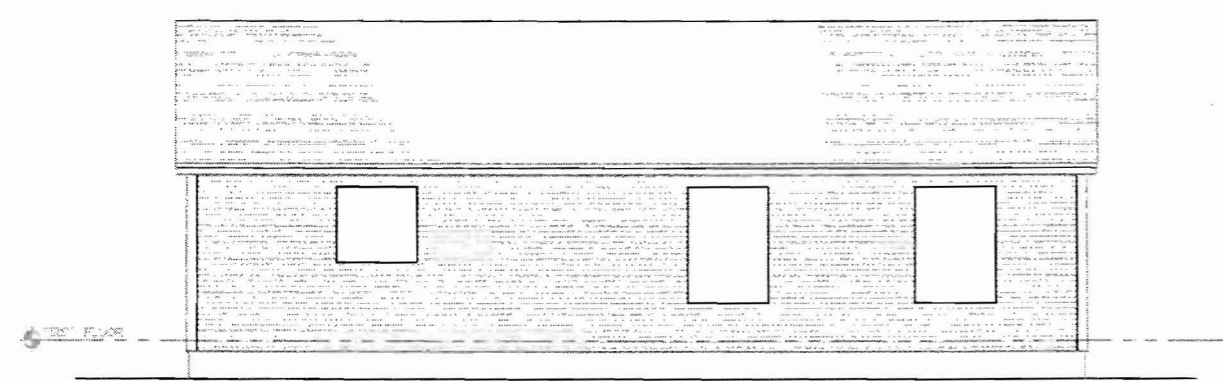
JUL 29 2009



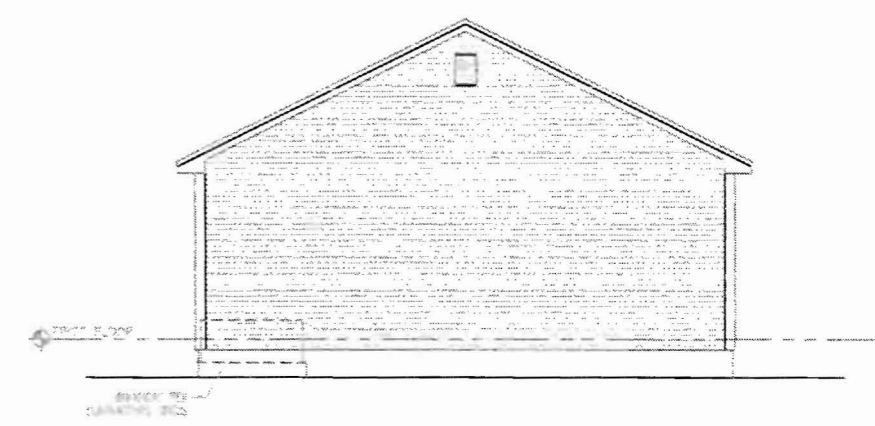
FRONT VIEW  
1/4"=1'-0"



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



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

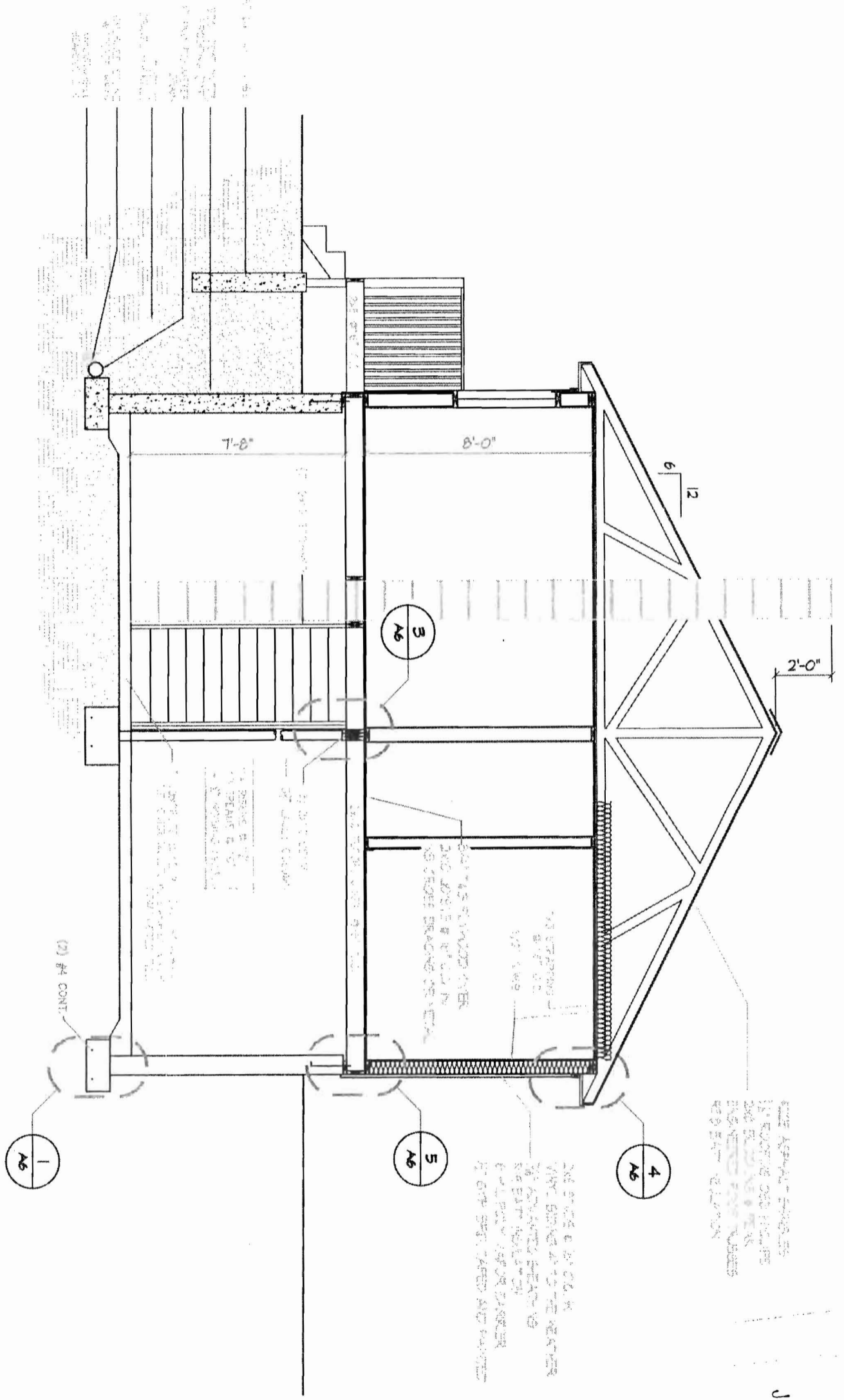


LEFT SIDE VIEW  
1/4"=1'-0"

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AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

172 Tenth Ave  
KILLEEN CUSTOM RANCH  
BUILDING ELEVATIONS

**NOTE:**  
 THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS IN THE FIELD.  
 ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.  
 ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT.  
 ALL WORK SHALL BE ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND LOCAL CODES.  
 ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED IN THE FIELD.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.  
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 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.



**CROSS SECTION**  
 1/2"=1'-0"

SEE APPROVAL SHEETS  
 IN EXISTING SET FOR  
 ALL ELECTRICAL AND  
 MECHANICAL WORK  
 TO BE INSTALLED  
 IN ACCORDANCE WITH  
 ALL APPLICABLE CODES  
 AND REGULATIONS

2x6 @ 16" O.C.  
 WITH BRIDGE PLATE AT EACH  
 END AND JOIST END  
 TO BE INSTALLED  
 IN ACCORDANCE WITH  
 ALL APPLICABLE CODES  
 AND REGULATIONS

JUL 29 2009

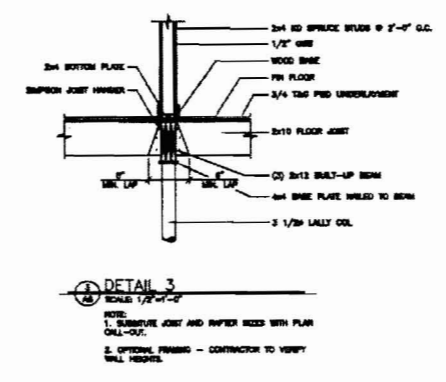
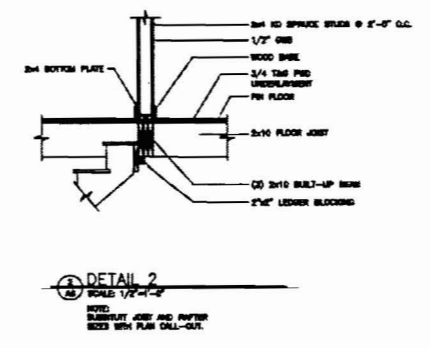
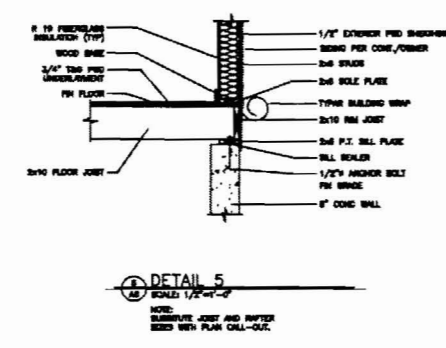
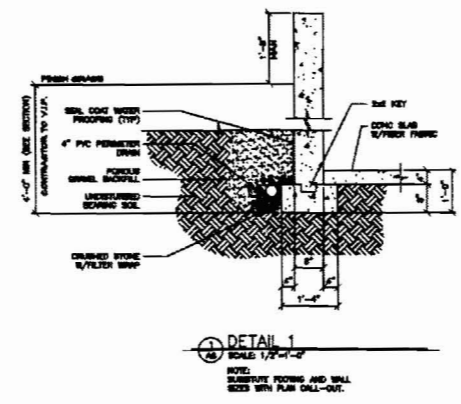
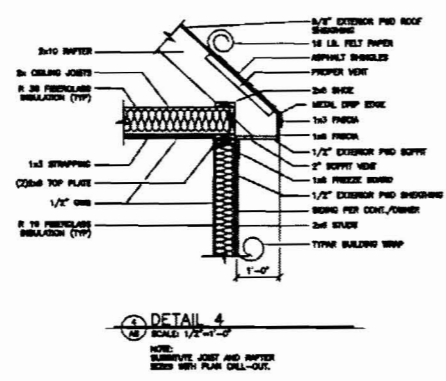
172 Taft Ave  
 KLUFFY CUSTOM RANCH  
 CROSS SECTION

**FMC CADD** Engineering & Architecture  
 172 Taft Ave  
 Kluuffy Custom Ranch  
 Cross Section

PROPERTY OF

JUL 29 2009

172 Tolt Ave.  
MULTI-CUSTOMER  
TYPICAL DETAILS



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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 22, 2009 NEW PROPOSED HOUSE LOCATION

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 182 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.
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- 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. ELJOT C.E. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 23.
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AUG 24 2009

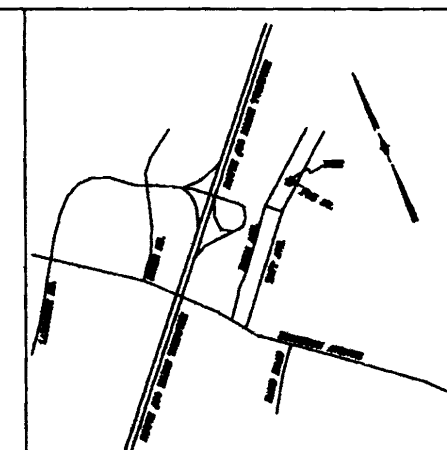
TAFT AVENUE (BITUMINOUS SURFACE)

N/T  
DUC T. HUYNH AND  
MAI T. HUYNH  
15107/150  
179 HOLL AVENUE  
TM 273/B/24

N/T  
EDMUND V. SYLVESTER  
14927/211  
175 HOLL AVENUE  
TM 273/B/25

N/T  
ANNA FLANNERY AND  
KENNETH ACKTO  
6828/211  
189 TAFT AVENUE  
TM 273/C/19-20

N/T  
MANDANA YARMANPANAN  
24000/22  
179 TAFT AVENUE  
TM 273/B/22



SITE LOCATION MAP (NOT TO SCALE)

**LEGEND**

- IRON PIPE/NOG FOUND (OFF/DEP)
- IRON BOB SET WITH CAP (PLS 2000)
- U UTILITY POLE
- AG ABOVE GRADE
- BG BELOW GRADE
- 62.80' (62'2") FOUND DISTANCE (RECORD DISTANCE)
- N/T NOV OR FORMERLY OF
- 26476/182 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*

RECORDED SEAL  
(PLAN NOT VALID WITHOUT)

SEE SEAL

COURTESY AND NORTHEASTERN LAND SURVEYING  
ALL RIGHTS RESERVED

I HEREBY STATE TO STEPHEN KELLEY ALONE AND EXCLUSIVE OF ALL OTHER PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAPS, BASED ON RECORDS FOR PROFESSIONAL LAND SURVEYING HELD EFFECTIVE APRIL 1, 2001.

CONS. SCALE PLS 2000