

PERMIT

Permit Number: 081207

DEC 10 2008

This is to certify that HASAN LLC /Greg Schinberg

has permission to construct a mudroom, new exterior decks interior elevations

AT 134 SHERIDAN ST

013-J005001

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 closed-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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

12/10/08

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1207	Issue Date:	CBL: 013 J005001
-----------------------	-------------	---------------------

Location of Construction: 134 SHERIDAN ST	Owner Name: HASAN LLC	Owner Address: 134 SHERIDAN ST	Phone:
Business Name:	Contractor Name: Greg Schinberg	Contractor Address: P.O. Box 4902 Portland	Phone 2076537510
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: 2 Family Home	Proposed Use: 2 Family Home - construct a mudroom, ^{enlarge} exterior decks & interior renovations <i>legal use - 2 dv. (#02-0185)</i>	Permit Fee: \$1,280.00	Cost of Work: \$126,000.00	CEO District: 1
Proposed Project Description: construct a mudroom, ^{enlarge 9'x27'} exterior decks & interior renovations - remove <i>one exterior deck.</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R 3 Type: SB <i>IBC 2003</i>	
		Signature:	Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 09/24/2008	Zoning Approval		
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 10/17/08 <i>ABM</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>ABM</i> Date:
		DEC 1 0 2008		

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1207	Issue Date:	CBL: 013 J005001
-----------------------	-------------	---------------------

Location of Construction: 134 SHERIDAN ST	Owner Name: HASAN LLC	Owner Address: 134 SHERIDAN ST	Phone:
Business Name:	Contractor Name: Greg Schinberg	Contractor Address: P.O. Box 4902 Portland	Phone 2076537510
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-6

Past Use: 2 Family Home	Proposed Use: 2 Family Home - construct a mudroom, ^{enlarge} exterior decks & interior renovations legal use - 2 div. (#02-0485)	Permit Fee: \$1,280.00	Cost of Work: \$126,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-3 Type: SB IBC 2003	

Proposed Project Description: construct a mudroom, ^{enlarge 9'x27'} new exterior decks & interior renovations - remove ^{one exterior deck.}	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: ldobson	Date Applied For: 09/24/2008	Zoning Approval
-----------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>exemption</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: 10/17/08 <i>AM</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>AM</i> Date:
	DEC 10 2008		

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1207	Date Applied For: 09/24/2008	CBL: 013 J005001
------------------------------	--	----------------------------

Location of Construction: 134 SHERIDAN ST	Owner Name: HASAN LLC	Owner Address: 134 SHERIDAN ST	Phone:
Business Name:	Contractor Name: Greg Schinberg	Contractor Address: P.O. Box 4902 Portland	Phone (207) 653-7510
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: 2 Family Home - construct a mudroom, enlarge exterior deck, interior renovations & remove deck.	Proposed Project Description: construct a mudroom, enlarge exterior deck (9' x 27'), interior renovations & remove 16' x 20' deck.
---	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 10/17/2008

Note: **Ok to Issue:** ✓

- 1) As discussed during the review process, the property must be clearly identified prior to pouring concrete and compliance with the required setbacks must be established. Due to the proximity of the setbacks of the proposed addition, it may be required to be located by a surveyor.
- 2) This property shall remain a two family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/10/2008

Note: **Ok to Issue:** ✓

- 1) As discussed, tempered glass must be installed in windows located within 2' of all doors, within any wall located in the stairway, and within 5' of the bottom tread of a stair.
- 2) As discussed, all bedrooms must have egress windows installed.
- 3) The basement is NOT approved as habitable space.
- 4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 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, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

9/25/2008-amachado: Left vcm for Greg Shinberg. Need to know what the setback is for the new mudroom & landing is.

10/16/2008-amachado: Received revised siteplan from Greg Shinberg. Side entry now meets front setback.

10/17/2008-amachado: Gave siteplan exemption to Barbara.

10/20/2008-tmm: left message w/Greg Shinberg - need sauna tube locations and depth (new or existing), need full framing details of decks, need full framing details of new entry addition, need stair details, full framing details of interior work, need specs on beams and showing load path in building, need egress windows in bedrooms, need tempered glass in hazardous locations, need full framing details of stairs, guards, tread & rise, need all headers sizes over new windows and doors, are retaining walls new?

11/7/2008-gg: received site plan exemption as of 11/07/08. /gg filed with permit (gave to tammy)



Application for Exemption from Site Plan Review
Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

2008 0156

Permit # 081907

1. Applicant Information

Hasan LLC
Applicant/Owner

134 Sheridan St. Portland ME 04101
Mailing Address

Greg Shinburg
Consultant/Agent

653-7510 / _____ / _____
Phone Fax Cell

2. Project Information

October 17, 2008
Application Date

Project Name/Description

134 Sheridan St.
Address of Proposed Site

13-J-005
Assessor's Reference (Chart-Block-Lot)

Description of Proposed Development:

(decrease 176^{sq})
remove 1st floor deck; increase size of second floor deck to 9'x27' (footprint
increase of 81^{sq}); enlarge side entry to 10.5' x 6' (15^{sq} increase in footprint)
add stairs off back 12.75' x 5' (footprint 63.75^{sq}) - overall decrease in footprint

(Please Attach Sketch/Plan of Proposal/Development)

$176 - 159.75 = 16.25$

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	demolishing deck + adding smaller deck + entry	✓
b) Footprint Increase Less Than 500 sq. ft.	159.75	✓
c) No New Curb Cuts, Driveways, Parking Areas	yes	✓
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	yes	✓
e) No Additional Parking/No Traffic Increase	yes	✓
f) No Known Stormwater Problems	yes	✓
g) Sufficient Property Screening Exists	yes	✓
h) Adequate Utilities	yes	✓

Planning Division Use Only

Exemption Granted Partial Exemption _____ Exemption Denied _____

NOV 7 2008

Planner's Signature Barbara Borchardt Date 10/17/08



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>134 SHERIDAN ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>1</u> Lot# <u>5</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>HASAN LLC</u> Address <u>134 SHERIDAN ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207</u> <u>232 4187</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>126,000</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>1,280-</u>
Current legal use (i.e. single family) <u>Two SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT A MUDROOM, NEW EXTERIOR DECKS</u> <u>& INTERIOR RENOVATIONS</u>		
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>CORREY SHANBERG</u>		Telephone: <u>653 7570</u>
Mailing address: <u>SHANBERG CONSULTING</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.

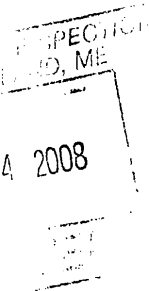
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: [Signature]

Date: 9/23/08

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



Applicant: Hasan LLC

Date: 9/25/08

Address: 134 Sheridan St.

C-B-L: 13-J-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1871

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - ~~add~~ remove some decks - add mudroom, new deck & rear steps.

Sevage Disposal -

Lot Street Frontage -

OK Front Yard - 10' or average - ^{10116 sq ft} received revised plan - entry deck/mudroom meets 10' front setback
~~no mudroom is beyond 10' setback~~

Rear Yard - 20' min - ~~more than 40' shown~~ 40' scaled - 14.5 for steps = 25.5 ok.

Side Yard - 10' min - ~~14.5' shown~~ 14.5' shown on rear left, scaled

Projections - ~~0' on right~~ 2' on right scaled.

Width of Lot -

Height - N/A

Lot Area - 6182 sq ft

Lot Coverage Impervious Surface - 50% = 3091 sq ft - ~~1451.1 sq ft ok~~ 22 x 35 = 770

Area per Family - 1,000 sq ft per need 2,000 sq ft ok

Off-street Parking -

Loading Bays -

Site Plan - on site plan exemption

Shoreland Zoning/ Stream Protection -

Flood Plains -

new entry	6 x 10.5 =	63
steps	4 x 8 =	32
decks	9 x 27 =	243
steps	12 27 x 5 =	63.75

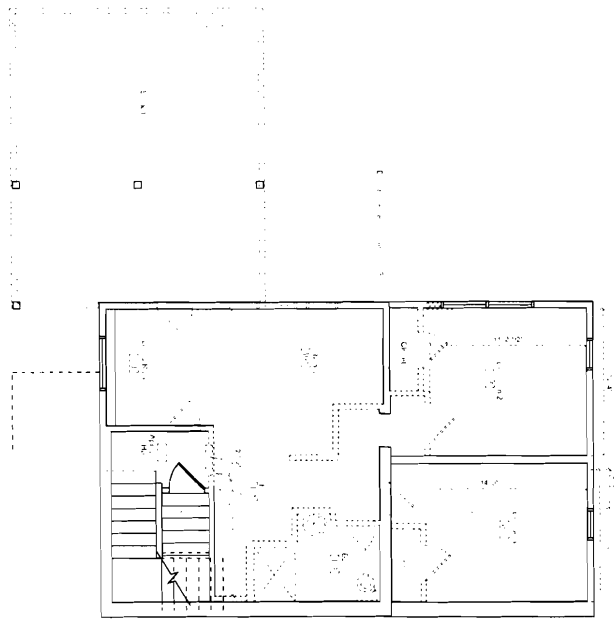
1171.75

entry ⁱⁿ adding 6 x 2.5 = 15
steps = 63.75

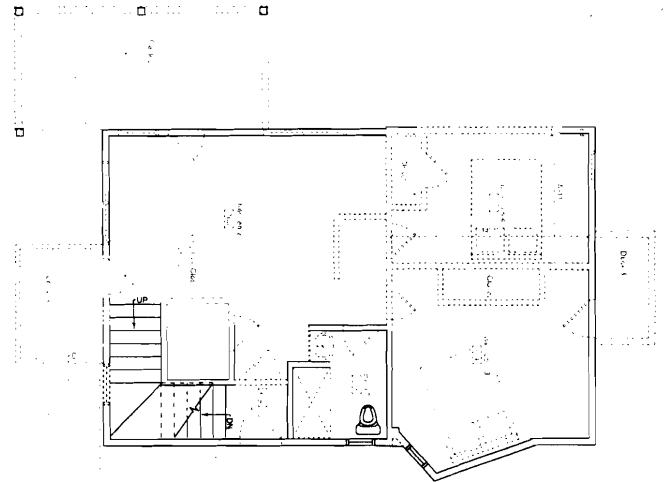
remove 11 x 16 = 176

deck 9 x 9 = 81
159.75

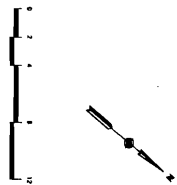
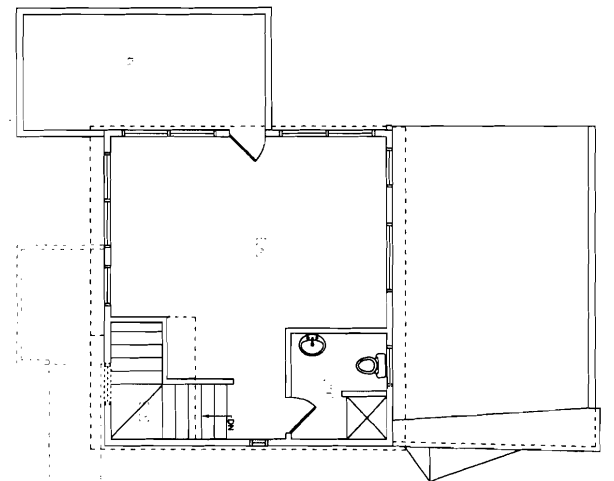
1
Scale: 1/4" = 1'-0"



2
Scale: 1/4" = 1'-0"

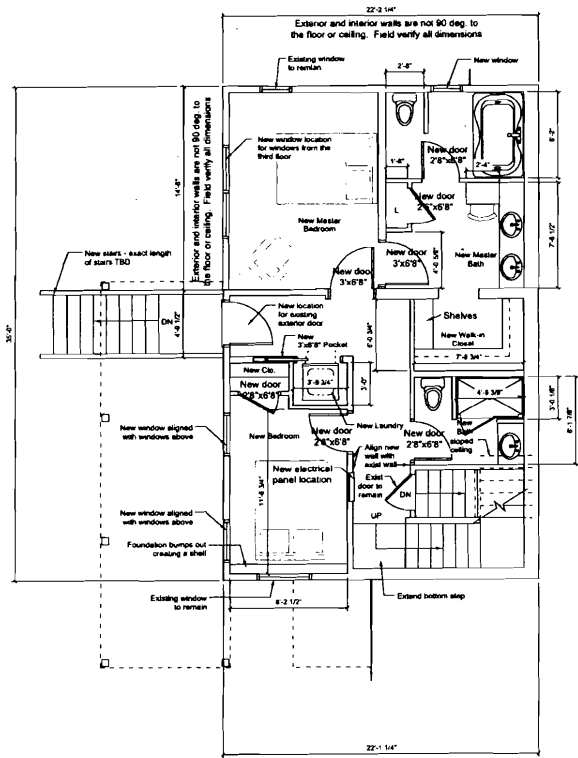


3
Scale: 1/4" = 1'-0"

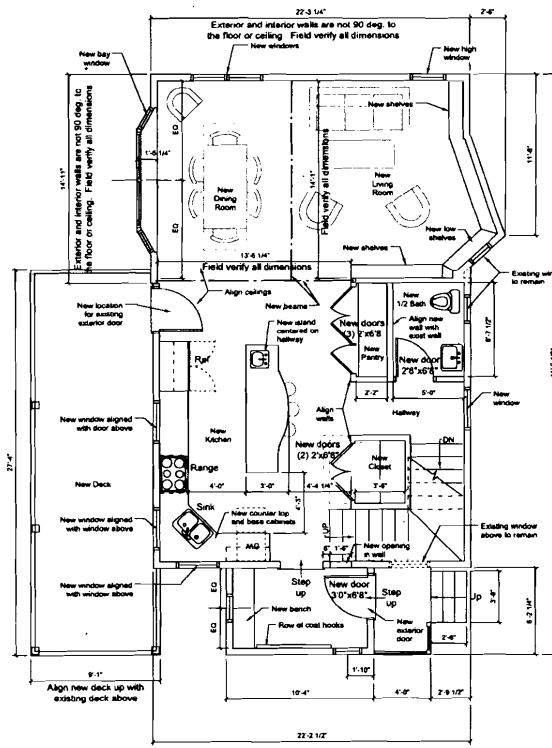


NOT FOR CONSTRUCTION 08/11/2008

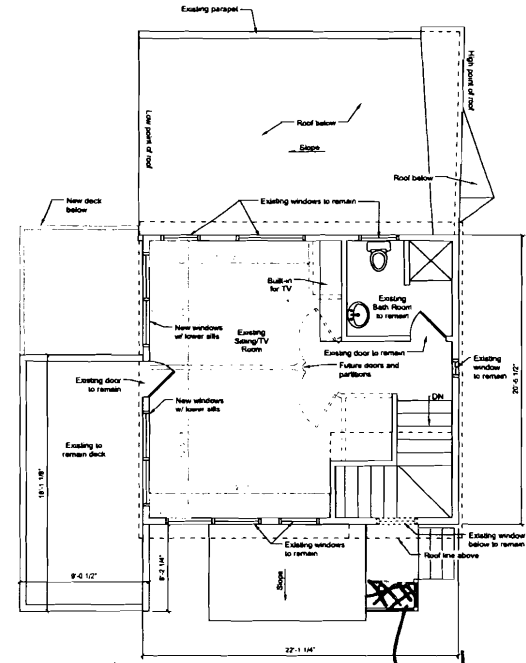
D.P.1	Proposed: Detached Final Plans	Alfond Weinstein Residence	Consultants:	RR/A Richard Renner Architects <small>35 Pleasant Street Portland, ME 04101 207.773.9598 508.651.0811 fax</small>
	<small>Drawn by: TJD File Name: A1.1 Proposed New ... Scale: 1/4" = 1'-0" Project No Date: 08/11/08 Revised:</small>	<small>134 Sheridan Street Portland, Maine</small>	<small>133 South Main Street Scarborough, ME 01770 608.651.2269 508.651.0811 fax</small>	



1 First Floor Plan
SCALE: 1/4" = 1'-0"

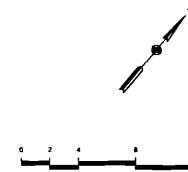


2 Second Floor Plan
SCALE: 1/4" = 1'-0"



3 Third Floor Plan
SCALE: 1/4" = 1'-0"

General Notes:
Exterior and interior walls may not be 90 deg. to the floor or ceiling in all rooms, so dimensions may vary based on where the dimension was taken at time of field visit. Field verify all dimensions.



not part of application

NOT FOR CONSTRUCTION 08/11/2008

Proposed New Floor Plans

File Name: A1.1 Proposed New
Project No.
Scale: 1/4" = 1'-0"
Date: 08/11/08
Revised:

Consultants:
Alford Weinstein Residence

136 Sherman Street
Portland, Maine

RR/A
Richard R. R. Architects

136 Sherman Street
Portland, Maine 04102
Tel: 603.777.8888
Fax: 603.777.8888

A1.1

Schedule Inspection	Add	Find	Print Permit	Print C of O	Print Insp	Invoicing	Taxes
Prmt	Text93	1486	Constr Type	New	Num1	8	
Permit Nbr	08-1207	Location of Construction	134	SHERIDAN ST	Appl. Date		
Status	Hold	Permit Type	Additions - Dwellings		Issue Date		
CBL	013 J005001	District Nbr	1	Estimated Cost	\$126,000.00	Date Closed	

Comment Date	Comment	Add	Delete	Save	P
10/20/2008	left message w/Greg Shinberg - need sauna tube locations and depth (new or existing), need full framing of decks, need full framing details of new entry addition, need stair details, full frmaing details of interior need specs on beams and showing load path in building, need egress windows in bedrooms, need temp glass in hazardous locations. need full framing details of stairs, guards, tread & rise. need all headers si				
	Name	tmm	Follow Up Date		Completed <input type="checkbox"/>
10/17/2008	Gave siteplan exemption to Barbara.				
	Name	amachado	Follow Up Date		Completed <input type="checkbox"/>
10/16/2008	Received revised siteplan from Greg Shinberg. Side entry now meets front setback.				
	Name	amachado	Follow Up Date		Completed <input type="checkbox"/>
09/25/2008	Left vcm for Greg Shinberg. Need to know what the setback is for the new mudroom & landing is.				
	Name	amachado	Follow Up Date		Completed <input type="checkbox"/>

CreatedBy	ldobson	CreateDate	09/24/2008	ModBy	tmm	ModDate	10/20
		Time	3:23 PM			Time	1:5

Due

Close

1207

09/24/2008

Print

g details
work,
ered
res over

]

]

]

]

1/2008

58 PM



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>134 SHERIDAN ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>Δ</u> Lot# <u>5</u>	Applicant * must be owner, Lessee or Buyer* Name <u>HASAN LLC</u> Address <u>134 SHERIDAN ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207</u> <u>232 4187</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>126,000</u> C of O Fee: \$ <u>φ</u> Total Fee: \$ <u>1,280-</u>
Current legal use (i.e. single family) <u>Two SINGLE FAMILY</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCT A MUDROOM, NEW EXTERIOR DECKS</u> <u>& INTERIOR RENOVATIONS</u>		
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>COREY STANBERRY</u> Telephone: <u>653 7570</u> Mailing address: <u>STANBERRY CONSULTING</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: [Signature]

Date: 9/23/08

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

REC
2008

Applicant: Hasan LLC

Date: 9/25/08

Address: 134 Sheridan St.

C-B-L: 13-J-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - house built 1871

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - ~~add~~ remove some decks - add mudroom, new deck & rear steps.

Sewage Disposal -

Lot Street Frontage -

OK Front Yard - 10' or average - ^{10116 sq ft} received revised plan - entry deck/mudroom meets 10' front setback
~~new mudroom is beyond 10' setback~~

Rear Yard - 20' min - ~~more than 20' shown~~ 40' scaled - 14.5 for steps = 25.5 OK.

Side Yard - 10' min - ~~14.5' shown~~ 14.5' shown on rear left scaled

Projections - ~~OK on right~~ 28' on right scaled.

Width of Lot -

Height - \sqrt{A}

Lot Area - 6183 \pm

Lot Coverage Impervious Surface - 50% = 3091.5 - ~~1451.6 OK~~ 22 x 35 = 770

Area per Family - 1,000 ϕ ~~per~~ need 2000 ϕ OK

Off-street Parking -

Loading Bays -

Site Plan - on site plan exemption

Shoreland Zoning/ Stream Protection -

Flood Plains -

remove 11x16 = 176

entry ⁱⁿ adding 6 x 2.5 = 15

steps = 63.75

deck 9 x 9 = 81

159.75

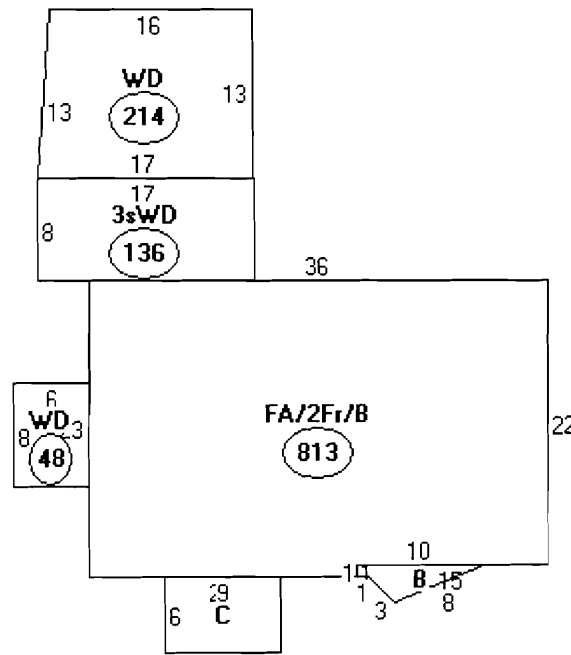
new entry 6 x 10.5 = 63

steps 4 x 8 = 32

decks 9 x 27 = 243

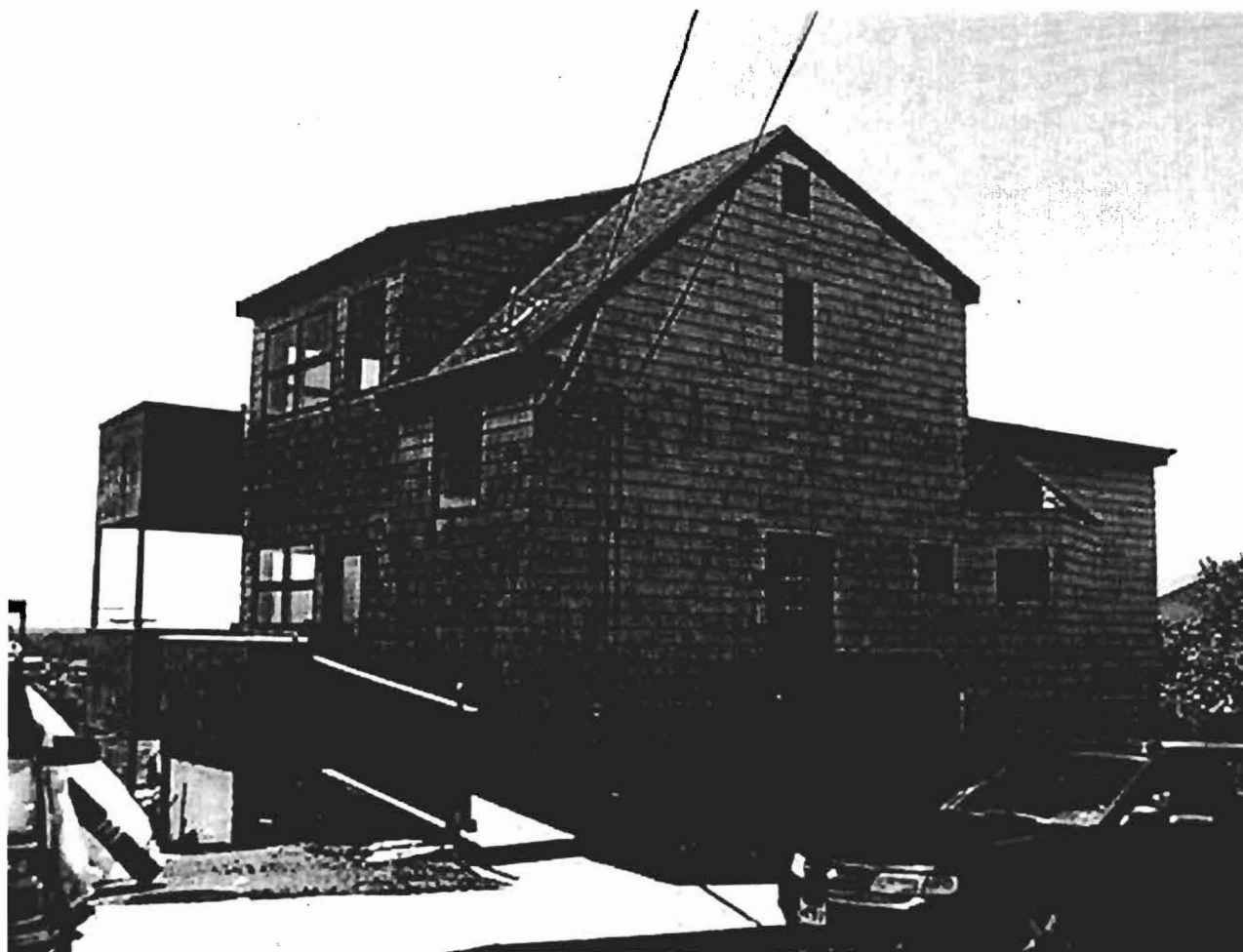
steps ²⁷⁵ 12 x 5 = 63.75

1171.75



Descriptor/Area

- A: FA/2Fr/B
813 sqft
- B: FBAY/B
15 sqft
- C: WD
54 sqft
- D: WD
48 sqft
- E: 3sWD
136 sqft
- F: WD
214 sqft





00118



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: [REDACTED] DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON T PHOTOGRAPHY . BOUNDARY INFROM TOTAL STATION, LIETZ SDR 33 DA
3. AREA OF SUBJECT PARCEL: [REDACTED]
4. REFERENCE IS MADE TO THE
 - a.) SUMNER COURT, A QUALITY R DATED 3/22/2005, RECORDED IN
 - b.) STANDARD BOUNDARY SURVEY PORTLAND AT FORT SUMNER PAR VAULT PLAN 939 PAGE 26.
 - c.) DIVISION OF PROPERTY, SUM 2/26/85, RECORDED IN C.C.R.D.
 - d.) SUMNER COURT, REFERENCE
 - e.) THRESHOLD OF MAINE PROPE
 - f.) REVISED PLAN OF FORT SUM 8/6/1925, CITY VAULT PLAN 45
 - g.) PLAN OF FORT SUMNER TERR CO., SEPT 1907, RECORDED IN C
 - h.) PLAN AND DIVISION OF PROP COUNTY REGISTRY OF DEEDS IN
 - i.) STANDARD BOUNDARY SURVEY 12840, PAGE 124. BY R.W. EATO
5. THERE WHERE NO APPARENT OF THIS SURVEY.
6. ABUTTING BUILDINGS WERE OB
7. ELEVATIONS ARE BASED UPON STREET AND CUMBERLAND AVE. E DATED 06-20-1989, OBTAINED F OF PORTLAND VERTICAL DATUM N.G.V.D. 1929.
8. THE PURPOSE OF THIS PLAN LINES AS DESCRIBED IN THE DEE PERFORMED ON THE ABUTTING PI AND CUMBERLAND AVENUE AND :

ZONING:

- ZONE: R-6 RESIDENTIAL ZONE
 SETBACKS: FRONT - 10 FT (<
 REAR - 20 FT
 SIDE - 1-3 STORI
 MINIMUM LOT SIZE: 4500 SQ FT
 MINIMUM LOT WIDTH: 50 FT
 MAXIMUM BUILDING HEIGHT: 45
 MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY. TH MAP, COMMUNITY PANEL NO. 23 AND IS NOT IN A SPECIAL FLOO

LEGEND

- CRF ● Capped 5/8" Ret
- IPF ○ Iron Pipe Found
- (50.00') Distance from re plan or deed.
- N/F Now Or Formerly
- Z — Indicates Owners Utility Pole
- σ — Overhead Utility
- ε — Overhead Utility
- — Abutter Line
- — Property Line
- — Street Line

SURVEYORS STATEMENT

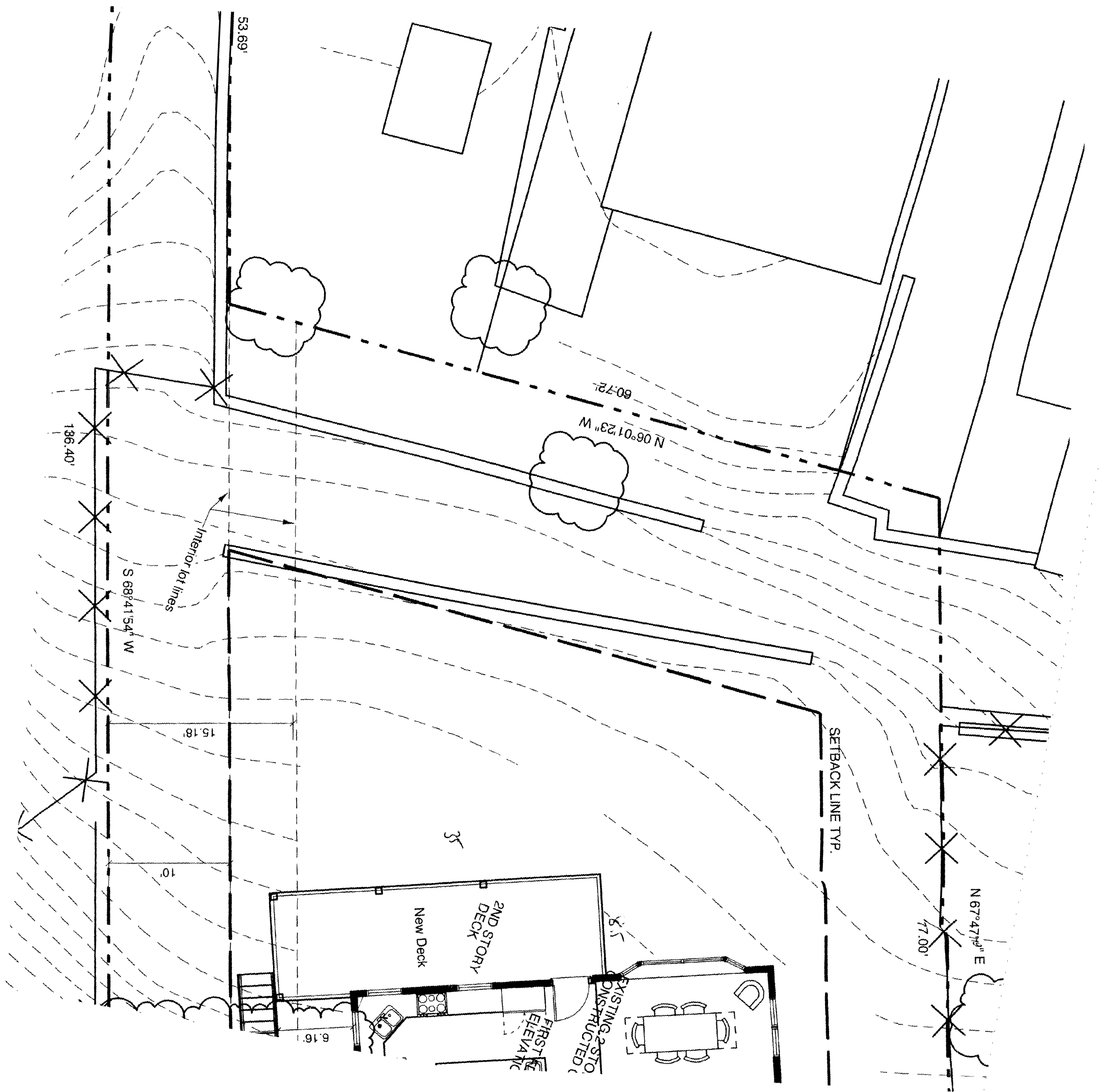
I HEREBY CERTIFY THAT THIS S FOR PROFESSIONAL LAND SURV 2001 WITH THE FOLLOWING EXC

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW CORNERS SET

ROBERT T. GREENLAW P.L.S., #

MAGNETIC NORTH 2006





Weinstein Residence

Street
e

Consultants:

1

Scale: 1/8"=1'-0"

Site Plan

Review

Site Plan

Drawn by: TJD

File Name: Site Plan

Scale: 1/8"=1'-0"

Project No.

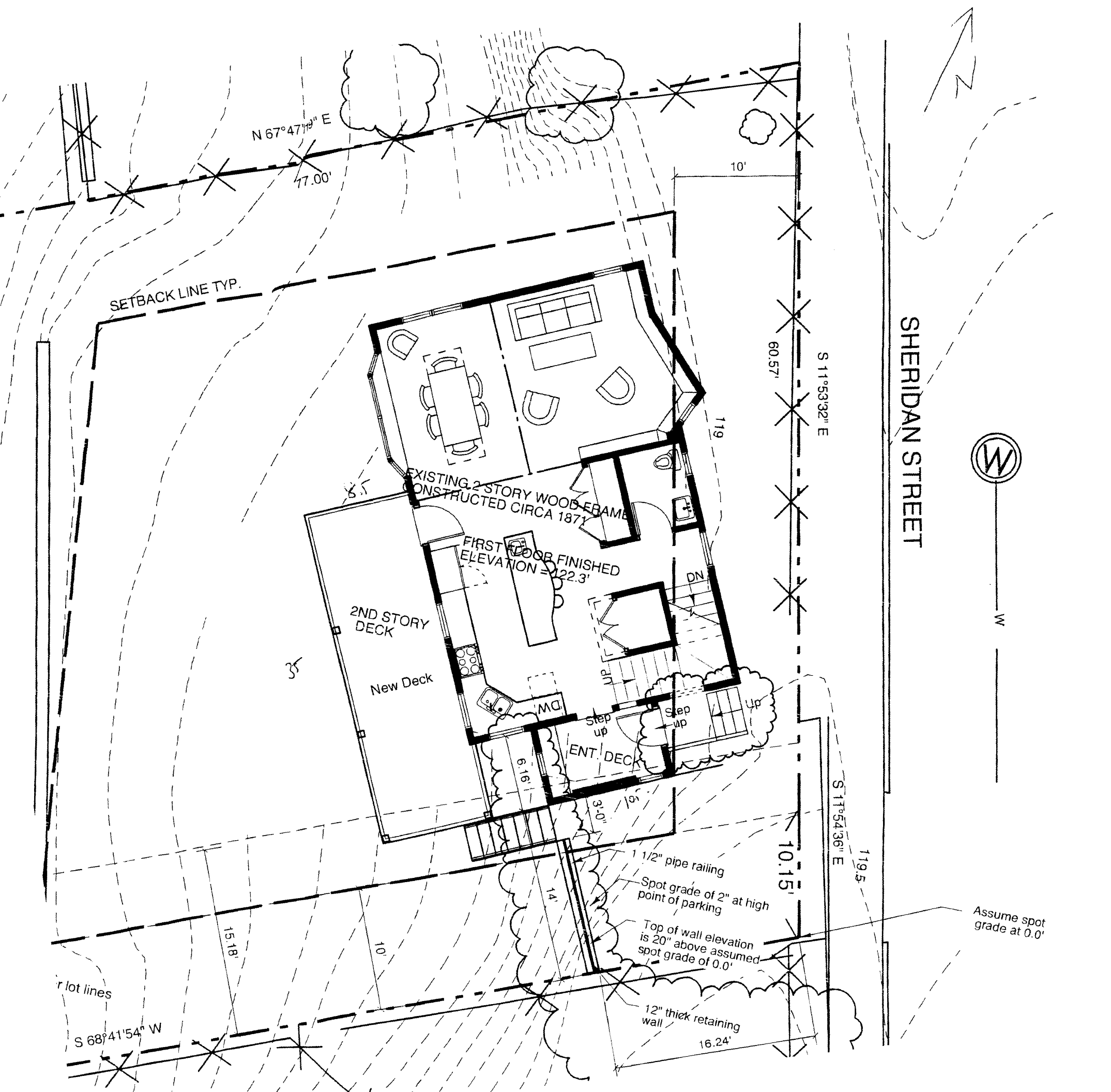
Date: 06/02/08

Revised: 10/16/08

Alfond Weinstein Residence

134 Sheridan Street
Portland, Maine

Consultant



N 67° 47' 19" E

77.00'

SETBACK LINE TYP.

10'

60.57'

S 11° 53' 32" E

SHERIDAN STREET



W

EXISTING 2 STORY WOOD FRAME
CONSTRUCTED CIRCA 1871

FIRST FLOOR FINISHED
ELEVATION = 122.3'

2ND STORY
DECK

New Deck

MD

ENT. DEC.

1/2" pipe railing

Spot grade of 2" at high
point of parking

Top of wall elevation
is 20" above assumed
spot grade of 0.0'

12" thick retaining
wall

10.15'

S 11° 54' 36" E

119.5

Assume spot
grade at 0.0'

S 68° 41' 54" W

r lot lines

15.18'

10'

14'

6.16'

3.0'

3.5'

3.5'

119