

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number 051075
AUG 31 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that

has permission to Rehab front porch, build deck on 2nd and 3rd floor, build interior walls of three unit residence

AT 21 Sheridan St City of Portland, Oregon 97201 017 E020001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Oregon 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 leased or occupied. CLOSED-IN. HOURS 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. Capt. Green Case 8-22
Health Dept.
Appeal Board
Other DepartmentName

[Signature]
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: 05-1075	Issue Date PERMIT ISSUED AUG 31 2005	Phone: 017 F020001
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Location of Construction: 21 Sheridan St	Owner Name: Gardner, Edmund III	Owner Address: 21 Sheridan Street	Phone: 415-4493
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd. Portland	Phone: 297-636974
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-6

Past use: three unit residence	Proposed Use: three unit residence with two decks, rehabbed porch, and new interior walls	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 1
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Proposed Project Description:
 Rehab front porch, build decks on 2nd and 3rd floors, build interior walls of three unit residence

Legal Use: Three (3) Family Condominiums (05-0749) with conditions

FIRE DEPT: Approved Denied

INSPECTION: Use Group: R2 Type: 5B

Signature: *[Signature]* Date: 8/26/05

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: _____ **Date Applied For:** 105 **Zoning Approval**

<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><i>Site plan exempt given to planning</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: 9/19/05</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input checked="" type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p>Approved w/Conditions</p> <p>Denied</p> <p>Date: _____</p>
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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: 05-1075	Date Applied For: 07/26/2005	CBL: 017 F020001
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Location of Construction: 21 Sheridan St	Owner Name: Gardner, Edmund III	Owner Address: 21 Sheridan Street	Phone: () 415-4493
Business Name:	Contractor Name: King Builders	Contractor Address: 102 Baxter Blvd. Portland	Phone: (207) 653-6974
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	
Proposed Use: three unit residence with two decks, rehabbed porch, and new interior walls		Proposed Project Description: Rehab front porch, build decks on 2nd and 3rd floors, build interior walls of three unit residence	

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/19/2005

Note: actually on hold in my hold area **Ok to Issue:**
 8/10/05 went by just to be sure that a previous permit application that was never issued was not acted upon - it has not.
 8/19/05 called Geoff King and reminded him that we require a site/plot plan - He thought that Ed Gardiner brought it in - He will get a copy of it- came in later in day & dropped off

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) This property shall remain a three family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 08/26/2005

Note: **Ok to Issue:**

- 1) The floor Ceiling assemblies must have a UL listed fire separation assembly with a 1 hour rating and an STC of Greater than 45.
 All penetrations must be protected in accordance with Chapter 7 of the IBC
- 2) Product information for the deck guards must be submitted and approved prior to installation.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 08/22/2005

Note: **Ok to Issue:**

- 1) All building construction to comply with NFPA 101

Comments:

8/22/2005-mjn: need plans w/ details etc.....spoke with contractor

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. MOTE: 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

Date

Signature of Inspections Official

Date

CBL: 17 F 020

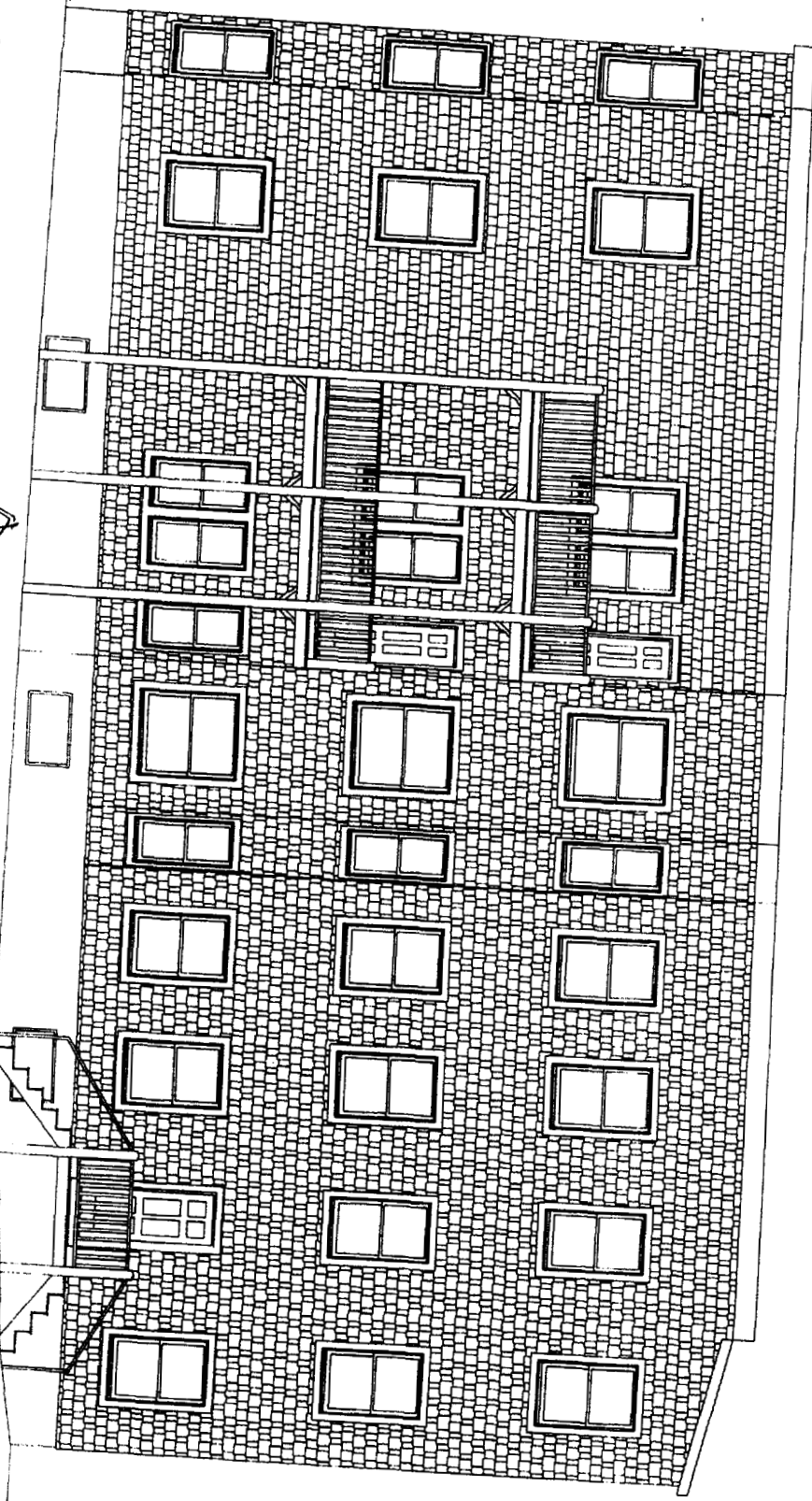
Building Permit #: 05-1075

1st
flr

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

↖
New

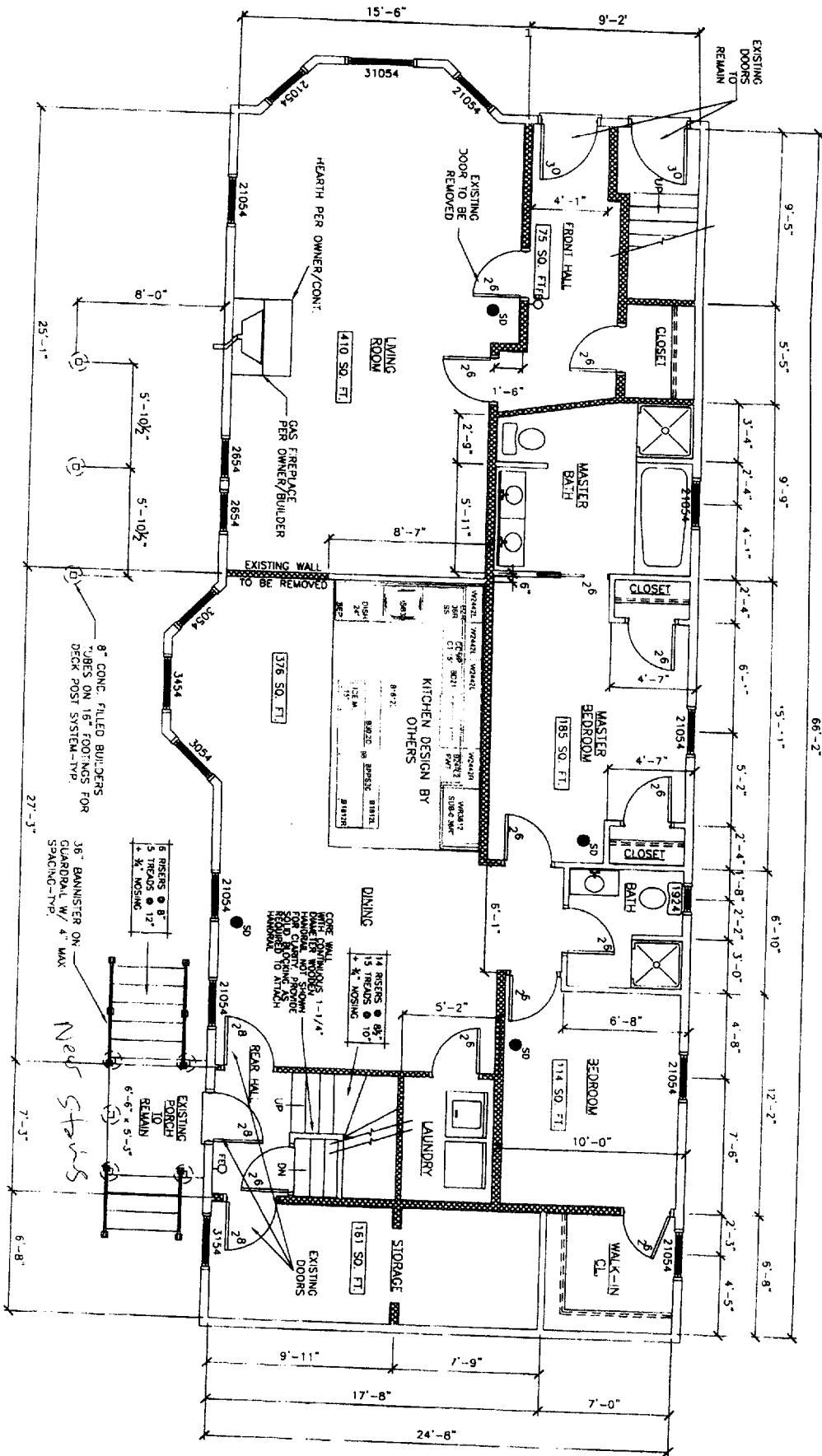
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Revised
Langan



REVS:
 CODE: 1939
 TOWN: PORTLAND
 DATE: 1944 X 05
 SCALE: AS NOTED

21-23 SHERIDAN
 STREET
 PORTLAND, MAINE 04101

FMC CADD Engineering Services
 75 Battery St.
 Portland, Maine 04103
 207-478-8511 Fax 207-478-8511
 E-Mail: rpo@fmcadd.com



21-23 SHERIDAN STREET
 PORTLAND, MAINE 04101

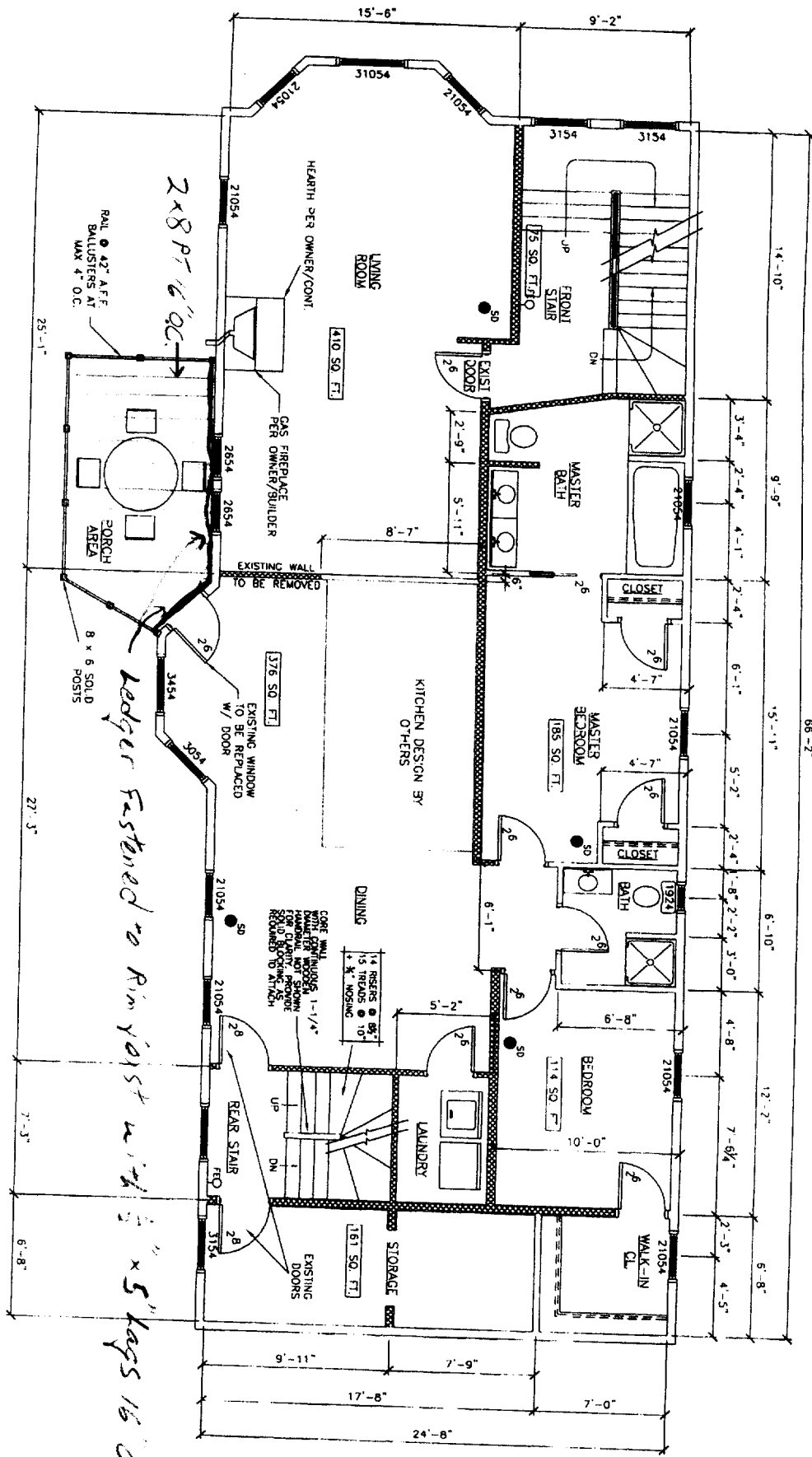


REV:

CODE	1999
TOWN	PORTLAND
DATE	19 JULY 05
PROJECT	RE-ENTRY

TO BE VIEWED

DATE SUBMITTED



Shaded = Existing

21-23 SHERIDAN STREET
 PORTLAND, MAINE 04101

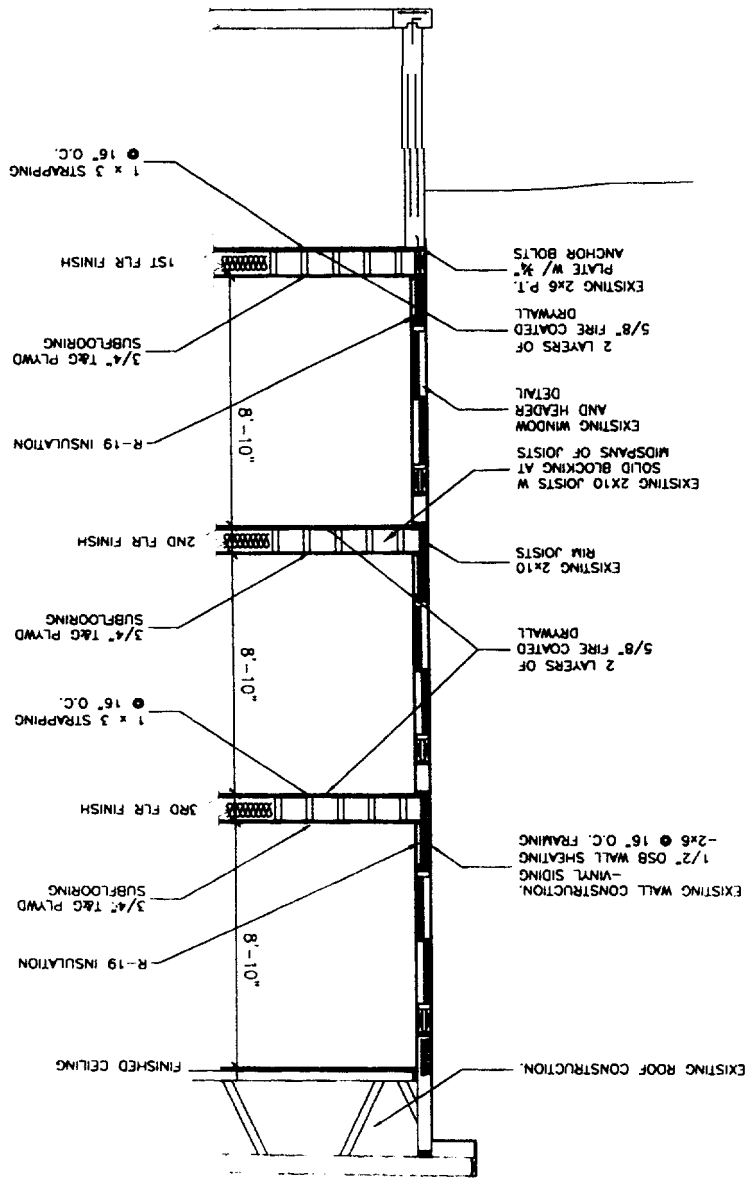


75 Bldg. St.
 Portland, Maine 04101
 207-474-4511 Fax #
 E-Mail: rep@fhc.com

NOTE: ALL EXTERIOR DIMENSIONS TO BE V.I.F.

REVS.	
CODE	1996
TOWN	SOUTH BOUND
DATE	19.04.17.08
SCALE	AS NOTED

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



21-25 SHERIDAN
STREET
PORTLAND, MAINE 04101



3 Babson St.
Portland, Maine 04103
207-833-5555 FAX 207-833-5555
E-MAIL: a100@fericcaddd.com

All Purpose Building Permit Application

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: 21 Sheridan St.

Total Square Footage of Proposed Structure: 1632 sq. Ft. Square Footage of Lot: 6400 sq. Ft.

Tax Assessor's Chart, Block & Lot: Chart# 17 Block# F Lot# 20 Owner: Edmund Gardner III Telephone: 415-4493

Lessee/Buyer's Name (if Applicable): NA Applicant name, address & telephone: King Builders 102 Baxter Blvd. Portland 653-6974 Cost Of Work: \$ 20,000 Fee: \$

Current use: Residential Units
If the location is currently vacant, what was prior use: Apartment

Approximately how long has it been vacant: 2 years

Proposed use: condos
Project description: Build interior walls, 2 decks and Rehab Front Porch

Contractor's name, address & telephone: King Builders 102 Baxter Blvd.

Who should we contact when the permit is ready: Geoff King

Mailing address: same as King Builders

We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 653-6974

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
THIS IS A
If you are in a HI
JUL 26 2005

[Signature]
mmi

Headers above new doors are in non-bearing walls so headers will be 2 2x4's on edge unless more is required.

Front porch:

Old columns will be replaced with pressure treated 6x6 and wrapped with pine or we will use structural aluminum columns if acceptable columns can be found. New Railing will be 42" above deck and balusters will be spaced 4" or less.

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

Permit No: 05-0749	Issued Date: PERMIT ISSUED JUL 18 2005	Phone: 017 F020001
Owner Address: 480 Capisic St	Contractor Address: 480 Capisic St Portland	Phone: 4161493
Permit Type: Change of Use - Condo Conversion		Zone: R-6

Location of Construction: 21 Sheridan St	Owner Name: 145 Newbury Street Associates
Business Name:	Contractor Name: Ed Gardiner
Lessee/Buyer's Name	Phone:

Past Use: 3 unit apartment	Proposed Use: 3 unit condo
Proposed Project Description: Condo Conversion/ 3 unit condo	
<i>legal use: Three (3) Residential dwelling units</i>	

Permit Fee: \$675.00	Cost of Work: \$675.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION Use Group: R Type: SB IBC 2003	
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
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: Idobson	Date Applied For: 0611012005	Zoning Approval		
2. 3.		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>8/16/05</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 Date: <i>[Signature]</i>

CERTIFICATION

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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: 04-1170	Issue Date:	CBL: 017 F020001
Location of Construction: 21 Sheridan St	Owner Name: Jagger Allan D	Owner Address: 251 Woodford St
Business Name:	Contractor Name: Owner	Contractor Address: Portland
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings
Past Use: 3 unit apartment	Proposed Use: Renovation of 3 units I add fourth floor apartment and addition	Zone:
	Permit Fee: \$2,271.00	Cost of Work: \$250,000.00
	CEO District: 1	INSPECTION: Use Group: Type
	FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Signature:
Proposed Project Description: Renovation of 3 units / add fourth floor apartment and addition	Signature:	

Permit Not Issued

Permit Taken By: ldobson	Date Applied For: 08/16/2004	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zon <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date:	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Us <input type="checkbox"/> Interpretatio <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input type="checkbox"/> Not in District or Landm <input type="checkbox"/> Does Not Require Revie <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Condition <input type="checkbox"/> Denied Date:	

CERTIFICATION

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SIGNATURE OF APPLICAN	ADDRESS	DATE	PHO
RESPONSIBLE PERSON IN CHARGE OF WORK. TIT		DATE	PHO

Location of Construction: 21 Sheridan St	Owner Name: Jagger Allan D	Owner Address: 251 Woodford St	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone:

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/15/2004

Note: **Ok to Issue:**

- 1) You have exercised your one-time use of the 80% expansion allowance as permitted under 14-436. No further expansions will be permitted as stated under the current ordinance.
- 2) ~~Separate permits~~ shall be required for future **decks, sheds, pools, and/or garages**. No open exterior stairways or egresses are being shown, nor are any approved with this permit.
- 3) This property shall remain a four (4) family dwelling after the issuance of this permit. Any further change of use shall require a separate permit application for review and approval.
- 4) 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**

Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/19/2004

Note: **Ok to Issue:**

- 1) the sprinkler system shall be installed in accordance with the appropriate standard (NFPA 13 or 13R) and the system shall be tested to the appropriate standard and the results submitted to the Portland Fire Department
- 2) the fire alarm system shall be tested in accordance with NFPA 72 and the results submitted to the Portland Fire Department
- 3) a fire alarm system shall be installed in accordance with NFPA 72 standards

Comments:

10/22/2004-mjn: spoke w/ owner need fire separation assembly details, wallheader--framing details, Owner advise taht scope of project may be changing

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 uermit.

SIGNATURE OF APPLICAN

ADDRESS

DATE

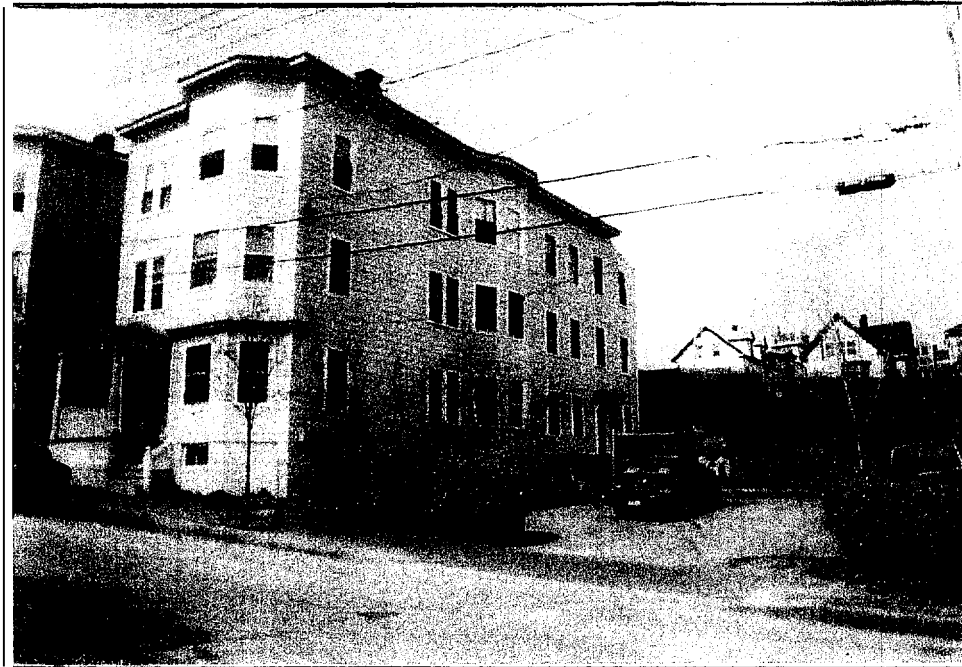
PHO

RESPONSIBLE PERSON IN CHARGE OF WORK, TIT

DATE

PHO

APPRAISAL OF



A SMALL RESIDENTIAL INCOME PROPERTY

LOCATION : 21-23 Sheridan Street
Portland Maine 04101

CLIENT : First Financial Mortgage
78 Atlantic Place, South Portland, Maine 04106

AS OF DATE : April 30, 2001

21 Sheridan St.

1st + 2nd Floor Ceiling will be insulated with R19 or better Fiberglass batts. Resilient channel will be installed at 16" O.C. and $\frac{5}{8}$ " Fire rated drywall will cover ceiling.

3rd floor ceiling is mostly still existing and will get blown in insulation and $\frac{1}{2}$ " drywall where necessary.

Fireblocking ($\frac{5}{8}$ " Fire rated drywall) will be installed in all walls where necessary.