

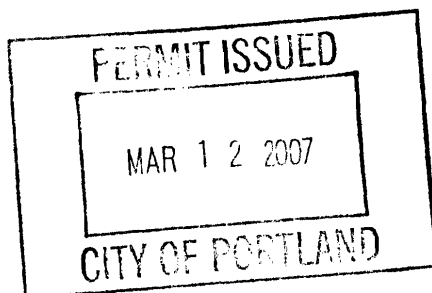
City of Portland, Maine - Building or Use Permit Application

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

| | | | | | |
|---|--|--|--|--|--|
| Permit No: 07-0061 | | Issue Date: | | CBL: 168 F012001 | |
| Location of Construction: 276 SHERWOOD ST | | Owner Name: Jenna & Nicholas Guerrette | | Owner Address: 116 Providence St. | |
| Business Name: | | Contractor Name: property owner | | Contractor Address: Portland | |
| Lessee/Buyer's Name | | Phone: | | Permit Type: Duplex | |
| Past Use: Vacant Land | | Proposed Use: Duplex 2224 sf 2 story | | Permit Fee: \$2,345.00 | |
| | | | | Cost of Work: \$225,000.00 | |
| | | | | CEO District: 4 | |
| Proposed Project Description: 2224 sf 2 story Duplex | | FIRE DEPT: | | INSPECTION: | |
| | | <input type="checkbox"/> Approved <input type="checkbox"/> Denied | | Use Group: R-3 Type: 5B IRC-2003 | |
| | | Signature: | | Signature: 3/12/07 CHT | |
| | | 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: dmartin | | Date Applied For: 01/17/2007 | | Zoning Approval | |

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

| | | |
|---|---|--|
| Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland N/A <input type="checkbox"/> Flood Zone panel 7 - zone X <input type="checkbox"/> Subdivision N/A <input checked="" type="checkbox"/> Site Plan 2007-0006 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> OK w/condition Date: 2/7/07 APR | 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 ASU Date: |
|---|---|--|



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: | Date Applied For: | CBL: |
| 07-0061 | 01/17/2007 | 168 F012001 |

| | | | |
|--|---|--------------------------------------|--------|
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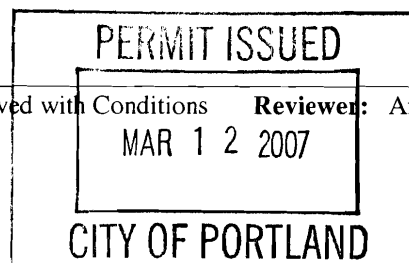
| | |
|---|---|
| Proposed Use: Duplex 2224 sf 2 story | Proposed Project Description: 2224 sf 2 story Duplex |
|---|---|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/07/2007**Note:** **Ok to Issue:** ☒

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 03/12/2007**Note:** **Ok to Issue:** ☒

- 1) All floors and walls that separate dwelling units or dwelling units and common areas are required to meet a 1 hour fire rated assembly and sound transmission rating of 45 STC.
- 2) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Your guardrail system installed around your deck must meet the loading requirements of section 1607.7.1 of the IBC 2003 Building Code.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) The attic scuttle opening must be 22" x 30".
- 7) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 8) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 9) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 10 Fastener schedule per the IRC 2003

Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:****Note:** **Ok to Issue:** ☐**Dept:** Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/07/2007**Note:** **Ok to Issue:** ☒

| | | | |
|---|--|---|---------------|
| Location of Construction: 276 SHERWOOD ST | Owner Name: Jenna & Nicholas Guerrette | Owner Address: 116 Providence St. | Phone: |
| Business Name: | Contractor Name: property owner | Contractor Address: Portland | Phone |
| Lessee/Buyer's Name | Phone: | Permit Type: Duplex | |

| | | | |
|--|---|-----------------------------------|---|
| Dept: Parks | Status: Open | Reviewer: | Approval Date: |
| Note: | | | Ok to Issue: <input type="checkbox"/> |
| Dept: Fire | Status: Not Applicable | Reviewer: Cptn Greg Cass | Approval Date: 01/29/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Dept: DRC | Status: Approved | Reviewer: r.knowland | Approval Date: 02/12/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Dept: Planning | Status: Approved with Conditions | Reviewer: Richard Knowland | Approval Date: 02/12/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| Comments: | | | |
| 1/22/2007-amachado: Spoke to Nick Guerrette. We need deed description & right, title & interest. He needs to show a second parking space passed the front setback & the side entry on the right side of the duplex. The 12' x 12' deck on the original property needs to be moved to meet the 8' side setback. | | | |
| 2/7/2007-amachado: Nick Guerrette submitted a revised site plan and building plans that meet the zoning requirements. | | | |
| 2/21/2007-csh: called Nick and left message to call about code ?'s on plan review CSH 02/21/07 | | | |



Staff Review Checklist

276 - Shorwood St.
168 - F - 012001

| One & Two Family | Plan Review | Checklist |
|---|---|---|
| Soil type/Presumptive Load Value (Table R401.4.1) | | |
| Component | Submitted Plan | Findings/Revisions/Dates |
| Structural | | |
| Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1) | 10x20 footings/walls 20x30x8" Pad for some tubes | |
| Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406) | Perf pipe w/ stone w filter fabric | |
| Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY | N/A Basement windows. | |
| Anchor Bolts/Straps, Spacing (Section R403.1.6) | 1/2" Anc. Bolts 6" O.C. | ① |
| Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2)) | Need Headers Sched. LVL To be Eng'd by supplier | Add col's where center Beam intersects common wall. ② ✓ |
| Built-Up Wood Center Girder Dimension/Type | LVL " " | 2 - 1 3/4 x 9 1/2" LVL Beam Intersection of double flr ③ ✓ |
| Sill/Band Joist Type & Dimensions | 2x10 | Joists to Joist by common wall |
| First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10 @ 16" O.C. | |
| Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2)) | 2x10 @ 16" O.C. | |
| Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2)) | Trusses | |

agreed w/ Nick

② ✓

③ ✓

| | | |
|---|--|--|
| Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1) | 8/12 Pitch (Trusses) 2x6 rafters - 5-9 span O.K. | Need specs ✓ |
| Sheathing; Floor, Wall and roof (Table R503.2.1.1(1)) | 7/16 OSB sheathing 3/4" Adhantac 5/8" = CDs w/ clips FRC 2003 | ✓ |
| Fastener Schedule (Table R602.3(1) & (2)) | | |
| Private Garage (Section R309) | | |
| Living Space? (Above or beside) | N/A. | |
| Fire Separation (Section R309.2) | | |
| Opening Protection (Section R309.1) | all penetrations in common wall | 1 hr. rated. collars fire retardant Must have rescue opening (4) |
| Emergency Escape and Rescue Openings (Section R310) | | (5) |
| Roof Covering (Chapter 9) | Asph/Flt w/ Ice + water. | |
| Safety Glazing (Section R308) | safety glazing in window by stairs | (6) |
| Attic Access (Section R807) | 22" X 30" | |
| Chimney Clearances/Fire Blocking (Chap. 10) | 2" min. Clearance | |
| Header Schedule (Section 502.5(1) & (2)) | | (7) Need to spec + sand. |
| Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration | R-19 R-38 R-19 - floor → | (8) |
| Type of Heating System | | (9) Heat. |

| | | |
|--|-------------|---------------------------|
| Means of Egress (Sec R311 & R312) | | |
| Basement | ✓ | |
| Number of Stairways | 2 | |
| Interior | 1 | |
| Exterior | 1 | |
| Treads and Risers (Section R311.5.3) | 7 3/4 x 10 | |
| Width (Section R311.5.1) | 36" min. | |
| Headroom (Section R311.5.2) | 6-8 Shown ✓ | |
| Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3) | ✓ | |
| Smoke Detectors (Section R313) Location and Type/Interconnected | Not shown | Hardwired Inter-Connected |
| Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207) | 1 hr. Conf. | |
| Deck Construction (Section R502.2.1) | O.K. | |

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. 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.

☒ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 1168 F 12

Building Permit #:

070061

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070061

PERMIT ISSUED

MAR 12 2007

This is to certify that Jenna & Nicholas Guerrette/Property ownerhas permission to 2224 sf 2 story DuplexAT 276 SHERWOOD ST

168 F012001

provided that the person or persons who are in possession of this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is locked or 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

3/12/07 *Chity L M*
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



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>276 SHERWOOD ST. PORTLAND ME 04103</u> | | |
| Total Square Footage of Proposed Structure <u>2224 sq. ft.</u> | | Square Footage of Lot <u>63895 sq. ft.</u> |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>108</u> <u>F</u> <u>12+13+14</u> | Owner: <u>Nicholas + Jenna Guerrette</u> <u>116 Providence St.</u> <u>Portland ME 04103</u> | Telephone: <u>(207) 772-2126</u> <u>939-8519</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>Nicholas + Jenna Guerrette</u> <u>116 Providence St.</u> <u>Portland, ME, 04103</u> <u>(207) 939-8519 (207) 772-2126</u> | Cost Of Work: \$ <u>225,000⁰⁰</u> Fee: \$ _____ C of O Fee: \$ _____ |
| Current Specific use: <u>Owner VACANT LAND</u> If vacant, what was the previous use? <u>5.2 YARD OF EXISTING PROPERTY</u> Proposed Specific use: <u>Owner occupied two family duplex</u> Project description: <u>owner occupied, two story, two family duplex. Rental unit will be used as a income property.</u> | | |
| Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Nick Guerrette + Jenna Guerrette</u> Mailing address: <u>116 Providence St.</u> Phone: <u>(207) 939-8519</u> or <u>(207) 772-2126</u> <u>Portland, ME, 04103</u> | | |

Total \$ 2,345

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Signature]</u> | Date: <u>1/16/07</u> |
|--|----------------------|

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

Applicant: Jenna Nicholas Overette

Date: 1/19/07

Address: 276 Sherwood St
(278-280)

C-B-L: 128-F-012
Permit # 07-0061

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - RS

Interior or corner lot -

Proposed Use/Work - build new 2 story duplex

Savage Disposal - City

Lot Street Frontage - 50' min - 68.50 given

Front Yard - 20' min - 22' to building (scaled)
16' to front steps (OK per section 14-425 424)

Rear Yard - 20' min - 27' to deck (scaled)

Side Yard - 1 1/2 story - 8' min 15' scaled on right
2 story - 12' min 15' scaled on left - side stairs OK section 14-425

Projections - front steps 6' x 7', deck 10' x 16', bulkhead 6' x 5', side steps 5' x 5'
back steps 4' x 4'

Width of Lot - 60' min - 69' scaled

Height - 35' max - 24.75' scaled

Lot Area - 6,000 sq ft - 6389.5 sq ft

Lot Coverage Impervious Surface - 40% = 2555.8 sq ft

Area per Family - 3,000 sq ft per dw for 1 or 2 family

Off-street Parking - 4 spaces required - 38 x 9 on left OK

Loading Bays - N/A

Site Plan - 2006 - 2007 - 2006 minor

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - zone X

OK
28 x 38 = 1064
22 x 6 = 132
6 x 7 = 42
10 x 16 = 160
6 x 5 = 30
5 x 5 = 25
4 x 4 = 16


OK w/ revised plan
21 x 107

1464
1469

Dear City of Portland
Planning and Development Department,
Attn : Ann Machado
City Zoning specialist

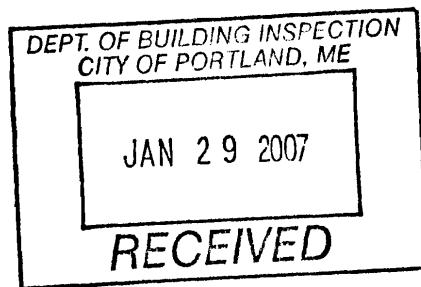
The purpose of this letter is to document that the existing 12x12 deck, located on the parcel of land, originally owned by the estate of Philip Fasulo, on 272 Sherwood st. in Portland, will be permanently relocated no less than 8 feet off of the existing vacant lots property line (276 Sherwood st), owned by Jenna and Nicholas Guerrette.

Sincerely,


Existing owner of 272 Sherwood st.
Portland Maine, 04103

Lynne Brown
Hadley Brown

618-4376





New Residential Single Family Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

The Maine Home Construction Contracts Act requires that any home construction or repair work for more than \$3000. in materials or labor must be based on a written contract unless the parties agree to exempt themselves. A sample contract is available on the City's website at www.portlandmaine.gov, in the Inspection Office, Room 315 of Portland City Hall or call (207)874-8703 to have one mailed to you.

All new two-family residential developments will be required to go through the minor site plan review process.

One (1) complete set of construction drawings must include:

- ☒ Cross sections w/framing details
- ☒ Floor plans and elevations to scale
- ☒ Stair details including dimensions of: rise/run, head room, guards/handrails, baluster spacing
- ☒ Window and door schedules
- ☒ Foundation plans w/required drainage and damp proofing (if applicable)
- ☒ Detail egress requirements and fire separation (if applicable)
- ☒ Insulation R-factors of walls, ceilings & floors & U-factors of windows per the IECC 2003
- ☒ Deck construction including: pier layout, framing, fastenings, guards, stair dimensions
- ☒ Reduced plans or electronic files in pdf format are required if originals are larger than 11" x 17"
- ☒ Proof of ownership is required if it is inconsistent with the assessors records

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

Four (4) copies of the boundary survey/site plan are required and must include:

- ☒ A stamped boundary survey to scale showing north arrow, zoning district & setbacks to a scale of $\geq 1" = 20'$. The boundary survey should include the following:
 - ☒ The footprint of the proposed structure and the distance from the actual property lines. Structures include decks, porches, steps, bow windows, cantilever sections and roof overhangs, sheds, pools, garages, and any other accessory structures and must be shown to scale. Photocopies of the plat or hand drawn footprints not to scale will not be accepted. The footprint should be consistent with the building plan.
 - ☒ Location and dimensions of parking areas and driveways
 - ☒ Finish floor or sill elevation (based on mean sea level datum)
 - ☒ Location of proposed utilities
 - ☒ Existing and proposed grades/contours
 - ☒ Silt fence (erosion control) locations
 - ☒ Location of two required street trees
 - ☒ Separate requirements may apply for lots on unimproved streets
- ☒ A reduced boundary survey/site plan is required if original is larger than 11' x 17"

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$9.00 per additional \$1000.00 cost

Site plan review fee: \$300.00

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

From: Marge Schmuckal
To: Michael Farmer
Date: 1/22/2007 3:32:49 PM
Subject: Re: 276 Sherwood Street

Mike,
this is a site plan review for a new two family dwelling. Planning needs a review and sign-off from you before they do their final sign off. It is a staff review and not a PB review.

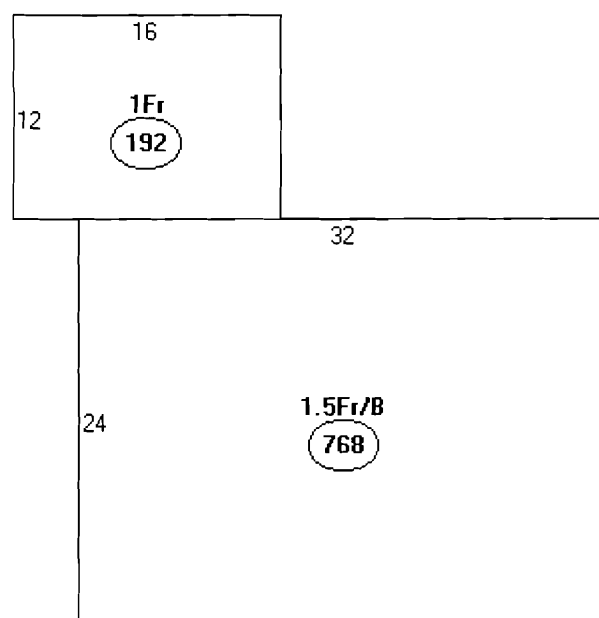
I hope that helps you.
Marge

>>> Michael Farmer 1/22/2007 3:00:30 PM >>>

I received a packet from you that includes the Development Review Application form and three 11" by 17" plan sheets. Do you need a response from Engineering regarding this packet of information? Or is this just a means of telling us that this project was approved?

Michael Farmer, Project Engineer
Dept. of Public Works
55 Portland Street
Portland, ME 04101
phone: 207-874-8845
fax: 207-874-8852

CC: Barbara Barhydt

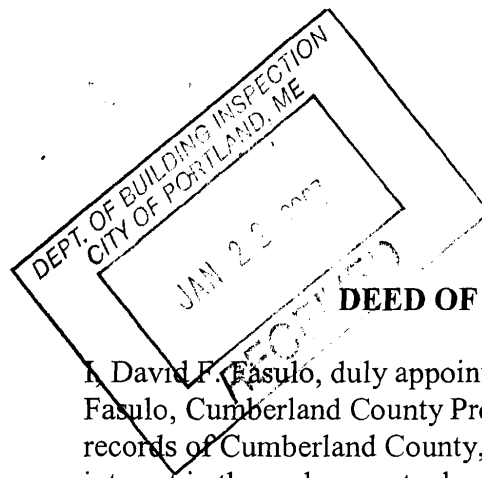


Descriptor/Area

A: 1.5Fr/B
768 sqft

B: 1Fr
192 sqft





DEED OF SALE BY PERSONAL REPRESENTATIVE

I, David P. Fasulo, duly appointed and acting Personal Representative of the Estate of Philip A. Fasulo, Cumberland County Probate Docket #2005-1280, deceased, as shown by the probate records of Cumberland County, Maine (and having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale), by the power conferred by the Probate Code, and every other power, for consideration paid grant to **Jenna P. Guerrette and Nicholas A. Guerrette** of Portland, County of Cumberland and State of Maine, and whose mailing address is 116 Providence Street, Portland, Maine 04103, AS JOINT TENANTS, with rights of survivorship the following described real estate:

A certain parcel or lot of land situated on the southwesterly side line of Sherwood Street, in the City of Portland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 1 ½ inch iron pipe found flush with the ground on the southwesterly side line of said Sherwood Street, said iron pipe marking the most southeasterly property corner of the land now or formerly of Margaret R. Ferraro as described in a deed recorded in the Cumberland County Registry of Deeds in Deed Book 17846, Page 242 and the most northeasterly property corner of the herein described parcel of land, said parcel being described in a deed from Frederick S. Jordan to the herein grantor, Philip A. Fasulo, dated May 24, 1949 and recorded in said Registry of Deeds Book 1958, page 233, said Point of Beginning also being found 90.04 feet southeasterly from the intersection formed by the southwesterly side line of said Sherwood Street and the southeasterly side line of Inverness Street;

Thence, by and along said land of Ferraro and the land now or formerly of Leferve Michaud, Inc. as described in a deed recorded in said Registry in Deed Book 24230, Page 270, following a magnetic bearing of, South 53° 45' 47" West, a distance of 93.29 to the land now or formerly of Carmine W. Defilipo as described in a deed recorded in said Registry in Deed Book 19956, page 129;

Thence, by and along the land of said Defilipo, South 40° 38' 24" East, a distance of 68.50 feet;

Thence, through the land of the herein grantor, North 49° 50' 00" East, a distance of 93.50 feet to said southwesterly side line of Sherwood Street;

Thence, by and along the southwesterly side line of Sherwood Street, North 40° 48' 22" West, a distance of 68.50 feet to the Point of Beginning.

The above described parcel contains an area of 6389.5 square feet.

The bearings recited above are based upon a Magnetic North observation taken with a hand held compass during the year 2005.

MAINE REAL ESTATE TAX PAID

A-1-863

The above description is based upon a boundary survey and plan thereof entitled "Minor Site Plan for a Proposed Lot Split" dated October 20, 2006, said plan prepared for the Estate of Philip Fasulo by Back Bay Boundary Inc., 643 Forest Avenue, Portland, Maine. Said plan is unrecorded at the time of this description.

Meaning and intending to convey a portion of the premises described in deed of Frederick S. Jordan, dated May 24, 1949 and recorded in the Cumberland County Registry of Deeds in Book 1958, Page 233.

WITNESS my hand and seal this 21st day of December, 2006.

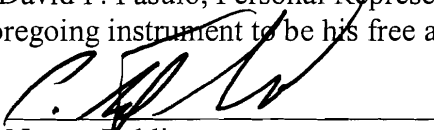

WITNESS

David F. Fasulo
Personal Representative of the Estate of Philip A. Fasulo
David F. Fasulo
Personal Representative of the Estate of Philip
A. Fasulo

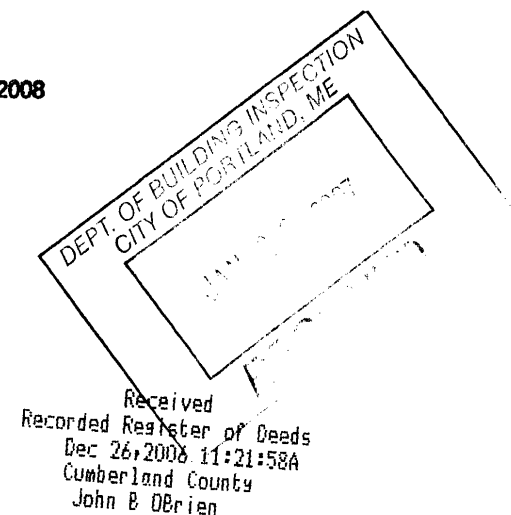
STATE OF MAINE
COUNTY OF CUMBERLAND

December 21, 2006

Then personally appeared the above-named David F. Fasulo, Personal Representative of the Estate of Philip A. Fasulo and acknowledged the foregoing instrument to be his free act and deed in his said capacity.


Notary Public
Printed Name:

C. TRENT GRACE
Notary Public, Maine
My Commission Expires February 6, 2008



NOTARY PUBLIC
CUMBERLAND COUNTY, MAINE
C. TRENT GRACE

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

2007-0006

Application I. D. Number

1/17/2007

Application Date

Duplex

Project Name/Description

Nicholas Guerrette

Applicant

116 Providence Street, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 939-8519 Applicant Fax: (207) 874-1021

Applicant or Agent Daytime Telephone, Fax

276 - 276 Sherwood St, Portland, Maine

Address of Proposed Site

168 F012001

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 2 ☐ Condo 0 ☐ Other (specify) _____

6389.5

R5

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 1/17/2007

Zoning Approval Status:

Reviewer Marge S. - Snap.

- ☐ Approved ☐ Approved w/Conditions See Attached ☐ Denied

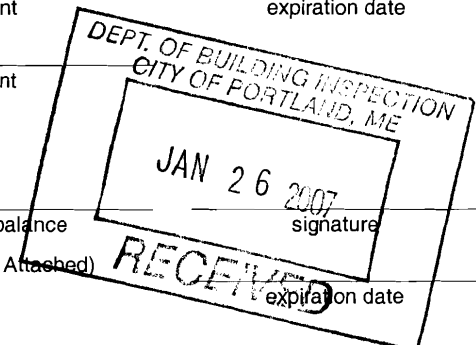
Approval Date _____ Approval Expiration _____ Extension to _____ ☐ Additional Sheets Attached

☐ 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 | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | 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 | |



January 16, 2007

City of Portland
Planning Department
Portland, Maine, 04101

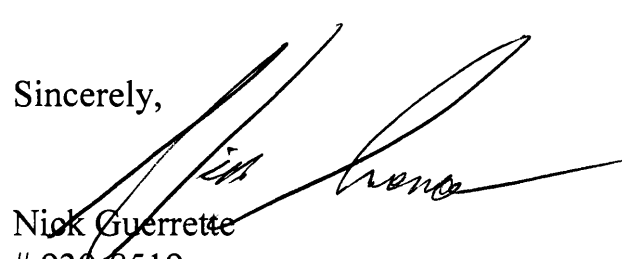
Dear Planning Board:

The purpose of this application is request permission to build one (1) owner occupied, (2) two family duplex at 274-276 Sherwood st. in Portland. Currently there is an undeveloped vacant lot at that location, which was recently subdivided from an existing property, used as a side yard, and purchased by my wife Jenna and I. The proposed square footage of livable space for the 2-story structure is 2224 sq. ft and will sit on a vacant piece of land 6389.5 square feet in total.

After being researched by me and confirmed by public works, off street utilities and the connection of (electric, water, sewer, and street access) are all accessible, documented on the proposed sight plan, and will suitable to code inspection guidelines. Due to the nature and location of the proposed structure, there is no evidence of or need for any existing or proposed easements and burdens (41), well or septic design (39), state and federal regulatory approvals (43), pending applications (44), or the need for a letter of non-jurisdiction (46).

Thank you for your time, effort, and consideration with helping me build this house for my family. Please call me directly if there are any questions or concerns with the information that I have presented to you.

Sincerely,



Nick Guerrette
939-8519
772-2126



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

| | | |
|--|---|--|
| Address of Proposed Development: <u>276 SHERWOOD ST., PORTLAND</u> Zone: <u>R5</u> | | |
| Existing Building Size: <u>N/A</u> sq. ft. <u>0</u> | Proposed Building Size: <u>2224</u> sq. ft. <u>32</u> | |
| Existing Acreage of Site: <u>0.15 Acres</u> sq. ft. <u>6389.5</u> | Proposed Acreage of Site: <u>0.15 Acres</u> sq. ft. <u>6389.5</u> | |
| Tax Assessor's Chart, Block & Lot: Chart# Block# Lot# <u>168</u> <u>F</u> <u>12+13+14</u> | | Property owner's mailing address: <u>116 Providence St.</u> <u>Portland, ME, 04103</u> |
| Telephone #: <u>(207) 939-8519</u> | | |
| Consultant/Agent, mailing address, phone # & contact person: <u>Nick Guerrette, 116 Providence St., Portland</u> <u>(207) 939-8519</u> | | Applicant's name, mailing address, telephone #/Fax#/Pager#: <u>Nick Guerrette, 116 Providence St.</u> <u>(207) 939-8519 Fax # 874-1031</u> <u>Portland, ME, 04103</u> |
| Project name: <u>276 SHERWOOD ST.</u> | | |

Fee For Service Deposit (all applications) X (\$200.00)

Proposed Development (check all that apply)
☐ New Building ☐ Building Addition ☐ Change of Use ☐ Residential ☐ Office ☐ Retail
☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking lot
☐ Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable
☐ Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
☐ Traffic Movement (\$1,000.00) ☐ Storm water Quality (\$250.00)
☐ Section 14-403 Review (\$400.00 + \$25.00 per lot)
☐ Other _____

Major Development (more than 10,000 sq. ft.)
☐ Under 50,000 sq. ft. (\$500.00)
☐ 50,000 - 100,000 sq. ft. (\$1,000.00)
☐ Parking Lots over 100 spaces (\$1,000.00)
☐ 100,000 - 200,000 sq. ft. (\$2,000.00)
☐ 200,000 - 300,000 sq. ft. (\$3,000.00)
☐ Over 300,000 sq. ft. (\$5,000.00)
☐ After-the-fact Review (\$1,000.00 + applicable application fee)

Minor Site Plan Review
☒ Less than 10,000 sq. ft. (\$400.00)
☐ After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments
☐ Planning Staff Review (\$250.00)
☐ Planning Board Review (\$500.00)

~ Please see next page ~

...no billing will be sent to: (Company, Contact Person, Address, Phone #)

Nick Guerrette
116 Providence St.
Portland, ME, 04103

(207) 939-8519 - cell
(207) 772-2126 - Home

Submittals shall include 3 separate **folded** packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11 x 17 plans

Amendment to Plans: **Amendment applications should include 9 separate packets of the above (a, b, & c)**

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

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 of applicant:

Date:

1/16/07

This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction.



City of Portland, Maine Site Plan Checklist

276 SHERWOOD, 276 Sherwood St. Portland, ME, 04103

Project Name, Address of Project
Number

Application

| Submitted () & Date (b,c) | Item | Required Information | Section 14-525 |
|-------------------------------------|------|---|----------------|
| ✓ | (1) | Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including: | 1 |
| ✓ | (2) | Name and address of applicant and name of proposed development | a |
| ✓ | (3) | Scale and north points | b |
| ✓ | (4) | Boundaries of the site | c |
| ✓ | (5) | Total land area of site | d |
| ✓ | (6) | Topography - existing and proposed (2 feet intervals or less) | e |
| ✓ | (7) | Plans based on the boundary survey including: | 2 |
| N/A | (8) | Existing soil conditions | a |
| ✓ | (9) | Location of water courses, marshes, rock outcroppings and wooded areas | b |
| ✓ | (10) | Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used | c |
| ✓ | (11) | Approx location of buildings or other structures on parcels abutting the site | d |
| N/A | (12) | Location of on-site waste receptacles | e |
| ✓ | (13) | Public utilities | e |
| ✓ | (14) | Water and sewer mains | e |
| ✓ | (15) | Culverts, drains, existing and proposed, showing size and directions of flows | e |
| ✓ | (16) | Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed | f |
| ✓ | (17) | Location and dimensions of on-site pedestrian and vehicular access ways | g |
| ✓ | (18) | Parking areas | g |
| N/A | (19) | Loading facilities | g |
| ✓ | (20) | Design of ingress and egress of vehicles to and from the site onto public streets | g |
| ✓ | (21) | Curb and sidewalks | g |
| ✓ | (22) | Landscape plan showing: | h |
| ✓ | (23) | Location of existing proposed vegetation | h |
| ✓ Trees + Shrubs | (24) | Type of vegetation | h |
| ✓ | (25) | Quantity of plantings | h |
| ✓ | (26) | Size of proposed landscaping | h |
| N/A | (27) | Existing areas to be preserved | h |
| N/A | (28) | Preservation measures to be employed | h |
| N/A | (29) | Details of planting and preservation specifications | h |
| ✓ | (30) | Location and dimensions of all fencing and screening | i |
| N/A | (31) | Location and intensity of outdoor lighting system | j |
| N/A | (32) | Location of fire hydrants, existing and proposed | k |
| ✓ | (33) | Written statement | c |
| Owner owned 2 unit | (34) | Description of proposed uses to be located on site | 1 |
| 1 x duplex | (35) | Quantity and type of residential, if any | 1 |
| 6381.5 sq. ft. | (36) | Total land area of the site | b2 |
| 2224 sq. ft. | (37) | Total floor area and ground coverage of each proposed building and structure | b2 |
| N/A | (38) | General summary of existing and proposed easements or other burdens | c3 |
| Public utilities | (39) | Method of handling solid waste disposal | 4 |
| has been researched and no problems | (40) | Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets | 5 |
| N/A | (41) | Description of any problems of drainage or topography, or a representation that there are none | 6 |
| July 07 | (42) | An estimate of the time period required for completion of the development | 7 |
| N/A | (43) | A list of all state and federal regulatory approvals to which the development may be subject to. ** | 8 |

| | | | |
|----------|------|--|----|
| N/A | (44) | The status of any pending applications | 8 |
| N/A | (45) | Anticipated timeframe for obtaining such permits | h8 |
| N/A | (46) | A letter of non jurisdiction | h8 |
| Attached | (47) | Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved. | |

**** If project consists of soil disturbance of over one acre, a Maine Construction General Permit is required from the Maine Department of Environmental Protection.**

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- emissions; and
- a wind impact analysis.
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious
- a noise study;

Other comments:

Thank you very much for your time. Please consider that this is my first time doing this and I am trying my best not to make any mistakes or work for anyone. I am expecting twin boys in April and my wife is home on bed rest. Thank you again for your patience and assistance.

-Sincerely

Nick Guerratto

First Financial Mortgage Corp.

Jenna Guerrette
Nicholas Guerrette
116 Providence Street
Portland, ME, 04103

Re: Loan Approval Notification and Conditions

December 7, 2006,

It is a pleasure to notify you that your application for a home loan has been approved subject to the matters set forth below, and on the attached pages. Please help make this process as smooth as possible by forwarding any required documentation to me as soon as possible.

Name:

Jenna Guerrette
Nicholas Guerrette

Secured by the property located at:

276 Sherwood Street
Portland, ME 04103

Loan Terms:

Sales Price: \$

Loan Amount: \$224,000.00

Loan Term: 360 months

Interest Rate: 6.500% *Your loan was underwritten and approved at this rate. For rate lock information, please contact your Loan Officer.*

Loan Commitment Expiration: 03/27/2007

Repayment Terms: As per program description and disclosure issued at the time of application, unless the program is changed due to counter offer or Borrower's preference as allowed at the sole discretion of the Lender.

Title: This commitment is subject to title which is free and clear of all encumbrances except those which lender may approve and is, in the opinion of our counsel, a good and clear record and marketable title and in accordance with applicable zoning, fire, health laws and regulations and all other requirements of those authorities having jurisdiction. Lender requires a Mortgagee's Title Insurance Policy, in the amount not less than the mortgage amount, the cost of which shall be paid by the Borrower(s). Lender's attorney will obtain title insurance.

Standard Requirements:

All conditions listed on Pg. 2 of this commitment.

A Plot Plan, acceptable to the Lender, showing the improvements to be properly within the lot lines, and no encroachments on other properties.

Instructions: Please sign and return a copy of this Commitment. This commitment is null and void at the Lender's option if not signed by you within ten (10) days.

Below there are two sets of conditions, if any, that must be provided: those that must be reviewed prior to your closing being scheduled and those that can be satisfied at the time of your closing. Please submit the required items, if any, as soon as possible to assure a timely closing. Any delay in receiving these conditions may cause your closing to be postponed. It is your responsibility to meet all conditions marked with an asterisk (*).

The following conditions must be satisfied prior to closing:

- *Provide CPA letter stating that you have received rental income for the past 2 years.
- ~Subject to satisfactory appraisal to support the as completed value of \$280,000.
- ~Subject to satisfactory verification of employment for both within 30 days of the closing.
- ~Subject to satisfactory flood certification.
- ~Subject to updated credit file prior to closing.

The following conditions must be satisfied at the time of your closing:

- ~HUD I to show all liens against subject paid in full: First Financial \$224,000.
- ~No subordinate financing allowed.
- ~Verify that the borrowers are owners of record of subject property.
- ~Cash to borrowers at closing may not exceed \$2,000 or 2% of loan amount, whichever is less.
- ~Sign IRS form 4506.
- ~Provide unconditional occupancy permit.

Please feel free to call us if you have any questions on the terms and conditions of this approval. Thank you for your immediate attention.

ADDITIONAL REQUIRED ITEMS OR CONDITIONS - (Continued)

Fire and Extended Coverage Insurance

At the time of settlement we will require an original insurance policy containing fire and extended coverage insurance in an amount at least equal to that of the mortgage amount or 100% replacement cost through a company acceptable to Lender, and a receipt showing the premiums paid in advance for one year. The policy shall also contain a standard mortgage clause in favor of Lender. If the subject property is to be entirely or partially rented, the insurance must contain a satisfactory rent loss clause.

Flood Insurance

If the subject property is determined to be in a special flood hazard area, flood insurance is required as a condition of this loan. Federal law requires that flood insurance, available through any agent, be written in either the maximum amount available or the loan balance, whichever is less. This insurance will be mandatory until this loan is paid in full. By signing and accepting this commitment you acknowledge that the property securing this loan may be identified as having a special flood hazard and agree to these insurance requirements.

Tax and Insurance Payments

Monthly deposits, and initial deposits as determined by Lender are required to cover the payment of estimated annual real estate taxes, special assessments and, if applicable, Private Mortgage Insurance Premiums. Lender may also require additional deposits for hazard or other insurance if required for this loan. Such deposits are to be placed in a separate escrow or impound account.

Special Assessments

All unpaid and future special assessment installments must be paid in full prior to, or at time of settlement.

Documentation

The mortgage or deed of trust, note and other pertinent loan documents will be provided by Lender and must be signed by all applicants that are to be contractually liable under this loan.

207 775 0043

mortgage or deed of trust, must also be signed by any non-applicant spouses if their signature is required under state law to create a valid lien, pass clear title, or waive inchoate rights to property. Note: Samples of loan documents are available upon request.

Appraisal Notice

You are hereby notified that you are eligible to receive a copy of the appraisal on the subject property. You must notify us in writing within 30 days of this Commitment and we will send you a copy of the appraisal.

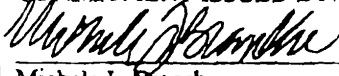
Cancellation

The Lender reserves the right to terminate this commitment at any time prior to the settlement of the loan in the event of an adverse change in your personal or financial status, or the improvements on the property are damaged by fire or other casualty.

Rate Lock Fee

This commitment will become effective upon compliance with the terms herein. It is understood and agreed that if this mortgage loan is not settled in accordance with the terms and conditions of this Commitment, the Lender shall retain this fee as earned charges for the origination and approval of this loan unless otherwise agreed upon in writing.

COMMITMENT ISSUED BY:



Michele LaBranche
Mortgage Loan Specialist

I (We) hereby accept the terms and conditions of this Commitment.

(Borrower)

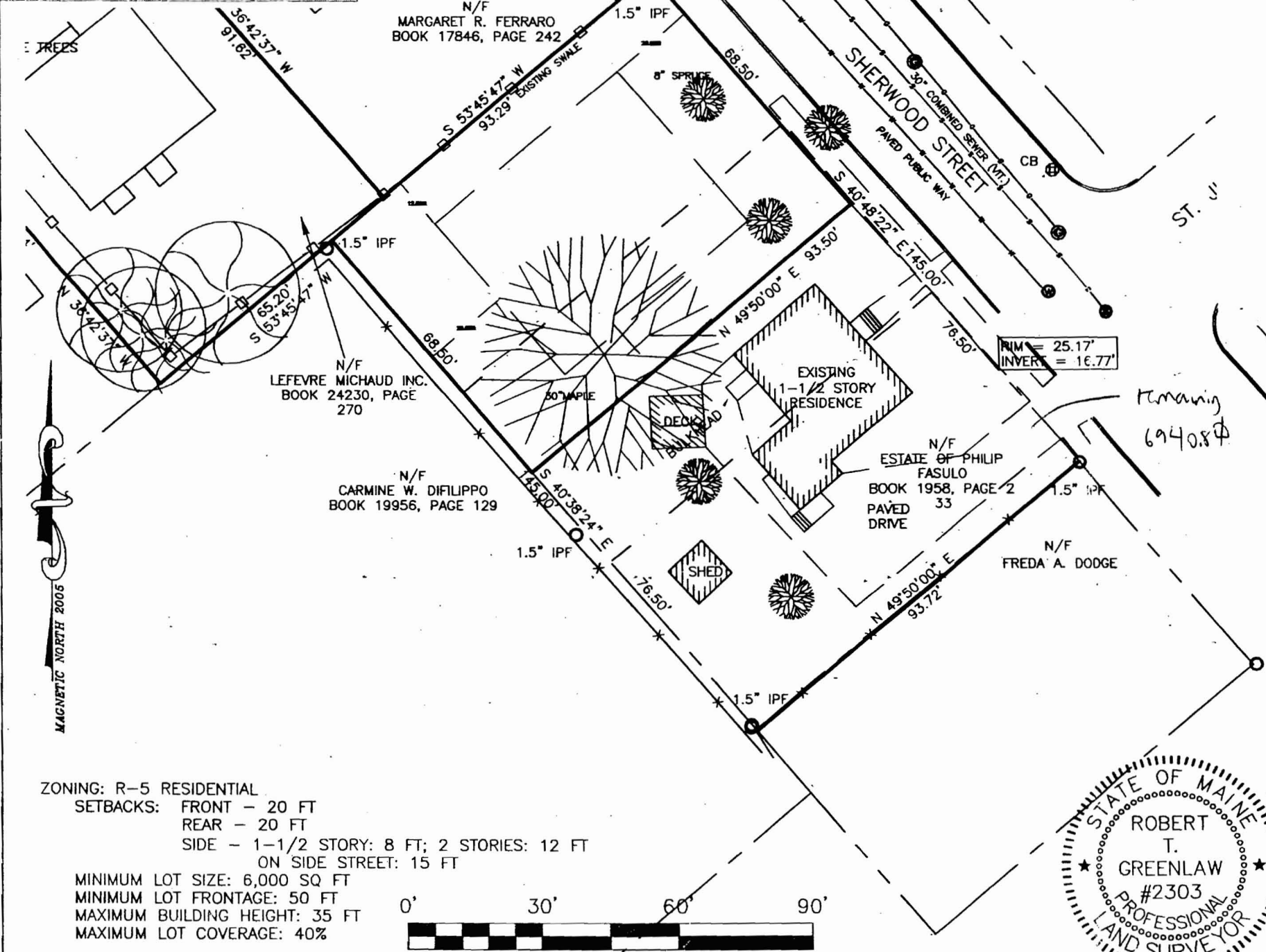
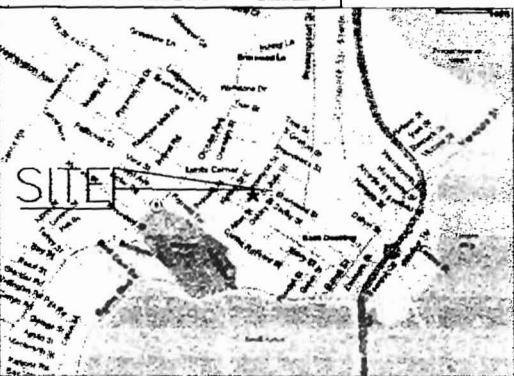
Date

(Borrower)

Date

2320 Congress Street, Suite B, Portland, ME 04102 Ph: (207) 775-4200 Fax: (207) 775-4949
"Specializing in residential and investment property financing"

SITE LOCATION MAP:



GENERAL NOTES:

1. RECORD OWNER C
RECORDED IN THE CI
2. BEARINGS ARE BA
4a. THE EXISTING CO
THE FOLLOWING EQUI
LIETZ SOKKISHA SI
MAGNETIC COMPASS.
3. AREA OF SUBJECT
4. REFERENCE IS MA
a.) PLAN SHOWING A
INVERNESS STREET, F
OCEAN STREET SOUTH
b.) CITY OF PORTLANI
c.) CITY OF PORTLANI
SHEET III-17.
5. THE ELEVATIONS SI
THE MANHOLE DIRECT
SEWER PLAN WITH AN
N.G.V.D. 1929 CITY OI
6. THERE WERE NO A
SUBJECT PROPERTY O
SURVEY.

BY GRAPHIC PLOTTING (C
INSURANCE RATE MAP, I
EFFECTIVE DATE OF 12-

Remaining
69408.84

ZONING: R-5 RESIDENTIAL
SETBACKS: FRONT - 20 FT
REAR - 20 FT
SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 12 FT
ON SIDE STREET: 15 FT
MINIMUM LOT SIZE: 6,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 40%



SURVEYORS STATEMENT

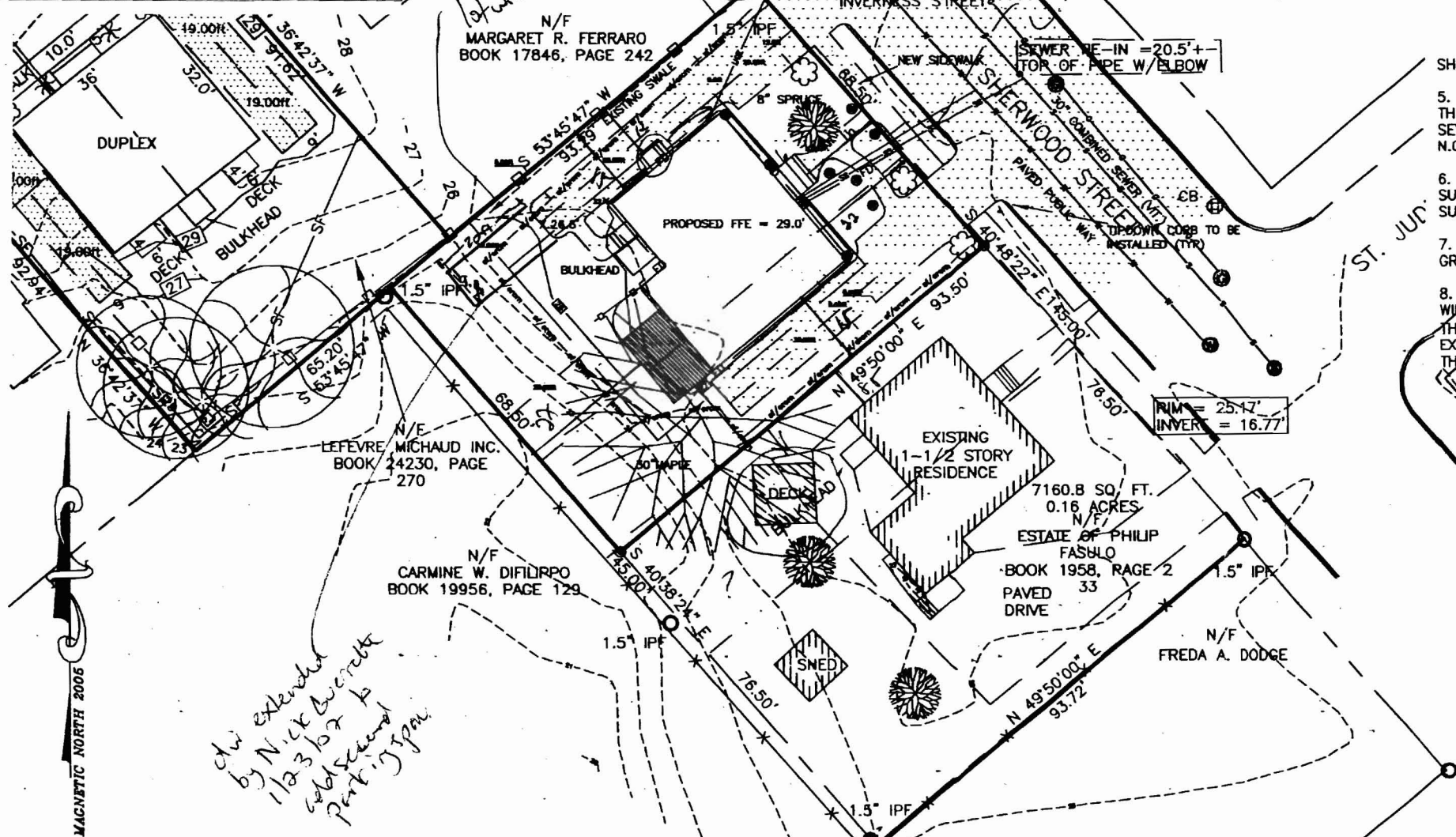
I HEREBY CERTIFY THAT
FOR PROFESSIONAL USE
2001 WITH THE FOLLOWING

a) NO WRITTEN REPORT

Robert T. Greenlaw
ROBERT T. GREENLAW
V. PRESIDENT BACK

CR
IP
(50)

1/2
— OF
—
—
—
—



MINIMUM LOT SIZE: 6,000 SQ FT
MINIMUM LOT FRONTAGE: 50 FT
MAXIMUM BUILDING HEIGHT: 35 FT
MAXIMUM LOT COVERAGE: 40%



BY GRAPH
INSURAN
EFFECTIV

CRF
IPF

$$Z$$

ROBERT T. GREEN
V. PRESIDENT BA

