

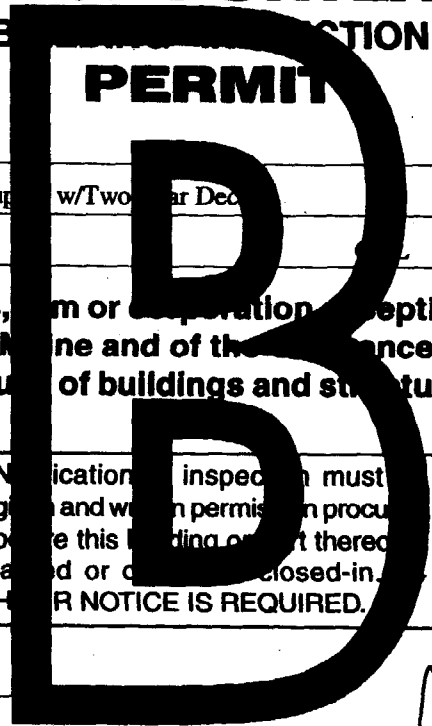
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

Permit Number: 031435

PERMIT



This is to certify that Bowen Keith C /Owner
has permission to Construct a New 24'x36' Duplex w/Two Car Deck
AT 135 Sherwood St 428 A015001

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 when permission is procured before this building or part thereof is occupied or closed-in.
HEAVY 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

Jeanne Bourke 1/15/04
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: 03-1435	Issue Date: JAN 16 2004	CBL: 428 A015001
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PERMIT ISSUED

Location of Construction: 135 Sherwood St	Owner Name: Bowen Keith C	Owner Address: 3 Country Ln	Phone: 707-5390
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	Zone: R5

Past Use: Vacant Lot	Proposed Use: New Duplex	Permit Fee: \$1,461.00	Cost of Work: \$110,000.00	CEO District:
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Proposed Project Description:
 Construct a New 24'x36' Duplex w/Two Rear Decks

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B BOCA 1991 Signature: JMB 1/15/04
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 11/17/2003	Zoning Approval
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- 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 <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan #2003-0220 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: 12/3/03	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:
---	---	--

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: 03-1435	Date Applied For: 11/17/2003	CBL: 428 A015001
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Location of Construction: 135 Sherwood St	Owner Name: Bowen Keith C	Owner Address: 3 Country Ln	Phone: () 797-5390
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: New Duplex	Proposed Project Description: Construct a New 24'x36' Duplex w/Two Rear Decks
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/03/2003

Note: 11/26/03 - Actually on hold - several items needed from applicant - gave him a call and outlined what I needed- revised site plan showing the two entry ways, and the right side neighbor's building so that I can average the front - need a copy of the deed - need easements for the drives and parking spaces - need scalable building plans (I need to determine height compliance).
12/3/03 Keith Bowen brought in the info that I needed

Ok to Issue:

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Presently two rear decks are shown and approved on your plans.
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- 3) This property shall remain a two (2) family dwelling. Any 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:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 01/15/2004

Note: 12/18/03 contacted Keith B. For fire separation design. He will come in on 12/22 with some options.
12/22/03 met w/Keith B. Reviewed gypsum fire resistance fire manual and he chose a design for the fire wall, submitted.

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1/5/04 Joe M. Called to discuss continuity of fire partition.
1/6 Left vm w/Joe M. To call for specs on fire partition....Joe called back and will submit new foundation floor plan, fire partition assembly, and section.
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1/14 received new plans

- 1) This approval is based on the new plans submitted on 1/14/04
- 2) The enclosed chimney disclosure must be completed and submitted to this office prior to the issuance of the certificate of occupancy
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2003-0220
Application I. D. Number

10/22/2003
Application Date

Duplex
Project Name/Description

Bowen Keith C
Applicant

3 Country Ln , Falmouth , ME 04105
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-5390 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

135 - 135 Sherwood St , Portland, Maine
Address of Proposed Site

428 A015001
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 Other (specify) _____

Proposed Building square Feet or # of Units _____ Acreage of Site _____ R5
Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review \$300.00 Date 12/29/2003

Planning Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions See Attached Denied

Approval Date 12/19/2003 Approval Expiration 12/19/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Jay Reynolds 12/24/2003
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>12/24/2003</u> date	<u>\$3,300.00</u> amount	<u>12/1/2005</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>12/24/2003</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
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<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	

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

2003-0220

Application I. D. Number

10/22/2003

Application Date

Duplex

Project Name/Description

Bowen Keith C

Applicant

3 Country Ln , Falmouth , ME 04105

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 797-5390 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

135 - 135 Sherwood St , Portland, Maine

Address of Proposed Site

428 A015001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 Access easements shall be executed for both properties; Copies of such easements shall be submitted to the planning authority prior to issuance of a Certificate of Occupancy.

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 Two (2) City of Portland approved species and size trees and foundation plantings PER UNIT must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- 3 Your new street address is now#135-137 SHERWOOD STREET, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- 4 A sewer permit is required for you project. Please contact Carol Merritt at 874-8300, ext . 8822.The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

Fire Copy

2003-0220

Application I. D. Number

10/22/2003

Application Date

Bowen Keith C

Applicant

3 Country Ln , Falmouth , ME 04105

Applicant's Mailing Address

Duplex

Project Name/Description

135 - 135 Sherwood St , Portland, Maine

Address of Proposed Site

428 A015001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 797-5390 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units

Acreeage of Site

R5

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review **\$300.00** Date **12/29/2003**

Fire Approval Status:

Reviewer **Lt. MacDougal**

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

Approval Date **10/23/2003** Approval Expiration **10/23/2004** Extension to _____ Additional Sheets
Attached

Condition Compliance **Lt. MacDougal** **10/23/2003**
signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	12/24/2003 date	\$3,300.00 amount	12/1/2005 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	12/24/2003 date	\$300.00 amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
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<input type="checkbox"/> Defect Guarantee Released	_____ date	signature	

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

2003-0220
Application I. D. Number
10/22/2003
Application Date
Duplex
Project Name/Description

Bowen Keith C
Applicant
3 Country Ln , Falmouth , ME 04105
Applicant's Mailing Address

135 - 135 Sherwood St , Portland, Maine
Address of Proposed Site
428 A015001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 797-5390 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Zoning R5

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- | | | | |
|---|--|--|--|
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Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review \$300.00 Date 12/29/2003

Engineering Approval Status:

Reviewer Tony

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

Approval Date 12/10/2003 Approval Expiration 12/10/2004 Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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

2003-0220

Application I. D. Number

10/22/2003

Application Date

Duplex

Project Name/Description

Bowen Kelth C

Applicant

3 Country Ln , Falmouth , ME 04105

Applicant's Mailing Address

135 - 135 Sherwood St , Portland, Maine

Address of Proposed Site

428 A015001

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Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review \$300.00 Date 12/29/2003

DRC Approval Status:

Reviewer Jay Reynolds

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

Approval Date 12/19/2003 Approval Expiration 12/19/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Jay Reynolds 12/24/2003
signature date

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DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
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Permit No: 03-1435	Date Applied For: 11/17/2003	CBL: 428 A015001
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03-1435

CBL: 428-A-15

135 Sherwood

Soil type/Presumptive Load Value (Table 401.4.1)	Field verify	
STRUCTURAL Footing Dimensions/Depth (Table 403.1.1 & 403.1.1(1), Section 403.1.2)	8" x 16" 8' +	OK
Foundation Drainage Dampproofing (Section 406)	drain, w/ filter fab.	OK
Ventilation (Section 409.1) Crawls Space ONLY	basement	OK
Anchor Bolts/Straps (Section 403.1.4)	1/2" x 1' 4" o.c. 1' corners	OK
Lally Column Type, Spacing and footing sizes (Table 502.3.4(2))	3 1/2" lally 8' 11" max 2" x 2" x 2"	9' 3" OK 1 Floor Rt-side
Built-Up Wood Center Girder Dimension/Type (Table 502.3.4(2))	3- 2x12 1 Floor	OK
Sill/Band Joist Type & Dimensions	2nd FL - 3- 2x10 Beams 8' 3" max 7' 11 1/2" allowed	2x10 Changed left side to 4- 2x10's OK
First Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x6 pt - 2x10 2x10 16 o.c.	OK

Duplex - Party wall 1 in. see Design Spec New submission

Second Floor Joist Species Dimensions and Spacing (Table 503.3.1(1) & Table 503.3.2(1))	2x10 16 o.c.	OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table 802.4.2 or 503.3.1(1) & Table 503.3.2(1))	2x8 16 o.c. 2x8 collar tie 16 o.c.	OK
Roof Rafter; Pitch, Span, Spacing & Dimension (Table 802.3.2(7))	2x10 Rafter 7:12 16 o.c. 13'	OK
Sheathing; Floor, Wall and roof (Table 503.2.1(1))	3/4 T&G, 7/16 osb, 7/16 osb.	OK
Fastener Schedule (Table 602.3(1) & (2))	BOCA 1999.	OK

Deck 3-10" sonas
 2x8 joists 16 o.c.
 3' Guard
 Steps typical if needed.
 2-2x8 beam

OK

Stairs Number of Stairways Interior Exterior Treads and Risers (Section 314) Width Headroom Guardrails and Handrails (Section 315)	4 4 If needed 7" / 16" x 10" 3' 6' 8" 3x3 platform / Turn - 3' knee wall / returned Handrail	OK
Private Garage Section 309 and Section 407 1999 BOCA) Living Space ? (Above or beside) Fire separation	N/A	
Fire rating of doors to living space Door Sill elevation (407.5 BOCA)	Thru basement Fire wall 1hr.	Self closing doors OK
Egress Windows (Section 310)	30 46	OK

Roof Covering (Chapter 9)	Asphalt	OK
Safety Glazing (Section 308)	N/A	
Attic Access (BOCA 1211.1)	22 x 30 Attic Access	OK
Draft Stopping around chimney	2" space	OK
Header Schedule	OK windows door	OK
Type of Heating System	Oil Fired Forced Hot Water	OK
Smoke Detectors Location and type/Interconnected	Notes OK	OK

See Chimney Summary Checklist

disclosure enclosed

**TABLE 1003.1
SUMMARY OF REQUIREMENTS FOR MASONRY FIREPLACES AND CHIMNEYS**

NOTE: This table provides a summary of major requirements for the construction of masonry chimneys and fireplaces. Letter references are to Figure 1003.1, which shows examples of typical construction. This table does not cover all requirements, nor does it cover all aspects of the indicated requirements. For the actual mandatory requirements of the code, see the indicated section of text.

ITEM	LETTER	REQUIREMENTS		
		Summary	See Section	
Hearth and hearth extension thickness	A	4-inch minimum thickness for hearth.	1003.9.1	
		2-inch minimum thickness for hearth extension.	1003.9.2	
Hearth extension (each side of opening)	B	8 inches for fireplace opening less than 6 square feet.	1003.10	
		12 inches for fireplace opening greater than or equal to 6 square feet.		
Hearth extension (front of opening)	C	16 inches for fireplace opening less than 6 square feet.	1003.10	
		20 inches for fireplace opening greater than or equal to 6 square feet.		
Hearth and hearth extension reinforcing	D	Reinforced to carry its own weight and all imposed loads.	1003.9	
Firebox dimensions	E	20-inch minimum firebox depth.	1003.11	
		12-inch minimum firebox depth for Rumford fireplaces.		
Thickness of wall of firebox	F	10 inches solid masonry or 8 inches where firebrick lining is used.	1003.5	
Distance from top of opening to throat	G	8 inches minimum.	1003.7	
Smoke chamber	H	Wall thickness	6 inches lined; 8 inches unlined.	1003.8
		Dimensions	Not taller than opening width; walls not inclined more than 45 degrees from vertical for prefabricated smoke chamber linings or 30 degrees from vertical for corbeled masonry.	1003.8.1
Chimney vertical reinforcing ^a	I	Four No. 4 full-length bars for chimney up to 40 inches wide. Add two No. 4 bars for each additional 40 inches or fraction of width, or for each additional flue.	1003.3.1	
Chimney horizontal reinforcing ^a	J	$\frac{1}{4}$ -inch ties at each 18 inches, and two ties at each bend in vertical steel.	1003.3.2	
Fireplace lintel	K	Noncombustible material with 4-inch load-bearing length of each side of opening.	1003.7	
Chimney walls with flue lining	L	4-inch-thick solid masonry with liner.	1001.7;	
		$\frac{1}{2}$ -inch grout or airspace between liner and wall.	1001.9	
Effective flue area (based on area of fireplace opening and chimney)	M	See Section 1001.12.	1001.12	
Clearances	N	From chimney	2 inches interior, 1 inch exterior.	1001.15
		From fireplace	2 inches front, back or sides.	1003.12
		Combustible trim or materials	6 inches from opening.	1003.13
		Above roof	3 feet above roof penetration, 2 feet above part of structure within 10 feet.	1001.6
Anchorage ^a	O	Strap	$\frac{3}{16}$ inch by 1 inch.	1003.4
		Number	Two.	
		Embedment into chimney	12 inches hooked around outer bar with 6-inch extension.	
		Fasten to	Four joists.	
		Bolts	Two $\frac{1}{2}$ -inch diameter.	
Footing	P	Thickness	12-inch minimum.	1003.2
		Width	6 inches each side of fireplace wall.	

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 square foot = 0.0929 m², 1 degree = 0.01745 rad.

^a Required only in Seismic Zones 3 and 4.

03-1435

All Purpose Building Permit Application

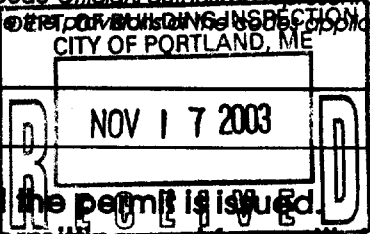
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>137/135 Sherwood St</u>		
Total Square Footage of Proposed Structure <u>1907 1768</u>	Square Footage of Lot <u>6160</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>428</u> Block# <u>A</u> Lot# <u>015</u>	Owner: <u>KEITH BOWEN</u> <u>3 COUNTRY LN</u> <u>FARMINGTON, ME 04105</u>	Telephone: <u>799-5390</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>110,000 -</u> Fee: \$ <u>1011.00</u>
Current use: <u>Empty lot</u>		<u>300.00 Septer</u>
If the location is currently vacant, what was prior use: _____		<u>75.00 CofC</u>
Approximately how long has it been vacant: _____		\$ <u>1386.00</u>
Proposed use: <u>DUPLEX</u>		<u>+75.00 CofC</u>
Project description: <u>BUILD 24'x36' DUPLEX w/ 2 decks</u> <u>2 story</u>		<u>1461.00</u>
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Keith Bowen</u>		
Mailing address: <u>3 Country Ln Farmington, ME 04105</u>		
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: <u>799-5390</u>		

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 Code applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>NOV 17 2003</u>
--	--------------------------



This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**GYPSON WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS**

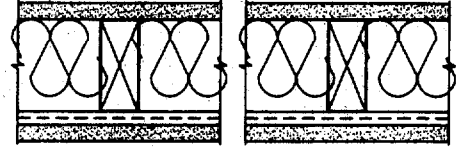
Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 1/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.3 pcf, in stud space.

OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD

United States Gypsum Company - 5/8" SHEETROCK® Brand Gypsum Panels, FIRECODE® C Core



Thickness: 5 3/8"
Approx. Weight: 7 pcf
Fire Test: UL R1319-93, 94, 129;
8-10-86;
UL Design U311;
ULC Design U311
Field Sound Test: BBN 760903, 9-17-76

**GYPSON WALLBOARD, RESILIENT CHANNELS,
MINERAL FIBER INSULATION, WOOD STUDS**

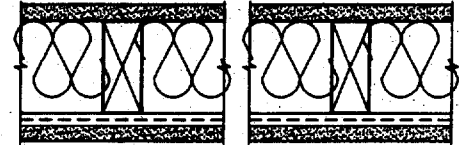
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OPPOSITE SIDE: One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound tested with studs 16" o.c. and open face of mineral fiber insulation blankets toward resilient channel-side of stud space. (LOAD-BEARING)

PROPRIETARY GYPSUM BOARD

American Gypsum Company	-	5/8" FIREBLOC TYPE C
Celotex Corporation	-	5/8" FI-ROK PLUS™
Continental Gypsum	-	5/8" MoreRock® FireBar® Type C (CGTC-C)
G-P Gypsum	-	5/8" GyProc® Fireguard® C
James Hardie Gypsum	-	5/8" Hardrock® Brand Max "C"™ Gypsum Panels
Lafarge Gypsum	-	5/8" Firecheck® Type C
Pabco Gypsum	-	5/8" FLAME CURB® Super 'C'
Republic Gypsum	-	5/8" FIRE-ROC RG-C
Temple-Inland Forest Products Corporation	-	5/8" TG-C



Thickness: 5 3/8"
Approx. Weight: 7 pcf
Fire Test: Based on UL R3660-7,
11-12-87; UL R2717-61,
8-18-87; UL R7094,
10-24-90;
UL Design U 311
Sound Test: Estimated

This Space Left Blank

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1435	Date Applied For: 11/17/2003	CBL: 428 A015001
------------------------------	--	----------------------------

Location of Construction: 135 Sherwood St	Owner Name: Bowen Keith C	Owner Address: 3 Country Ln	Phone: () 797-5390
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Duplex	

Proposed Use: New Duplex	Proposed Project Description: Construct a New 24'x36' Duplex w/Two Rear Decks
------------------------------------	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/03/2003

Note: 11/26/03 - Actually on hold - several items needed from applicant - gave him a call and outlined what I needed- revised site plan showing the two entry ways, and the right side neighbor's building so that I can average the front - need a copy of the deed - need easements for the drives and parking spaces - need scalable building plans (I need to determine height compliance).
12/3/03 Keith Bowen brought in the info that I needed

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages. Presently two rear decks are shown and approved on your plans.
- 2) 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.
- 3) This property shall remain a two (2) family dwelling. Any 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:** **Approval Date:** **Note:** **Ok to Issue:**

Applicant: Keith C Bowen
Address: 135 Sherwood St

Date: 11/26/03
C-B-L: 428-A-015

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Permit # 03-1435
Using plans dated 12/3/03

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - construct a Duplex 26' x 34' with 2 REAR 8' x 14' Decks

Sevage Disposal - City

Lot Street Frontage - 50' min - 60.01' shown

No Daylight

Need more info received 12/3/03

Front Yard - 20' min req - 6' shown - 6.5' is the average

Basement shown
OL 14-425 allows 50% into the required front setback

Rear Yard - 20' - 53' ~~40'~~ scaled

Side Yard - 12' min - 12.5' & 12.5' shown

Projections - 2 REAR 8' x 14' Porches; ~~one front 5' x 8' porch~~ 6x8 Decks; two 4' x 5' front entryways

Received 12/3/03
Need scaled
Width of Lot - 60' min req - 60.01' shown

Height - 35' max allowed - ~~needs~~ 27' scaled to ridge

Lot Area - 6000 sq ft min - 6160 sq ft shown

Lot Coverage/ Impervious Surface - 40% = 2464 sq ft MAX

Area per Family - 3,000 sq ft (for a duplex)

Off-street Parking - 2 parking space per D.U. - 4 min - 4 shown

26 x 34 = 884
2 (8 x 14) = 224
2 (5' x 8') = 80
BH 6 x 8 = 48
1796 sq ft

Loading Bays - NA

Site Plan - # 2003-220

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7 zone X
Drawings aren't scalable

Need a copy of The Deed - when was lot created 1999

Need to see where Bldg is on other side to use front setback
Site plan shows only one 5' x 8' porch - bldg plans show 2 separate

From: Marge Schmuckal
To: Jay Reynolds
Date: Wed, Nov 26, 2003 3:11 PM
Subject: 135-137 Sherwood St.

Jay,

Here are my issues with this duplex - I already spoke with Keith Bowen about what I needed.

- 1 - I need a copy of the deed *received 12/4/03*
- ~~2 - We need easements for both lots for the drive and parking~~ *N/A - changed party layout*
- 3 - I need to see on the site plan where the right side neighbor's house is located because they want to use the provision that averages the front yard instead of the normal 20' setback. *received 12/3/03*
- 4 - the site plan doesn't match the building plans in regards to the front porch. The site plan shows one front porch, and the building plans show two separate front porches. *received changes 12/3/03*
- 5. We need scalable building plans. We only have reduced 11x17 that are not to any known scale. *received 12/3/03*
- 6 - This office owes him \$300 - for some reason this office charged him again for a site plan review, but for a single family minor/minor review and engineering fee. I have already told Karen to refund him the money.

Marge

From: Marge Schmuckal
To: Jay Reynolds
Date: Wed, Nov 26, 2003 2:20 PM
Subject: 135 Sherwood St

Hey, guess what Jay? I finally got a building permit application for this duplex. So remind me of where you are in the approval stages. Have you gotten easements yet? I am reviewing it for zoning right now. If something big pops up, I will let you know.
Marge

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

November 12, 2003

Mr. Keith Bowen
3 Country Lane
Falmouth, ME 04015

Dear Mr. Bowen:

RE: Application for Minor Site Plan, 135-137 Sherwood Street
(CBL#428A015) (ID#2003-0220)

Thank you for your application for the 135-137 Sherwood Street Duplex. Upon review, the City has the following comments:

1. Planning Comments:

- a. **Building/Zoning:** A building permit application is required along with your minor site plan application. Please apply at the City's Building Inspections Department. Building elevations will be reviewed at this time.
- b. **Landscaping:** Please provide the required landscaping on your site plan. A minimum of 2 Street Trees and 2 foundation plantings PER UNIT is required on all minor development.
- c. **Parking:** A letter/written agreement from the abutting property owner will be required in order to confirm this property owner's involvement in the design of the parking spaces and access way. Also, easements will need to be created for vehicular access for both properties.
- d. **Utilities:** Capacity letters will need to be obtained from the Portland Water District and the City's Wastewater Division to assure available capacity for Water and Sewer services.

2. Public Works Comments:

1. As a result of building a new driveway entrance and proposed utilities, the plans need to specify the limits of granite curbing to be removed/reset. In addition, 7 feet granite tipdown curbing is required on each side of the proposed driveway.

WARRANTY DEED

MAINE REAL ESTATE TAX PAID

Know All Men By These Presents That I, Keith C. Bowen

of 3 Country Lane, Falmouth,
County of Cumberland and State of Maine,

for consideration paid, grant to Wendy Harmon

of Curtis Road, Portland,
County of Cumberland and State of Maine

with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 28 day of

[Signature]
Witness

[Signature]
Keith C. Bowen

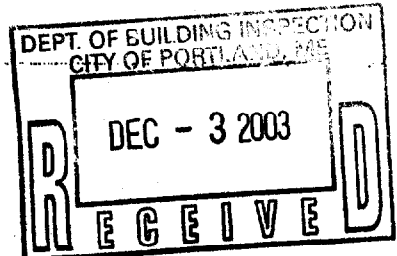
State of Maine
County of Cumberland, ss.

On this 28 day of April, personally appeared before me the
above named Keith C. Bowen

and acknowledged the foregoing to be his/hers/their free act and deed.

[Signature]
Notary Public, Attorney at Law

Return to: Wendy Harmon



File No: 03550282

Exhibit A - Deed

A certain parcel of land on the northeasterly side of Sherwood Street in the City of Portland, County of Cumberland, State of Maine, being the northwesterly portion of the premises conveyed to Keith C. Bowen May 5, 1999 by deed of James E. Boody recorded in the Cumberland County Registry of Deeds in Book 14736 Page 37, as delineated on the plan of Boundary Survey and Lot Division made for Keith Bowen and recorded in Plan Book 203 Page 245, bounded and described as follows:

Beginning at an iron rod driven into the earth (#5 rebar with a cap stamped PLS 1237) on the northeasterly line of said Sherwood Street at an angle point in the said street line bearing N54 degrees 15'16"W a distance of One Hundred Fourteen and 28/100 (114.28) feet by said northeasterly line of Sherwood Street from the extension of the northwesterly line of land now or formerly Richard G. York and Melissa K. Cloutier (formerly land of John M. Ladner) Thence:

(1) N54 degrees 39'53"W a distance of Sixty and 72/100 (60.72) feet by said northeasterly line of Sherwood Street to an iron rod driven into the earth (#5 rebar with a cap stamped PLS 1237) on the extension of the southeasterly line of land now or formerly John H. Walls, Jr. and Mary J. Walls.

(2) N35 degrees 20'07" be a distance of One Hundred Two and 97/100 (102.97) feet by said land of Walls to an iron rod driven into the earth (#5 rebar with a cap stamped PLS1237) on the southwesterly line of land now or formerly Charles E. Queen and Florence E. Queen.

(3) S 54 degrees 18'11"E a distance of One Hundred Thirteen and 85/100 (113.85) feet by said land of Queen to the northwesterly line of land retained by Keith Bowen.

(4) S34 degrees 41'49"W a distance of One Hundred Two and 65/100 (102.65) feet by said land of Bowen to the northeasterly line of Sherwood Street.

(5) N54 degrees 15'16"W a distance of Fifty-Four and 27/100 (54.27) feet by said northeasterly line of Sherwood Street to the iron rod driven into the earth at the point of beginning.

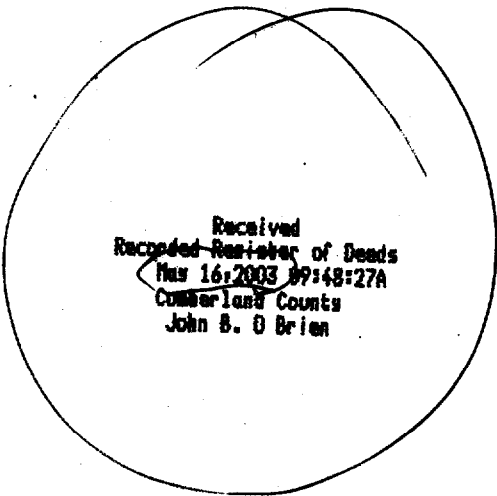
The above described parcel contains 11,751 square feet and is delineated on a plan of Boundary Survey and Lot Division for Keith Bowen by Titcomb Associates dated March 10, 2003 and recorded in said Registry of Deeds in Plan Book 203 Page 245. Bearings are referenced to grid north NAD83 West Zone as delineated on "Veranda Street Monument Layout Plan" dated January 1996 and on file at the City of Portland Public Works Department.

Subject, however, to a sewer easement across the northwesterly
Continued on next page

LEGAL DESCRIPTION - CONTINUED

end of the above described premises as described in the deed of James E. Boody and Marion E. Boody dated October 28, 1976 to Portland Water District recorded in Registry of Deeds in Book 3930 Page 81.

Reference is hereby made to a deed from James E. Boody dated May 5, 1999 to Keith C. Bowen and recorded in the Cumberland County Registry of Deeds in Book 14736, Page 37



Received
Recorder-Register of Deeds
May 16, 2003 09:48:27A
Cumberland County
John B. O'Brien

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	428 A014001
Location	141 SHERWOOD ST
Land Use	TWO FAMILY
Owner Address	HARMON WENDY 59 CURTIS RD PORTLAND ME 04103
Book/Page	19385/061
Legal	428-A-14 SHERWOOD ST 141 11751 SF

Valuation Information

Land	Building	Total
\$35,910	\$92,510	\$128,420

Property Information

Year Built 1834	Style Old Style	Story Height 2	Sq. Ft. 2784	Total Acres 0.27	
Bedrooms 5	Full Baths 2	Half Baths	Total Rooms 11	Attic None	Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
-------------	-----------------	-------------------	-------------	--------------	------------------

Sales Information

Date	Type	Price	Book/Page
05/01/2003	LAND + BLDING	\$190,000	19385-61
05/06/1999	LAND + BLDING	\$97,000	14736-037

Picture and Sketch

Picture Sketch

[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

