

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090917

Please Read Application And Notes, If Any, Attached

This is to certify that RM, Inc./RM, Inc.
has permission to Single Family Home - Construct new 2 story, no garage, 3 bedroom 2 1/2 bath Home
AT 149 Sherwood St CBL 428-A005001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Handwritten Signature]
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

*Closed out
03/04/11*

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

Permit No: 09-0917	Issue Date: JAN 11 2010	CBL: 428 A005001
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Location of Construction: 149 Sherwood St	Owner Name: RM, Inc.	Owner Address: 98 Broadway City of Portland	Phone: 207-332-5463
Business Name:	Contractor Name: RM, Inc.	Contractor Address: 98 Broadway South Portland	Phone: 2073325463
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R5

Past Use: Vacant Land	Proposed Use: Single Family Home - Construct new 2 story, no garage, 3 bedroom, 2 1/2 bath Home	Permit Fee: \$1,225.00	Cost of Work: \$110,000.00	CEO District: 4
Proposed Project Description: Single Family Home - Construct new 2 story, no garage, 3 bedroom, 2 1/2 bath Home		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group R3 Type SB IRC 2003
		Signature: _____		Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 08/25/2009	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 per 7-2009 <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan May <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM	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	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	Date	Date	
				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: 09-0917	Date Applied For: 08/25/2009	CRI: 428-A005001
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Business Name:	Contractor Name: RM, Inc.	Contractor Address: 98 Broadway South Portland	Phone: (207) 332-5463
Lessee/Boyer's Name:	Phone:	Permit Type: Single Family	

PERMIT ISSUED

Proposed Use: Single Family Home - Construct new 2 story, no garage, 3 bedroom, 2 1/2 bath Home JAN 11 2010 City of Portland	Proposed Project Description: Single Family Home - Construct new 2 story, no garage, 3 bedroom, 2 1/2 bath Home
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/17/2009

Note: **Ok to Issue:** ✓

- 1) This property shall remain a single 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 01/11/2010

Note: 9/16/09 - returned to Ann Machado for her final review and approval **Ok to Issue:** ✓

11/24/09 - Revised house plans submitted - permit in Tom's hold basket. Needed details about the new porch

- 1) Those building a new single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in teh building and battery
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level
- 4) The design load spec sheets for any engineered beams/ Trusses must be submitted to this office.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPietro **Approval Date:** 01/10/2010

Note: **Ok to Issue:** ✓

- 1) Trees that are designated to be saved are to be protected during excavation and construction. Tree protection fencing is to be installed around the drip line prior to the start of any excavation. Tree protection must be inspected and maintained daily.
- 2) Erosion and Sedimentation control shall be established and inspected by the Development Review Coordinator prior to soil disturbance, and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines. All Erosion and Sedimentation control measures must be inspected and maintained daily.
- 3) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4) A street opening permits is required for your site. Please contact Carol Merritt at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible.)
- 5) A sewer permit is required for your project. Please contact Carol Merritt at 874-8300, ext. 8822. The Wastewater and Drainage section of Public Services must be notified five (5) working days prior to sewer connection to schedule an inspector for your site

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Lessee/Buyer's Name	Phone:	Permit Type: Single Family	

- 6) 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
- 7) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.
- 8) Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy
- 9) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

Comments:

8/25/2009-Ldobson: NEED DEED informed customer at counter and called on 8/26 to remind him. Brought in deed today 8/27

8/31/2009-amachado: Spoke to Rob Twombly at the counter. The lot was split off of a bigger lot. Need survey of the original lot that shows the existing buildings and the lot split. Moving permit forward in the system to have the building review done but I can't sign off yet.

9/18/2009-amachado: Left ven for Rob Twombly. Need survey of original lot which shows the existing buildings and the lot split.

11/24/2009-amachado: Rob Twombly brought in revised buildign plans and site plan. He still needs to submit a siteplan that shows the complete original lot before this house lot was split off.

11/30/2009-amachado: Spoke to Rob. Front entry with roof over it is not shown on building plans or siteplan. Waiting to see if Phil needs anything on revised plan. Moved permit forward to Tom Markley, but can't sign off yet.

11/30/2009-tm: called and Im for Ron Twombly that I need plans for new front porch that was added from original plans.

12/17/2009-amachado: Received boundary survey that showed all of original house lot that property was split from. Meets the zoning requirements

12/18/2009-amachado: Zoning is all set. The permit is in Tom's hold basket.

PERMIT ISSUED

JAN 11 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- 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.
- Underground electrical or plumbing inspection prior to backfilling.

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

1/11/2010
Date

Signature of Inspections Official

Date **PERMIT ISSUED**

JAN 11 2010

City of Portland



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>149 Skenwood Street.</u>		
Total Square Footage of Proposed Structure/Area <u>1700</u>		Square Footage of Lot 6194.67 <u>6194.67</u>
Tax Assessor's Chart, Block & Lot Chart# <u>428</u> Block# <u>A</u> Lot# <u>5</u>	Applicant * must be owner, Lessee or Buyer * Name <u>RM INC</u> Address <u>PMB 204 50 Market St</u> City, State & Zip <u>So Portland Me. 04106</u>	Telephone: <u>207-332-5463</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>110,000.⁰⁰</u> C of O Fee: \$ <u>1,120.⁰⁰</u> Total Fee: \$ <u>1,495.⁰⁰</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>vacant lot</u> Proposed Specific use: <u>Single Family</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>construct new single family home 2 story no garage 3 bed rooms 2 1/2 Baths.</u>		
Contractor's name: <u>Rob Twombly</u> Address: <u>PMB 204 50 Market Street</u> City, State & Zip <u>South Portland Me 04106</u> Telephone: _____ Who should we contact when the permit is ready: <u>Rob Twombly</u> Telephone: <u>207 332-5463</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 8/25/09

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

* revised site plan & building plans
original 8/12/09

Applicant: R M Inc. (Rob Trombly)

Date: 11/30/09

Address: 149 Sherwood St.

C-B-L: 428-A-005

CHECK-LIST AGAINST ZONING ORDINANCE

Date - new

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work - build new single family - 2 story - 24x26'

Sewage Disposal - City

Lot Street Frontage - 55' min. - 60' scaled (OK)

Front Yard - 20' (or average) min 34.5' to house, scaled (OK)

Rear Yard - 20' min. - 35.5' to deck scaled (OK)

Side Yard - 2 sides - 10' min - 15' scaled on right (OK)
21' scaled on left (OK)

Projections - 5x6 bulkhead, 8x10 deck, steps.

Width of Lot - 60' min - 60' scaled (OK)

Height - 35' max - 23.5' scaled (OK)

Lot Area - 6,000 sq ft min - 6197.67 sq ft given (OK)

Lot Coverage Impervious Surface - 42% = 2477.87 sq ft

24x26
5x6 = 30
8x10 = 80

Area per Family - 3,000 sq ft (OK)

Off-street Parking - 2 spaces required - 2 shown (OK)

Loading Bays - N/A

Site Plan - minor/minor 2009-0017

Shoreland Zoning/Stream Protection - N/A

Flood Plains - panel 7 - none

Jeanie Bourke - 149 Sherwood Street, Twombly Single Family - CO

From: Phillip DiPierro
To: Code Enforcement & Inspections
Date: 9/2/2010 10:12 AM
Subject: 149 Sherwood Street, Twombly Single Family - CO
Attachments: Permanent CO 9-2-10.doc

Hi all, this project, site plan #2009-0067 at 149 Sherwood Street, meets minimum DRC site plan requirements for the issuance of a permanent CO. Please see attached and UT for sign off. Thanks.

phil

149 Sherwood St. #09-0917

ONE AND 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)	16"x10" w/8" wall 8' below	OK
Foundation Drainage, Fabric, Damp proofing (Section R405 & R406)	All show -	OK
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, spacing (Section R403.1.6)	1/2" - 6' oc	- OK
Lally Column Type (Section R407)		
① Girder & Header Spans (Table R 502.5(2))	not shown -	1st + 2nd floor / carrying beams - 4-1 1/4 x 9 1/2" LVL'S
Built-Up Wood Center Girder Dimension/Type		
Sill/Band Joist Type & Dimensions	2x6 PT sill	- OK
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8's - 12' span	OK
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	2x8 - 12' span	- OK
Attic or additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) and	2x8's -	OK

R802.4(2))		
Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter: Framing & Connections (Section R802.3 & R802.3.1)	2x8's + Trussed -	OK
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2" lat / 5/8" walls / 3/4" floor -	OK
Fastener Schedule (Table R602.3(1) & (2))	OK	
Private Garage (Section R309) Living Space ? (Above or beside)	N/A	
Fire separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	OK - shows egress	
Roof Covering (Chapter 9)	Asphalt	
Safety Glazing (Section R308)	N/A	
Attic Access (Section R807)	22x30 -	OK
Chimney Clearances/Fire Blocking (Chap. 10)	N/A	
Header Schedule (Section 502.5(1) & (2))	not shown	2-2x8 typical - OK
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-	not shown	R-38 Cmg, R-19 walls R-19 floor

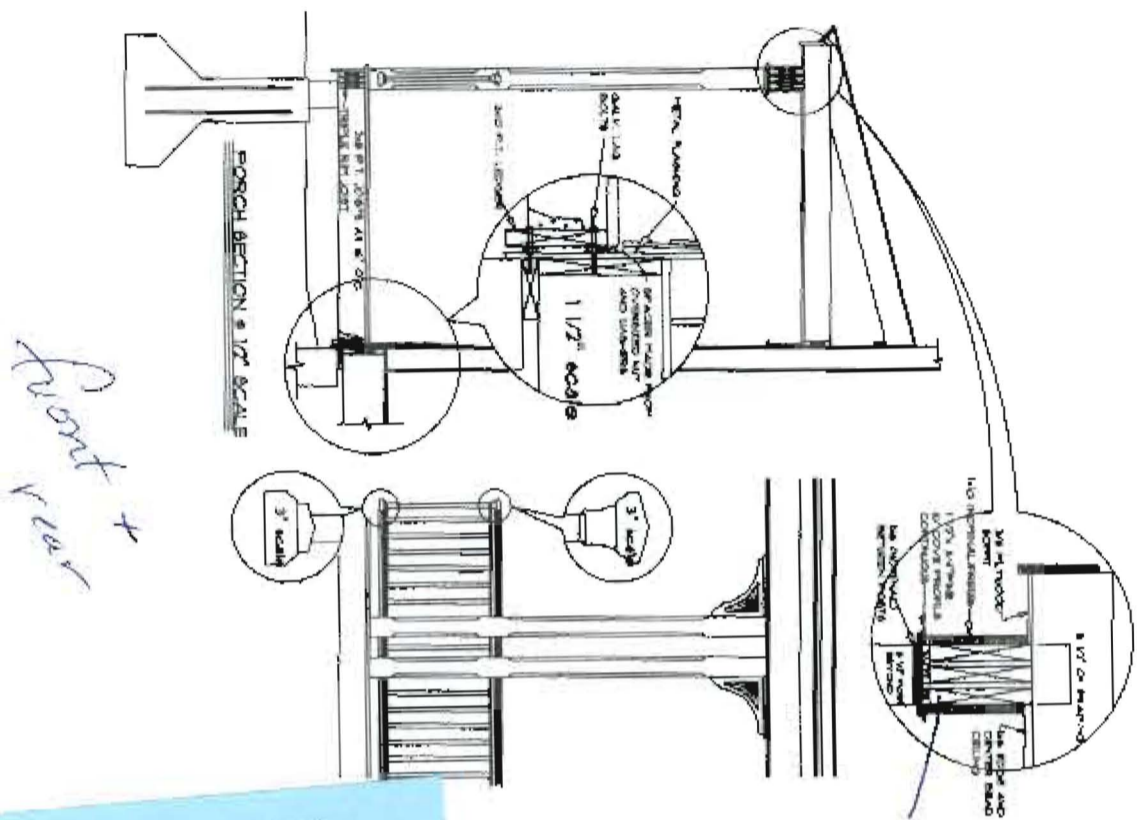
Factor Fenestration		
Type of Heating System	OK	
Means of Egress (Sec R311 & R312)		
Basement		
Number of Stairways		
Interior 2		
Exterior 1		
Treads and Risers (Section R311.5.3)	10" T + 7 3/4" R -	
Width (Section R311.5.1)	36"	
Headroom (Section R311.5.2)	6'-8" - will be 6'-8"	
Guardrails and Handrails (Section R312 & R311.5.6 - R311.5.6.3)	OK	
Smoke Detectors (Section R313) Location and type/Interconnected	condition + CO detectors	
Dwelling Unit Separation (Section R317) and IBC - 2003 (Section 1207)	N/A	
Deck Construction (Section R502.2.1)	OK - see detail	

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DEC 17 2009

Dept. of Building Inspections
City of Portland Maine

3-2x10's



Front view +

Tam did original review
9/16/09
Received revised concepts -
11/24/09
Tom called Rob for
purch details - 11/30/09
don't know if review
Completed
of Revised Plans
Ann M.

Thermal Performance

Glazing	U-Factor	R-value	SHGC	Visible Light Transmittance	ENERGY STAR Compliance
Clear	0.48	2.08	0.57	0.61	—
Low-E	0.35*	2.86	0.30	0.54	All Zones
Low-E/Argon	0.32*	3.13	0.30	0.54	All Zones
2X Low-E/Argon	0.31	3.23	0.28	0.48	All Zones

* U-Factor is lower (i.e. ENERGY STAR qualified) in all 50 states. For structural performance values and other product specifications, visit www.hbp.com.

U-factor measures the rate of non-solar heat transfer from one side of the window to the other. Heat transfer implies both heat loss out of a living space during cold weather and non-solar heat gain during hot summer months. The lower the U-factor, the better the performance.

R-value measures the resistance of a glazing material or fenestration assembly to heat flow. A high R-value window has a greater resistance to heat flow and a higher insulating value than one with a low R-value.

Solar Heat Gain Coefficient (SHGC) measures how well a product blocks heat from the sun. The lower the SHGC, the better a product is at blocking unwanted heat gain.

Visible Transmittance (VT) measures how much light comes through a product. The higher the VT, the more light that comes through.

About Harvey Building Products

Harvey has built a solid reputation as a leading manufacturer and distributor of quality building products. A family-owned and operated business with over 45 years' experience, Harvey Building Products is known for outstanding craftsmanship and superior service as well as standing behind every product we make. In addition to manufacturing durable, attractive windows, doors and patio rooms, Harvey distributes a full line of highly respected building products to professional contractors and builders throughout the Northeast.

We understand what it takes to be part of your home.™



Harvey Building Products
1400 Main Street
Waltham, MA 02451-1623 USA
800-9HARVEY (800-942-7839)



Information about Harvey Building Products and our products and services can be found at harveybp.com.

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

2009-0067
Application I. D. Number

8/26/2009
Application Date

RM, Inc.
Applicant
98 Broadway, South Portland, ME 04106
Applicant's Mailing Address

Marge Schmuckal

Single Family Home
Project Name/Description

Rob Twombly
Consultant/Agent
Applicant Ph: (207) 332-5463 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

149 - 149 Sherwood St, Portland, Maine
Address of Proposed Site
428 A006001
Assessor's Reference: Chart-Block-Lot

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

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

Check Review Required:

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

Fees Paid: Site Plan \$50.00 Subdivision Engineer Review \$260.00 Date 8/26/2009

Zoning Approval Status:

Approved Approved w/Conditions See Attached Denied Reviewer _____

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

Condition Compliance signature _____ date _____

Performance Guarantee Required* Not Required

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

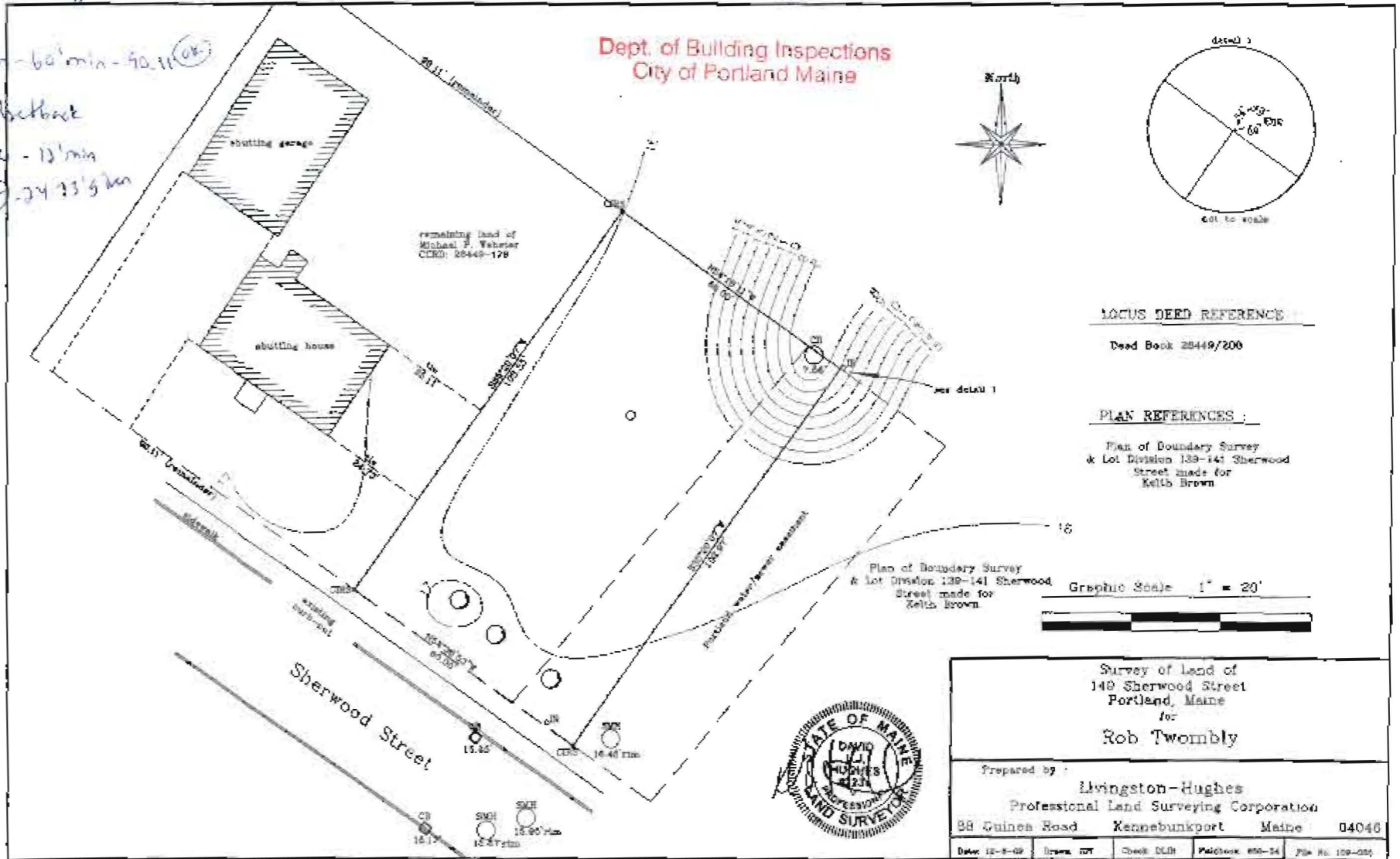
- | | | | |
|---|----------------------|---------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | date _____ | amount _____ | expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | date _____ | amount _____ | |
| <input type="checkbox"/> Building Permit Issue | date _____ | | |
| <input type="checkbox"/> Performance Guarantee Reduced | date _____ | remaining balance _____ | signature _____ |
| <input type="checkbox"/> Temporary Certificate of Occupancy | date _____ | Conditions (See Attached) | expiration date _____ |
| <input type="checkbox"/> Final Inspection | date _____ | signature _____ | |
| <input type="checkbox"/> Certificate Of Occupancy | date _____ | | |
| <input type="checkbox"/> Performance Guarantee Released | date _____ | signature _____ | |
| <input type="checkbox"/> Defect Guarantee Submitted | submitted date _____ | amount _____ | expiration date _____ |
| <input type="checkbox"/> Defect Guarantee Released | date _____ | signature _____ | |

R-5 remaining - original house lot
 - lot size - 6,200 sq ft - 9312.87' (ok)
 - street frontage - 56' min - 90.11' (ok)

- lot width - 60' min - 90.11' (ok)
 - side yard setback
 - 23' min - 15' min
 (ok) - 24' 33" min

RECEIVED

DEC 17 2009





Strengthening Remarkable City, Building a Community for Life - www.portlandmaine.gov

*Wray B. Louis Lintell - Director of Planning and Development
Jorge Schumackel, Zoning Administrator*

October 11, 2008

Michael P. Webster
154 High Street
South Portland, ME 04106

RE: 149-159 Sherwood Street - 428-A-005, 006, 007 (the "Property") - R-5 Zone
Determination Letter

Dear Mr. Webster,

I am in receipt of your request to determine whether the proposed lot split would meet current zoning requirements. The Property is located within a R-5 residential zone.

First of all, the site plan submitted to me was characterized as "an accurate class D survey". I do not agree with that supposition. What was submitted has no surveyor information or stamp on it to indicate what professional company or person created the document. I have used the submitted sketch to make a determination with reservations. Those reservations are that if any of the undocumented information presented within the sketch are inaccurate, my determination is not binding.

Currently there are three described lots, that for zoning purposes make up one defined single family lot, considered the Property. I have determined that proposed single division of the Property would be allowable under the R-5 zone requirements based upon the undocumented sketch provided. As previously described, this determination is conditional based upon undocumented information.

Further basic informational research leads me to believe at this time that the proposed single division of the Property would not constitute a subdivision under State or City regulations. A further determination of subdivision would be conducted at the time a building permit application is received for the new lot.

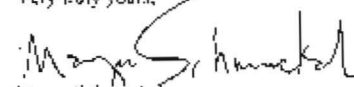
Please note that at the time of permit application for the new vacant lot, this office and the planning office will require stamped, signed survey site plans that place structures on the properties involved. We will also require deed descriptions for both of the proposed new lots.

If you have any questions concerning this determination, please do not hesitate to contact me at 874-8695.

Room 315 - 389 Congress Street - Portland, Maine 04101 - (207) 874-8695 - FAX (207) 874-8716 - TTY (207) 874-3995

A copy of this determination should also be included with a future submittal of a building permit application

Very truly yours,


Marge Schrockel
Zoning Administrator

Cc: File

QUITCLAIM DEED WITH COVENANT

Michael P. Webster, whose mailing address is 155 Sherwood Street, Portland, Maine 04103, for consideration paid, grants to RM, Inc., a corporation duly organized and authorized to do business in the State of Maine, its principal place of business being located in South Portland, Maine, its mailing address being 98 Broadway, South Portland, Maine 04106, with Quitclaim Covenant, the following land:

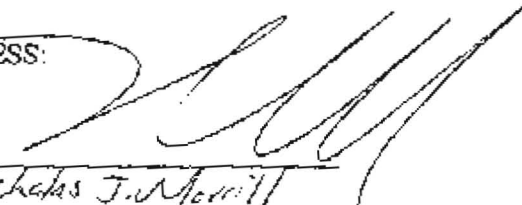
A certain lot or parcel of land, situated on Sherwood Street, formerly Forest Street, in the City of Portland, Cumberland County, State of Maine bounded and described as follows:

Beginning at a point on the northeasterly line of Sherwood Street at the most westerly corner of land conveyed by Maude I. Conant to George A. Drost et al. by deed dated August 24, 1961 and recorded in Cumberland County Registry of Deeds in Book 2626, Page 243, said point also being the most westerly corner of the premises conveyed to Wendy Harmon by deed of Keith C. Bowen recorded in Book 19385, Page 61 in said Registry of Deeds, said point also being the most southerly corner of land of New Stream Real Estate, LLC as described as Tract 5 in a deed dated September 26, 2008 and recorded in Book 26377, Page 40; thence in a northeasterly direction along the southeasterly line of said land of New Stream Real Estate, LLC and also being the northwesterly line of said land of Wendy Harmon, a distance of one hundred three and five tenths (103.5) feet, more or less, to the southwesterly line of land now or formerly of Charles E. Queen and Florence E. Queen; thence in a northwesterly direction along the southwesterly line of said land of Queen, also being the northeasterly line of said land of New Stream Real Estate, LLC, a distance of sixty (60) feet to a point; thence in a southwesterly direction parallel to said southeasterly line of land of Harmon a distance of one hundred three and five tenths (103.5) feet, more or less, to the northeasterly sideline of Sherwood Street; thence in a southeasterly direction along the northeasterly sideline of Sherwood Street a distance of sixty (60) feet to the place of beginning, containing 6,200 square feet, more or less.


The herein-described 60 foot by 103.5 foot lot is SUBJECT TO an easement crossing the southeasterly end of the premises, said easement being described in a deed from John H. Walls, Jr. and Mary J. Walls to Portland Water District dated November 20, 1976 and recorded in Book 3941, Page 51 in said Registry of Deeds.

IN WITNESS WHEREOF, Michael P. Webster has set his hand and seal, this ____ day of August, 2009.

WITNESS:



Nicholas J. Merrill




Michael P. Webster

State of Maine
County of Cumberland

August 20, 2009

Personally appeared the above-named Michael P. Webster, and acknowledged the foregoing instrument to be his free act and deed.



Notary Public
Printed Name: Nicholas J. Merrill

Applicant:

Date:

Address: 155 Sherwood

C-B-L: 428-A-006

perm # 09-0517

CHECK-LIST AGAINST ZONING ORDINANCE

* check requirements for original base lot

Date -

Zone Location - R-1

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal -

Lot Street Frontage - 50' min.

Front Yard -

Rear Yard -

Side Yard - 1 1/2 stories - 8' min.
2 stories - 12' min.

Projections -

Width of Lot - 60' min

Height -

Lot Area - 6,000 sq ft min

Lot Coverage Impervious Surface - 40%

Area per Family - ~~6,000~~

Off-street Parking - 2 spaces required

Loading Bays -

Site Plan -

Shoreland Zoning/Stream Protection -

Flood Plains -



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 149 Sherwood St CBL 428 A005001

Issued to Rm, Inc./RM, Inc. Date of Issue 09/02/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0917, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

FORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Single Family Home
Use Group R
Type 5B
IRC 2003

Limiting Conditions: None

SCANNED

This certificate supersedes certificate issued

Approved:

9/2/10 *Juanita Bonita*
(Date) Inspector *per N/A*

Closed out
9/3/11
[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

8-25 20 09

Received from B.M.I.C.

Location of Work 149 Sherman!

Cost of Construction \$ _____ Building Fee: 1120

Permit Fee \$ _____ Site Fee: 300

Certificate of Occupancy Fee: 75

Total: 41495

Building (11) Plumbing (15) Electrical (12) Site Plan (12)

Other _____

CBL: 28-A-5

Check #: 2832 Total Collected \$ 41495

**No work is to be started until permit issued.
 Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
 YELLOW - Office Copy
 PINK - Permit Copy

THIS DRAWING OF THE PROJECT AND ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED BY THE ARCHITECT. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AND DOES NOT EXTEND TO ANY OTHER MATTER.

PROJECT NAME: 145 SHERWOOD STREET

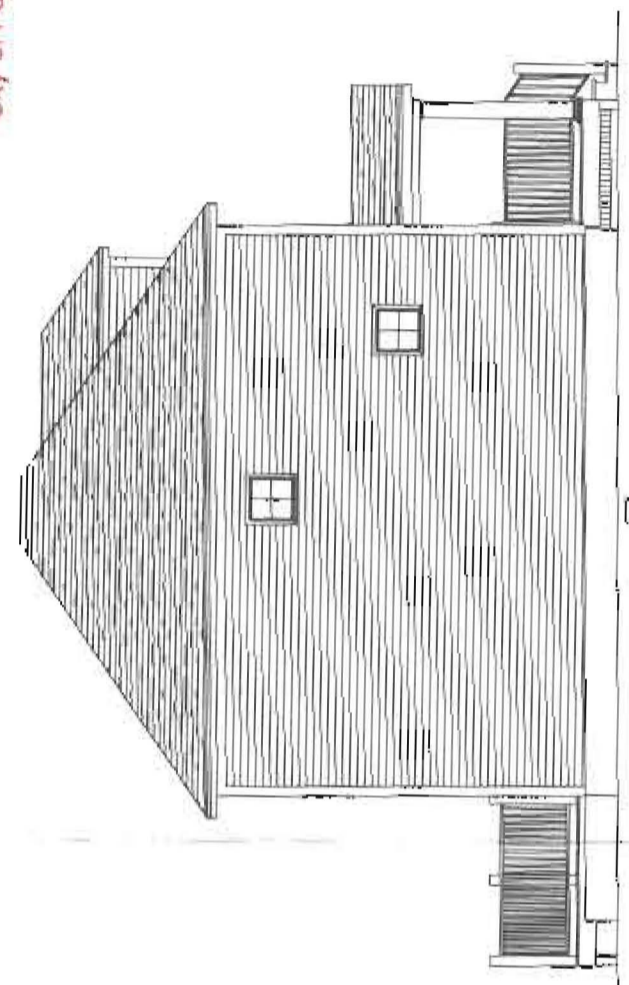
R M INC

DATE: 11/24/09	SCALE: AS SHOWN
PROJECT: 145 SHERWOOD STREET	DATE: 11/24/09
PROJECT: 145 SHERWOOD STREET	DATE: 11/24/09
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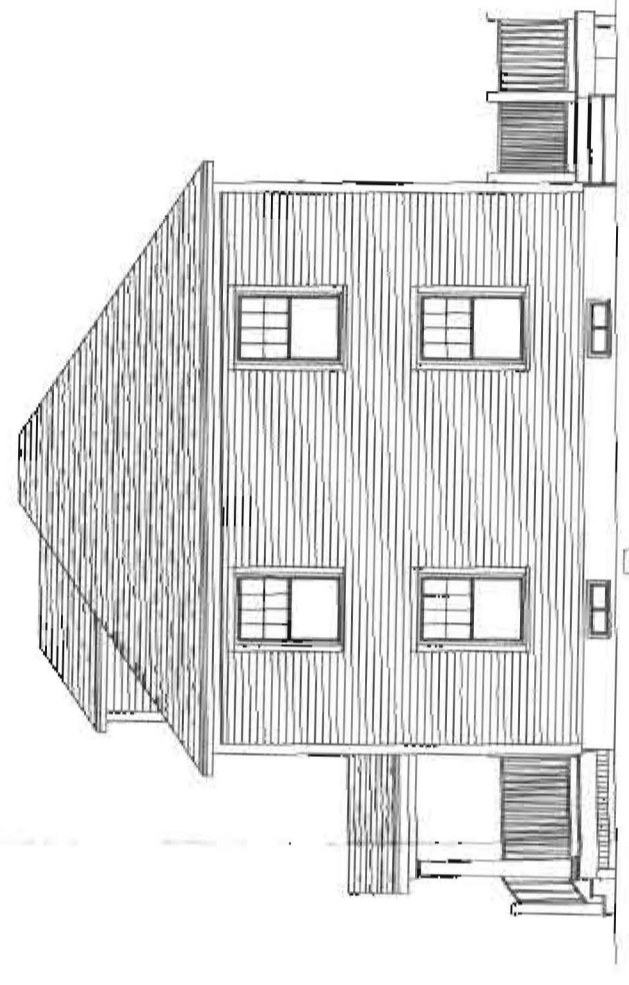
RECEIVED

NOV 24 2009

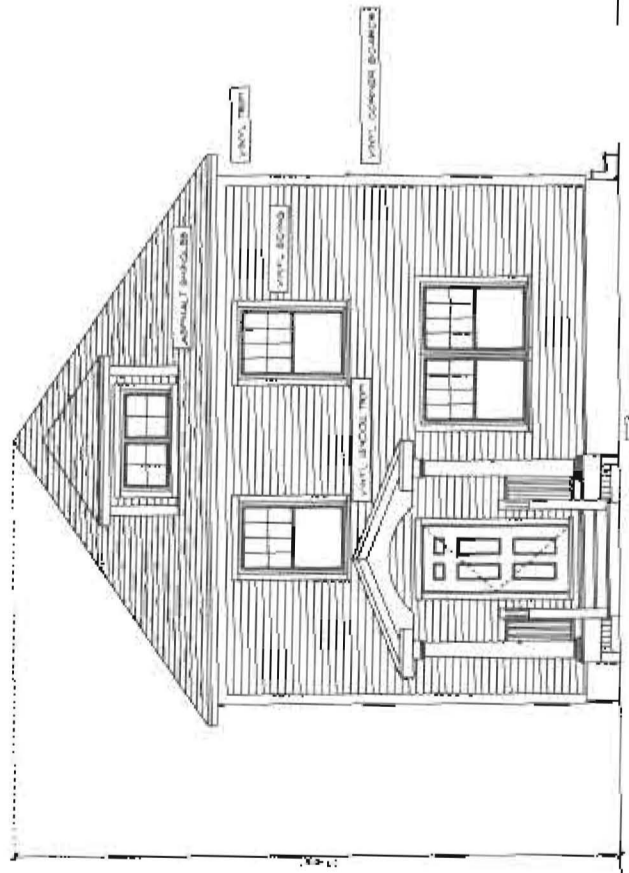
Dept. of Building Inspections
City of Portland Maine



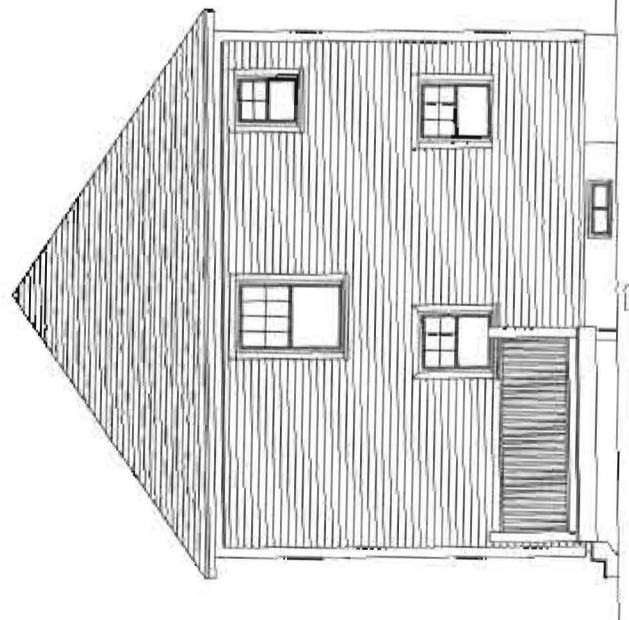
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



REAR ELEVATION

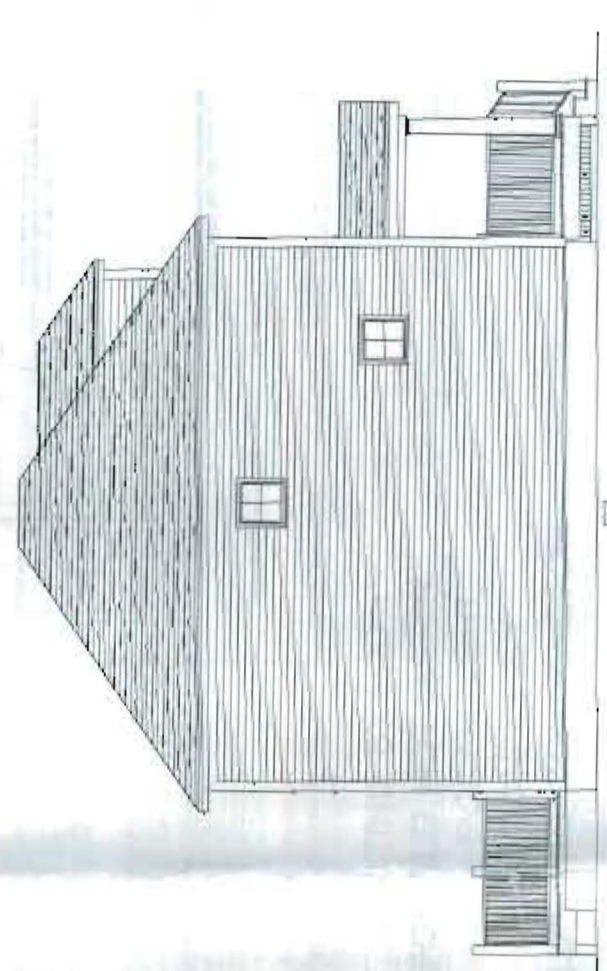
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DRAWN: [Name]	CHECKED: [Name]
TITLE: [Title]	SHEET: 1 OF 1

R M INC

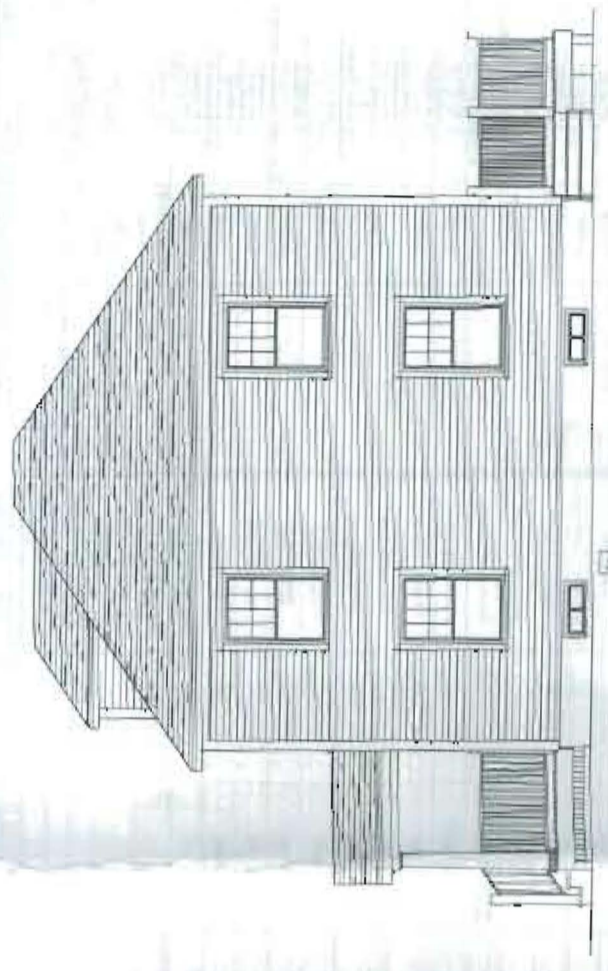
SHERWOOD STREET

PROJECT NAME

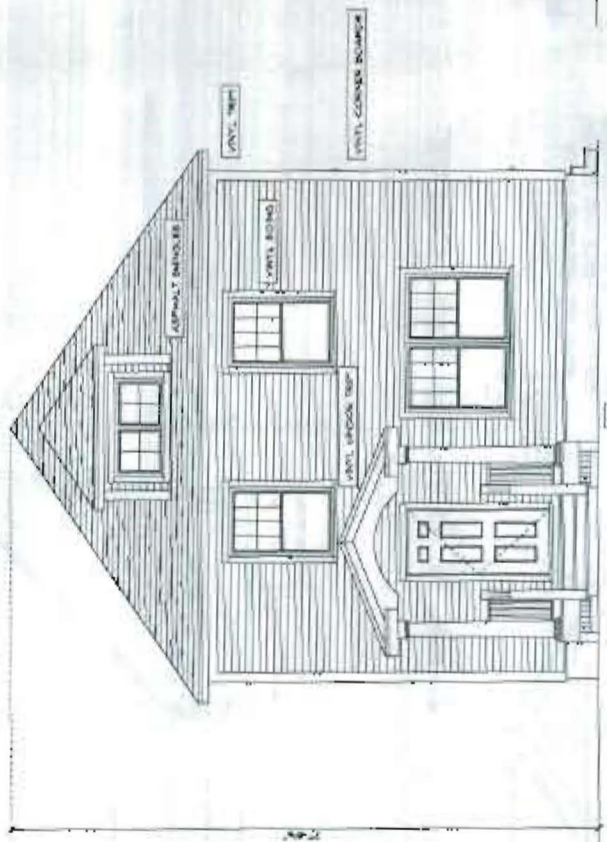
THIS PLAN AND SPECIFICATIONS HAVE NOT BEEN REVIEWED BY A REGISTERED ARCHITECT OR ENGINEER. THE PLANNING AND SPECIFICATIONS ARE THE PROPERTY OF R M INC. ANY REVISIONS TO THIS PLAN MUST BE MADE BY A REGISTERED ARCHITECT OR ENGINEER. THE CLIENT ACCEPTS THE RISK OF ANY ERRORS OR OMISSIONS IN THIS PLAN AND SPECIFICATIONS. THE CLIENT RELEASES R M INC FROM ANY LIABILITY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN AND SPECIFICATIONS. THE CLIENT RELEASES R M INC FROM ANY LIABILITY FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THIS PLAN AND SPECIFICATIONS.



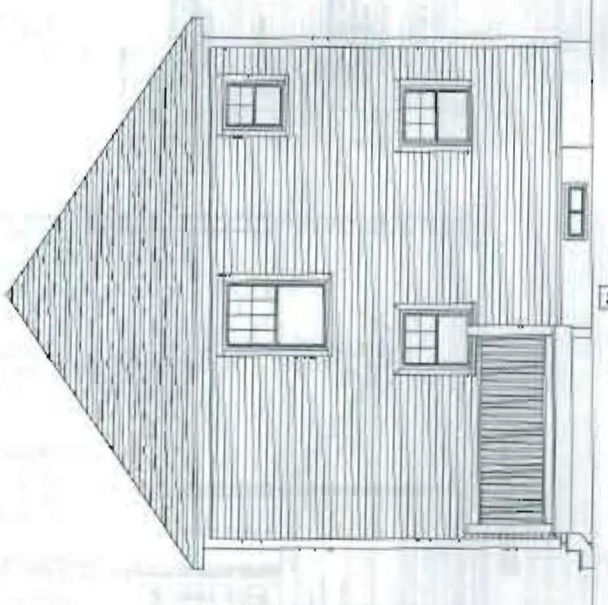
LEFT ELEVATION



RIGHT ELEVATION



FRONT ELEVATION



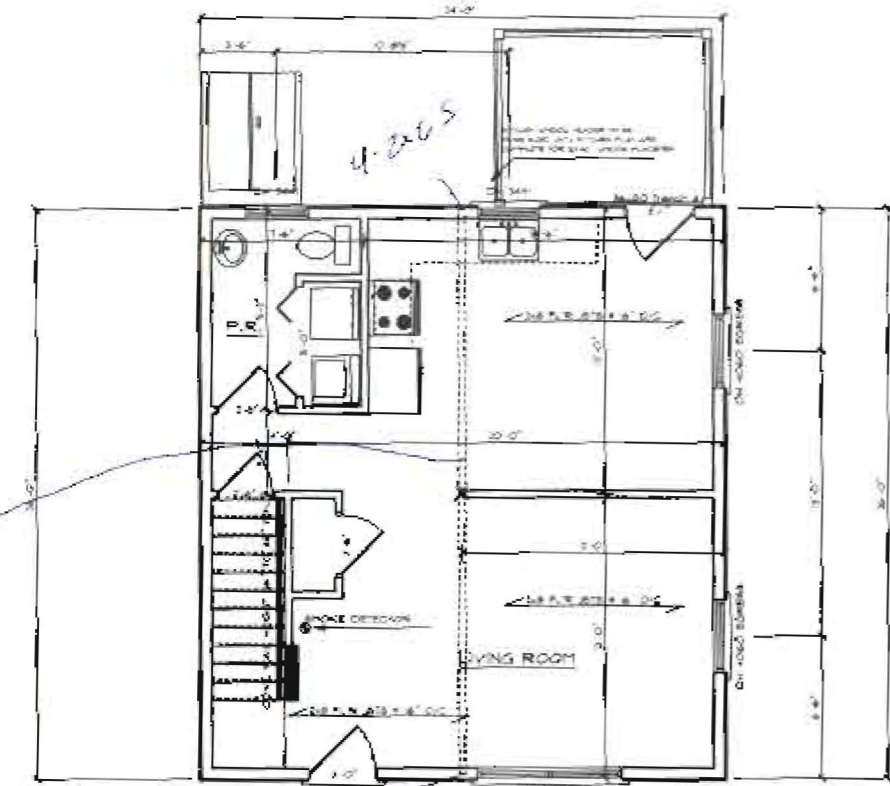
REAR ELEVATION

NOTE: ALL WINDOWS IMPACTOR + 3/4"

149 Sherwood

4:26 A005

4-1/4" x 9 1/2" LVL'S

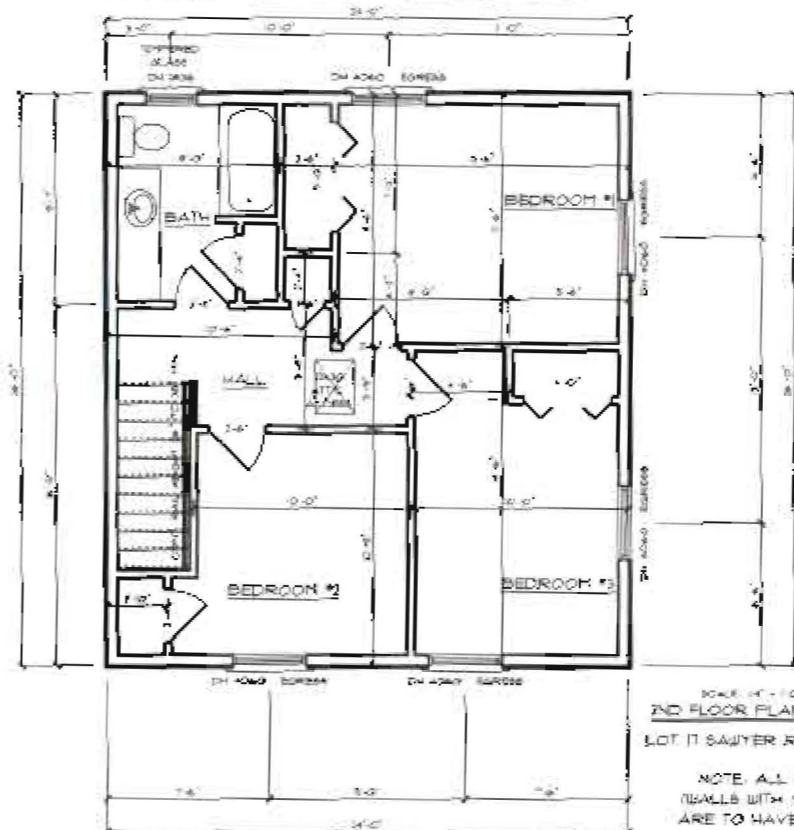


MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"
LOT 11 SAWYER RD

NOTE: ALL WINDOWS
U-FACTOR = .31

NOTE: ALL PLUMBING WALLS
(WALLS WITH VENTS AND DRAINS)
ARE TO HAVE 2x6 CONSTRUCTION

- FOUNDATION NOTES:
- ALL FINISH WALL FOOTING HEIGHTS SHALL BE DETERMINED IN THE FIELD BY CONTRACTOR.
 - BASEMENT WINDOW LOCATIONS AND WINDOW TYPES SHALL BE DETERMINED & VERIFIED IN FIELD WITH CONTRACTOR'S CHIEF.
 - ALL ANCHOR BOLTS SHALL BE 1/2" DIA. AND 12" LONG.
 - ALL TYPICAL COLUMN AND BEAM WALLS SHALL BE CHECKED & DIMENSIONED BY CONTRACTOR BEFORE WORK BEGINS.
 - ALL DAYLIGHT BASEMENT CONSTRUCTION TO BE DETERMINED IN FIELD BY CONTRACTOR IF APPLICABLE.
 - ALL CONSIDERATIONS FOR UTILITY ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - CONTRACTOR SHALL CHECK ALL DIMENSIONS WITH FLOOR PLAN OR ANY ADDITIONAL EQUIP. IS REQUIRED ETC. FOR PRODUCT DIMENSIONS OR SPEC. ALSO MUST CHECK ALL STRUCTURAL PRINTS FOR LOAD BEARING & FOUNDATION REQUIREMENTS.
 - CONTRACTOR SHALL VERIFY ALL WALL AND FOOTING TIES TO SOIL BEARING CAPACITY AS REQ'D.
 - DO NOT BACKFILL FLOOR TIES UNTIL AFTER ALL FLOOR JOIST & WALLS ARE COMPLETE.
 - DRAIN TIES SHALL BE PLACED ON INTERIOR AND EXTERIOR OF FOUNDATION ALL DRAIN TIES SHALL BE WRAPPED IN 1/2" DIA. FIBERGLASS JOINT & INSULATION IS COMPLETE.
 - SEE BUILDING SECTION FOR ADDITIONAL FOUNDATION REQUIREMENTS.

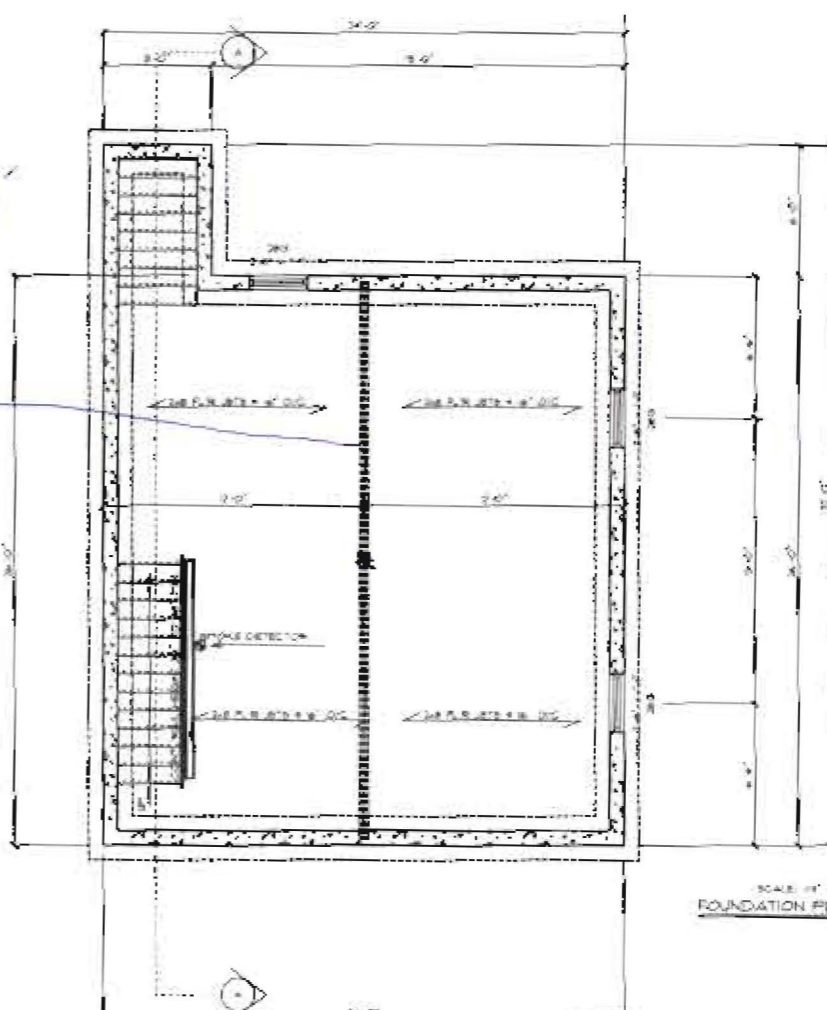


SCALE: 1/4" = 1'-0"
2ND FLOOR PLAN
LOT 11 SAWYER RD

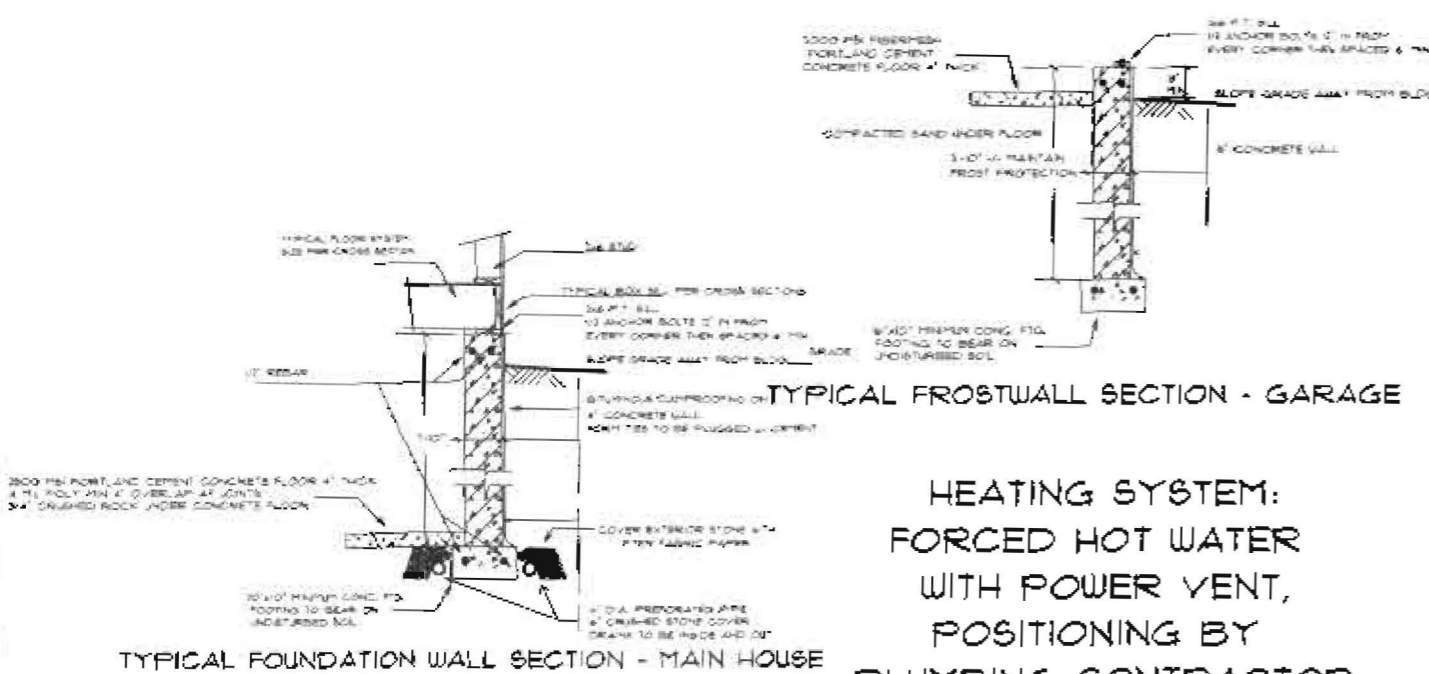
NOTE: ALL PLUMBING WALLS
(WALLS WITH VENTS AND DRAINS)
ARE TO HAVE 2x6 CONSTRUCTION

NOTE: ALL WINDOWS
U-FACTOR = .31

4-1/4" x 9 1/2" LVL'S -
13' span
will submit
specs



SCALE: 1/4" = 1'-0"
FOUNDATION PLAN



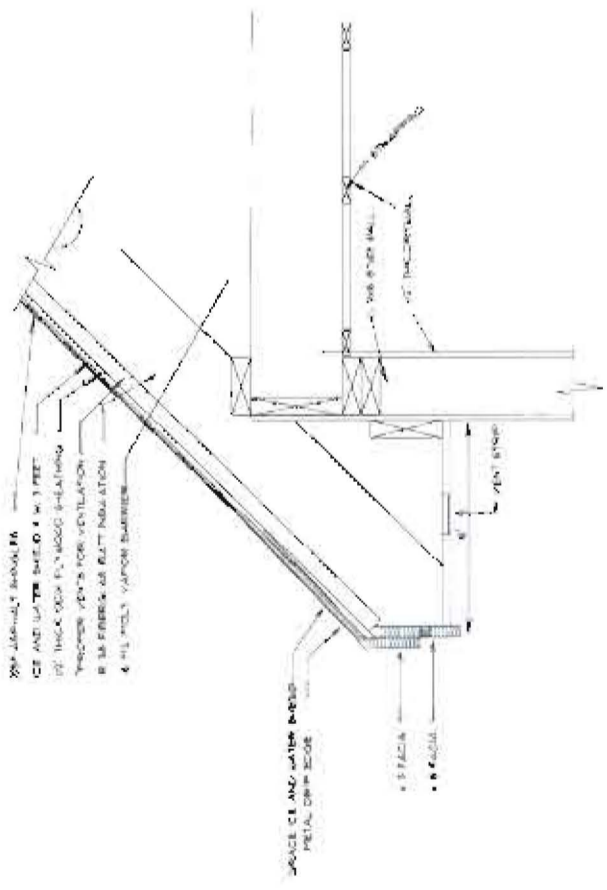
HEATING SYSTEM:
FORCED HOT WATER
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

THESE PLANS AND SPECIFICATIONS HAVE BEEN PREPARED BY A REGISTERED PROFESSIONAL ARCHITECT IN COMPLIANCE WITH THE REQUIREMENTS OF THE MINNESOTA PROFESSIONAL ARCHITECTS ACT. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE CONSTRUCTION OF THE PROJECT AND HAS FOUND IT TO BE IN SUBSTANTIAL ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY ANY OTHER SOURCE AND DOES NOT ACCEPT RESPONSIBILITY FOR ANY OMISSIONS OR ERRORS IN THE PLANS OR SPECIFICATIONS.

PROJECT NAME:
JUN SHERWOOD STREET

R M INC

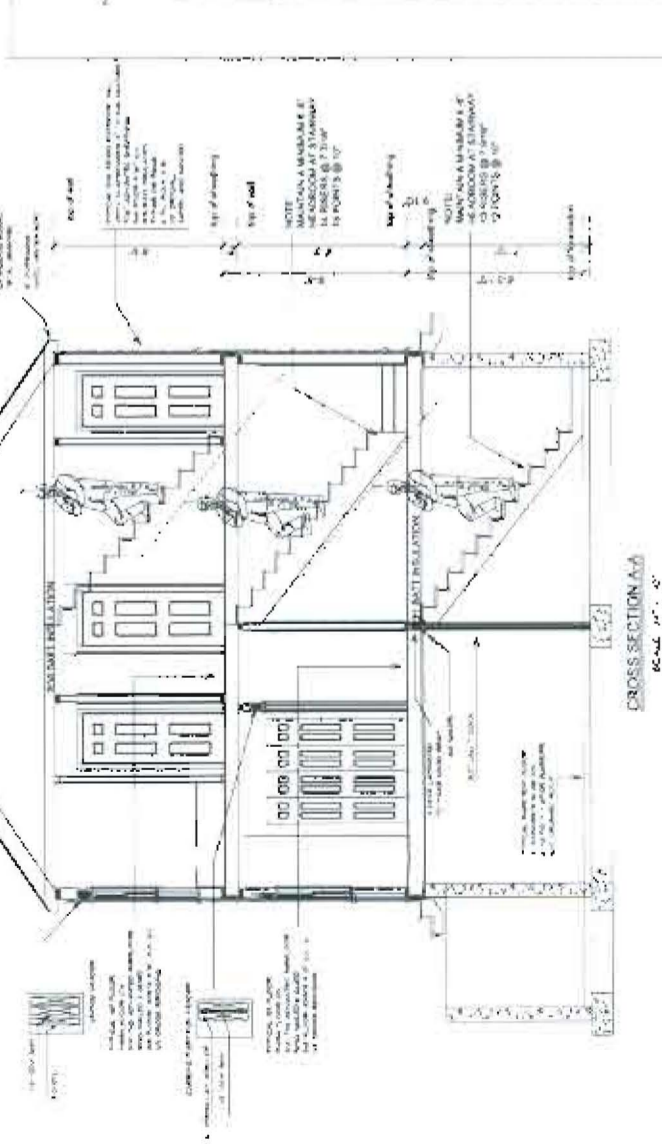
REVISION:
DATE: 10/20/2009
SCALE: AS NOTED
DRAWN:
PLC:
SHEET: 2



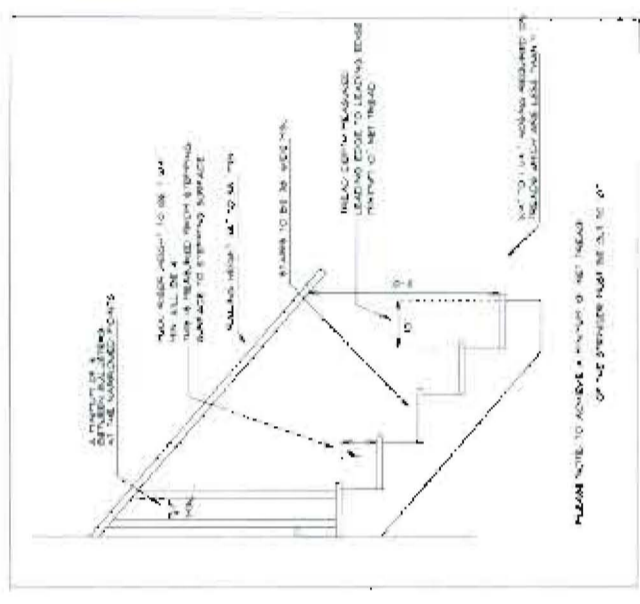
TYPICAL RAFTER TRIM DETAIL

NOTE: ALL PLUMBING WALLS (WALLS WITH VENTS AND DRAINAGE) ARE TO HAVE 2x6 CONSTRUCTION

NOTE: ALL PLUMBING WALLS (WALLS WITH VENTS AND DRAINAGE) ARE TO HAVE 2x6 CONSTRUCTION



NOTE: ALL WINDOWS U-FACTOR = .31



HEATING SYSTEM:
FORCED HOT WATER,
WITH POWER VENT,
POSITIONING BY
PLUMBING CONTRACTOR

ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	2x6 LAMINATE RAFTERS	120	LF	1.50	180.00
2	CEILING SHEATHING	120	SF	0.50	60.00
3	FLOORING	120	SF	1.00	120.00
4	WALLS	120	SF	0.75	90.00
5	DOORS	4	EA	100.00	400.00
6	WINDOWS	8	EA	150.00	1200.00
7	STAIRS	1	EA	500.00	500.00
8	PLUMBING	1	EA	1000.00	1000.00
9	ELECTRICAL	1	EA	500.00	500.00
10	PAINT	1	EA	100.00	100.00
11	LANDSCAPE	1	EA	200.00	200.00
12	PERMITS	1	EA	100.00	100.00
13	CONTRACTOR	1	EA	1000.00	1000.00
14	INSULATION	120	SF	0.25	30.00
15	ROOFING	120	SF	0.50	60.00
16	FOUNDATION	1	EA	100.00	100.00
17	SEWER	1	EA	50.00	50.00
18	WATER	1	EA	50.00	50.00
19	MECHANICAL	1	EA	100.00	100.00
20	FINISH	1	EA	100.00	100.00

FASTENING SCHEDULE (SEE TABLE 2304.8.1 AND 3. RESIDENTIAL CONSTRUCTION CODE FOR COMPLETE DETAILS)

PROJECT NAME
SHERWOOD STREET

DATE: 03/20/20
SCALE: 1/8"=1'-0"

DATE: 03/20/20
SCALE: 1/8"=1'-0"

