

# PERMIT ISSUED

**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: 503 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	<b>Zoning Approval</b>		
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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland Y/A <input type="checkbox"/> Flood Zone <i>pond 7-rox</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2009-0067 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/>	<b>Zoning Appeal</b> <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	<b>Historic Preservation</b> <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: _____	

### 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

## 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.

  X   Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers

  X   Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

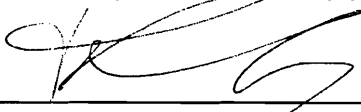
  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

  X   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.

CERIFICATE OF OCCUPANICES 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, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-0917	<b>Date Applied For:</b> 08/25/2009	<b>CBL:</b> 428 A005001
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<b>Location of Construction:</b> 149 Sherwood St	<b>Owner Name:</b> RM, Inc.	<b>Owner Address:</b> 98 Broadway	<b>Phone:</b> 207-332-5463
<b>Business Name:</b>	<b>Contractor Name:</b> RM, Inc.	<b>Contractor Address:</b> 98 Broadway South Portland	<b>Phone:</b> (207) 332-5463
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

**PERMIT ISSUED**

<b>Proposed Use:</b> Single Family Home - Construct new 2 story, no garage, 3 bedroom, 2 ½ bath Home	<b>Proposed Project Description:</b> Single Family Home - Construct new 2 story, no garage, 3 bedroom, 2 ½ bath Home
<b>JAN 11 2010</b>	
<b>City of Portland</b>	

**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 beam(s) / 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 DiPierro      **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 permit(s) is required for your site. Please contact Carol Merritt ay 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.

<b>Location of Construction:</b> 149 Sherwood St	<b>Owner Name:</b> RM, Inc.	<b>Owner Address:</b> 98 Broadway	<b>Phone:</b> 207-332-5463
<b>Business Name:</b>	<b>Contractor Name:</b> RM, Inc.	<b>Contractor Address:</b> 98 Broadway South Portland	<b>Phone:</b> (207) 332-5463
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> 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 buldings 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 vcm 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 lm 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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 090917

This is to certify that RM, Inc./RM, Inc.  
 has permission to Single Family Home - Construction of 2 story no garage 3 bedroom 2 1/2 bath Home  
 AT 149 Sherwood St CB# 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 finished-in. 24 HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Director, Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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
<b>STRUCTURAL</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	16" x 10" 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)		<del>1st + 2nd floor</del>
Girder & Header Spans (Table R 502.5(2))	not shown -	1st + 2nd floor - 4-1 1/4 x 9 1/2" carrying beams 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" Kot / 5/8" walls / 3/4" floor - OK	
Fastener Schedule (Table R602.3(1) & (2) )	OK	
<b>Private Garage</b> (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 Cng, R-19 walls R-19 floor

②

③

Factor Fenestration		
Type of Heating System	— OK	
<b>Means of Egress</b> (Sec R311 & R312) Basement		
Number of Stairways		
Interior 2		
Exterior 1		
Treads and Risers (Section R311.5.3)	10" T + $\text{\textcircled{7}}\frac{3}{4}" R -$	
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	



## 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

\*.35 U-Factor or lower are ENERGY STAR qualified in all 50 states.  
For structural performance values and other product specifications, visit [harveybp.com](http://harveybp.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.™



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

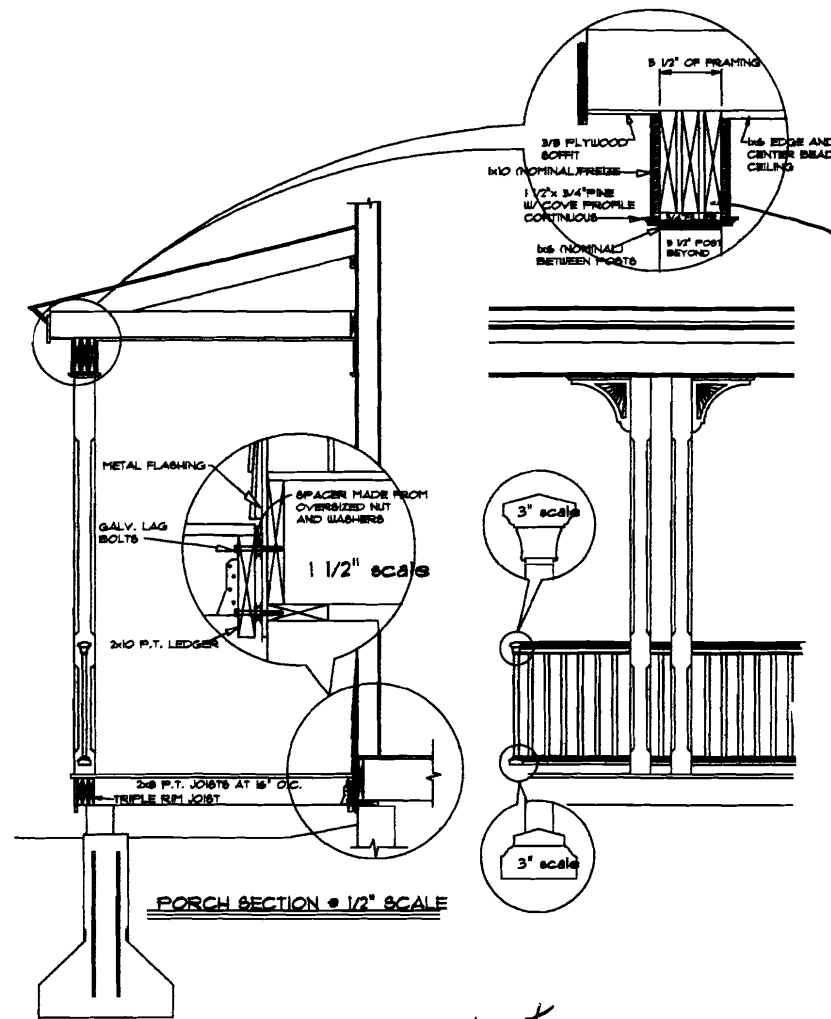


Information about Harvey Building Products and our products and services can be found at [harveybp.com](http://harveybp.com).

RECEIVED

DEC 17 2009

Dept. of Building Inspections  
City of Portland Maine



front + rear

Tom did original review  
9/16/09

Received other reviewed house plans -

11/24/09.

Tom called Rob for  
porch details - 11/30/09

don't know if review

Completed.

of Revised Plans

1/11/10



# 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 Sycamore Street.</u>		
Total Square Footage of Proposed Structure/Area <u>1400</u>		Square Footage of Lot <del>1400</del> <u>6194.67</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>428</u> <u>A</u> <u>5</u>	Applicant * <b>must</b> 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.<sup>00</sup></u> C of O Fee: \$ <u>1,120.<sup>00</sup></u> Total Fee: \$ <u>1,495.<sup>00</sup></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](http://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 8/25/09

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 - 24'x26'

Sevage 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 stories - 12' 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 $\phi$  min. - 6194.67 $\phi$  given OK

Lot Coverage Impervious Surface - 40% = 2477.87 $\phi$

Area per Family - 3,000 $\phi$  OK

24'x26'

5x6 = 30

8x10 = 80

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

Loading Bays - N/A

Site Plan - minor / minor 2009-0067

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 7-200X

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

2009-0067  
Application I. D. Number

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

**Marge Schmuckal**

**8/25/2009**  
Application Date

**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 A005001**  
Assessor's Reference: Chart-Block-Lot

**Single Family Home**  
Project Name/Description

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)

0

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"/> 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   |

Fees Paid:    Site Plan    \$50.00    Subdivision    Engineer Review    \$250.00    Date    8/26/2009

**Zoning Approval Status:**

Reviewer

- 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 | date           | <input type="checkbox"/> 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 - 6,322 ± min - 9312.87 ± (OK)

- street frontage - 50' min - 90.11' (OK)

- lot width - 60' min - 90.11' (OK)

- side yard setback

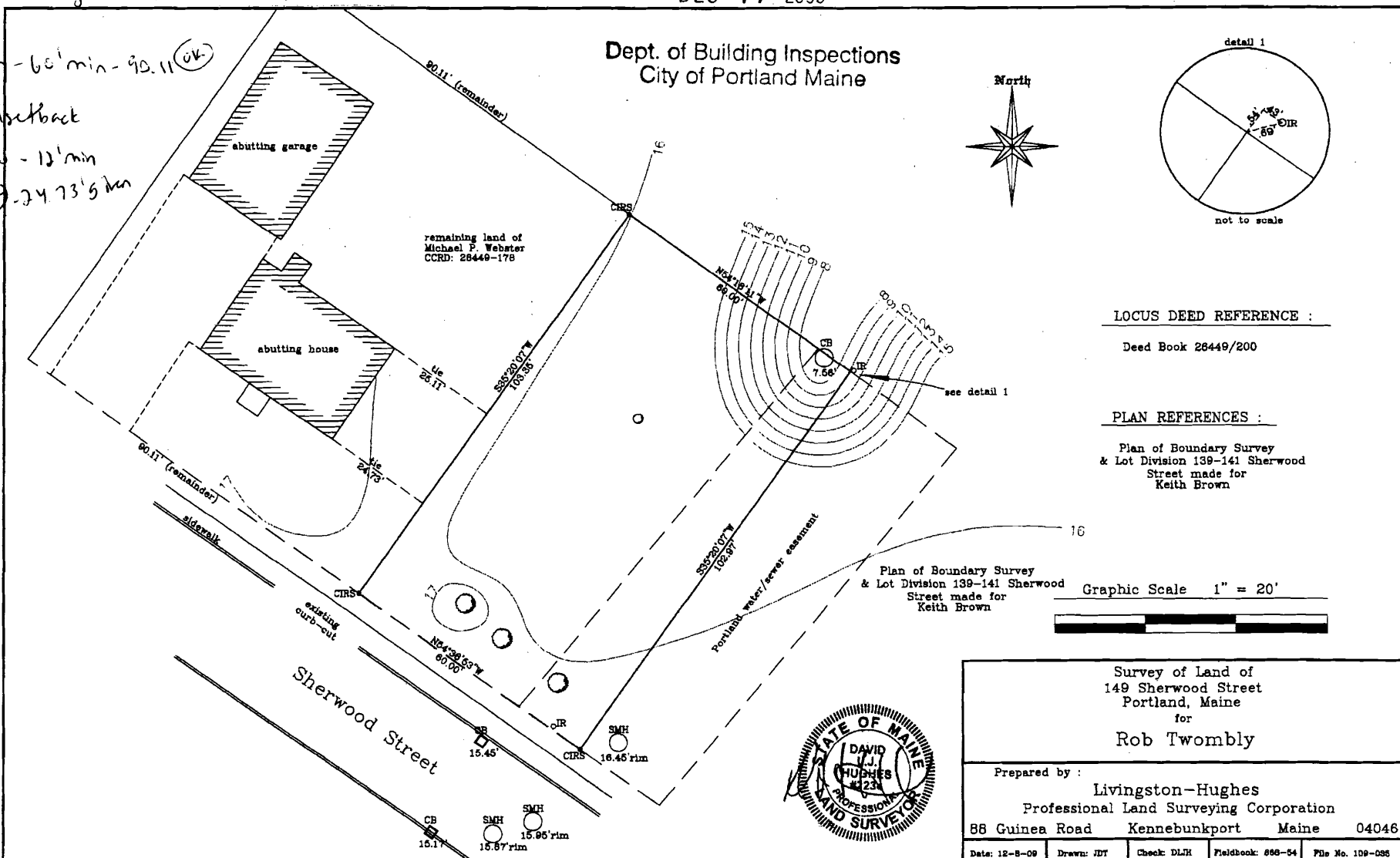
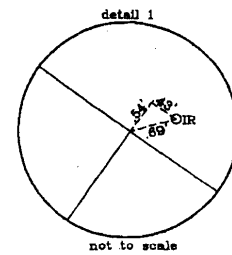
- 2 lanes - 12' min

(OK) 24.73' min

# RECEIVED

DEC 17 2009

Dept. of Building Inspections  
City of Portland Maine



LOCUS DEED REFERENCE :

Deed Book 28449/200

PLAN REFERENCES :

Plan of Boundary Survey  
& Lot Division 139-141 Sherwood  
Street made for  
Keith Brown

Graphic Scale 1" = 20'



Survey of Land of  
149 Sherwood Street  
Portland, Maine  
for  
Rob Twombly

Prepared by :

Livingston-Hughes  
Professional Land Surveying Corporation  
88 Guinea Road Kennebunkport Maine 04046

Date: 12-8-09 Drawn: JDT Check: DLH Fieldbook: 886-54 File No. 109-085





*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

*enny St. Louis Littell- Director of Planning and Development  
lorge Schmuckal, Zoning Administrator*

October 31, 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.

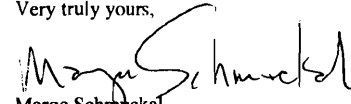
Please note that at the time of permit application for the new vacant lot, this office and the planning office will require stamped, signed survey site plans that place structures on the properties involved. We will also require deed descriptions for both of the proposed new lots.

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) 874-3936

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal". The signature is written in a cursive style with a large, prominent "S".

Marge Schmuckal  
Zoning Administrator

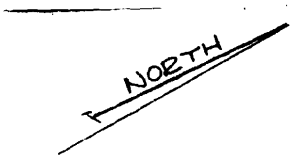
Cc: File



**NOTES:**

1) APPARENT MINOR DESCREANCIES BETWEEN DISTANCES IN DEEDS AND DISTANCES OBSERVED ON THE GROUND. BOUNDARY LINES AS SHOWN HEREON ARE BASED ON A RECORDED BOUNDARY SURVEY AND DEED DESCRIPTION FOR ADJOINING PROPERTY TO THE EAST AND ON MONUMENTATION, LOTTING PLANS, TAX MAP AND ON SUBJECT DEEDS. ACTUAL LINES MAY VARY SOMEWHAT FROM THOSE SHOWN HEREON. NO MONUMENTATION FOUND TO VERIFY LOCATION OF "F" STREET OTHER THAN THE IRON PIPE AT THE CORNER OF THE SCHOOL FENCE.

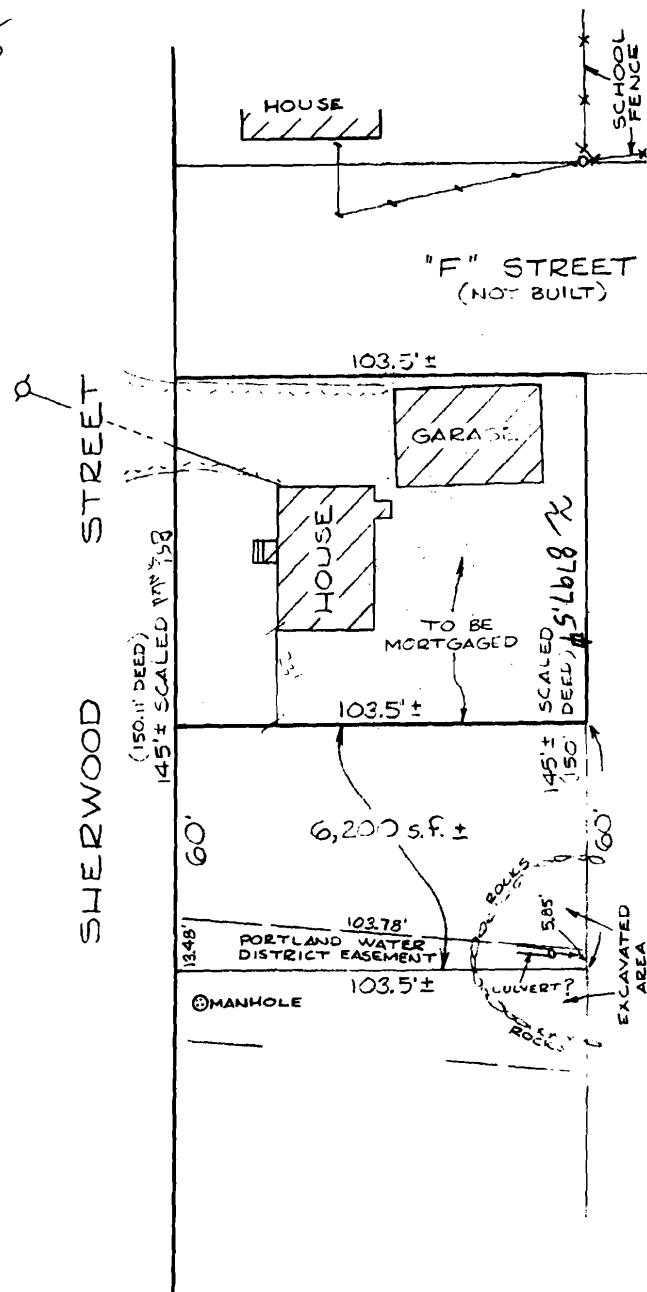
2) GARAGE SETBACKS DO NOT COMPLY WITH THE CURRENT ORDINANCE. (GARAGE BUILT IN 1976).



1" = 30'

**LEGEND:**

- PIN, ROD, BOLT OR REBAR
- PIPE
- GRANITE, STONE MONUMENT
- WOOD POST
- ▭ BUILDING
- ▭ DRIVEWAY, PARKING AREA
- UTILITY POLE
- OVERHEAD UTILITY WIRES
- STREAM, BROOK, DRAINAGE
- STONE WALL
- WIRE FENCE, CHAIN LINK FENCE
- WOOD FENCE
- ⊕ WELL



## 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:

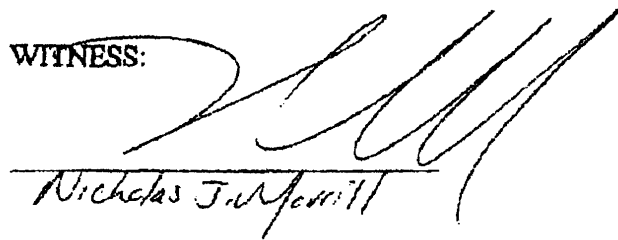
A certain lot or parcel of land, situated on Sherwood Street, formerly Forest Street, in the City of Portland, Cumberland County, State of Maine bounded and described as follows:

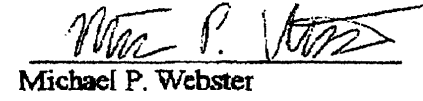
Beginning at a point on the northeasterly line of Sherwood Street at the most westerly corner of land conveyed by Maude I. Conant to George A. Drost et al. by deed dated August 24, 1961 and recorded in Cumberland County Registry of Deeds in Book 2626, Page 243, said point also being the most westerly 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:

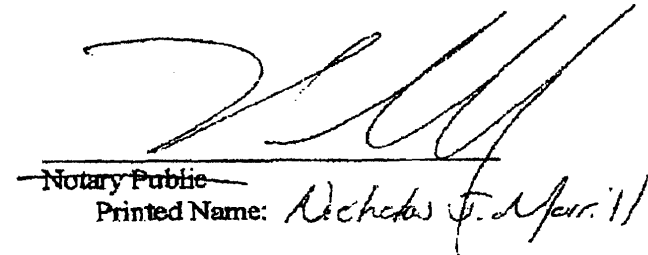
  
\_\_\_\_\_  
Nicholas J. Merrill

  
\_\_\_\_\_  
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

permit # 09-0917

CHECK-LIST AGAINST ZONING ORDINANCE

\* check requirements for original house lot

Date -

Zone Location - R-5

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 min

Lot Coverage Impervious Surface - 40%

Area per Family - ~~6,000~~

Off-street Parking - 2 spaces required

Loading Bays -

Site Plan -

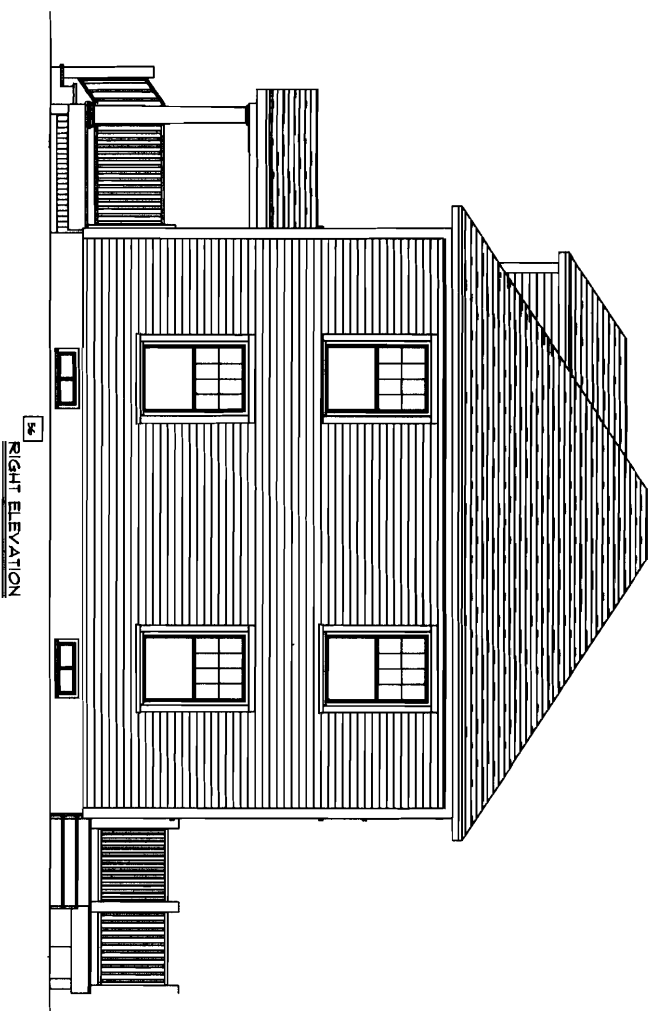
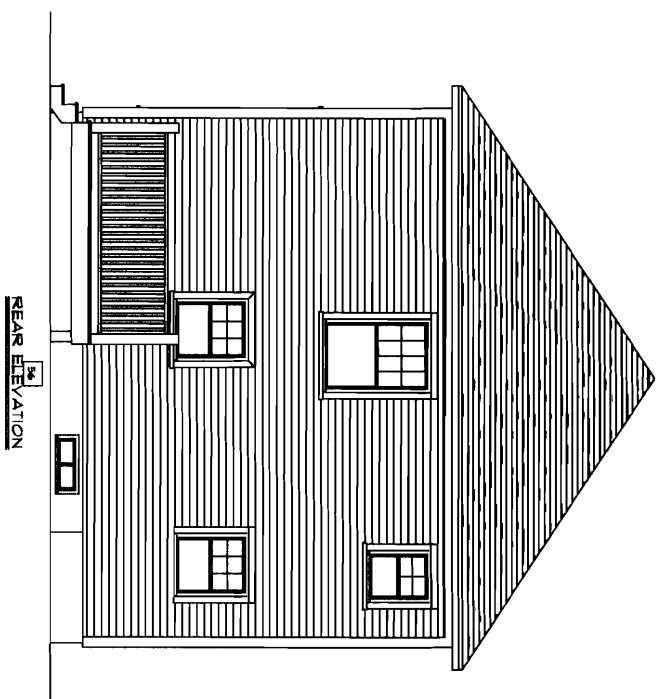
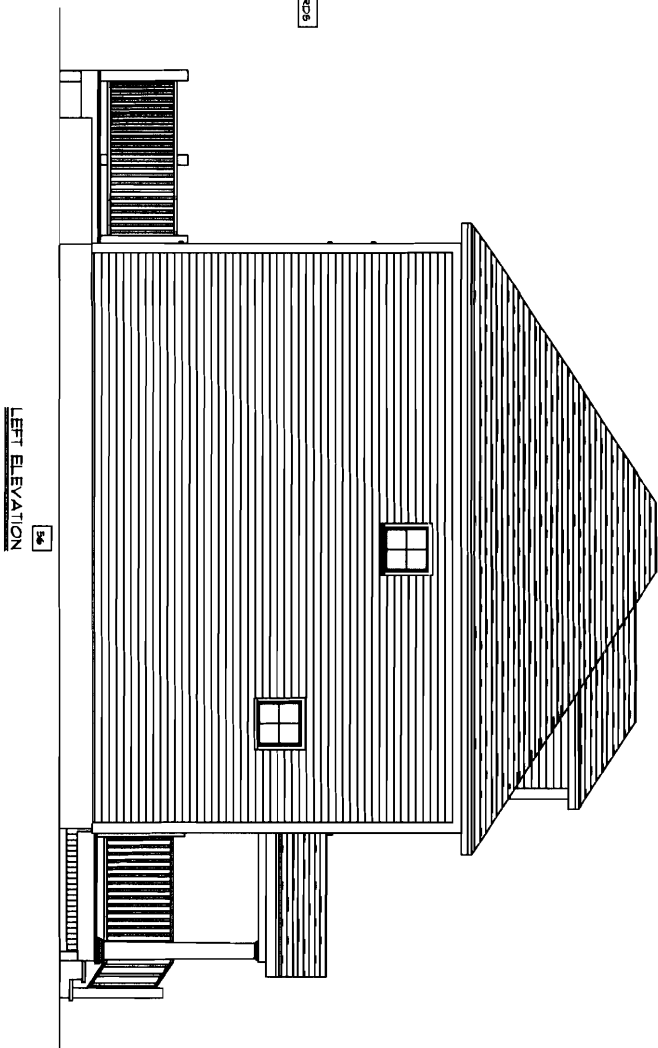
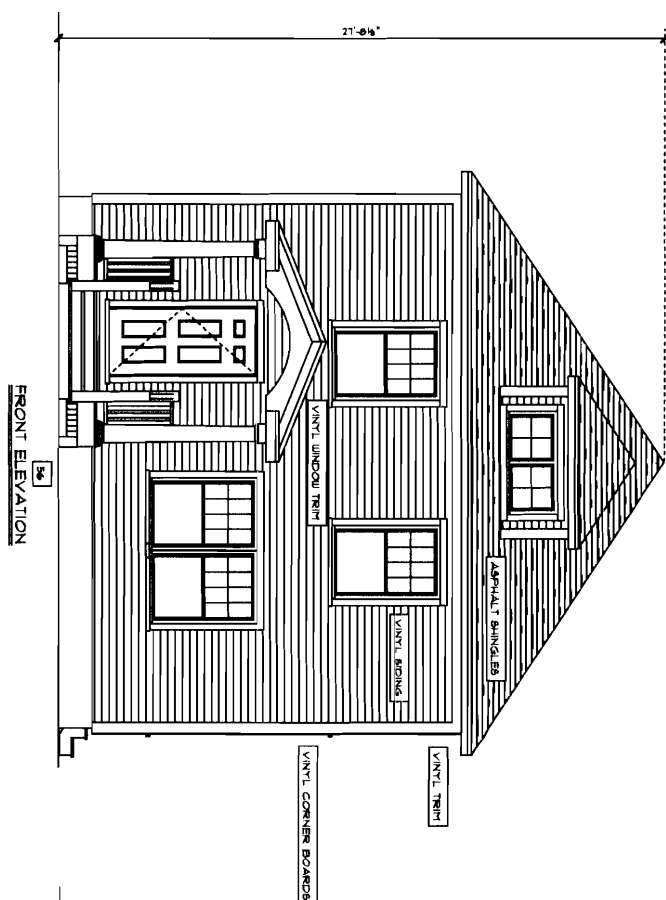
Shoreland Zoning/Stream Protection -

Flood Plains -

RECEIVED

NOV 24 2009

Dept. of Building Inspections  
City of Portland Maine



PROJECT NAME:

149 SHERWOOD STREET

R M INC

THESE PLANS AND SPECIFICATIONS HAVE NOT BEEN PREPARED BY A REGISTERED ARCHITECT OR ENGINEER. PETER PALANZA AND PALANZA DESIGN ARE NOT ENGAGED IN THE PRACTICE OF ARCHITECTURE OR ENGINEERING NOR DO THEY HOLD THEMSELVES OUT AS SUCH. THESE PLANS ARE PROVIDED AS A SERVICE AND IN NO WAY CONSTITUTE A GUARANTEE TO THE SOUNDNESS AND SATISFACTORY OF THE INFORMATION PROVIDED. ALL DIMENSION AND SPECIFICATIONS TO BE REVIEWED FOR ACCURACY AND STRUCTURAL INTEGRITY BY A REGISTERED ARCHITECT OR ENGINEER AND CONTRACTOR BEFORE ACTUAL CONSTRUCTION.

REVISIONS

DATE: November 7, 2009

SCALE: AS NOTED

DRAWN

PLS

SHEET ... OF ...