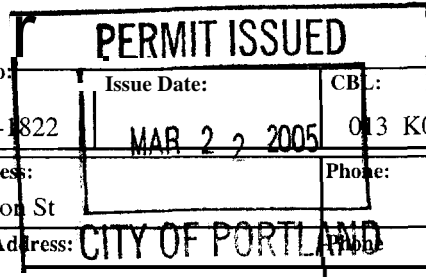


**City of Portland, Maine - Building or Use Permit Application**

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



No: 04-1822	Issue Date: MAR 22 2005	CBL: 013 K028001
-------------	-------------------------	------------------

Location of Construction: 117 Sheridan St	Owner Name: Fort Sumner Llc	Owner Address: 12 Simonton St	Phone:
Business Name:	Contractor Name: Leavitt Earthworks	Contractor Address: CITY OF PORTLAND Portland	
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions	Zone:

Past Use: single family	Proposed Use: single family demolish and remove 1 house & 4 garages	Permit Fee: \$246.00	Cost of Work: \$25,000.00	CEO District: I
----------------------------	---	-------------------------	------------------------------	--------------------

<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Signature: <i>[Signature]</i>	<b>INSPECTION:</b> Use Group: DEMO Type: 3/22/05 Signature: <i>[Signature]</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

**Proposed Project Description:**  
demolish and remove 1 house and 4 garages

Permit Taken By: dmartin	Date Applied For: 12/13/2004	<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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> M <input type="checkbox"/> M <input type="checkbox"/> Date: <i>[Signature]</i>	<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 Date: _____	<b>Historic Preservation</b> <input 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

Prmt [ ] Text93 [1550] Constr Type [New] Num1 [41822]

Permit Nbr [04-1822] Location of Construction [117] Sheridan St Appl. Date [12/13/2004]  
Status [Hold] Permit Type [Demolitions] Issue Date [ ]  
CBL [013 K028001] District Nbr [1] Estimated Cost [\$25,000.00] Date Closed [ ]

**Comment** [ ]

[01/13/200] All of Planning Board approvals need to be resolved prior to issuance. Spoke w/Sarah Hopkins and told her we would hold.

Name [tmm] Follow Up Date [ ] Completed

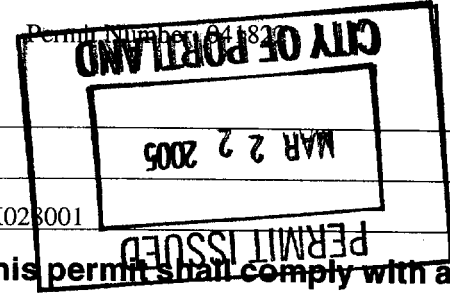
CreatedBy [dmartin] CreateDate [12/13/2004] ModBy [tmm] ModDate [01/13/2005]

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

BUILDING INSPECTION

## PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached



This is to certify that Fort Sumner Llc /Leavitt Ear works

has permission to demolish and remove 1 house and 4 garages

AT 117 Sheridan St

013 K028001

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 given and written permission procured before this building or part thereof is altered or closed-in. HOURS NOTICE IS REQUIRED.

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

### OTHER REQUIRED APPROVALS

- Fire Dept. \_\_\_\_\_
- Health Dept. \_\_\_\_\_
- Appeal Board \_\_\_\_\_
- Other \_\_\_\_\_  
DepartmentName

*[Handwritten Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# All Purpose Building Permit Application for Demolition of A Structure

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>117 SHERIDAN</u>			
Total Square Footage of Proposed Structure <u>3000</u>		Square Footage of Lot <u>10,700</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>13</u> <u>K</u> <u>028</u>		Owner: <u>FORT SUMNER</u> <u>LLC</u>	Telephone: <u>799-6340</u>
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: <u>LAURENCE EVBANK</u> <u>12 SIMONTON S PORTLAND ME</u>	cost Of Work: \$ <u>25,000</u> Fee: \$ <u>246</u>
<p>_____</p> <p>_____</p> <p>_____</p> <p style="font-size: 2em;">OF</p>			
Contractor's name, address & telephone: <u>LEAVITT EARTHWORKS BY 703 STANDISH 642-3675</u>			
Whom should we contact when the permit is ready: <u>LAURENCE EVBANK</u>			
Mailing address: <u>12 SIMONTON</u> <u>S. PORTLAND ME</u> Phone: <u>7996340</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 codes applicable to this permit.*

Signature of applicant: <u>[Signature]</u>	Date: <u>10/29/04</u>
--	-----------------------

This is not a permit. you may not commence ANY work until the permit is Issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit. please inquire with support staff

LEAVITT EARTHWORKS CO., INC.

PHONE: (207) 642-3675

FAX: (207) 642-2426

FACSIMILE TRANSMITTAL SHEET

TO: ED ANTZ	FROM: BILL BUNNELL
COMPANY: DEP-ENVIRONMENTAL	DATE: 12/2/04
FAX NUMBER: 207-7826	TOTAL NO. OF PAGES INCLUDING COVER: 2
PHONE NUMBER: 207-2651	SENDER'S REFERENCE NUMBER:
RE: ABATEMENT PROJ. #	YOUR REFERENCE NUMBER: APC-04-486

URGENT     FOR REVIEW     PLEASE COMMENT     PLEASE REPLY     PLEASE RECYCLE

NOTES/COMMENTS:

FAXED 12/2/04  
TO STATE OF ME DEP

CITY OF PORTLAND

BUILDING INSPECTIONS - 874-8703 OFFICE  
ATTN TO: ? FAY

**CONTRACT FOR ASBESTOS REMOVAL**

**(04-468)**

Abatement Professionals Corporation (hereinafter referred to as A.P.), of Portland, Maine, hereby agrees to perform the following services for:

**Bill Bunnell, Leavitt Earthworks Co., Inc.**

**(HEREINAFTER REFERRED TO AS THE "CLIENT")**

1. Pre-cleaning and abatement and disposal of asbestos only. A.P. hereby agrees to abate asbestos from the following area(s) in the building located at:  
**117 Sheridan Street, Portland, ME**  
**(SEE PROPOSAL LETTER FOR MORE DETAILS)**
2. A.P. also agrees to pre-clean stationary fixtures and horizontal surfaces of building components currently located within the asbestos control area that have been previously documented to be contaminated by the deterioration or presence of asbestos.
3. After the abatement of < 100 sq./ln. Ft. of friable or 500 sq. ft. potentially friable asbestos and pre-cleaning of the building components located in the designated areas, A.P., agrees to provide the "client" with a statement from a qualified, independent laboratory verifying that the air quality in the control area is within the environmental protection agency's guidelines to < .010 fibers of asbestos/cc of air. Projects > 100sq./ln. Ft. friable or 500 sq. ft. potentially friable will be cleared by an independent air monitor according to State DEP criteria with the cost assumed by the owner is not a part of this agreement.
4. A.P. agrees to perform all services according to applicable state, local and federal statutes and regulations.
5. The "client" agrees to make vehicle parking, water and electric accessible to the worksite and to maintain adequate, clear access to the control area and specific removal locations.
6. The "client" understands that some minor paint damage and/or staple holes may occur from the disassembly of the containment and restoration is not the responsibility of the contractor unless specifically indicated.
7. The "client" understands and agrees that it is impossible for the contractor to determine the condition of pipes, boilers, other metal surfaces, building components, etc. Therefore, this proposal is based on the assumption that all surfaces are in good condition. A.P. assumes no responsibility or liability for the direct or consequential damage arising from the aggravation of existing latent defects in pipes, boilers, other surface areas, building components, etc. During the asbestos abatement process.


8. The "client" understands and agrees that this proposal is for the abatement of the aforementioned asbestos containing material that was visible and in areas that were readily accessible at the time of the original inspection. This proposal does not include asbestos material uncovered or found subsequent to the original inspection of for asbestos material not readily identifiable. Abatement Professionals assumes no responsibility for asbestos containing materials inside boilers, furnaces, etc. that are not demolished as part of this agreement. Abatement Professionals further recommends that previously insulated systems, boilers and furnaces not be operated after the removal of insulation unless reinsulated and therefore assumes no liability for any damages arising out of or due to the operation of un-insulated systems, A.P. will not restart any mechanical system unless stipulated in the agreement.
9. The "client" is responsible for draining all mechanical systems to be removed and/or replaced and to flush and properly dispose of all hazardous or toxic materials found within the system, except for asbestos.
10. The "client" agrees to reimburse A.P. for any reasonable costs incurred by the contractor due to the cancellation of this agreement and any costs associated with the collection of past due invoices billed to the owner for completed work.
11. The "client" agrees to pay A.P., upon verification of the completion of work at **117 Sheridan Street, Portland, ME**, the following sum:

**Breakdown of costs:**


- Removal and disposal of 2 162sq/ft of roofing and 164sq/ft linoleum:, \$6,265.00
  - Demolition Impact **Survey:** \$ 600.00
  - Maine D.E.P. Permit fee: \$ NR
- Grand Total: \$6,865.00**

**Abatement will be completed in 5 days**

The Department of Environmental Protection requires a 10 calendar day notification for all projects > 3 sq./ln. Ft. The State of Maine DEP has issued regulations requiring independent air clearances for interior abatement projects > 100 sq./ln. Ft., combined.

  
Signed: \_\_\_\_\_  
Dated: 11/19/04

ON BEHALF OF MR. LAWRENCE E. BARRIK  
12 SIMONTON ST.  
S. PORTLAND, ME.

  
\_\_\_\_\_  
Robert W. Rickett, Jr.  
President

FROM : [REDACTED]

FAX NO. : [REDACTED]

Apr. 03 2003 04:33PM P1



### Maine Department of Environmental Protection

Asbestos/Lead Unit  
17 State House Station  
Augusta, Me 04333-0017  
Tel (207) 287-2651 FAX (207) 257-7826



## Building Demolition Form (BDF)

### A) Pre-Demolition Building Inspection and Abatement Information

#### **Important Notice: This Notification is Required by Law**

Maine Law requires that buildings be inspected for asbestos and that asbestos-containing materials be removed from any building prior to demolition. Demolition means the tearing down or intentional burning of a building or part of a building. This includes any institutional, commercial, public, industrial, or residential building. Inspection and/or removal of more than 3 square feet or 3 linear feet of asbestos-containing materials must be performed by an asbestos firm licensed by the ME DEP.

Municipalities are requested to have applicants for demolition permits complete this form prior to the issuance of a demolition permit. The Department also requests that a demolition permit Not be issued to an applicant for a "no" answer to any of the questions below. Please call (207) 287-2651 with any questions.

Please answer all questions:

- 1.  yes  no Has the building been inspected by a DEP licensed asbestos consultant?
- 2.  yes  no If asbestos was found, has a 10 day notification rent to DEP?
- 3.  yes  no  n/a Has the asbestos (if any) been removed by a DEP licensed asbestos contractor?

Note: This form constitutes notification to the Department when asbestos is not present in the building being demolished.

### B) General Information

property address: 117 SHERIDAN ST. PORTLAND, ME.  telephone:	asbestos survey performed by: (name & address) ABATEMENT PROFESSIONALS 232 RIVERSIDE BLVD. PKWY. PORTLAND, ME 04103  telephone: 207-878-5922
property owner: (name & address) FORT SUMNER LLC LAIBARICE EUBANKS 12 SIMONTON ST. - S. PORTLAND telephone: 207-799-6340	asbestos abatement contractor: (name & address) SAME AS ABOVE PROJECT # APC-04-486 telephone:
demolition contractor: (name & address) LEAVITT EARTHWORKS CO., INC. P.O. Box 703 STAUDISH, ME. 04094 telephone: 207-642-3675	demolition start date: DEC. 13, 2004 demolition end date: DEC. 17, 2004 building type: (commercial, residential, etc.) RESIDENTIAL

Once filled out, please fax or mail immediately to DEP

Original to DEP

Copy to Municipality

Copy to Owner or Operator



# City of Portland Inspection Services Division Demolition Call List and Requirements

Site Address: 117 SHELDON ST.

owner: FT. SUMNER LLC.

Structure Type: WOOD FRAME

Contractor: LEAVITT EARTHWORKS Co., Inc.

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
Central Maine Power	1-800-750-4000	<u>12/8/04</u>
Verizon	1-800-941-9900	<u>12/8/04</u>
Northern Utilities	797-8002 ext 6241	<u>BUK DELLAMARE 12/8/04</u>
Portland Water District	761-8310	<u>J. PANDISCO 12/8/04</u>
Time Warner Cable Co.	253-2222	<u>12/8/04</u>
Dig Safe ***	1-888-344-7233	<u>DIG SAFE # 2004-500-3915</u>

\*\*\*(After Call, There is a wait of 72 Business Hours before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE CONTACTED</u>
DPW/ Traffic Division	874-8891	✓ (L. Cote) <u>Ronald J. Cote 11/29/04</u>
DPW/ Forestry Division	874-8389	✓ (J. Tarling) <u>Jeff Tarling 12/1/04</u>
DPW/ Sealed Drain Permit	874-8822	✓ (C. Merritt) <u>Carol Merritt 12/1/04</u>
Building Inspections ( Insp. Req'd.)	874-8703	<u>DOUKIA 12/8/04</u>
Historic Preservation	874-8726	<u>DEBORAH ANDREWS EMAIL PHOTOS TO</u>
Fire Dispatcher	874-8576	
DEP – Environmental (Augusta)	287-2651	<u>(Ed Antz)</u>

U.S. EPA Region 1 – No Phone call required. Just mail copy of State notification to:

Demo / Reno Clerk  
US EPA Region I (SEA)  
JFK Federal Building  
Boston, MA 02203

DEB ANDREWS DGA@PORTLAND.MAINE.GOV.

MAILED  
12/21/04

### ADDITIONAL REQUIREMENTS:

- 1) Written Notice to Adjoining Owners: Only when written notice has been given by the Applicant to the owners of adjoining lots will a demolition permit be issued. Provide a list of those notified and a COPY of the notification sent with your completed application.
- 2) A Photo of the Structure(s) to be demolished must be submitted with your application.
- 3) Certification From an Asbestos Abatement Company that the building is asbestos-free may be required as per state law notification form attached.

I have contacted all of the necessary companies / departments as indicated above and attached all required documentation.

Signed: William L. Bennett Jr.

Date: Dec 9, 2004



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: T. Scott Teas

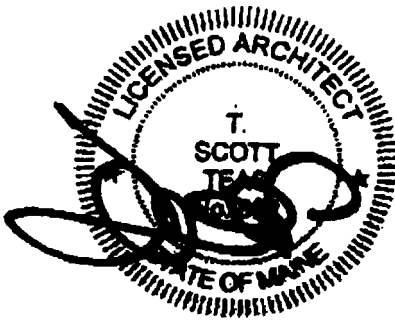
RE: Certificate of Design

DATE: November 30, 2004

These plans and / or specifications covering construction work on:

Summer court, 117 Sheridan Street, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



Signature: T. Scott Teas

Title: Principal

Firm: TFH Architects

Address: 100 Commercial Street, Portland, ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: T. Scott Teas

Address of Project: 117 Sheridan St., Portland, ME

Nature of Project: Family Housing, Private

\_\_\_\_\_  
\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature: \_\_\_\_\_

Title: Principal

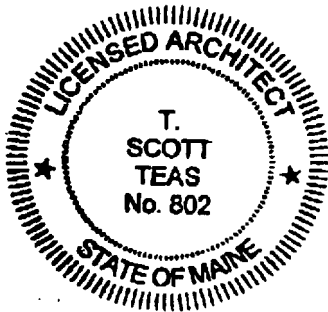
Firm: TFH Architects

Address: 100 Commercial St., Portland, ME

\_\_\_\_\_

Phone: 207.775.6141

(SEAL)



FROM DESIGNER: T. Scott Teas  
 DATE: November 29, 2004  
 Job Name: Summer Court  
 Address of Construction: 117 Sheridan Street, Portland, ME

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) R2  
 Type of Construction 5A  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes, NFPA 13r  
 Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)  
 Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

SEE Q1-0 Submitted for all structural members  
SI-1 THROUGH-4 (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
<u>DWELLING UNITS</u>	<u>40 PSF</u>
<u>PUBLIC CORRIDORS</u>	<u>100 PSF</u>
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)  
25 mph Basic wind speed (1609.3)  
I, 1.10 Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5)  
C Wind exposure category (1609.4)  
±0.25 Internal pressure coefficient (ASCE 7)  
 MAX -55.3 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 MAX 19.3 PSF Main force wind pressures (1609.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614-1623)

PER 1616.3 Design option utilized (1614.1)  
I Seismic use group (Category) (Table 1604.5, 1616.2)  
 $S_{ps} = 0.38$  Spectral response coefficients,  $S_{ps}$  &  $S_{ds}$  (1616.1)  
 $S_{ds} = 0.16$

N/A Live load reduction (1603.1.1, 1607.8, 1607.10)  
N/A Roof live loads (1603.1.2, 1607.11)  
N/A Roof snow loads (1603.1.3, 1608)  
60 PSF Ground snow load,  $P_g$  (1608.2)  
N/A If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1608.3)  
1.0 If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1608.3.1)  
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1604.3)  
1.0 Roof thermal factor,  $C_r$  (Table 1608.3.2)  
N/A Sloped roof snowload,  $P_s$  (1608.4)  
C Seismic design category (1616.3)  
K Basic seismic force-resisting system (Table 1617.8.2)  
R=6  
 $C_d = 4$  Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.8.2)  
EQUIV. LATERAL FORCE Analysis procedure (1616.8, 1617.5)  
175K Design base shear (1617.4, 1617.5.1)

Flood loads (1609.1.6, 1612)

N/A Flood hazard area (1612.3)  
N/A Elevation of structure

Other loads

N/A Concentrated loads (1607.4)  
N/A Partition loads (1607.5)  
N/A Impact loads (1607.8)  
N/A Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 1607.1)

# **LEAVITT EARTHWORKS CO., INC.**

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December 2, 2004

RE: Per City of Portland, Inspection Services Division Requirements

Leavitt Earthworks Company Inc., on behalf of Mr. Laurence Eubanks, is providing a written notice to adjoining abutters of 117 Sheridan Street, Portland, Maine that on or about December 13, 2004 Demolition of a vacant single family home and garages will be demolished & removed in accordance with City of Portland code enforcement rules and regulations.

If you have any questions or concerns please feel free to call 207-642-3675.

Sincerely,

Man Leavitt

Leavitt Earthworks Company Inc.

**.cc Abutters**

Peter O'Donnell II,  
121 Sheridan Street  
Portland, ME 04101

City Of Portland  
Building & Planning Dept.  
Bldg. and Insp. Div. Rm #3 15  
389 Congress Street  
Portland, ME 04101

Linda R. Nobile  
41 Johansen Street  
Portland, ME 04101

**Continue to page 2**

# **LEAVITT**

## **EARTHWORKS CO., INC.**

---

Allen D. Jagger  
251 Woodford Street  
Portland, ME 04103

Timothy C. & Jean R. Neale  
18 Graystone Lane  
Portland, ME 04103

**Denise & Joel Ferris**  
11 Sheridan Street  
Portland, ME 04101

Ian & Binnie Factor  
5 Sheridan Street  
Portland, ME 04101