

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8715

Permit No:	05-0159	Date Applied For:	02/09/2005	CBL:	013 K028001
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Location of Construction:	Owner Name:	Owner Address:	Phone:
117 Sheridan St	Fort Sumner Lic	12 Simonton St	
Business Name:	Contractor Name:	Contractor Address:	Phone:
	Laurence Eubank	12 Simonton St So Portland	(207) 799-6340
Lessee/Buyer's Name	Phone:	Permit Type:	
		Multi Family	

Proposed Use:	Proposed Project Description:
8 Unit Condominium	Build 8 unit Condominium

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/18/2005

Note: 2/18/05 Still waiting for stamped approved site plan from Kandi - but measurements are not too close to worry - I will recheck when the final plans come in **Ok to Issue:**

- 1) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 2) This property shall remain an eight family condominium dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Mike Nugent **Approval Date:** 03/25/2005

Note: **Ok to Issue:**

- 1) The discrepancy between the soils report and the interior footing design must be fixed and submitted for approval prior to forming this interior footings
- 2) Unprotected opening on the North face must comply with table 704.8
- 3) Guard rail shop drawings must be approved by the project engineer prior to installation.
- 4) Specific items used to protect penetrations in fire separation assemblies must be approved prior to installation.
- 5) The Statement of Special Inspections Dated 3/23/05 must be signed and returned prior to commencement of construction.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 02/22/2005

Note: **Ok to Issue:**

- 1) the sprinkler system & fire alarm system shall be tested to the appropriate standard and the results shall be submitted to the Portland Fire Department
- 2) smoke detectors are required on all levels
- 3) the fire alarm system shall be installed in accordance with NFPA 72 standard

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 07/12/2004

Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Sebago Technic **Approval Date:** 10/26/2004

Note: **Ok to Issue:**

- 1) see planning conditions

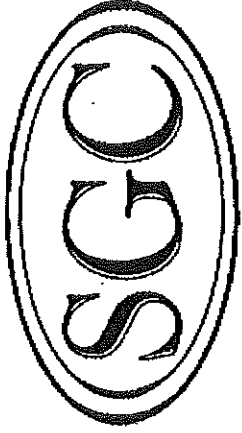
Dept: Planning **Status:** Approved with Conditions **Reviewer:** Kandi Talbot **Approval Date:** 10/26/2004

Note: **Ok to Issue:**

Location of Construction: 117 Sheridan St	Owner Name: Fort Sumner Lic	Owner Address: 12 Simonton St	Phone:
Business Name:	Contractor Name: Laurence Eubank	Contractor Address: 12 Simonton St So Portland	Phone: (207) 799-6340
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

- 1) that a lighting catalogue can be submitted for the building architectural fixture and that the pole-mounted light fixture height be no greater than 16 ft. High. The applicant shall also revise the lighting plan so that there shall be no spillover onto the southerly abutting property. The lighting shall be reviewed and approved by the Planning staff.
- 2) the condominium documents shall provide for the awnings on the building, which shall be reviewed and approved by Corporation Counsel.
- 3) the applicant shall address the Portland Water District letter regarding capacity and provide adequate water capacity to the site.
- 4) that a note shall be added to the subdivision plat and within the condominium documents that states "Snow removal shall consist of removal from the site any snowfall in excess of three inches and as otherwise needed, so as to maintain a clear sidewalk and the free access to all seventeen (17) parking spaces provided on the site and to avoid snow bank accumulation on site in excess of two fee (measured horizontally or vertically)."
- 5) that the applicant revise the access easement to allow for vehicular access for the City of Portland, only, in order to access the City property for review and approval by Corporation Counsel. An executed access easement will be submitted to staff, prior to issuance of a building permit. Corporation Counsel shall also review and approve the condominium documents.
- 6) that the plans be revised in accordance to the DRC's memo dated October 15, 2004 in regards to the utility connections, fence details and geotechnical investigation, to be reviewed and approved by the DRC and Planning Authority.
- 7) that the applicant investigate the possibility of increasing the aisle width between parking spaces 1 and 3 and between parking spaces 5 and 15, and that any amendments to the plan be reviewed and approved by the City's Traffic Engineer.
- 8) that all plans shall be revised to reflect the agreement between the southerly abutting property regarding property lines and access easement areas to be reviewed and approved by staff, prior to issuance of a building permit.

Comments:
3/2/2005-mjn: See email to designer attached to file...questions



SGC ENGINEERING, LLC

- Civil Design & Survey Engineering
 - Environmental & Regulatory Permitting
 - Electrical Power Systems Engineering
- Offices - Westbrook & Orono, Maine

To: Jeanie Boueke From: Mark Girard

Fax: 874-8216 Pages: Cover + 1

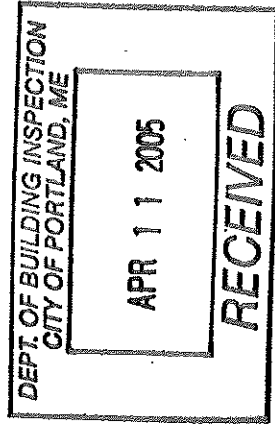
Phone: _____ Date: 4-11-05

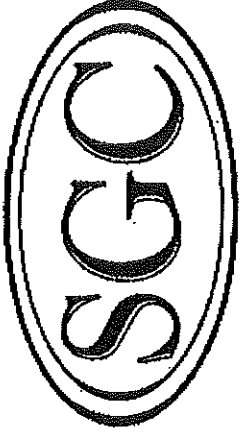
Re: _____ CC: _____

- Urgent For Review Please Comment Please Reply Please Recycle

Re: Foundation Layout

Sheridan ST.





SGC ENGINEERING, LLC

- Civil Design & Survey Engineering
- Environmental & Regulatory Permitting
- Electrical Power Systems Engineering

Offices - Westbrook & Orono, Maine

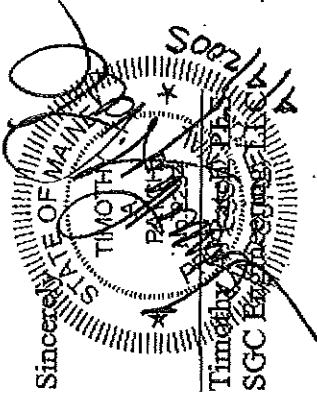
April 4, 2005

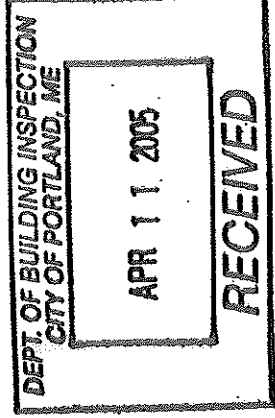
To: City of Portland

Re: **Foundation Layout, Sheridan Street**

SGC Engineering, LLC is providing professional Survey-Engineering services for the above reference project. The scope of our services involves laying-out the foundation to comply with the *Minimum Yard Dimensions* for Zone R-6 as defined by the City of Portland's Zoning ordinance, Article III, Division 7, Section 14-139, last revised March 25, 2005.

Please be advised that SGC Engineering, LLC performed the above scope of services on April 5, 2005. If additional information is required please contact our office.

Sincerely,

 Timothy A. Parsons, PE
 SGC Engineering, LLC



Applicant: Fort Summer LLC
Address: 117 Sheridan St

Date: 2/18/05
C-B-L: 013-K-028

CHECK-LIST AGAINST ZONING ORDINANCE App.# 05-0157

Date - Existing Developed lot with single family home
Zone Location - R-6
Perused plans received 4/4/05
Frankendy

Interior or corner lot -

Proposed Use Work - to demolish existing house (single family) and erect
8 family D.U. (condos)

Sewage Disposal - City

Lot Street Frontage - 40' - 102' given

Front Yard - 10' min - CAN AVERAGE what's on either side use that $6+0+2=0'$

Rear Yard - 20' min - 23' scaled to rear entry ok some New

Side Yard - 12' min - 13' 3" 13' 5" scaled

Projections - rear porch is stairs 6' x 10' is 3' x 4' enclosed hangout new

Width of Lot - 50' min - 102' given 3' x 4'

Height - 45' MAX - 43.5' scaled

Lot Area - 4,500 sq min 11,232 sq given

Lot Coverage Impervious Surface - 50% MAX ok = 5616 sq MAX

Area per Family - 1000 sq/ unit $1200 \times 5 = 6,000$ 9,000 min

Off-street Parking - 2/D.U. + 1 for every 6th D.U. = 17 req - 17 PKG SPACES SHOWN ok

Loading Bays - N/A

bldg = 2867
60

Site Plan # 2004-0143

293 sq

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 14 - Zone C

open space ratio = 20% ~~minimum~~ NO IMPERVIOUS AREA INCLUDED

$\frac{2867}{11232} = 25.5\%$
 $\frac{2867}{10770} = 27\%$ ok

**CITY OF PORTLAND, MAINE
PLANNING BOARD**

Inspection

Orlando E. Delogu, Chair
Lee Lowry III, Vice Chair
John Anton
Kevin Beal
Michael Patterson
David Silk
Janice E. Tevastian

December 9, 2004

Mr. Laurence Eubank
12 Simonton Street
South Portland, ME 04106

RE: Sheridan Street Condominiums, 117 Sheridan Street
ID# 2004-0143, CBL# ~~013-K-008~~

013 K 028

Dear Mr. Eubank:

On October 26, 2004 the Portland Planning Board voted unanimously (7-0) on the following motions regarding the 8-unit residential subdivision located at 117 Sheridan Street:

1. That the plan was in conformance with the Subdivision Review Ordinance of the City Land Use Code with the following conditions:
 - i. that all plans shall be revised to reflect the agreement between the southerly abutting property regarding property lines and access easement areas to be reviewed and approved by staff, prior to issuance of a building permit.
 - ii. that the applicant investigate the possibility of increasing the aisle width between parking spaces 1 and 3 and between parking spaces 5 and 15, and that any amendments to the plan be reviewed and approved by the City's Traffic Engineer.
 - iii. that the plans be revised in accordance to the DRC's memo dated October 15, 2004 in regards to the utility connections, fence details and geotechnical investigation, to be reviewed and approved by the DRC and Planning Authority.
 - iv. that the applicant revise the access easement to allow for vehicular access for the City of Portland, only, in order to access the City property for review and approval by Corporation Counsel. An executed access easement will be submitted to staff, prior to issuance of a building permit. Corporation Counsel shall also review and approve the

DEPT. OF BUILDING PERMITS AND PLANNING DOCUMENTS.
CITY OF PORTLAND, ME

DEC 16 2004

RECEIVED

- v. that a note shall be added to the subdivision plat and within the condominium documents that states "Snow removal shall consist of removal from the site any snowfall in excess of three inches and as otherwise needed, so as to maintain a clear sidewalk and the free access to all seventeen (17) parking spaces provided on the site and to avoid snow bank accumulation on site in excess of two feet (measured horizontally or vertically)."
 - vi. the applicant shall address the Portland Water District letter regarding capacity and provide adequate water capacity to the site.
 - vii. the condominium documents shall provide for the awnings on the building, which shall be reviewed and approved by Corporation Counsel.
2. That the plan was in conformance with the Site Plan Review Ordinance of the City Land Use Code with the following conditions:
 - i. that a lighting catalogue cut be submitted for the building architectural fixture and that the pole-mounted light fixture height be no greater than 16 ft. high. The applicant shall also revise the lighting plan so that there shall be no spillover onto the southerly abutting property. The lighting shall be reviewed and approved by the Planning staff.

The Planning Board also voted unanimously (7-0) to waive the landscaping requirement of two (2) trees per residential unit per Sec. 14-506 to allow the applicant to landscape as set forth in the proposed site plan and to waive the driveway width as required by the Portland Technical and Design Standards.

The approval is based on the submitted plan and the findings related to site plan review standards as contained in Planning Board #52-04, which is attached.

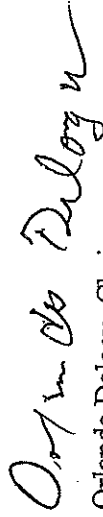
Please note the following provisions and requirements for all subdivision approvals:

1. Mylar copies of the construction drawing for the subdivision must be submitted to the Public Works Department prior to the release of the plat. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. 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.

If there are any questions regarding the Board's actions, please contact Kandice Talbot at 874-8901.

Sincerely,



Orlando Delogu, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Taring, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention Assessor's Office
Approval Letter File

STATEMENT OF SPECIAL INSPECTIONS

PROJECT:

Sumner Court

LOCATION:

17 Sheridan Street
Portland, Maine

OWNER:

Fort Sumner, LLC
12 Simonton Street
South Portland, ME 04106

ARCHITECT OF RECORD:

TFH Architects
100 Commercial Street
Portland, ME 04101

STRUCTURAL ENGINEER OF RECORD:

Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121

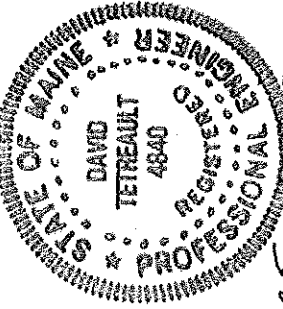
This Statement of Special Inspections is submitted as a condition of permit issuance in accordance with Section 1704 of the 2003 International Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspection Coordinator, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspection Coordinator shall keep records of all inspections listed herein, and shall periodically furnish Interim Special Inspection Reports to the Building Code Official and to the Architect of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Code Official and the Architect of Record. A Final Report of Special Inspections documenting completion of all special inspections and correction of all discrepancies noted in inspection records shall be submitted to the Building Code Official.

Job site safety and means and methods of construction are solely the responsibility of the Contractor. Materials and activities to be inspected do not include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

David Tetreault
Signature Date 3/23/05



Handwritten initials/signature

Owner's Authorization:

Open Sunk
Signature Date 3/29/05

Building Code Official's Acceptance

David August
Signature Date 3/31/05

SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTION COORDINATOR:

David Tetreault, P.E.
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
207-934-8038

2. TESTING AGENCY:

Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339
207-856-0277

3. TESTING AGENCY:

Summit Labs
1039 Riverside Drive
Portland, ME 040103
207-797-3311

Note The inspection and testing agents shall be engaged by the Owner or the Owner's Agent and not by the Contractor or Subcontractor whose work is being inspected or tested. Any conflict of interest shall be disclosed to the Building Official prior to commencement of work.

Sumner Court
117 Sheridan Street
Portland, Maine
Page 2 of 5

QUALITY ASSURANCE PLAN FOR SEISMIC RESISTANCE

Seismic Design Category C

Description of Seismic-Force-Resisting-System

The seismic-force-resisting system consists of exterior plywood-sheathed wood-framed walls and interior 4th floor plywood-sheathed wood-framed walls.

Description of Designated Seismic Systems

Natural gas piping and anchorages

Special Inspections Required by Section 1704

See attached SCHEDULE OF SPECIAL INSPECTION SERVICES

Special Inspections for Seismic Resistance Required by Section 1707

- | | |
|------------------------|--|
| 1707.3 Structural Wood | Periodic visual inspection of fastening of plywood sheathing for wood-framed walls of the seismic-force-resisting system and plywood diaphragms. |
| 1707.7 Piping | Periodic visual inspection of during installation of natural gas piping. |

Structural Testing for Seismic Resistance Required by Section 1708

- | | |
|--------|--|
| 1708.5 | Natural gas piping and hanger system to be designed and tested in accordance with ASCE7-02 Section 9.6. A certificate of compliance must be submitted. |
|--------|--|

Contractor Responsibility

Wood panel fabricator and piping/ hanger supplier shall submit a written contractor's statement of responsibility containing the following:

Acknowledgement of the nailing requirements for plywood sheathing.

Acknowledgement that control will be exercised to obtain conformance with the construction Documents.

Procedures for exercising control within the contractor's organization including the method and frequency of reporting and distribution of reports.

Identification and qualifications of the person(s) exercising such control and their position(s) in the organization.

SCHEDULE OF SPECIAL INSPECTION SERVICES

1. Fabricators

Item	Agent No.	Scope
Panelized Wood Components	1	Verify that fabricator maintains detailed fabrication and quality control procedures.

2. Soils and Foundations

Item	Agent No.	Scope
Subgrade Preparation	2	Observe excavation and footing bearing surface.
Structural Fill placement	2	Observe placement and compaction of structural fill.

2. Cast-In-Place Concrete

Item	Agent No.	Scope
Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests. Review concrete batch tickets and verify compliance with approved mix design.
Inspection of reinforcing steel	3	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil and other deleterious materials. Inspect bar laps. Verify that bars are adequately tied and supported on chairs or bolsters
Concrete Placement	3	Inspect concreting operations during placement.
Material Testing	3	Sample and test concrete for slump, air content, temperature and compressive strength.
Concrete Curing	3	Inspect curing, hot weather and/or cold weather protection procedures.

3. Wood Construction

Item	Agent No.	Scope
Materials	1	Review materials for conformance with Contract Documents.
Details	1	Review framing details for conformance with Contract Documents.

4. Seismic Resistance

1 Inspection of shear wall panel nailing.


All Purpose Building Permit Application

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

Location/Address of Construction: 117 SHERIDAN ST.		Square Footage of Lot: 11650	
Total Square Footage of Proposed Structure: 10650		Owner: FORT SUMNER LLC	
Tax Assessor's Chart, Block & Lot Chart# 13 Block# F Lot# 28	Telephone: 712-3199		
Lessee/Buyer's Name (if Applicable)		Applicant name, address & telephone: LAURENCE EUBANK 512 SHERIDAN ST S. PORTLAND ME 04106	Cost Of Work: \$ 900.000 Fee: \$
Current use: SINGLE FAMILY HOUSE			
If the location is currently vacant, what was prior use:			
Approximately how long has it been vacant:			
Proposed use: 8 UNIT CONDOMINIUM		DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	
Project description: NEW CONSTRUCTION		FEB 9 2005	
Contractor's name, address & telephone:			
Who should we contact when the permit is ready: 12 SHERIDAN ST. ME. 04106			
Mailing address: SOUTH PORTLAND ME. 04106			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 712-3199			

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: 

Date: 12/9/04

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

Sebago Technics

Engineering Expertise You Can Build On

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04096-1339
Ph. 207-856-0277
Fax 856-2206

March 29, 2005
04446

Mr. Scott Teas
TFH Architects
100 Commercial Street
Portland, ME 04101

Foundation Requirements
Proposed Sumner Court (Sheridan Street) Condominiums, Portland, Maine

Dear Scott:

This letter provides our revised recommendations for support of interior building walls for the subject project. As you may recall, the building will be supported on foundations bearing on well-graded sand with gravel (glacial outwash). These soils are competent material for support of the building.

In our report on subsurface and foundation investigation dated November 10, 2004, we recommended that interior footings be founded a minimum of 1.5 feet below the ground floor slab at an allowable bearing stress of 3,000 pounds per square foot (psf). That recommendation was made prior to the structural engineer finalizing framing and building loads. The final design for the interior bearing walls detailed support on a 2-foot wide by 8-inch thickened slab bearing at 1,520 psf.

In our opinion, support on a thickened slab is acceptable because the applied stress is only 50 percent of the allowable bearing stress. The original recommendation anticipated a higher applied bearing stress, and therefore included an embedment of 1.5 feet. At the lower applied stress, embedment is not required.

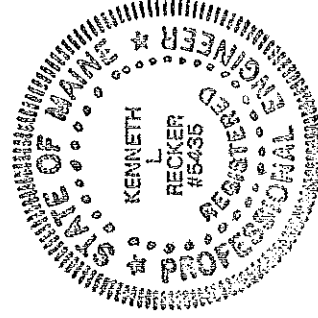
If you have questions or need more information, please contact us.

Sincerely,

SEBAGO TECHNICS, INC.



Kenneth L. Recker, P.E.
Geotechnical Engineering Manager



KLR:klr/jc

cc: David Tetreault, Structural Design Consultants
Michael Nugent, City of Portland

Sebago Technics

Engineering Expertise You Can Build On.

sebagotechnics.com

One Chabot Street
P.O. Box 1339
Westbrook, Maine
04098-1339
Ph. 207-856-0277
Fax 856-2206

March 29, 2005
04446

Mr. Scott Teas
TFH Architects
100 Commercial Street
Portland, ME 04101

Foundation Requirements
Proposed Sumner Court (Sheridan Street) Condominiums, Portland, Maine

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If you have questions or need more information, please contact us.

Sincerely,

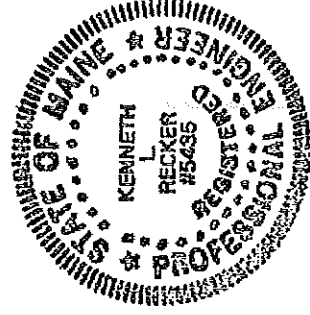
SEBAGO TECHNICS, INC.

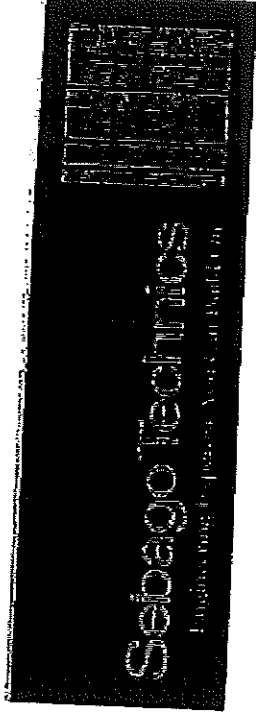


Kenneth L. Recker, P.E.
Geotechnical Engineering Manager

KL.R:klr/jc

cc: David Tetreault, Structural Design Consultants
Michael Nugent, City of Portland





Facsimile Cover Sheet

Project No. 04446

To: Michael Nugent

Company: City of Portland

Phone: 874.8700

Fax: 874.8716

From: Ken Recker

Date: 3/29/05

Pages including this
cover page: 2

Comments:

Michael:

Attached is a copy of our letter regarding foundations for the Sumner Court Condominiums on Sheridan Street in Portland. If you have questions or need more information, please contact us. I will put a hard copy in the mail.

Thanks, Ken

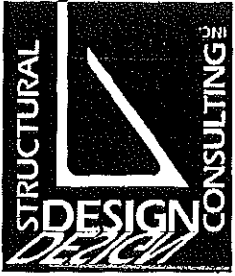
Reply Requested: Yes No

Original to go out in mail: Yes No

If you have any problems receiving this FAX, please contact Julie at:
(207) 856-0277

(207) 856-2206 FAX Number

13
14786



22 Oakmont Drive
Old Orchard Beach, ME 04064-4121
Phone: (207) 934-8038
Fax: (207) 934-8039

FAX TRANSMITTAL

Date: March 23, 2005
To: Mike Nugent
Fax #: 874-8716
From: David Tetreault

Number of pages (including this transmittal sheet) 13
Hard copy will follow YES NO

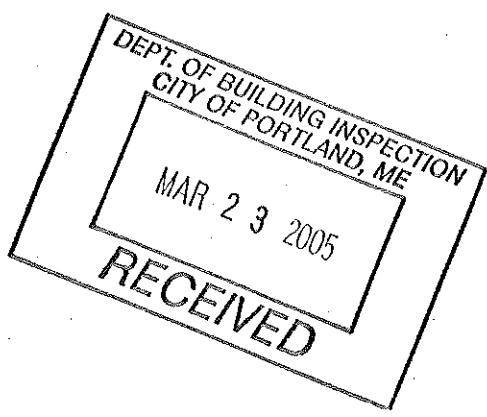
Mike,

I found answers to my own questions. Let's see if we agree. Please review these and call me to let me know if you have any questions or comments. I'll formally submit them after we have talked and I've made any changes that you need.

I'll be back in my office after 10:00 this morning.

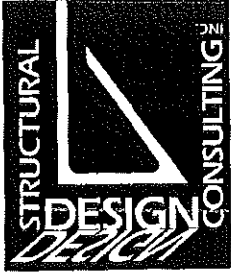
Thanks.

D.T.



copy to:

If you do not receive all of the pages, please call (207) 934-8038



22 Oakmont Drive
 Old Orchard Beach, ME 04064-4121
 Phone: (207) 934-8038
 Fax: (207) 934-8039

13 K 28

MEMORANDUM

Date: March 23, 2005
 Project: Sumner Court
 117 Sheriden Street
 To: Mike Nugent
 From: David Tetreault
 Subject: Building Permit Application

Following are responses to questions in your email memo to TFH Architects dated March 21, 2005:

The depth requirement stated in the Geotechnical report is used to isolate interior footings from the slab-on-grade. Bearing capacity is not affected at the higher elevation. Additional control joints will be cut parallel to both sides of the thickened slab to

STC assemblies to be addressed by TFH Architects.

Table 1704.4 Special Inspections for concrete Construction:

- | | |
|--|--|
| 1. reinforcing steel | added to Statement of Special Inspections |
| 2. welded reinforcing | not in project |
| 3. bolts with increased allowable loads | not in project |
| 4. use of required mix design | added to Statement of Special Inspections |
| 5. strength slump, air content, temp. | included in Statement of Special Inspections |
| 6. shotcrete | not in project |
| 7. curing temp & techniques | added to Statement of Special Inspections |
| 8. prestressed concrete | not in project |
| 9. precast concrete | not in project |
| 10. posttensioned concrete, structural slabs | not in project |

The project has no EIFS.

Quality Assurance Plan per section 1705.2

- | | |
|--|---|
| 1. Seismic-force-resisting system | included with revised Statement of Special Inspections. |
| 2. Designated seismic systems | included with revised Statement of Special Inspections. |
| 3.1. HVAC duct with hazardous materials | None |
| 3.2. Piping systems with hazardous materials | included with revised Statement of Special Inspections. |
| 3.3. Standby electrical components | None |
| 4.1-4.5. Seismic Design Category D | Not required, building is Seismic Design Category C |

SIGNATURE: _____

copy to: Chris Cavendish, TFH Architects

13 k 28



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

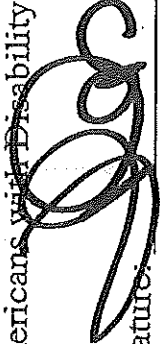
ACCESSIBILITY CERTIFICATE

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: 

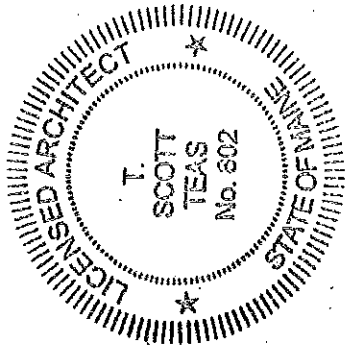
Title: Principal

Firm: TFH Architects

Address: 100 Commercial St., Portland, ME

Phone: 207.775.6141

(SEAL)





13 k 28

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

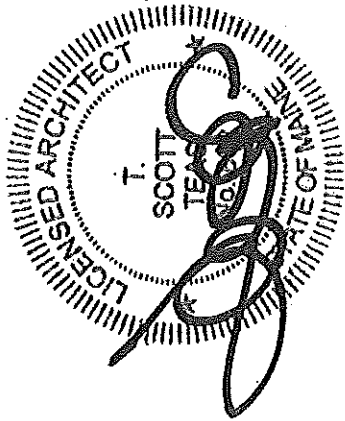
RE: Certificate of Design

DATE: November 30, 2004

These plans and / or specifications covering construction work on:

Sumner 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.

STATEMENT OF SPECIAL INSPECTIONS

PROJECT:

Sumner Court

LOCATION:

17 Sheridan Street
Portland, Maine

OWNER:

Fort Sumner, LLC
12 Simonton Street
South Portland, ME 04106

ARCHITECT OF RECORD:

TFH Architects
100 Commercial Street
Portland, ME 04101

STRUCTURAL ENGINEER OF RECORD:

Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121

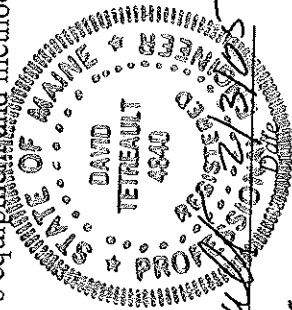
This Statement of Special Inspections is submitted as a condition of permit issuance in accordance with Section 1704 of the 2003 International Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspector, and the names of other agencies intended to be retained for conducting these inspections.

The Special Inspector shall keep records of all inspections listed herein, and shall periodically furnish Interim Special Inspection Reports to the Building Code Official and to the Architect of Record. All discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Code Official and the Architect of Record. A Final Report of Special Inspections documenting completion of all special inspections and correction of all discrepancies noted in inspection records shall be submitted to the Building Code Official.

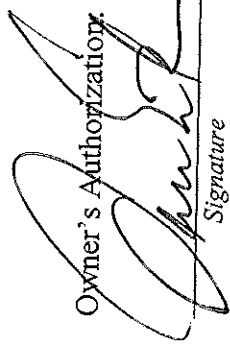
Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:


Signature



Owner's Authorization:


Signature

Building Code Official's Acceptance

Date

Signature

Date

Sumner Court
117 Sheridan Street
Portland, Maine
Page 1 of 3

SPECIAL INSPECTION AGENCIES

1. SPECIAL INSPECTOR:

David Tetreault, P.E.
Structural Design Consulting, Inc.
22 Oakmont Drive
Old Orchard Beach, ME 04064-4121

2. TESTING AGENCY:

Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

3. TESTING AGENCY:

Note: The inspection and testing agents shall be engaged by the Owner or the Owner's Agent and not by the Contractor or Subcontractor whose work is being inspected or tested. Any conflict of interest shall be disclosed to the Building Official prior to commencement of work.

Summer Court
117 Sheridan Street
Portland, Maine
Page 2 of 3

SCHEDULE OF SPECIAL INSPECTION SERVICES

1. Soils and Foundations

Item	Agent No.	Scope
Subgrade Preparation	2	Observe excavation and footing bearing surface.
Structural Fill placement	2	Observe placement and compaction of structural fill.

2. Cast-In-Place Concrete

Item	Agent No.	Scope
Mix Design	1	Review suppliers mix design and laboratory test reports or strength tests.
Concrete Placement	1	Inspect concreting operations during placement.
Material Testing	2	Sample and test concrete for slump, air content, temperature and compressive strength

4. Wood Construction

Item	Agent No.	Scope
Materials	1	Review materials for conformance with Contract Documents.
Details	1	Review framing details for conformance with Contract Documents.

Mike Nugent - Re: Sumner Court

From: Mike Nugent
To: Chris Cavendish
Subject: Re: Sumner Court
CC: leubank@maine.rr.com; Scott Teas

Here is my plan reveiw list of questions, comments:

- 1) There is no geotechnical report.
- 2) There are additional Special Inspections required, please look at Section 1707 etc.
- 3) The Shaft enclosure must have a 2 hr. rating
- 4) There is no door schedule
- 5) Please provide a fir separation assembly penetration plan.
- 6) What is the STC rating of "1D"?
- 7) Does this project comply with Federal Fair Housing Standards?
- 8) Please provide UL listings and STC and Fire resistance ratings for the Floor Ceiling Assemblies and the Attic Floor/4th Ceiling assembly.
- 9) Need Guard Details w/ loads
- 10) Is there a headroom issue in the third floor baths below the stairs?
- 11) Need exterior stair/gaur details
- 12) Please provide ASTM standards used for assessing the proposed weather tightness of the exterior wall and roof assemblies as well as the fire classification of the roof covering.
- 13) Please provide info on iterior finished relative to chapter 8 of the Code.
- 14) Please review Section 1910.4.3.1 w/ the design engineer, is there sufficient rebar???
- 15) How far will the building be from the left line...The plan shows 10 feet but it scales to 13 feet?
- 16) will there be a vapor barrier in the slab?
- 17) Is there a more comprehensive spec book?
- 18) Shear walls???

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

2004-0143
Application I. D. Number
07/01/2004
Application Date

TFH Architects
Applicant
100 Commercial Street, Portland, ME 04101
Applicant's Mailing Address

Sheridan Street Condominiums
Project Name/Description

117 - 117 Sheridan St, Portland, Maine
Address of Proposed Site
013 K028001

Consultant/Agent
Applicant Ph: (207) 775-6141 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

10,606 s.f. Acreage of Site **R6** Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$500.00 Subdivision \$1,236.78 Engineer Review \$1,236.78 Date 03/15/2005

Planning Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer **Kandi Talbot**

OK to Issue Building Permit Approval Expiration 10/26/2005 Extension to 03/25/2004 date Additional Sheets Attached

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	03/15/2005 date	\$74,741.00 amount	04/15/2007 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	03/11/2005 date	\$1,494.82 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		
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date		
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

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

TFH Architects

Applicant
100 Commercial Street, Portland, ME 04101
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 775-6141 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

10,606 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

R6

Zoning

Sheridan Street Condominiums
Project Name/Description

117 - 117 Sheridan St, Portland, Maine
Address of Proposed Site
013 K028001

Assessor's Reference: Chart-Block-Lot

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$500.00 Subdivision \$1,236.78 Engineer Review \$1,236.78 Date 03/15/2005

DRC Approval Status:

- Approved Approved w/Conditions See Attached Denied

Reviewer **Sebago Technic**

Condition Compliance Approval Date **10/26/2004** Approval Expiration **10/26/2005** Extension to **03/25/2005** date Additional Sheets Attached

Kandi Talbot
signature

Performance Guarantee Required* Not Required

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

- Performance Guarantee Accepted **03/15/2005** date **\$74,741.00** amount expiration date **04/15/2007**
- Inspection Fee Paid **03/11/2005** date **\$1,494.82** amount
- Building Permit Issue date
- Performance Guarantee Reduced date remaining balance
- Temporary Certificate of Occupancy date Conditions (See Attached)
- Final Inspection date signature expiration date
- Certificate Of Occupancy date signature
- Performance Guarantee Released date signature
- Defect Guarantee Submitted submitted date amount expiration date
- Defect Guarantee Released date signature

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

2004-0143
Application I. D. Number

TFH Architects

Applicant
100 Commercial Street, Portland, ME 04101
Applicant's Mailing Address

07/01/2004

Application Date

Sheridan Street Condominiums
Project Name/Description

117 - 117 Sheridan St, Portland, Maine

Address of Proposed Site

013 K028001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-6141 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Approval Conditions of Planning

- 1 that all plans shall be revised to reflect the agreement between the southerly abutting property regarding property lines and access easement areas to be reviewed and approved by staff, prior to issuance of a building permit.
- 2 that the applicant investigate the possibility of increasing the aisle width between parking spaces 1 and 3 and between parking spaces 5 and 15, and that any amendments to the plan be reviewed and approved by the City's Traffic Engineer.
- 3 that the plans be revised in accordance to the DRC's memo dated October 15, 2004 in regards to the utility connections, fence details and geotechnical investigation, to be reviewed and approved by the DRC and Planning Authority.
- 4 that the applicant revise the access easement to allow for vehicular access for the City of Portland, only, in order to access the City property for review and approval by Corporation Counsel. An executed access easement will be submitted to staff, prior to issuance of a building permit. Corporation Counsel shall also review and approve the condominium documents.
- 5 that a note shall be added to the subdivision plat and within the condominium documents that states "Snow removal shall consist of removal from the site any snowfall in excess of three inches and as otherwise needed, so as to maintain a clear sidewalk and the free access to all seventeen (17) parking spaces provided on the site and to avoid snow bank accumulation on site in excess of two feet (measured horizontally or vertically)."
- 6 the applicant shall address the Portland Water District letter regarding capacity and provide adequate water capacity to the site.
- 7 the condominium documents shall provide for the awnings on the building, which shall be reviewed and approved by Corporation Counsel.
- 8 that a lighting catalogue can be submitted for the building architectural fixture and that the pole-mounted light fixture height be no greater than 16 ft. High. The applicant shall also revise the lighting plan so that there shall be no spillover onto the southerly abutting property. The lighting shall be reviewed and approved by the Planning staff.

Approval Conditions of DRC

- 1 see planning conditions

From: Kandi Talbot
To: Mike Nugent
Date: Fri, Feb 18, 2005 11:34 AM
Subject: Re: 117 Sheridan St.

I'm still waiting for Jim Seymour's review, Penny's final okay on easement and condo docs and a perf. guarantee so you do not have final signed site plan. Will let you know when everything is set.

>>> Mike Nugent 02/18/2005 11:29:27 AM >>>
What's the status of this project? do we have your final signed site plan yet?

CC: Marge Schmuckal

From: Marge Schmuckal
To: Kandi Talbot
Date: Wed, Feb 16, 2005 2:25 PM
Subject: 117 sheridan st

Kandi,
I have a building permit application for this. Can I get a copy of the stamped approved site plan?
Thanks,
Marge

CC: Sarah Hopkins

Transmittal Letter

Project: Sheridan Street Condominiums

Project No.: 0418

To: Planning Board

Date: July 2, 2004

City of Portland

Phone No.: 775-6141

Planning & Urban Development

Fax No.: 773-0194

389 Congress Street

Portland, ME 04101

If enclosures are not as noted, please inform us immediately.

We transmit:

(X) Herewith
 () In accordance with your request
 () Under separate cover via _____

For your:

() Approval
 () Record
 (X) Use
 () Distribution to Parties
 (X) Review and Comment
 () Information

The following:

(X) Drawings
 () Specifications
 () Change Order
 () Shop Drawing Prints
 () Shop Drawing Reproducibles
 (X) Other:
 () Samples
 () Product Literature

Copies	Date	Rev. No.	Description	Action
9	7/2/04		Cover letter	
"	7/1/04		City of Portland Site Plan Application	
"	7/2/04		Written Statement	
"	6/29/04		Survey Report - boundary Line Retracement	
"	7/1/04		Letter from Northern Utilities	
"	7/2/04		Drawings Cover Sheet/Streetscape	
"	6/30/04		Boundary and Topographic Survey	
"	7/2/04		C1-1 Subdivision Plan	
"	"		C2-1 Site Plan	
"	"		A1-1 Floor Plans 1 & 2	
"	"		A1-2 Floor Plans 3 & 4	
"	"		A2-1 Building Elevations	
1	"		Application Fee	
1 Set	"		11x17 Reductions of 24x36 Drawings	

Action Code:

A. Action indicated on item transmitted
 B. No action required
 C. For signature and return to this office
 D. For signature and forwarding as noted below under Remarks
 E. See Remarks below

Remarks:

Copies to: Laurence Eubank

File

TFH Architects, P. A.

100 Commercial Street

Portland Maine 04101

Telephone 207-775-6141

Fax No.: 207-773-0194

By: Will Tinkelenberg

TFH ARCHITECTS 100 COMMERCIAL STREET PORTLAND MAINE 04101 TELEPHONE 207-775-6141 ARCHITECTURE AND PLANNING

July 2, 2004

Planning Board
City of Portland
Planning and Development Department
389 Congress Street
Portland, Maine 04101

Re: Sheridan Street Condominiums

Dear Board Members,

We present for your review and approval this Site Plan and Subdivision Application, as required by Chapter 14 of the Land Use Code, for an eight unit residential building on Sheridan Street here in Portland.

This project consists of eight two-bedroom residential dwelling units in a four-story building with a full basement. Units at the first two floors are arranged as "flats" (two per floor) and are approximately 1,200 square feet each. Units at the upper two floors are arranged as "townhouses" (four units entered at the third level of the building) and are approximately 1,300 square feet each. The flats have 1 1/2 baths each, and the townhouses have 1 full bath each. Heat and domestic hot water are to be provided by gas-fired hydronic boilers, and the kitchen ranges are also to utilize gas. The building will be fully sprinklered with an NFPA 13R system.

Included along with this application are a boundary & topographic survey, a subdivision plan, a site plan, building floor plans and elevations, a written statement, a survey report, and a copy of a letter from Northern Utilities stating that there is adequate gas available to service the building.

We would like to be scheduled for the next available Workshop session. In the meantime, I look forward to hearing from you in response to this application. Thank you,

Sincerely,



T. Scott Teas, NCARB, AIA
Principal

City of Portland Site Plan 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.

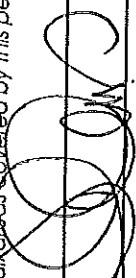
Location/Address of Construction: 117 Sheridan Street		Square Footage of Lot 11,658 SF	
Total Square Footage of Proposed Structure 10,606 GSF			
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Property owner, mailing address: Laurence Eubank Fort Sumner LLC 12 Simonton Street S. Portland, ME 04106	Telephone: 207-799-6340	
13 K 28,33,36,66			
Consultant/Agent, mailing address, phone & contact person T. Scott Teas 775-6141 TFH Architects 100 Commercial Street Portland, ME 04101	Applicant name, mailing address & telephone: 775-6141 TFH Architects 100 Commercial Street Portland, ME 04101	Project name: Sheridan Street Condominiums	
Proposed Development (check all that applies) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Other: _____			
Major Development <input checked="" type="checkbox"/> \$500.00	Minor Development _____	\$400.00	
Who billing will be sent to: Laurence Eubank			
Mailing address: 12 Simonton Street			
State and Zip: S. Portland, ME 04106 Contact person: Laurence Eubank Phone: 207-799-6340			

- Nine (9) separate packets must include the following:
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: ci.portland.me.us chapter 14

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 any areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

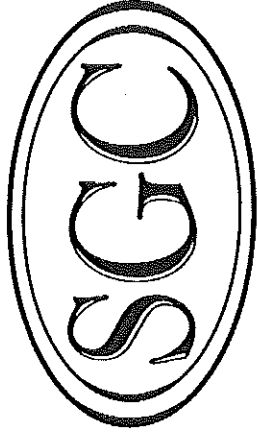
Signature of applicant:  Date: 7-1-04

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

July 2, 2004

Sheridan Street Condominiums
Written Statement

1. **Owner:** Laurence Eubank, Fort Sumner LLC, 12 Simonton Street, South Portland, ME 04106.
2. **Proposed Use:** Eight residential dwelling units. *Eight Town Assess*
3. **Areas:** Total land area of site: 11,658 sf; total floor area of building: 10,606 sf; ground coverage of building: 2,885 sf.
4. **Summary of Easements & Burdens:** There are easements; refer to "Boundary & Topographic Survey" and "Survey Report – Boundary Line Retracement" – both prepared by SGC Engineering, LLC.
5. **Solid Waste:** Solid waste, normal for residential uses, generated by the site's users will be contracted for private removal. No on-site waste receptacles will be required.
6. **Storm Water Management:** Currently, the site is largely impervious, predominantly covered with a combination of garage and/or storage buildings and asphalt pavement. The proposed new building will have roof drains tied into the City storm water system, significantly reducing sheet flow runoff from the site. *Remains old bldg?*
7. **Construction Plan:** Construction is scheduled to commence in October of this year, starting with excavation (including erosion control silt fences) for the utilities and foundation. Framing is scheduled for the month of November; it is intended that the construction will be panelized. Completion of the building envelope is scheduled for January of 2005, and project completion is scheduled for May of 2005.
8. **Federal & State Permits:** To our knowledge, no Federal or State permits are required.
9. **Financial & Technical Capacity:** Information regarding financial & technical capacity is currently being assembled by the Owner, and is forthcoming.
10. **Evidence of the Applicant's Title:** This information is forthcoming.
11. **Natural Preservation Areas:** A City open space abuts the property.
12. **Utilities:** Northern Utilities has confirmed that there is adequate gas available to service this project. Letters have been sent to CMP, the Portland Water Department, and the Department of Public Works requesting similar confirmations from those entities.



SGC ENGINEERING, LLC

- Civil Design & Survey Engineering
- Environmental & Regulatory Permitting
- Electrical Power Systems Engineering

Offices - Westbrook & Orono, Maine

June 29, 2004

**SURVEY REPORT
BOUNDARY LINE RETRACEMENT
LAND NOW OR FORMERLY OF THOMAS ALLEN COX
DEED BOOK 14482 PAGE 126
109-117 SHERIDAN STREET
PORTLAND, ME**

I. Introduction

Field work was performed between May 14 and May 19, 2004. The survey consisted of a closed traverse encompassing an area bounded westerly by Sheridan Street, northerly by Walnut Street, easterly by North Street and southerly by Cumberland Avenue. Right-of-way monuments on Cumberland and North Street were recovered during the course of the survey. John Giles, City of Portland GIS coordinator, has dated the "M" monuments circa 1820. No record local monumentation was recovered other than the right-of-way monuments.

The basis of bearing for the survey is Maine State Plane Coordinate System (NAD 83) West Zone as Determined by Static GPS observations.

II. Research

The primary sources for research were the Cumberland County Registry of Deeds, City of Portland Archives, City of Portland Tax Assessors, and R.W. Easton Associates Inc. (PLS No. 2075).

III. Findings of Fact

The boundary lines determined from deed conveyances and the actual physical lines of possession determined from an on-the-ground field survey are in conflict with each other. The following summarizes our research effort.

Source of Title

Proprietary Title was retraced to Rev. Thos. Smith, Deed Book 39, Page 378 (1793). For practical purposes the chain of title can be further divided into two sources:

1. For war purposes the Rev. Thos. Smith granted to the United States what is commonly known as the "Fort Sumner Lot," Deed Book 28, Page 510 (1794).
2. What is commonly known as the "William Boyd Estate," Deed book 169, Page 478 (1841).

Fort Sumner

No original monumentation was found for the Fort Sumner Lot. However, the easterly boundary of the Fort Sumner Lot is described as being the same as the westerly sideline of North Street. The original bound of North Street was retraced utilizing city records and monuments.

Through unknown conveyances John Anderson acquires the Fort Sumner lot, prior to 1865. John Anderson Dies and his estate is divided amongst his heirs, Deed book 394, Page 309 (1872). The following boundary lines can be retraced sequentially from conveyances made by the heirs of John Anderson:

Please refer to the attached worksheet for lot numbers and line designations regarding the following statements.

1. **Lot 7** - Deed Book 695, Page 184 (1906): Describes a lot that is bounded on the north by a line established in Deed Book 437, Page 385 (1877) (*LINE B*), on the east by a line established in Deed Book 695, Page 184 (1906) (*LINE A*), on the south by the southerly line Fort Sumner (*LINE E*). Deed Book 695, Page 184 (1906) specifies a distance of 19.37' (*for LINE A*) running parallel to the westerly line of Fort Sumner (*LINE C*). The analysis of record information associated with *LINE A*, *B*, *C* results in a distance of 27.9' for *LINE A*. Please note that the reporting of a distance to 0.01' during this time period (1906) is unusual.
2. **Lot 8** - Deed Book 695, Page 362 (1906): Describes a lot that is bounded on the south by *LINE B*, on the east by an extension (20.78') of the line established in Deed Book 695, Page 184 (1906) (*LINE A*), on the west by the westerly line of Fort Sumner (*LINE C*). *LINE C* runs for a distance of 23.86' from the southerly bound of the herein conveyed lot (*LINE B*). The record distances for *LINES A and C* were held in establishing the northerly boundary line (*LINE D*).
3. **Lot 9** - Deed Book 985, Page 319 (1917): Describes a lot that is bounded on the north by an extension of *LINE D*, on the west by *LINE A*, on the south by the southerly line of Fort Sumner (*LINE E*), and on the east by a line 33' easterly of *LINE A* and parallel to Sheridan Street (*depicted as LINE F*).



William Boyd Estate

Common lines (*LINES C, E, G, N*) were established as common lines between the William Boyd Estate and the Fort Sumner lot using Deed Book 169, Page 478 (1841).

William Hoit acquires (through several conveyances) lot number 8 and part of 9 as shown on plan number six made in the division of the William Boyd Estate recorded in Deed book 169, Page 497. The following boundary lines can be retraced sequentially from conveyances made by William Hoit:

1. **Lot 1** - Deed Book 199, Page 404 (1846): Describes a lot bounded on the east by a line “commencing thirty five feet south westerly of said northerly corner,..” (corner of *LINE G, E*) and perpendicular to *LINE E* (*Depicted as LINE H*), on the north by Fort Sumner (*LINE E*), on the south by the southerly line of a passageway (*LINE M*) “Reserving however a passageway sixteen feet in width across the south easterly side of the herein described lot for the accommodation of this and the adjoining lots,” and on the west by a line 45’ westerly and parallel to *LINE H* (*Depicted as LINE I*).
2. **Lot 2** - Deed Book 208, Page 239 (1848): Describes a lot bounded on the east by *LINE I*, on the south by a 16’ passageway (*LINE J*), on the west by a line 35’ westerly of *LINE I* (*Depicted as LINE K*) and on the north by a line 50’ northerly of *LINE J* “Excepting what may belong to what is know as Fort Sumner..” (*Depicted as LINES L, and E*).
3. **Lot 3** - Deed Book 211, Page 261 (1848): Describes a lot bounded on the east by Fort Sumner *LINE G*, on the south by a 13’ passageway (*LINE M*), on the north by Fort Sumner (*LINE E*), and on the west by *LINE H*. The location of the 13’ passageway by record information is ambiguous and two scenarios can be derived:

1. **Scenario 1** - Deed Book 211, Page 261 (1848) Describes the northerly line of the passageway to be a distance of 36’ southerly along *LINE H*, creating a 1’ shift between the northerly line of the 16’ and 13’ passageways.
2. **Scenario 2** - Deed Book 214, Page 517 (1848) Describes the southerly line of the passageway to be a distance of 36’ along *LINE G* from the intersection of *LINE N* and *LINE G*, creating a 1.5’ shift between the southerly line of the 16’ and the 13’ passageways. Deed Book 214, Page 517 further describes the southerly line of the 16’ and 13’ passageways as thus: “thence southwesterly by said passageway and by a 16’ passageway...”

The intent of **Scenario 2** that the southerly lines be contiguous was held.

4. **Lot 4** - Deed Book 211, Page 378 (1848): Describes a lot bounded on the east by *LINE C*, on the north by a line parallel and 36’ northerly of *LINE L*, and on the south by *LINE L*. The westerly



boundary was determined by the city acceptance and laying out of Sheridan Street, City of Portland Records 20-388 (1881).

5. **Lot 5** - Deed Book 214, Page 517 (1848): Describes a lot bounded on the east by Fort Sumner (*LINE G*), on the north by a 13' passageway, on the south by the southerly boundary of lot 9 made in the division of the William Boyd Estate (*LINE N*), and westerly by a line 50' distant from the intersection of *LINES G and M* and perpendicular to the 16' passageway (*LINE M*).

Title to this lot changes hands several times and may be with the heirs of Ezra T. Williams, Deed Book 311, Page 146 (1862). Williams dies and title is transferred to his heirs. His heirs are unclear due to a fire that destroyed Probate Records for the period of 1820-1905.

6. **Lot 6** - Deed Book 235, Page 468 (1852): Describes a lot bounded on the east by *LINE K*, on the north by *LINE L*, and on the south by the 16' passageway. The westerly boundary was determined by the city acceptance and laying out of Sheridan Street, City of Portland Records 20-388 (1881).

IV. Conclusion

Locus Deed Book 14482, Page 127 (1999) is depicted on the City of Portland's current Tax Map number 13 as five lots: Tax lot 28, 33, 36, 66 and 67 (passageway).

This report is meant to highlight the construction of the Cox property, as depicted on the accompanying Preliminary Worksheet, based on the best available evidence and operative record information. It is not a comprehensive Surveyor Report that outlines all of the specific issues associated with the property. At best, it can be stated that the record information is full of ambiguity and poor boundary descriptions. This report is provided, at the request of our client, as information to be used in the effort associated with obtaining Title Insurance for the property.

Please contact me directly if you have any questions or require additional information.

Sincerely,
SGC Engineering, LLC

Timothy A. Patch, PLS
President





Northern Utilities
Natural Gas
A NiSource Company

July 1, 2004

Mr. Will Tinkelenberg
TTL Architects
100 Commercial St.
Portland Maine
04101

Dear Mr. Tinkelenberg,

This letter is to confirm that natural gas is available to service the new condominium project to be located at the existing address of 117 Sheridan St. in Portland. There is a 4" low-pressure plastic main in the street that can supply the proposed 8-condominium unit building. A new gas service will need to be installed at the appropriate point in construction.

Please see the attached sheet for further information needed by Northern Utilities to complete a construction cost analysis.

Sincerely,

Philip Sevigny
Commercial Sales Representative
Northern Utilities, Inc.
325 West Road
Portsmouth NH 03801
Tel. 603-436-0310 X 5368

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

Current Owner Information

Card Number	1 of 1
Parcel ID	013 K028001
Location	117 SHERIDAN ST
Land Use	SINGLE FAMILY
Owner Address	FORT SUMNER LLC 12 SIMONTON ST SOUTH PORTLAND ME 04106
Book/Page	21832/163
Legal	13-K-28-33-36 SHERIDAN ST 117 9249 SF

Valuation Information

Land	\$37,380	Building	\$67,730	Total	\$105,110
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Property Information

Year Built	1864	Style	Old Style	Story Height	2	Sq. Ft.	1528	Total Acres	0.212
Bedrooms	3	Full Baths	1	Half Baths	1	Total Rooms	6	Attic	Unfin
								Basement	Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	20X22	C	A
GARAGE-WD/CB	1	1940	20X42	C	A
GARAGE-WD/CB	1	1940	20X26	C	A

Sales Information

Date	09/28/2004	Type	LAND + BLDING	Price	\$150,000	Book/Page	21832-163
	01/01/1999		LAND + BLDING		\$109,037		14482-126

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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

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

New Search!

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

Current Owner Information

Card Number	1 of 1
Parcel ID	013 K066001
Location	109 SHERIDAN ST
Land Use	VACANT LAND
Owner Address	FORT SUMNER LLC 12 SIMONTON ST SOUTH PORTLAND ME 04106
Book/Page	21832/163
Legal	13-K-66 REAR SHERIDAN ST 109 1649 SF

*"67" is labeled
PASSAGE w/ing
Not on Assessors*

Valuation Information

Land	\$2,310	Building	\$ 0.00	Total	\$2,310
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Property Information

Year Built	Style	Story Height	Sq. Ft.	Total Acres
				0.038
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic
				Basement

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
09/28/2004	LAND + BLDING	\$150,000	21832-163
01/01/1999	LAND + BLDING	\$109,037	14482-126

Picture and Sketch

[Picture](#) [Sketch](#) [Tax Map](#)

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

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

New Search!

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

Current Owner Information

Card Number 1 of 1
 Parcel ID 013 K028001
 Location 117 SHERIDAN ST
 Land Use SINGLE FAMILY
 Owner Address COX THOMAS ALLEN
 117 SHERIDAN ST
 PORTLAND ME 04101

Book/Page 14482/126
 Legal 13-K-28-33-36
 SHERIDAN ST 117
 9249 SF

Valuation Information

Land \$37,380
 Building \$67,730
 Total \$105,110

Property Information

Year Built 1864
 Style old Style
 Story Height 2
 Sq. Ft. 1528
 Total Acres 0.212
 Bedrooms 3
 Full Baths 1
 Half Baths 1
 Total Rooms 6
 Attic Unfin
 Basement Full

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
GARAGE-WD/CB	1	1940	20X22	C	A
GARAGE-WD/CB	1	1940	20X42	C	A
GARAGE-WD/CB	1	1940	20X26	C	A

Sales Information

Date 01/01/1999
 Type LAND + BLDING
 Price \$109,037
 Book/Page 14482-126

Picture and Sketch

[Picture](#) [Sketch](#)

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

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

[New Search!](#)