

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 050159
MAR 25 2005
CITY OF PORTLAND

This is to certify that Fort Sumner L.L.C./Laurence Frank

has permission to Build 8 unit Condominium

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 be given and written permission procured before this building or part thereof is occupied or closed-in. HEAVY NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept.

Appeal Board

Other

Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

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

Permit No: 05-0159	Issue Date: <b>PERMIT ISSUED</b> MAR 25 2005	CBL: 013 K028001
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Location of Construction: 117 Sheridan St	Owner Name: Fort Sumner Llc	Owner Address: 12 Simonton St	Phone: 
Business Name:	Contractor Name: Laurence Eubank	Contractor Address: 12 Simonton St So Portland	Phone: 2077996340
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: R6

Past Use: Single Family House	Proposed Use: 8 Unit Condominium	Permit Fee:	Cost of Work:	CEO District:
Proposed Project Description: Build 8 unit Condominium		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 5A 3/25/05	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 02/09/2005	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 1A Zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2004-01A3</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MIM <input type="checkbox"/> Date: <i>2/18/05</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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: <i>[Signature]</i>
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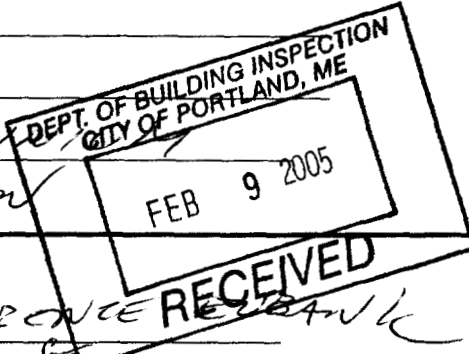
**CERTIFICATION**

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

# All Purpose Building Permit Application

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

Location/Address of Construction: <u>117 SHERIDAN ST.</u>		
Total Square Footage of Proposed Structure <u>10650</u>	Square Footage of Lot <u>11658</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>H</u> Lot# <u>28</u>	Owner: <u>FORT SUMNER LLC</u>	Telephone: <u>712-3199</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LAURENCE EUBANK</u> <u>12 SIMINTON ST</u> <u>SOUTH PORTLAND 799 6340</u>	Cost Of Work: \$ <u>900,000</u> Fee: \$
Current use: <u>SINGLE FAMILY HOUSE</u>		
If the location is currently vacant, what was prior use; _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>8 UNIT CONDOMINIUM</u>		
Project description: <u>NEW CONSTRUCTION</u>		
		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>LAURENCE EUBANK</u>		
Mailing address: <u>12 SIMINTON ST</u> <u>SOUTH PORTLAND, ME 04106</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>712-3199</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: 	Date: <u>12/9/04</u>
-------------------------------------------------------------------------------------------------------------	----------------------

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



13 K 28

22 Oakmont Drive  
 Old Orchard Beach, ME 04064-4121  
 Phone: (207)934-8038  
 Fax: (207)9348039

**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

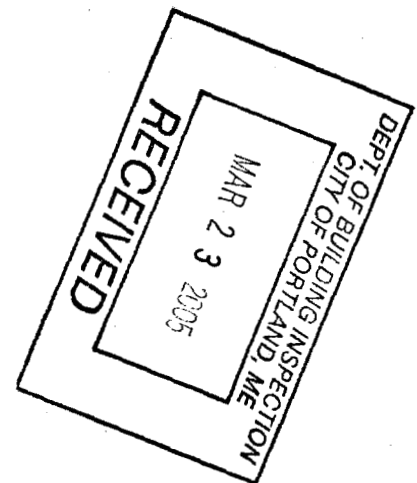
Mike,

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.

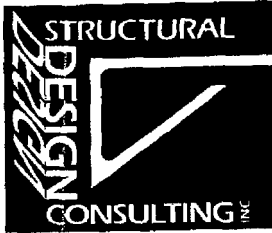
Thanks.

*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 040644121  
 Phone: (207)934-8038  
 Fax: (207)934-8039

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**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 <b>in</b> 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 <b>in</b> 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                          | <b>not</b> 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 <b>systems</b> with hazardous materials | included with revised Statement of <b>Special Inspections</b> . |
| 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

**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:** TFII Architects  
100 Commercial Street  
Portland, ME 04101

**STRUCTURAL ENGINEER OF RECORD:** Structural Design Consulting, Inc.  
22 Oakmont Drive  
Old Orchard Beach, ME 04064-4121

13 P-28

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:

\_\_\_\_\_  
*Signature*                      *Date*

Owner's Authorization:

Building Code Official's Acceptance

\_\_\_\_\_  
*Signature*                      *Date*

\_\_\_\_\_  
*Signature*                      *Date*

**Sumner Court**  
117 Sheridan Street  
Portland, Maine  
Page 1 of 5

**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 Cliabot Street  
Westbrook, ME 04098-1339  
207-856-0277

**3. TESTING AGENCY:**

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

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*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 4<sup>th</sup> 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 SPECTAL 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.

Proccdures 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.

Sumner Court  
117 Sheridan Street  
Portland, Maine  
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SCHEDULE OF SPECIAL INSPECTION SEHVICES

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 <b>suppliers</b> 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 <b>cold</b> weather protection procedures.

Sumner Court  
117 Sheridan Street  
Portland, Maine  
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**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.
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13 k 28

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

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

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

<b>Permit No:</b> 05-0159	<b>Date Applied For:</b> 02/09/2005	<b>CBL:</b> 013 K028001
------------------------------	----------------------------------------	----------------------------

<b>Location of Construction:</b> 117 Sheridan St	<b>Owner Name:</b> Fort Sumner Llc	<b>Owner Address:</b> 12 Simonton St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Laurence Eubank	<b>Contractor Address:</b> 12 Simonton St So Portland	<b>Phone</b> (207) 799-6340
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Multi Family	
<b>Proposed Use:</b> 8 Unit Condominium		<b>Proposed Project Description:</b> 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 thie 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:**

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

13 K 28

FROM DESIGNER: T. Scott Teas  
 DATE: February 3, 2005  
 Job Name: Sumner 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 \_\_\_\_\_  
 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  
S1.0 Submitted for all structural members  
 (108.7, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1609.1.1, 1607)

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

Wind loads (1609.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.8)

100 MPH Basic wind speed (1609.8)

1.0 Building category and wind importance factor,  $I_w$  (Table 1604.5, 1609.5)

C Wind exposure category (1609.4)

N/A Internal pressure coefficient (ASCE 7)

MAX -35.9 PSF Component and cladding pressures (1609.1.1, 1609.8.2.2)

MAX -24.1 PSF Main force wind pressures (1609.1.1, 1609.8.2.1)

Earthquake design data (1609.1.5, 1614 - 1623)

1616.3 Design option utilized (1614.1)

I Seismic use group ("Category") (Table 1604.5, 1616.2)

S<sub>D5</sub> = 0.38  
S<sub>D1</sub> = 0.16 Spectral response coefficients,  $S_{D5}$  &  $S_{D1}$  (1615.1)

D Site class (1615.1.5)

N/A Live load reduction (1609.1.1, 1607.9, 1607.10)

N/A Roof live loads (1609.1.2, 1607.11)

Roof snow loads (1609.1.3, 1608)

60PSF Ground snow load,  $P_g$  (1608.2)

42PSF 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 1604.5)

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 1/2  
C<sub>d</sub> = 4 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1617.8.2)

SIMPLIFIED Analysis procedure (1617.8.1, 1617.5)

19.7k Design base shear (1617.4, 1617.5.1)

Flood loads (1609.1.6, 1624)

N/A Flood hazard area (1624.3)

N/A Elevation of structure

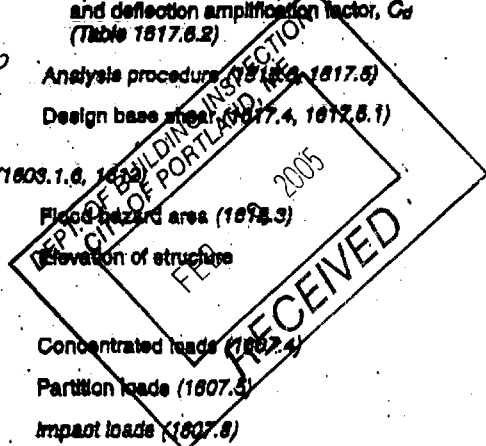
Other loads

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, 2404)



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:  \_\_\_\_\_

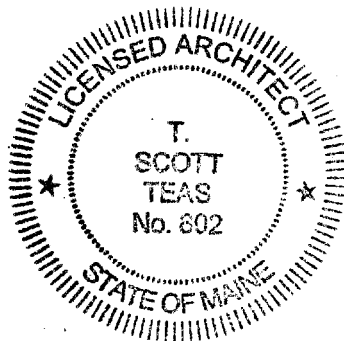
Title: Principal

Firm: TFH Architects

Address: 100 Commercial St., Portland, ME

Phone: 207.775.61 41

(SEAL)





13 K28

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

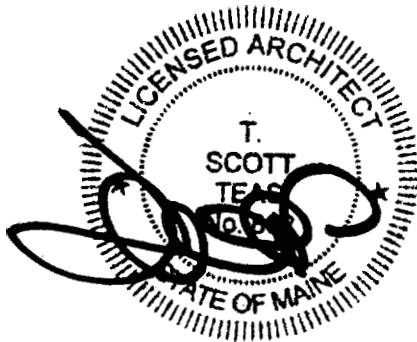
RE: Certificate of Design

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.

**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

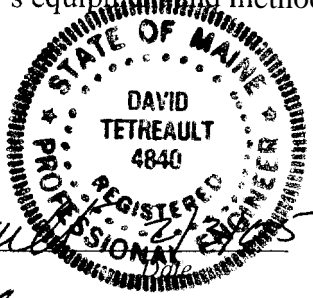
This Statement of Special Inspections is submitted as a condition of permit issuance in accordance with Section 1704 of the 2003 International Building Code. It includes a Schedule of Special Inspection Services applicable to this project as well as the name of the Special Inspector, and the names of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

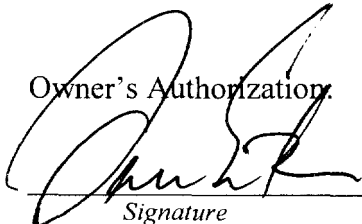
Job site safety is solely the responsibility of the Contractor. Materials and activities to be inspected are not to include the Contractor's equipment and methods used to erect or install the materials listed.

Prepared by:

  
\_\_\_\_\_  
Signature



Owner's Authorization

  
\_\_\_\_\_  
Signature

2/9/05  
\_\_\_\_\_  
Date

Building Code Official's Acceptance

\_\_\_\_\_  
Signature Date



***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.*

## SCHEDULE OF SPECIAL INSPECTION SERVICES

### 1. Soils and Foundations

<b>Item</b>	<b>Agent No.</b>	<b>Scope</b>
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

<b>Item</b>	<b>Agent No.</b>	<b>Scope</b>
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

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

**SUMNER COURT**  
Developed by Fort Sumner LLC  
117 Sheridan Street, Portland, Maine

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**Specifications**

FEBRUARY 3, 2005

Fort Sumner LLC is referred to herein as "Owner" and TFH Architects, P.A. is referred to herein as "Architect."

Engineering and other consultants:

Geo-technical..... .Sebago Technics  
Civil..... Pinkham & Greer Consulting Engineers  
Structural..... .Structural Design Consulting  
Mechanical and Plumbing..... .Whitney Engineering

**DIVISION 1—GENERAL REQUIREMENTS**

00010 GENERAL CONTRACTOR RESPONSIBILITIES

Project management, supervision, coordination, safety program  
Field layout, submittals, testing services, quality control  
Transportation of all contract materials to and from site  
Provision of all accessory types of items necessary to complete work, such as mortar, fasteners, hurricane ties and anchor bolts  
General liability, workman's compensation  
Builder's risk insurance, building permits, scheduling inspections  
Temporary service (electrical, water, sanitary, power, heat, fire protection, enclosures/barriers)  
Erosion control fence, dust and water control  
Construction cleaning, final cleanup, legal disposal of waste  
Site Security  
Record Drawings

00020 OWNER RESPONSIBILITIES

Reasonable, unimpeded access to the site  
Timely decision making  
Third-party materials testing (compaction, concrete strength, etc.)  
Site surveys  
Soil report

01010 SUMMARY OF THE WORK

Project Description:

New Construction: ..... 8- Unit Multi-family Residential  
 Size: ..... Approximately 10,700 gross square feet  
 (plus basement)  
 Building Codes: ..... IBC03/Life Safety 101  
 Owner occupancy: ..... No  
 Contract for Construction: ..... To be determined  
 General Conditions: ..... AIA A201

01040 COORDINATION

The General Contractor is responsible for coordinating schedules for all parties involved in the project, and for coordinating all of the systems of the Subcontractors, especially those involving design build such as heating, ventilating, plumbing, sprinkler, electrical and technology work as well as all site work.

01230 ALTERNATES

No 1: 8" cement fiber clapboards in lieu of red cedar.  
 No. 2: Rigid insulation and GWB on exterior concrete walls in basement.

01300 SUBMITTALS

Provide submittals for all components of the project; proceed with related work only after such submittals have been reviewed. Provide one set of reproducible originals for each shop drawing. Note: an asterisk (\*) precedes all sections where submittals required.

01631 PRODUCT SUBSTITUTIONS

Materials may not be substituted without written consent of the Architect; different manufacturers may be used where items are indicated with "or equal"; the burden of proof that another manufacturer's product is equivalent is the General Contractor's responsibility.

01740 WARRANTIES AND BONDS

Transfer all materials warranty information to Owner at completion of project. Unless indicated, otherwise all work will be warranted for one year from substantial completion by each subcontractor entity.

**DIVISION 2—SITEWORK**

02200 EARTHWORK

**Ledge removal:** Initial site exploration suggests no ledge present; any cost associated with ledge removal should it be encountered will be at Owner's expense.

**Ledge removal trench:** Any cost associated with ledge removal will be at owner's expense.

**Topsoil:** As indicated on drawings. Where applicable the existing loam may be utilized.

**Common borrow fill:** Inorganic; stone size 4" maximum. Provide as fill to achieve rough grade (assume 20 cubic yards/ building, for estimating purposes).

**Granular backfill:** Sand/gravel; inorganic; stone sizes #200 to 2 1/2", provide 6" beneath basement slab, compacted in all cases.

**3/4" Crushed Stone:** Inorganic; clean; stone sizes 3/8" to 1", provide beneath footings, compacted to 95% if required; provide 6" minimum around perforated drainpipe & wrap with filter fabric and where indicated on drawings.

## 02700 DRAINAGE

**Perforated Drain Pipe:** Provide 4" perforated / corrugated PVC at exterior of structure, at 6" below basement concrete slab; extend 8'-0" from structure and tie into storm sewer extension, provided by Owner. Install perforations down. Provide 4 Schedule 40 PVC for cleanouts to grade or access inside basement.

**Site Drainage:** Provide positive drainage away from all building edges – 6" pitch over the first 10' minimum. Special care to be taken at rear entry to assure pitch to trench drain outside rear door.

## 02900 LANDSCAPING

**Seed:** Seeding and associated maintenance by Owner.

**Trees:** Size and species as indicated on site drawings.

\* **Plantings:** all plantings shall be provided in accordance with materials approved by the City of Westbrook or Portland Arborists.

**Bituminous concrete:** Contractor to provide and install bituminous concrete base and top courses to pavement and sidewalk areas as shown on the drawings. Bituminous material shall conform to Maine DOT specification, Section 702.01, viscosity grade AC-20. Nominal asphalt content shall be 6%. Aggregates shall conform to MDOT specifications, Section 703.09 Grade B for Pavement base course, Grade C for pavement top course, D for sidewalk base and top course.

\* **Granite curbing:** Contractor to supply and install granite curbs to edges of bituminous paving and sidewalk. Curbing to be installed in conformance with MDOT specifications, Section 609.04

\* **Concrete pavers:** Contractor to supply and install concrete pavers to the area outside the rear entrance.

\* **CMU retaining wall:** Contractor to supply and install CMU retaining wall system by Keystone Industries or approved equal. Maximum height without additional engineering 4'-0".

**Pavement marking:** Apply paint in accordance with MDOT Standard Specifications, Section 627.04, 627.05, and 627.06. (Delete references to glass beads.) Stripe parking lot spaces and any other pavement graphics shown/detailed on Drawings with 4" wide striping. Fire lanes, crosswalks, etc. to be marked as shown on Drawings.

**DIVISION 3—CONCRETE**

## 03200 CONCRETE REINFORCEMENT

**Re-bar:** Reinforcing bars; ASTM A 615; Grade 60; deformed. Provide in concrete piers and footings and in concrete pads as indicated on foundation drawings.

## 03310 CONCRETE WORK

**Concrete:** All concrete work shall be in accordance with ACI 301 and ACI 318. Typical design mix, unless noted otherwise:

Compressive Strength at 28 days: 3000 psi for footings and interior flatwork

Compressive Strength at 28 days: 3500 psi for foundation walls & exterior flatwork

Air Entrainment: 4% ±1% for exterior concrete

Water/Cement Ratio: 0.49 maximum

Slump: General: not less than 1"; not more than 4"

Footing, Piers and Pads: not less than 1"; not more than 3"

HRWR Admixtures: not more than 8"

Aggregate Size: 3/4" maximum

\* **Concrete slab on grade:** 4" thick, reinforced; with WWF.

**Concrete foundation wall:** 10" thick; reinforced as indicated on drawings unless shown otherwise.

**Wall footing:** 3" beyond wall thickness; bottom on undisturbed soil or compacted fill; reinforced with 2 #5 bars.

**Thickened slab:** Provide 8" thick slab beneath center basement stud bearing walls.

#### **DIVISION 4—MASONRY**

04810 UNIT MASONRY (none)

04811 BRICK VENEER

\* **Common brick,** Old Port Blend by Morin Brick Co. or approved equal. Provide ¼" drainage membrane, weeps and necessary flashing at brick shelf and stair landing to receive steel plate as detailed on drawings.

#### **DIVISION 5—METALS**

05120 STRUCTURAL STEEL: plate ½" steel sandwiched between two 11-1/4" LVL to form "dig leg" at stair landing (typical for two). (flitch beam)

05300 METAL DECKING (none)

05400 COLD-FORMED METAL FRAMING (none)

#### **DIVISION 6—WOOD AND PLASTICS**

06100 ROUGH CARPENTRY

**Structural Lumber:** See structural drawings.

**Pressure Treated (PT) Lumber:** No. 2 or better southern yellow pine. All wood in contact with concrete and masonry to be pressure treated. All pressure treated lumber shall meet the manufacturers requirements for installation location. Stainless steel fasteners. No contact between galvanized metal & PT lumber.

**Framing:** 2x Spruce-Pine-Fir (SPF) Lumber; kiln dried; pressure treated where indicated. Provide 2x6 studs @ 16" or 12" o.c. at exterior walls as indicated and 2x4 studs @ 16" o.c. at interior walls. 19% maximum moisture content. Finger spliced framing optional.

**Engineered framing:** LVL "Micro-Lam" laminated veneer lumber (PVL, Parallam) or truss type wood. Framing systems may be incorporated as required.

\* **Truss:** Engineered prefabricated parallel chord wood truss. Includes girder truss and jack truss. Final engineering of these systems will be by manufacturer. See drawings for load tables. Shop drawing approval required.

\* **Sub-floor:** ¾" T&G CDX plywood or "Advantec"; decking to be glued and power nailed in accordance with APA recommendations.

\* **Exterior sheathing:** 1/2" sheathing over 2 x 6 studs 24" o.c. first floor per ULU356. Studs to be 2 x 6 plus 2 x 4 for added carrying capacity.

**Adjoining walls:** Double framing 2 x 4 @ 12" or 24" o.c. with sound channels and 5/8" GWB on outside of assembly and one larger of 5/8" GWB on inside of double stud assembly.

**Roof sheathing:** ¾" T&G CDX plywood or Advantec.

**Strapping:** 1x3 @ 16" o.c; kiln dried; sheathing as indicated on wall sections. Shim as required.

**Blocking:** Provide blocking as required for cabinetry and shelving and electrical devices

**Fire separation:** See drawings for location and composition of fire rated assemblies.

**Miscellaneous metal:** Provide 1-1/2" x 11-1/2" steel stair nosings on rear stair 132.

## 06200 FINISH CARPENTRY

\* **Wood base:** 1" x 4" base molding with applied cap trim; clear pine or poplar; select from standard profiles. Provide throughout including bathrooms where base is to be held up ¼" to receive caulking. Paint finish. Back prime all wet locations.

**Interior trim, typical:** 1" x 4" with 5/4 bullnose edge trim clear pine or poplar. Provide at window and door casings, wood window stools and aprons. Paint finish. Fingerjointed is acceptable.

**Stair:** Open stairway; plywood treads to receive carpet with maple edge trim; painted pine stringers; clear vertical grain fir handrail/guardrail. All unit interior stairs to have stringer boards, all treads to be 1" maple as shown on drawings. All common stairs shall provide a minimum clear width of 42".

**Threshold:** Slate. Provide at doors between rooms with carpet and adjacent spaces with linoleum.

**Doorway casings:** Provide and install pre-cut clear pine or poplar doorway casings. Carry bead cap over head trim.

## 06401 EXTERIOR ARCHITECTURAL WOODWORK

**Trim:** Cellular Polyvinyl Chloride, Manufacturer: AZEK Trim Boards or Primelock Wood, nominal 1" and 5/4" thick, as indicated on drawings. Note: crown trim over double hung windows.

**Finish Mounting Blocks and Porch and Eave Soffits:** Cellular Polyvinyl Chloride, Manufacturer: AZEK Trim Boards, soffits ½", mounting boards or Primelock Wood 1" thick. Match clapboard module.

**Decking:** Composite tongue & groove, Manufacturer: Timber-tech, tongue & groove planks, associated & required trim, stainless screw fasteners. Nail gun fastening not permitted. Color gray.

**Railings:** Composite system by Timber-tech, or PVC system by Endurance (or equal). Engineered shop drawings required. Color gray or white.

**Siding:** 8" clear red cedar pine pre-primed, prime all end cuts.

Alternate 1: 8" cement fiber plank pre-primed, prime end cuts. Hardy Plank or equal.

## 06402 INTERIOR ARCHITECTURAL WOODWORK

AWI; Wood architectural cabinets; hardwood plywood panels set in hardwood frames, wood face frame with plywood box. Drawer glides with roller bearings; Adjustable shelves; Solid drawer faces; Painted or natural finish; Door & drawer pulls.

**Kitchen Cabinets:** see above. Natural maple finish.,

**Bathroom Vanity:** see above. Paint finish.

**Bathroom Cabinet:** See above paint finish.

**Shelving:** Vinyl coated steel wire shelving (white); white painted wood.

**Countertop:** Solid surface (Corian or equal). Provide in Kitchen and Bathrooms.

**DIVISION 7—THERMAL AND MOISTURE PROTECTION**

## 07100 GENERAL

The building thermal envelope shall exceed the requirements of the Maine State Energy Code.

## 07190 VAPOR AND AIR RETARDERS

**Filter Fabric:** Provide and install under separate contract Mirafi 140 NS or equal over foundation perforated piping.

**Polyethylene Moisture Barrier:** 2 layers of polyethylene reinforced with nylon cord or polyester scrim; 25lb/1000 sf, minimum; .0507 perm maximum.

**Air Infiltration Barrier:** Typar, Tyvek or other approved air infiltration barrier; install with appropriate lap and seals in accordance with manufacturer's instructions over sheathing of all exterior walls.

**Vapor Retarder:** Provide continuous vapor retarder on warm side of all insulation of exterior walls and at fourth floor ceilings; install between studs and furring with foil facing to inside; seal all joints with tape; reflective bubble insulation; 4 mil film, 5/16" double bubble with facing on both sides; complying with ASTM C 1224; foil on warm side, white polyethylene on cold side; Fi-Foil RBI Shield or equal; www.fifoil.com, 800-448-3401.

07200 INSULATION

**Blown in Insulation:**

**Batt Insulation:** R-20 fiberglass insulation; unfaced, provide in exterior walls. Min. R-38 above fourth floor ceiling. Min. R-10 at foundation wall.

**Roof Insulation:** Tapered polyisocyanurate with two internal drains and fixed edge elevation. Average "R" value not less than 38.

\* **Sound Insulation:** R-11 fiberglass insulation. Provide at all interior walls and ceilings between units and enclosing bathrooms and utility rooms, also between bedrooms, and between bedrooms and adjacent spaces.

\* **Rigid Insulation:** Expanded polystyrene insulation (EPS); high density (minimum 1.80 pounds per cubic foot) at basement walls (Alternate No. 2) and as otherwise shown on drawings.

\* **Rain Screen:** Homeslicker by Benjamin Obedyke or approved equal under all clapboards and trim. See manufacturer's details.

07531 EPDM ROOFING

\* **EPDM:** EPDM Roofing membrane to shallow slope roof areas; ASTM D 4637, Type 1 non-reinforced; 60 mil; install 1/2" fiberboard substrate over insulation.

07600 FLASHING

\* **Head Flashing:** Zinc-tin coated copper; "Z" profile. Provide at head trim over door, window and louver openings. Provide over water table. Cut slit in house wrap, to receive upper leg of flashing.

\* **Sill Flashing:** Provide 2" +/- aluminum "Z" flashing under sill to allow for drip edge over exterior trim. Zinc-tin coated copper.

**Ice and Water Shield:** 40-mil adhesive membrane waterproofing. Provide 6" strip around all sides of all windows, doors and louvers. See SK on drawings.

**Fascia/Roof Edge:** Zinc-tin coated copper with copper back flashing as required. Install instructions in accordance with SMACNA Guidelines. Maximum length to be 8'-0". Joints to be 1/4" space with back flashing of same materials exposed. Hold sealant back 2" from joint. Apply 6" strip of self-adhering EPDM roofing under each butt joint. Leave 1/4" gap between flashings.

**Door Pans:** Install formed zinc-tin copper pans with end dams at all exterior door openings.

07700 ROOF VENTILATION

\* Skylights (typical for four) 36" x 36" Wasco Model DDCV with manual operator eye and double clear acrylic domes with 9" insulated raised curb. Hinged with manual operation. Provide (1) one 72" crank per unit.

07900 JOINT SEALERS

\* Provide sealants compatible with adjacent materials and install according to manufacturer's instructions. Urethane or modified silicone.



**DIVISION 8—DOORS AND WINDOWS**

## 08110 STEEL DOORS AND FRAMES

**HMF:** Hollow Metal Frame; ANSI/SD1 100; concealed fasteners; minimum 0.0478 inch thick cold-rolled steel sheet; galvanized; rated where required; mitered or coped and continuously welded corners (knock-down frames are not acceptable).

**Metal Door:** Grade II; extra heavy-duty; galvanized cold-rolled steel sheet faces; fire-rated where required; insulated doors where indicated, .41 minimum U-value; 5/8" tempered, insulated glass lite as indicated.

## 08210 WOOD DOORS

\* **Exterior Front Entry:** 3070 1-3/4" fir with glass lights Simpson Master Mark with laminated stiles and rails and cored bottom panels. Somerset or approved equal.

\* **Interior Doors and Frames:** 1 3/8" thick; five panel wood frame pre-hung; all surfaces of doors and frames shall be factory primed and painted. Provide rated doors between unit to corridors in rated steel frames.

## 08600 WINDOWS

\* **Double Hung:** Wood/aluminum Marvin Windows or equal. Rating DP 40 minimum.

\* **Casement & Awning:** Wood/aluminum Marvin Windows or equal. Rating DP 40 minimum.

\* **Fixed Window:** Wood/aluminum Marvin Windows or equal.

\* **Tempered Glass:** Provide tempered glass at all units less than 18" AFF (typical for 22 awning type units on fourth floor) as required by code.

\* **Spandrel Glass:** Opaque tempered coated glass in insulated glazing unit as indicated on construction drawings.

## 08700 HARDWARE

**Exterior Hardware:** High quality residential grade lever grade handle on exterior with rim type surface applied exit/panic hardware (see below). Main Entry Doors to have electric latch devices tied into apartment intercom system.

**Interior Hardware:** round "mushroom" trim such as Schlage/Plymouth or approved equal. All entry doors to receive lever type trim with retractable dead bolt. Submit samples to Architect for approval. Finish to be dull chrome US 26D.

**Butt Hinges:** Entry doors to have 1-1/2 pair ball bearing with spring closer as required.

**Closers:** Sargent 1430 Series or equal@ front and rear doors and to basement storage areas typical for (4) total.

**Panic Hardware:** Sargent 8800 Series or equal; provide with outside lever trim front and back doors.

**DIVISION 9—FINISHES**

## 09260 GYPSUM DRYWALL

**Steel Studs and Runners:** ASTM C 645; .0312 inch minimum base metal thickness; sizes as indicated on drawings; ASTM A 653, G60 hot-dip galvanized; see structural drawings for load-bearing framing.

**GWB:** Gypsum Wall Board; Three-coat joint treatment. Provide at all interior wall surfaces, ceilings, and soffits; 5/8" thick; Type-X where rated construction is indicated. Install horizontally with as long of unbroken runs as possible. Back 4'-0" horizontal joint with wood or GWB extending 3" each side of joint.

**MR moisture resistant GWB:** Install in bathrooms and behind kitchen counters.

**½" Exterior Gypsum Sheathing:** ½" thick gypsum board; fire-resistant; water-resistant; water repellent paper both sides.

**Accessories:** Trim shapes by Beadex as follows (provide mud-type edge treatments only):

90-degree outside corners: B-1-W

90-degree inside corners: B-2

Non-90-degree corners: B-1 Flex-Bead

**Metal Furring Channel:** ½" Roll-formed, hat-shaped section; 20 gauge corrosion-resistant steel. For sound transmission reduction walls and ceilings as indicated on drawings.

09300 SHEET FLOORING

Provide and install wood/linseed composite (linoleum) flooring to all bathroom areas of all residential units. Vinyl to be 60 mils overall thickness, Marmolium.

09640 **Wood Flooring:** engineered T&G laminated hardwood vertical grain, natural finish, face veneer 3" wide with 1.25" beech veneer by Green Mountain Hardwood Flooring or approved equal.

09680 CARPET

**Carpet:** All carpet to meet UM44d. Provide and install carpet over high density recycled shredded urethane foam pad. Carpet to be Shaws industries or approved equal, 100% nylon, textured loop pile minimum 32oz. Public areas 32 oz. minimum level loop. To residential units, total weight of finished carpet to be 40oz minimum.

**Recycled rubber flooring:** Install Eco surface on treads on landings at rear stair.

09900 PAINTING

Benjamin Moore & Company or equal. (Following products listed are Benjamin Moore).

**GWB:**

1. Prime Coat: Moorcraft#253 Super Spec Latex enamel underbody and primer sealer.
2. Final Coats: 2 coats Moorcraft#274 Super Spec Latex Eggshell Enamel.

**Interior Wood:**

1. Filler: Benwood Interior Wood Finishes wood Grain Filler.
2. Intermediate: Moorcraft#245 Super Spec Alkyd enamel underbody and primer sealer.
3. Finish: 2 coats Moorcraft#276 Super Spec Latex semigloss enamel.

**Transparent Finish:** (natural)

1. Filler: Benwood Interior Wood Finishes Wood Grain Filler, match wood species.
2. Finish:
  - i. 3 coats Benwood Polyurethane Finish High Gloss.
  - ii. 1 coat Benwood Polyurethane Finish Satin Lustre.

**Exterior Wood:**

1. Primer: Moorcraft#176 Super Spec Alkyd Exterior Primer.
2. Finish: 2 coats Moorcraft#170 Super Spec Latex House and Trim Paint.

**Steel Door:**

1. Finish: 2 coats Ironclad#363 Latex low luster metal and wood enamel.

**Fiber Cement:** (if used)

1. Primer: Moore's#077 Alkyd masonry sealer.
2. Finish: 2 coats Moorcraft#170 Super Spec Latex House and Trim Paint.

**DIVISION 10—SPECIALTIES**

## 10520 FIRE PROTECTION

**Hour Fire Separations:** Provide 2 hour fire separations to all wall assemblies around the main stair, rear stair. Provide 1 hour separations for trash room and boiler room. Doors and frames to have 1 hour rating

**Unit Fire Separations:** Provide 1 hour separation minimum to all wall and floors between all residential units.

**Smoke Detectors:** Install detectors in corridors, bedrooms and living space as shown on electrical plans and as required by the Portland Fire Chief and State Fire Marshall. Hard-wired with battery back-up; provide temporary disarm at kitchen.

## 10800 TOILET AND BATH ACCESSORIES

**Toilet and Bath Accessories:** Includes items such as toilet paper dispenser and towel racks; Premium residential grade as manufactured by Hewi, color to be approved by architect. Provide wood blocking for all accessories.

**Medicine Cabinet:** Recessed with mirror. Provide one each in bathrooms and lavatories.

**Gas fireplace:** 30,000 BTU gas insert with 3-piece slate (typical for four) surround by Vermont Casting or equal.

**DIVISION 11—EQUIPMENT**

## 11450 RESIDENTIAL EQUIPMENT

**Residential Appliances:** Contractor to provide and install the following appliances.

**Refrigerator:** Freestanding, frost-free, two-door, freezer below model, minimum 15.50 cu.ft. refrigerator on adjustable rollers, with five shelves minimum in each door.

**Range:** Porcelain enamel free standing 30" gas range with four burner cooktop, oven, full width storage drawer, and observation window..

**Exhaust Hood:** Stainless steel exhaust hood suspended from upper cabinets; dual speed fan with light, duct exhaust to the exterior. Provide over Kitchen range.

**Dish Washer:** Maytag stainless steel.

**DIVISION 12—ROLLER SHADES**

## 12494 ROLLER SHADES (NIC)

**Roller shades:** Contractor to provide and install roller shades to all bedroom windows of residential units. Shades to be PVC coated fiberglass or PVC-coated polyester, with spring operated wood roller.

**DIVISION 13—SPECIAL CONSTRUCTION**

## 13900 FIRE SUPPRESSION AND SUPERVISORY SYSTEMS

**Sprinkler System:** Provide fully automated supervised sprinkler system in accordance with State of Maine Residential NFPA-13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height; provide all necessary components for complete installation; sprinkler head locations to be coordinated with design and approved by Architect prior to installation.

**DIVISION 14—CONVEYING SYSTEMS**

Not Used

**DIVISION 15—MECHANICAL**

15300 SPRINKLER SYSTEM: 13R system designed and installed in strict accordance with the State of Maine's Fire Marshall's Hydropro / supervised requirements.

## 15400 PLUMBING SYSTEM

**Water Supply Piping:** Above grade piping to be Type L copper throughout the building. Below grade interior piping to be Type K copper. **No type M copper** allowed on projects.

**Heat System Piping:** Above grade piping to be Type L copper or Pex tubing throughout the building. Below grade interior piping to be Type K copper.

**Waste Piping:** Cast iron and/or PVC waste piping as required by code.

Cleanouts and traps in all waste lines as required by code and good design practice.

**Roof Drain:** Zurn Z-100 or equal; 15" diameter; 3" outlet; cast iron body with combination membrane flashing clamp/gravel guard and low silhouette cast iron dome; roof sump receiver; under-deck clam; static extension as required or approved highest quality PVC; line size vertical expansion joint as required due to inflexibility of drainage piping.

**Roof Drainage Piping:** 3" PVC; provide cleanouts.

**Deck Drains:** As indicated on drawings plus one scupper for each fourth level deck.

## 15450 PLUMBING FIXTURES AND TRIM

**Sink:** Provide double 20 gauge 18-8 stainless steel kitchen sink.

**Lavatory:** Porcelain vitreous pedestal lavatory Kohler, Wellworth or approved equal china / white.

**Water Closet:** Elongated water-saver, vitreous china / white; Kohler, Wellworth or approved equal.

**Tub/Shower:** One-piece, fiberglass / white. Veracruz 60" by Kohler or approved equal.

**Shower:** 36" x 36" fiberglass unit with shower rod located @ 74" AFF Valcarta by Kohler or approved equal.

**Faucets:** Provide compact or 4" center dual handle for lavatories Classic Series by Grohe or approved equal residential grade. 135-WFTP in kitchen and 500 series in bathroom.

**Bath/Shower Fittings:** Anti-scald, Tempera 4000 by Grohe or approved equal.

**Disposal:** ½ HP Insinerator Badgor 5 or approved equal.

## 15500 HEATING AND VENTILATING

**Boilers:** (8) eight high efficiency gas fire boilers. Include all fittings and accessories needed for boiler operation, including safety valves, gauges, oil burner and controls. Through exhaust and make up air as indicated on drawings.

**Domestic hot water:** To be off boilers with eparate holding tank and circulators for third and fourth floor levels only.

**Direct venting:** Vent to the outdoors all kitchen exhaust hoods, bathrooms, trash room and Laundry Room dryers with mechanical fan assisted vents. Review all through wall penetrations with Architect prior to execution.

**Temperature Controls:** Provide Honeywell T-87 electric thermostats and control wiring to sequence 2-way control valve installed in baseboard radiation furnished and installed in each apartment.

**Laundry room:** To have gas fired 80 gal. water heater with radiation loop and fin tube on outside wall.

**Radiators:** Install Buderus or Myson radiators on the fourth level as required to provide even comfortable heating to all rooms. Install slant fin radiation elsewhere using wall-to-wall covers where practical.

**DIVISION 16—ELECTRICAL**

16400 SERVICE AND DISTRIBUTION

**Service & Distribution:** All work to be in accordance with the National Electric Code and Good Practice for Residential Construction. Installation to be by licensed electricians. 100 AMP service for each residential unit plus; one 150 AMP service for Community Room; 220V service to ranges and Laundry. Service to be provided underground. Unit panels to be located behind master bedroom entry door.

16500 LIGHTING

**Lighting:** Contractor to furnish, install and connect complete to the wiring system. Lights are generally to be incandescent and compact fluorescent fixtures/ lamps.

**Residential Units:** See electrical plans in general provide: Entry area to have one center ceiling light; Living room to have two switched receptacles in lieu of ceiling fixtures; Dining area to have dimmer switch for overhead light; Bedrooms to have one center ceiling light or switched receptacles; Closets to have fluorescent lights over doors; Kitchen to have low voltage under-cabinet lighting at upper cabinets, plus one center ceiling light; Bathrooms to have one or two wall mounted switched lights plus one central ceiling light integral with exhaust fan.

**General Building:** Exterior entry porch to have two surface mounted ceiling lights; common stairs and corridors to have wall sconces. Rear canopy to have one surface light.

**Emergency lighting:** As indicated on drawings and Contractor to provide in accordance with codes.

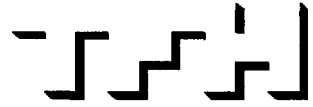
**Outdoor lighting:** See site plans. Two building mounted metal halide cut off fixtures and one pole light mounted.

16600 SAFETY: Provide direct wire smoke and heat detectors as required by code and as is good practice with multi-family dwelling.

16700 COMMUNICATIONS

Apartment intercom system to be NuTone Compact Directoryw/ Direct-a-Com Apartment Speaker or approved equal.

**END**



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

177 Sheridan St.  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAR 11 2005  
RECEIVED

To: Mike Nugent  
Office of Inspections, City Hall  
389 Congress Street  
Portland, ME 04101

From: Chris Cavendish  
TFH Architects  
100 Commercial Street  
Portland, ME 04101

Date: March 11, 2005

Re: Response to Plan Review Questions for Sumner Court

Dear Mike,

Thank you for your time and thoroughness in reviewing our project for compliance with the applicable codes. After coordinating with the owner and design team we have prepared the following itemized response to your questions. We believe the additional information in this letter and the accompanying documents will answer your questions from your email dated March 2, 2005.

For your convenience your questions have been listed below in underlined text. Our response to those questions follows in italics and may point you towards a specific document, included with this letter, for further information.

(Mike Nugent wrote) Here is my plan review list of questions, comments:

- 1) There is no geotechnical report. *Geotechnical report enclosed.*
- 2) There are additional Special Inspections required, please look at Section 1707 etc. *Additional Special Inspections enclosed.*
- 3) The Shaft enclosure must have a 2 hr. rating. *Sheets A1-1, A1-2, A1-3 have been revised.*
- 4) There is no door schedule. *Sheet A5-2 has been added.*
- 5) Please Provide a fire separation assembly penetration plan. *Refer to Sheet A4-7 for Penetration Plan*
- 6) What is the STC rating of "1D"? *Sheet A1-1 has been revised.*
- 7) Does this project comply with Federal Fair Housing Standards? *After careful review we found it necessary to modify the plans and elevations to allow accessible entry to the ground floor units in order to comply with the standards. Refer to Sheets C2-1, A1-1, A1-2, A1-3, A1-4, and A2-1.*
- 8) Please Provide UI listings and STC and Fire resistance ratings for the Floor Ceiling Assemblies and the Attic Floor/4th Ceiling assembly. *Refer to Sheets 3-1, and 3-2.*
- 9) Need Guard Details w/ loads. *Our structural engineer, Dave Tetreault, has run structural calculations on the interior railing system and the design has been revised accordingly. Refer to*

13 k 28

Need  
Site  
ON  
New  
Entry

Sheet A4-7 for details and to the Specification Book: Section 6200, Railings, Performance requirements.

- 10) Is there a headroom issue in the third floor baths below the stairs? Refer to Sheet A3-3. note TMM 7.6  
209015
- 11) Need exterior stair/guard details. Refer to the Specification Book: Section 06200, Railings, Performance requirements. Mc  
DC  
NAC
- 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. Exterior walls. Refer to the Specification Book, Section 07532, EPDM Roofing; and Section 08900, Exterior Wall Systems. Specifications have been revised to incorporate. FOR  
ASNA
- 13) Please provide info on interior finished relative to chapter 8 of the Code. Refer to the general notes on Sheet A 1-1
- 14) Please review Section 1910.4.3.1 w/ the design engineer, is there sufficient rebar??? BOT  
NEW  
DCAN
- 15) How far will the building be from the left line...The plan shows 10 feet but it scales to 13 feet? Refer to Sheet C2-1
- 16) Will there be a vapor barrier in the slab? Yes. Refer to Sheet 4-2.
- 17) Is there a more comprehensive spec book? N
- 18) Shear walls??? Refer to Structural sheets for identification of shear walls
- 19) Also there is a vent from the trash room into the exit stairway enclosure. can you explain? The vent located in the trash room passes through a 2 hour rated soffit assembly into the storage unit 6 where it then travels through the mechanical chase to be exhaust to exterior at roof level. Refer to Sheet A1-1 for additional notation.

**SUMNER COURT**  
Developed by Fort Sumner LLC  
117 Sheridan Street, Portland, Maine

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**Specifications**

March 11, 2005

Fort Sumner LLC is referred to herein as "Owner" and TFH Architects, P.A. is referred to herein as "Architect."

Engineering and other consultants:

Geo-technical..... .Sebago Technics  
Civil..... Pinkham & Greer Consulting Engineers  
Structural..... .Structural Design Consulting  
Mechanical and Plumbing..... .Whitney Engineering

**DIVISION I—GENERAL REQUIREMENTS**

**00010 GENERAL CONTRACTOR RESPONSIBILITIES**

Project management, supervision, coordination, safety program  
Field layout, submittals, testing services, quality control  
Transportation of all contract materials to and from site  
Provision of all accessory types of items necessary to complete work, such as mortar, fasteners, hurricane ties and anchor bolts  
General liability, workman's compensation  
Builder's risk insurance, building permits, scheduling inspections  
Temporary service (electrical, water, sanitary, power, heat, fire protection, enclosures/barriers)  
Erosion control fence, dust and water control  
Construction cleaning, final cleanup, legal disposal of waste  
Site Security  
Record Drawings

**00020 OWNER RESPONSIBILITIES**

Reasonable, unimpeded access to the site  
Timely decision making  
Third-party materials testing (compaction, concrete strength, etc.)  
Site surveys  
Soil report



01010 SUMMARY OF THE WORK

Project Description:

New Construction: ..... 8- Unit Multi-family Residential  
 Size: Approximately 10,700 gross square feet  
 (plus basement)  
 Building Codes: IBC03/Life Safety 101  
 Owner occupancy: ..... No  
 Contract for Construction: ..... To be determined  
 General Conditions: ..... AIA A201

01040 COORDINATION

The General Contractor is responsible for coordinating schedules for all parties involved in the project, and for coordinating all of the systems of the Subcontractors, especially those involving design build such as heating, ventilating, plumbing, sprinkler, electrical and technology work as well as all site work.

01230 ALTERNATES

No 1: 8" cement fiber clapboards in lieu of red cedar.  
 No. 2: Rigid insulation and GWB on exterior concrete walls in basement.

01300 SUBMITTALS

Provide submittals for all components of the project; proceed with related work only after such submittals have been reviewed. Provide one set of reproducible originals for each shop drawing. Note: an asterisk (\*) precedes all sections where submittals required.

01631 PRODUCT SUBSTITUTIONS

Materials may not be substituted without written consent of the Architect; different manufacturers may be used where items are indicated with "or equal"; the burden of proof that another manufacturer's product is equivalent is the General Contractor's responsibility.

01740 WARRANTIES AND BONDS

Transfer all materials warranty information to Owner at completion of project. Unless indicated, otherwise all work will be warranted for one year from substantial completion by each subcontractor entity.

**DIVISION 2—SITEWORK**

02200 EARTHWORK

**Ledge removal:** Initial site exploration suggests no ledge present; any cost associated with ledge removal should it be encountered will be at Owner's expense.

**Ledge removal trench:** Any cost associated with ledge removal will be at owner's expense.

**Topsoil:** As indicated on drawings. Where applicable the existing loam may be utilized.

**Common borrow fill:** Inorganic; stone size 4" maximum. Provide as fill to achieve rough grade (assume 20 cubic yards/ building, for estimating purposes).

**Granular backfill:** Sand/gravel; inorganic; stone sizes #200 to 2 1/2", provide 6" beneath basement slab, compacted in all cases.

**3/4" Crushed Stone:** Inorganic; clean; stone sizes 3/8" to 1", provide beneath footings, compacted to 95% if required; provide 6" minimum around perforated drainpipe & wrap with filter fabric and where indicated on drawings.

## 02700 DRAINAGE

**Perforated Drain Pipe:** Provide 4" perforated / corrugated PVC at exterior of structure, at 6" below basement concrete slab; extend 8'-0" from structure and tie into storm sewer extension, provided by Owner. Install perforations down. Provide 4 Schedule 40 PVC for cleanouts to grade or access inside basement.

**Site Drainage:** Provide positive drainage away from all building edges – 6" pitch over the first 10' minimum. Special care to be taken at rear entry to assure pitch to trench drain outside rear door.

## 02900 LANDSCAPING

**Seed:** Seeding and associated maintenance by Owner.

**Trees:** Size and species as indicated on site drawings.

\* **Plantings:** all plantings shall be provided in accordance with materials approved by the City of Westbrook or Portland Arborists.

**Bituminous concrete:** Contractor to provide and install bituminous concrete base and top courses to pavement and sidewalk areas as shown on the drawings. Bituminous material shall conform to Maine DOT specification, Section 702.01, viscosity grade AC-20. Nominal asphalt content shall be 6%. Aggregates shall conform to MDOT specifications, Section 703.09 Grade B for Pavement base course, Grade C for pavement top course, D for sidewalk base and top course.

\* **Granite curbing:** Contractor to supply and install granite curbs to edges of bituminous paving and sidewalk. Curbing to be installed in conformance with MDOT specifications, Section 609.04

\* **Concrete pavers:** Contractor to supply and install concrete pavers to the area outside the rear entrance.

\* **CMU retaining wall:** Contractor to supply and install CMU retaining wall system by Keystone Industries or approved equal. Maximum height without additional engineering 4'-0".

**Pavement marking:** Apply paint in accordance with MDOT Standard Specifications, Section 627.04, 627.05, and 627.06. (Delete references to glass beads.) Stripe parking lot spaces and any other pavement graphics shown/detailed on Drawings with 4" wide striping. Fire lanes, crosswalks, etc. to be marked as shown on Drawings.

**DIVISION 3—CONCRETE**

## 03200 CONCRETE REINFORCEMENT

**Re-bar:** Reinforcing bars; ASTM A 615; Grade 60; deformed. Provide in concrete piers and footings and in concrete pads as indicated on foundation drawings.

## 03310 CONCRETE WORK

**Concrete:** All concrete work shall be in accordance with ACI 301 and ACI 318. Typical design mix, unless noted otherwise:

Compressive Strength at 28 days: 3000 psi for footings and interior flatwork

Compressive Strength at 28 days: 3500 psi for foundation walls & exterior flatwork

Air Entrainment: 4% ±1% for exterior concrete

Water/Cement Ratio: 0.49 maximum

Slump: General: not less than 1"; not more than 4"

Footing, Piers and Pads: not less than 1"; not more than 3"

HRWR Admixtures: not more than 8"

Aggregate Size: 3/4" maximum

\* **Concrete slab on grade:** 4" thick, reinforced; with WWF.

**Concrete foundation wall:** 10" thick; reinforced as indicated on drawings unless shown otherwise.

**Wall footing:** 3" beyond wall thickness; bottom on undisturbed soil or compacted fill; reinforced with 2 #5 bars.

**Thickened slab:** Provide 8" thick slab beneath center basement stud bearing walls.

#### **DIVISION 4—MASONRY**

04810 UNIT MASONRY (none)

04811 BRICK VENEER

\* **Common brick,** Old Port Blend by Morin Brick Co. or approved equal. Provide ¼" drainage membrane, weeps and necessary flashing at brick shelf and stair landing to receive steel plate as detailed on drawings.

#### **DIVISION 5—METALS**

05120 STRUCTURAL STEEL: plate ½" steel sandwiched between two 11-1/4" LVL to form "dig leg" at stair landing (typical for two). (flitch beam)

05300 METAL DECKING (none)

05400 COLD-FORMED METAL FRAMING (none)

#### **DIVISION 6—WOOD AND PLASTICS**

06100 ROUGH CARPENTRY

**Structural Lumber:** See structural drawings.

**Pressure Treated (PT) Lumber:** No. 2 or better southern yellow pine. All wood in contact with concrete and masonry to be pressure treated. All pressure treated lumber shall meet the manufacturers requirements for installation location. Stainless steel fasteners. No contact between galvanized metal & PT lumber.

**Framing:** 2x Spruce-Pine-Fir (SPF) Lumber; kiln dried; pressure treated where indicated. Provide 2x6 studs @ 16" or 12" o.c. at exterior walls as indicated and 2x4 studs @ 16" o.c. at interior walls. 19% maximum moisture content. Finger spliced framing optional.

**Engineered framing:** LVL "Micro-Lam" laminated veneer lumber (PVL, Parallam) or truss type wood. Framing systems may be incorporated as required.

\* **Truss:** Engineered prefabricated parallel chord wood truss. Includes girder truss and jack truss. Final engineering of these systems will be by manufacturer. See drawings for load tables. Shop drawing approval required.

\* **Sub-floor:** ¾" T&G CDX plywood or "Advantec"; decking to be glued and power nailed in accordance with APA recommendations.

\* **Exterior sheathing:** 1/2" sheathing over 2 x 6 studs 24" o.c. first floor per ULU356. Studs to be 2 x 6 plus 2 x 4 for added carrying capacity.

**Adjoining walls:** Double framing 2 x 4 @ 12" or 24" o.c. with sound channels and 5/8" GWB on outside of assembly and one larger of 5/8" GWB on inside of double stud assembly.

**Roof sheathing:** ¾" T&G CDX plywood or Advantec.

**Strapping:** 1x3 @ 16" o.c; kiln dried; sheathing as indicated on wall sections. Shim as required.

**Blocking:** Provide blocking as required for cabinetry and shelving and electrical devices

**Fire separation:** See drawings for location and composition of fire rated assemblies.

**Miscellaneous metal:** Provide 1-1/2" x 11-1/2" steel stair nosings on rear stair 132.

06200 FINISH CARPENTRY

\* **Wood base:** 1" x 4" base molding with applied cap trim; clear pine or poplar; select from standard profiles. Provide throughout including bathrooms where base is to be held up 1/4" to receive caulking. Paint finish. Back prime all wet locations.

**Interior trim, typical:** 1" x 4" with 5/4 bullnose edge trim clear pine or poplar. Provide at window and door casings, wood window stools and aprons. Paint finish. Fingerjointed is acceptable.

**Stair:** Open stairway; plywood treads to receive carpet with maple edge trim; painted pine stringers; clear vertical grain fir handrail/guardrail. All unit interior stairs to have stringer boards, all treads to be 1" maple as shown on drawings. All common stairs shall provide a minimum clear width of 42".

**Threshold:** Slate. Provide at doors between rooms with carpet and adjacent spaces with linoleum.

**Doorway casings:** Provide and install pre-cut clear pine or poplar doorway casings. Carry bead cap over head trim.

**Rev. 3-11 Railings:**

**A. Performance requirements of handrails and railings:** Provide handrails and railings capable of withstanding the following structural loads without exceeding allowable design working stresses of materials for handrails, railings, anchors, and connections

1. Top Rail of guards: capable of withstanding the following loads applied as indicated:
  - a. Concentrated load of 200 lbf (890 N) applied at any point in any direction.
  - b. Uniform load of 50 lbf/ft (730 N/m) applied horizontally and concurrently with uniform load of 100 lbf/ft (1460) applied vertically downward.
  - c. Concentrated and uniform loads above need not be assumed to act concurrently.
2. Handrails Not serving as top rails: capable of withstanding the following loads applied as indicated:
  - a. Concentrated load of 200 lbf (890 N) applied at any point in any direction.
  - b. Uniform load of 50 lbf/ft (730 N/m) applied horizontally and concurrently with uniform load of 100 lbf/ft (1460) applied vertically downward.
  - c. Concentrated and uniform loads above need not be assumed to act concurrently.

**B. Thermal Movements:** Provide handrails and rails that allow for thermal movements resulting from the maximum change (range) in ambient and surface temperatures by preventing buckling, opening of joints, overstressing of components, failure of connections, and other detrimental effects. Base engineering calculation on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature change (range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

**Bathroom Cabinet:** See above paint finish.

**Shelving:** Vinyl coated steel wire shelving (white); white painted wood.

**Countertop:** Solid surface (Corian or equal). Provide in Kitchen and Bathrooms.

## **DIVISION 7—THERMAL AND MOISTURE PROTECTION**

### 07100 GENERAL

The building thermal envelope shall exceed the requirements of the Maine State Energy Code.

### 07190 VAPOR AND AIR RETARDERS

**Filter Fabric:** Provide and install under separate contract Mirafi 140 NS or equal over foundation perforated piping.

**Polyethylene Moisture Barrier:** 2 layers of polyethylene reinforced with nylon cord or polyester scrim; 25lb/1000 sf, minimum; .0507 perm maximum.

**Air Infiltration Barrier:** Tyvar, Tyvek or other approved air infiltration barrier; install with appropriate lap and seals in accordance with manufacturer's instructions over sheathing of all exterior walls.

**Vapor Retarder:** Provide continuous vapor retarder on warm side of all insulation of exterior walls and at fourth floor ceilings; install between studs and furring with foil facing to inside; seal all joints with tape; reflective bubble insulation; 4 mil film, 5/16" double bubble with facing on both sides; complying with ASTM C 1224; foil on warm side, white polyethylene on cold side; Fi-Foil RBI Shield or equal; www.fifoil.com, 800-448-3401.

### 07200 INSULATION

#### **Blown in Insulation:**

**Batt Insulation:** R-20 fiberglass insulation; unfaced, provide in exterior walls. Min. R-38 above fourth floor ceiling. Min. R-10 at foundation wall.

**Roof Insulation:** Tapered polyisocyanurate with two internal drains and fixed edge elevation. Average "R" value not less than 38.

\* **Sound Insulation:** R-11 fiberglass insulation. Provide at all interior walls and ceilings between units and enclosing bathrooms and utility rooms, also between bedrooms, and between bedrooms and adjacent spaces.

\* **Rigid Insulation:** Expanded polystyrene insulation (EPS); high density (minimum 1.80 pounds per cubic foot) at basement walls (Alternate No. 2) and as otherwise shown on drawings.

\* **Rain Screen:** Homeslicker by Benjamin Obedyke or approved equal under all clapboards and trim. See manufacturer's details.

### 07531 EPDM ROOFING

**Rev. 3-11** \* **EPDM:** EPDM Roofing membrane to shallow slope roof areas; ASTM D 4637, Type 1 non-reinforced; 60 mil; install 1/2" fiberboard substrate over insulation.

### 07600 FLASHING

\* **Head Flashing:** Zinc-tin coated copper; "Z" profile. Provide at head trim over door, window and louver openings. Provide over water table. Cut slit in house wrap, to receive upper leg of flashing.

\* **Sill Flashing:** Provide 2" +/- aluminum "Z" flashing under sill to allow for drip edge over exterior trim. Zinc-tin coated copper.

**Ice and Water Shield:** 40-mil adhesive membrane waterproofing. Provide 6" strip around all sides of all windows, doors and louvers. See SK on drawings.

**FascialRoof Edge:** Zinc-tin coated copper with copper back flashing as required. Install instructions in accordance with SMACNA Guidelines. Maximum length to be 8'-0". Joints to be ¼" space with back flashing of same materials exposed. Hold sealant back 2" from joint. Apply 6" strip of self-adhering EPDM roofing under each butt joint. Leave ¼" gap between flashings.

**Door Pans:** Install formed zinc-tin copper pans with end dams at all exterior door openings.

07700 ROOF VENTILATION

\* Skylights (typical for four) 36" x 36" Wasco Model DDCV with manual operator eye and double clear acrylic domes with 9" insulated raised curb. Hinged with manual operation. Provide (1) one 72" crank per unit.

07900 JOINT SEALERS

\* Provide sealants compatible with adjacent materials and install according to manufacturer's instructions. Urethane or modified silicone.

**DIVISION 8—DOORS AND WINDOWS**

08110 STEEL DOORS AND FRAMES

**HMF:** Hollow Metal Frame; ANSI/SD1 100; concealed fasteners; minimum 0.0478 inch thick cold-rolled steel sheet; galvanized; rated where required; mitered or coped and continuously welded corners (knock-down frames are not acceptable).

**Metal Door:** Grade II; extra heavy-duty; galvanized cold-rolled steel sheet faces; fire-rated where required; insulated doors where indicated, .41 minimum U-value; 5/8" tempered, insulated glass lite as indicated.

08210 WOOD DOORS

\* **Exterior Front Entry:** 3070 1-3/4" fir with glass lights Simpson Master Mark with laminated stiles and rails and cored bottom panels. Somerset or approved equal.

\* **Interior Doors and Frames:** 1 3/8" thick; five panel wood frame pre-hung; all surfaces of doors and frames shall be factory primed and painted. Provide rated doors between unit to corridors in rated steel frames.

08600 WINDOWS

\* **Double Hung:** Wood/aluminum Marvin Windows or equal. Rating DP 40 minimum.

\* **Casement & Awning:** Wood/aluminum Marvin Windows or equal. Rating DP 40 minimum.

\* **Fixed Window:** Wood/aluminum Marvin Windows or equal.

\* **Tempered Glass:** Provide tempered glass at all units less than 18" AFF (typical for 22 awning type units on fourth floor) as required by code.

\* **Spandral Glass:** Opaque tempered coated glass in insulated glazing unit as indicated on construction drawings.

08700 HARDWARE

**Exterior Hardware:** High quality residential grade lever grade handle on exterior with rim type surface applied exit/panic hardware (see below). Main Entry Doors to have electric latch devices tied into apartment intercom system.

**Interior Hardware:** round "mushroom" trim such as Schlage/Plymouth or approved equal. All entry doors to receive lever type trim with retractable dead bolt. Submit samples to Architect for approval. Finish to be dull chrome US 26D.

**Butt Hinges:** Entry doors to have 1-1/2 pair ball bearing with spring closer as required.

**Closers:** Sargent 1430 Series or equal @ front and rear doors and to basement storage areas typical for (4) total.

**Panic Hardware:** Sargent 8800 Series or equal; provide with outside lever trim front and back doors.

**Rev. 3-11**

**08900 EXTERIOR WALL SYSTEMS - GENERAL**

**PART 1 –GENERAL**

**1.1 SUMMARY**

A. General Requirements: This section includes minimum performance requirements for the design and installation of all exterior wall systems. Comply with the following minimum requirements and performance criteria for the exterior wall components as listed above. Additional performance requirements are specified in each of the technical specification sections listed.

1. Provide the engineering and coordination of all submittals, shop drawings, components and materials, as well as installation of exterior wall components.
2. Installed exterior wall components shall maintain an airtight and waterproof assembly on the structure, within the established performance requirements specified for each individual component.
3. Design and engineer the systems with the information provided.
  - a. As performance documents, the Drawings and Specifications do not indicate or describe all the work required for the performance and completion of the Work. Provide all items required for compliance with performance requirements.
  - b. Provide reinforcements in order to comply with the design and performance criteria.
4. Dimension and profile adjustments may be made in the design in the interest of fabrication, erection methods or techniques, the weatherability, or the ability of the design to satisfy the design and performance requirements, provided that the design intent and the intent of the specifications are maintained.
  - a. Adjustments to dimensions and profile may only be made within the limits of the established by the Drawings, and any and all such adjustments are subject to the Architect's review.
5. Methods of fabrication and assembly shall be at the discretion of the Contractor, provided that the exterior and interior visible architectural effect is not changed, the work of other trades is not affected, and the weathertightness (air and water infiltration) and structural performance, as demonstrated by engineering calculations and measured by the results of the tests for performance requirements, are not reduced.

B. Exterior wall systems shall accommodate the tolerances of the surrounding conditions, including the structural support.

1. The work shall be designed to accommodate variation in location of surrounding and supporting work, as specified in other sections of these specifications or as may exist at the site, as determined by field measurements of the existing work taken by the Contractor.

C. Exterior wall systems, as installed, shall meet or exceed the following minimum structural and weather resistance requirements, as demonstrated by engineering calculations and testing of mock-ups:

1. Provision for Thermal Movements: As specified in respective specification sections.
2. Structural Properties:
  - a. Design Wind Loads: Exterior wall systems shall be designed to withstand wind loads indicated on the Structural Drawings
    - 1) Design corners for simultaneous inward design pressure on both surfaces, and simultaneous outward design pressure on both surfaces. Partial loading on one surface shall be considered.
  - b. Exterior wall systems shall sustain, without damage, 1.5 times design wind

loads when tested in accordance with ASTM E330.

c. Deflection Criteria: **As** specified in respective specifications sections.

d. Provision for Movement of the Structure:

1) The work shall be designed to accommodate dead load and live load deflection, thermal expansion, elastic shortening and/or sway and torsion of the building, as may be anticipated.

2) Obtain necessary projected data and make such provision in the work as may be necessary. The amount of such movement that is accommodated in the Contractor's design shall be identified on Contractor's submittal drawings.

3) Allow for ½" differential movement at the mid-point bay for perimeter floor slab deflection, when this load is transferred through exterior wall support system.

4. Seismic Design: Comply with requirements shown on Structural Drawings.

e. air and water penetration

1. Air Infiltration: Air leakage through exterior wall systems shall not exceed the following, as a minimum, when tested in accordance with ASTM E-283:

a. Not less than 0.06 cfm per square foot of fixed wall area, at a test pressure of 2.24 psf and as specified in respective specifications sections.

3. Water Penetration: Water penetration is defined as the appearance of uncontrolled water on the indoor face of any part of the work. "Controlled" water or condensation is that which is demonstrably drained to the exterior of the work without endangering or wetting adjacent surfaces or insulation, and is not visible in the final construction.

a. No uncontrolled water penetration shall occur when the work is tested in accordance with ASTM E331 at a test pressure of not less than 8 psf minimum and as specified in respective specifications sections.

b. Exterior wall systems shall include the design of a dual line of air and water control at joints.

c. Provision shall be made at each floor level to drain to the exterior face of the work, any water entering at joints, and/or any condensation occurring within the work. Exterior wall systems shall be designed to collect and remove all secondary water from the surrounding conditions. At insulated areas, gutter shall extend to the inside vertical plane of the insulation.

4. Condensation Resistance: Provide system with condensation-resistance factor (CRF) of not less than the following when tested according to AAMA 1503.1 for framing:

## **DIVISION 9—FINISHES**

### 09260 GYPSUM DRYWALL

**Steel Studs and Runners:** ASTM C 645; .0312 inch minimum base metal thickness; sizes as indicated on drawings; ASTM A 653, G60 hot-dip galvanized; see structural drawings for load-bearing framing.

**GWB:** Gypsum Wall Board; Three-coat joint treatment. Provide at all interior wall surfaces, ceilings, and soffits; 5/8" thick; Type-X where rated construction is indicated. Install horizontally with as long of unbroken runs as possible. Back 4'-0" horizontal joint with wood or GWB extending 3" each side of joint.

**MR moisture resistant GWB:** Install in bathrooms and behind kitchen counters.

**½" Exterior Gypsum Sheathing:** ½" thick gypsum board; fire-resistant; water-resistant; water repellent paper both sides.

**Accessories:** Trim shapes by Beadex as follows (provide mud-type edge treatments only):

90-degree outside corners: B-1-W



90-degree inside corners: B-2

Non-90-degree corners: B-1 Flex-Bead

**Metal Furring Channel:** ½" Roll-formed, hat-shaped section; 20 gauge corrosion-resistant steel. For sound transmission reduction walls and ceilings as indicated on drawings.

09300 SHEET FLOORING

Provide and install wood/linseed composite(linoleum) flooring to all bathroom areas of all residential units. Vinyl to be 60 mils overall thickness, Marmolium.

09640 **Wood Flooring:** engineered T&G laminated hardwood vertical grain, natural finish, face veneer 3" wide with 1.25" beech veneer by Green Mountain Hardwood Flooring or approved equal.

09680 CARPET

**Carpet:** All carpet to meet UM44d. Provide and install carpet over high density recycled shredded urethane foam pad. Carpet to be Shaws industries or approved equal, 100% nylon, textured loop pile minimum 32oz. Public areas 32 oz. minimum level loop. To residential units, total weight of finished carpet to be 40oz minimum.

**Recycled rubber flooring:** Install Eco surface on treads on landings at rear stair.

09900 PAINTING

Benjamin Moore & Company or equal. (Following products listed are Benjamin Moore).

**GWB:**

1. Prime Coat: Moorcraft#253 Super Spec Latex enamel underbody and primer sealer.
2. Final Coats: 2 coats Moorcraft#274 Super Spec Latex Eggshell Enamel.

**Interior Wood:**

1. Filler: Benwood InteriorWood Finishes wood Grain Filler.
2. Intermediate: Moorcraft#245 Super Spec Alkyd enamel underbody and primer sealer.
3. Finish: 2 coats Moorcraft#276 Super Spec Latex semigloss enamel.

**Transparent Finish:** (natural)

1. Filler: Benwood InteriorWood Finishes Wood Grain Filler, match wood species.
2. Finish:
  - i. 3 coats Benwood Polyurethane Finish High Gloss.
  - ii. 1 coat Benwood Polyurethane Finish Satin Lustre.

**Exterior Wood:**

1. Primer: Moorcraft#176 Super Spec Alkyd Exterior Primer.
2. Finish: 2 coats Moorcraft#170 Super Spec Latex House and Trim Paint.

**Steel Door:**

1. Finish: 2 coats Ironclad#363 Latex low luster metal and wood enamel.

**Fiber Cement:** (if used)

1. Primer: Moore's#077 Alkyd masonry sealer.
2. Finish: 2 coats Moorcraft#170 Super Spec Latex House and Trim Paint.

**DIVISION 10—SPECIALTIES**

## 10520 FIRE PROTECTION

**Hour Fire Separations:** Provide 2 hour fire separations to all wall assemblies around the main stair, rear stair. Provide 1 hour separations for trash room and boiler room. Doors and frames to have 1 hour rating

**Unit Fire Separations:** Provide 1 hour separation minimum to all wall and floors between all residential units.

**Smoke Detectors:** Install detectors in corridors, bedrooms and living space as shown on electrical plans and as required by the Portland Fire Chief and State Fire Marshall. Hard-wired with battery back-up; provide temporary disarm at kitchen.

## 10800 TOILET AND BATH ACCESSORIES

**Toilet and Bath Accessories:** Includes items such as toilet paper dispenser and towel racks; Premium residential grade as manufactured by Hewi, color to be approved by architect. Provide wood blocking for all accessories.

**Medicine Cabinet:** Recessed with mirror. Provide one each in bathrooms and lavatories.

**Gas fireplace:** 30,000 BTU gas insert with 3-piece slate (typical for four) surround by Vermont Casting or equal.

**DIVISION 11—ELECTRICAL**

## 11450 RESIDENTIAL EQUIPMENT

**Residential Appliances:** Contractor to provide and install the following appliances.

**Refrigerator:** Freestanding, frost-free, two-door, freezer below model, minimum 15.50 cu.ft. refrigerator on adjustable rollers, with five shelves minimum in each door.

**Range:** Porcelain enamel free standing 30" gas range with four burner cooktop, oven, full width storage drawer, and observation window..

**Exhaust Hood:** Stainless steel exhaust hood suspended from upper cabinets; dual speed fan with light, duct exhaust to the exterior. Provide over Kitchen range.

**Dish Washer:** Maytag stainless steel.

**DIVISION 12—ROLLER SHADES**

## 12494 ROLLER SHADES (NIC)

**Roller shades:** Contractor to provide and install roller shades to all bedroom windows of residential units. Shades to be PVC coated fiberglass or PVC-coated polyester, with spring operated wood roller.

**DIVISION 13—SPECIAL CONSTRUCTION**

## 13900 FIRE SUPPRESSION AND SUPERVISORY SYSTEMS

**Sprinkler System:** Provide fully automated supervised sprinkler system in accordance with State of Maine Residential NFPA-13R, Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height; provide all necessary components for complete installation; sprinkler head locations to be coordinated with design and approved by Architect prior to installation.

**DIVISION 14—CONVEYING SYSTEMS**

Not Used

**DIVISION 15—MECHANICAL**

15300 SPRINKLER SYSTEM: 13R system designed and installed in strict accordance with the State of Maine's Fire Marshall's Hydropro/ supervised requirements.

15400 PLUMBING SYSTEM

**Water Supply Piping:** Above grade piping to be Type L copper throughout the building. Below grade interior piping to be Type K copper. **No type M copper** allowed on projects.

**Heat System Piping:** Above grade piping to be Type L copper or Pex tubing throughout the building. Below grade interior piping to be Type K copper.

**Waste Piping:** Cast iron and/or PVC waste piping as required by code.

Cleanouts and traps in all waste lines as required by code and good design practice.

**Roof Drain:** Zurn Z-100 or equal; 15" diameter; 3" outlet; cast iron body with combination membrane flashing clamp/gravel guard and low silhouette cast iron dome; roof sump receiver; under-deck clam; static extension as required or approved highest quality PVC; line size vertical expansion joint as required due to inflexibility of drainage piping.

**Roof Drainage Piping:** 3" PVC; provide cleanouts.

**Deck Drains:** As indicated on drawings plus one scupper for each fourth level deck.

15450 PLUMBING FIXTURES AND TRIM

**Sink:** Provide double 20 gauge 18-8 stainless steel kitchen sink.

**Lavatory:** Porcelain vitreous pedestal lavatory Kohler, Wellworth or approved equal china / white.

**Water Closet:** Elongated water-saver, vitreous china / white; Kohler, Wellworth or approved equal.

**Tub/Shower:** One-piece, fiberglass / white. Veracruz 6 0 by Kohler or approved equal.

**Shower:** 36" x 36" fiberglass unit with shower rod located @ 74" AFF Valcarta by Kohler or approved equal.

**Faucets:** Provide compact or 4" center dual handle for lavatories Classic Series by Grohe or approved equal residential grade. 135-WFTP in kitchen and 500 series in bathroom.

**Bath/Shower Fittings:** Anti-scald, Tempera 4000 by Grohe or approved equal.

**Disposal:** ½ HP Insinerator Badgor 5 or approved equal.

15500 HEATING AND VENTILATING

**Boilers:** (8) eight high efficiency gas fire boilers. Include all fittings and accessories needed for boiler operation, including safety valves, gauges, oil burner and controls. Through exhaust and make up air as indicated on drawings.

**Domestic hot water:** To be off boilers with eparate holding tank and circulators for third and fourth floor levels only.

**Direct venting:** Vent to the outdoors all kitchen exhaust hoods, bathrooms, trash room and Laundry Room dryers with mechanical fan assisted vents. Review all through wall penetrations with Architect prior to execution.

**Temperature Controls:** Provide Honeywell T-87 electric thermostats and control wiring to sequence 2-way control valve installed in baseboard radiation furnished and installed in each apartment.

**Laundry room:** To have gas fired 80 gal. water heater with radiation loop and fin tube on outside wall.

**Radiators:** Install Buderus or Myson radiators on the fourth level as required to provide even comfortable heating to all rooms. Install slant fin radiation elsewhere using wall-to-wall covers where practical.

**DIVISION 16—ELECTRICAL**

16400 SERVICE AND DISTRIBUTION

**Service & Distribution:** All work to be in accordance with the National Electric Code and Good Practice for Residential Construction. Installation to be by licensed electricians. 100 AMP service for each residential unit plus; one 150 AMP service for Community Room; 220V service to ranges and Laundry. Service to be provided underground. Unit panels to be located behind master bedroom entry door.

16500 LIGHTING

**Lighting:** Contractor to furnish, install and connect complete to the wiring system. Lights are generally to be incandescent and compact fluorescent fixtures/ lamps.

**Residential Units:** See electrical plans in general provide: Entry area to have one center ceiling light; Living room to have two switched receptacles in lieu of ceiling fixtures; Dining area to have dimmer switch for overhead light; Bedrooms to have one center ceiling light or switched receptacles; Closets to have fluorescent lights over doors; Kitchen to have low voltage under-cabinet lighting at upper cabinets, plus one center ceiling light; Bathrooms to have one or two wall mounted switched lights plus one central ceiling light integral with exhaust fan.

**General Building:** Exterior entry porch to have two surface mounted ceiling lights; common stairs and corridors to have wall sconces. Rear canopy to have one surface light.

**Emergency lighting:** As indicated on drawings and Contractor to provide in accordance with codes.

**Outdoor lighting:** See site plans. Two building mounted metal halide cut off fixtures and one pole light mounted.

16600 SAFETY: Provide direct wire smoke and heat detectors as required by code and as is good practice with multi-family dwelling.

16700 COMMUNICATIONS

Apartment intercom system to be NuTone Compact Directoryw/ Direct-a-Com Apartment Speaker or approved equal.

**END**

## 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 reveiew 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 assemby 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 relkative 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

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

**0710112004**  
 Application Date  
 Sheridan Street Condominiums  
 Project Name/Description

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

117 - 117 Sheridan St, Portland, Maine  
 Address of Proposed Site  
**013 K028001**  
 Assessor's Reference: Chart-Block-Lot

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

**10,606 s.f.** Proposed Building square Feet or # of Units      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 Engineer Review \$1,236.78 Date 03/15/2005

**Planning Approval Status:**

Reviewer Kandi Talbot

- Approved       Approved w/Conditions See Attached       Denied

Approval Date 1012612004 Approval Expiration 1012612005 Extension to  Additional Sheets Attached

OK to Issue Building Permit      Kandi Talbot signature      0312512004 date

Performance Guarantee  Required\* |  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	0311512005 date	\$74,741.00 amount	04/15/2007 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	0311112005 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	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	

# City of Portland, Maine - Building or Use Permit

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

<b>Permit No:</b> 05-0159	<b>Date Applied For:</b> 02/09/2005	<b>CBL:</b> 013 K028001
------------------------------	----------------------------------------	----------------------------

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

<b>Proposed Use:</b> 8 Unit Condominium	<b>Proposed Project Description:</b> 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:** Pending      **Reviewer:** Mike Nugent      **Approval Date:**  
**Note:**      **Ok to Issue:**

**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:**

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

**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

Applicant: Fort Sumner LLC

Date: 2/18/05

Address: 117 Sheridan St

C-B-L: 013-K-028

CHECK-LIST AGAINST ZONING ORDINANCE Appl. # 05-

Date - Existing Developed lot with single family home

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - to demolish existing house (single family) and erect

Sewage Disposal - City 8 family D.U (condos)

Lot Street Frontage - 40' - 102' given

Front Yard - 10' min - (An average whats on either side? use that 0 to 2 = 0')

Rear Yard - 20' min - 23' scaled to rear entry

Side Yard - 12' min - 13' & 31.5' scaled

Projections - rear porch & stairs 6x10 & 3x4'

Width of Lot - 50' min - 102' given 3x4'

Height - 45' MAX - 43.5' scaled

Lot Area - 4,500<sup>sq</sup> min 11,232<sup>sq</sup> given

Lot Coverage Impervious Surface - 50% MAX OK = 5616<sup>sq</sup> MAX

Area per Family - 1000<sup>sq</sup> / unit  $\frac{1200 \times 5 = 6,000}{3,000} = 2,000$  (9,000<sup>sq</sup> min)

Off-street Parking - 2/D.U + 1 for every 6<sup>th</sup> D.U = 17 req - 17 pkg spaces shown

Loading Bays - N/A

bldg = 2867

Site Plan # 2004-0143

2939

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Ane14 - Zone C

open space ratio = 20% ~~minimum~~ NO impervious area included

$\frac{2867}{11232} = 26\%$

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

2004-0143

Application I. D. Number

7/1/2004

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**

Assessor's Reference: Chart-Block-Lot

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. R6

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

**Check Review Required:**

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

Fees Paid: Site Pla \$500.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date 7/7/2004

**Zoning Approval Status:**

Reviewer Marge S. -

- Approved  Approved w/Conditions See Attached  Denied

*Inspections*

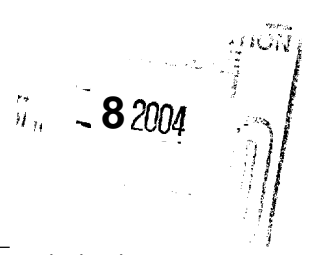
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

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 | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|                                                             | date           |                                                    | 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                                          |                 |



# Transmittal Letter

**Project:** Sheridan Street Condominiums

**Project No.:** 0418

**Date:** July 2, 2004

**To:** Planning Board  
 City of Portland  
 Planning & Urban Development  
 389 Congress Street  
 Portland, ME 04101

**Phone No.:** 775-6141  
**Fax No.:** 773-0194

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

**We transmit:**

- Herewith  Under separate cover via \_\_\_\_\_  
 In accordance with your request \_\_\_\_\_

**For your:**

- Approval  Distribution to Parties  Information  
 Record  Review and Comment  
 Use  \_\_\_\_\_

**The following:**

- Drawings  Shop Drawing Prints  Samples  
 Specifications  Shop Drawing Reproducibles  Product Literature  
 Change Order  Other:

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 Utilites	
"	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 D. For signature and forwarding as  
 B. No action required noted below under Remarks  
 C. For signature and return to this office E. See Remarks below

**Remarks:**

**Copies to:** Laurence Eubank  
 File

- X **TFH Architects, P.A.**  
 X 100 Commercial Street  
 O Portland Maine 04101  
 O Telephone 207-775-6141  
 O Fax No.: 207-773-0194  
 O By: Will Tinkelenberg

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~~ **lane** 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,

A handwritten signature in black ink, appearing to read 'T. Scott Teas', written in a cursive style.

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		
Total Square Footage of Proposed Structure 10,606 GSF	Square Footage of Lot 11,658 SF	
<b>Tax Assessor's Chart, Block &amp; Lot</b> Chart#            Block#            Lot#  13                    K 28,33,36,66	Property owner, mailing address: Laurence Eubank Port Summer LLC 12 Simonton Street S. Portland, ME 04106	Telephone:  207-799-6340
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
<div style="text-align: center; margin-top: 50px;">                 _____                  _____             </div>		
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](http://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 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: 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.
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.
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.

11. 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).

111. 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 *LINE 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 *LZNE 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 LZNE 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 LZNE 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 N*. 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 *LZNE L*, and on the south by *LZNE 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





July 1, 2004

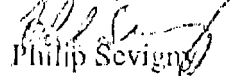
Mr. Will Tinkelenberg  
TII Architects  
100 Commercial St.  
Portland Maine  
04101

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

### Property Information

Year Built	Style	Story	Height	Sq. Ft.	Total Acres
1864	old style	2		1528	0.212
Bedrooms	Full Bath8	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	unfin	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	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](#).



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 WAY  
 Not on Assessors

**Valuation Information**

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

**Property information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
				0.038	
Bedrooms	Full Baths	Ealf 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	144821126
Legal	13-K-28-33-36 SHERIDAN ST 117 9249 SF

**Valuation Information**

Land	Building	Total
\$37,380	567,730	\$105,110

**Property Information**

Year Built	Style	Story Height	Sq. Ft.	Total Acres	
1864	old style	2	1528	0.212	
Bedrooms	Full Baths	Half Baths	Total Rooms	Attic	Basement
3	1	1	6	unfin	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	Type	Price	Book/Page
01/01/1999	LAND + BLDING	\$109,037	14482-126

**Picture and Sketch**

Picture                      Sketch

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

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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**

<b>Card Number</b>	<b>1 of 1</b>
<b>Parcel ID</b>	<b>013 K066001</b>
<b>Location</b>	<b>109 SHERIDAN ST</b>
<b>Land Use</b>	<b>VACANT LAND</b>
<b>Owner Address</b>	<b>COX THOMAS ALLEN 117 SHERIDAN ST PORTLAND ME 04101</b>
<b>Book/Page</b>	<b>14482/126</b>
<b>Legal</b>	<b>13-K-66 REAR SHERIDAN ST 109  1649 SF</b>

**Valuation Information**

<b>Land</b>	<b>Building</b>	<b>Total</b>
<b>92,310</b>	<b>\$ 0.00</b>	<b>92,310</b>

**Property Information**

<b>Year Built</b>	<b>Style</b>	<b>Story Beight</b>	<b>Sq. Ft.</b>	<b>Total Acres</b>	
				<b>0.038</b>	
<b>Bedrooms</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Total Rooms</b>	<b>Attic</b>	<b>Basement</b>

**Outbuildings**

<b>Type</b>	<b>Quantity</b>	<b>Year Built</b>	<b>Size</b>	<b>Grade</b>	<b>Condition</b>
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**Sales Information**

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

**Picture and Sketch**

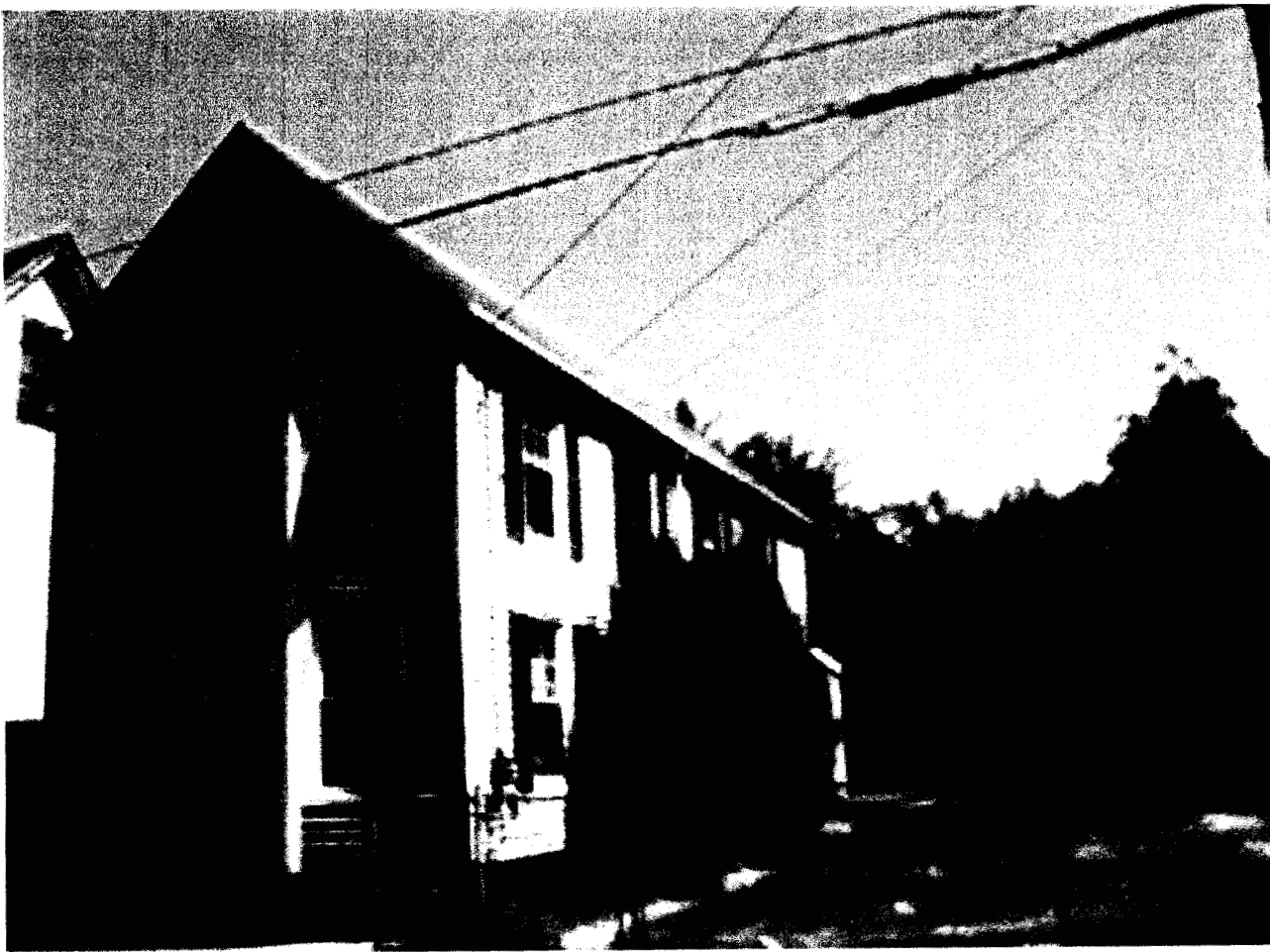
<b>Picture</b>	<b>Sketch</b>
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[Click here to view Tax Roll Information.](#)

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

**[New Search!](#)**







MONROE

SHALER SCHOOL

CITY 14000

2  
15,721

STREET

STREET E

EAST OXFORD ST.

SSAGE

PASSAGE

SHEET 22-B

SOUTH ANDERSON STREET

STREET

CLEEVES

SUMNER COURT

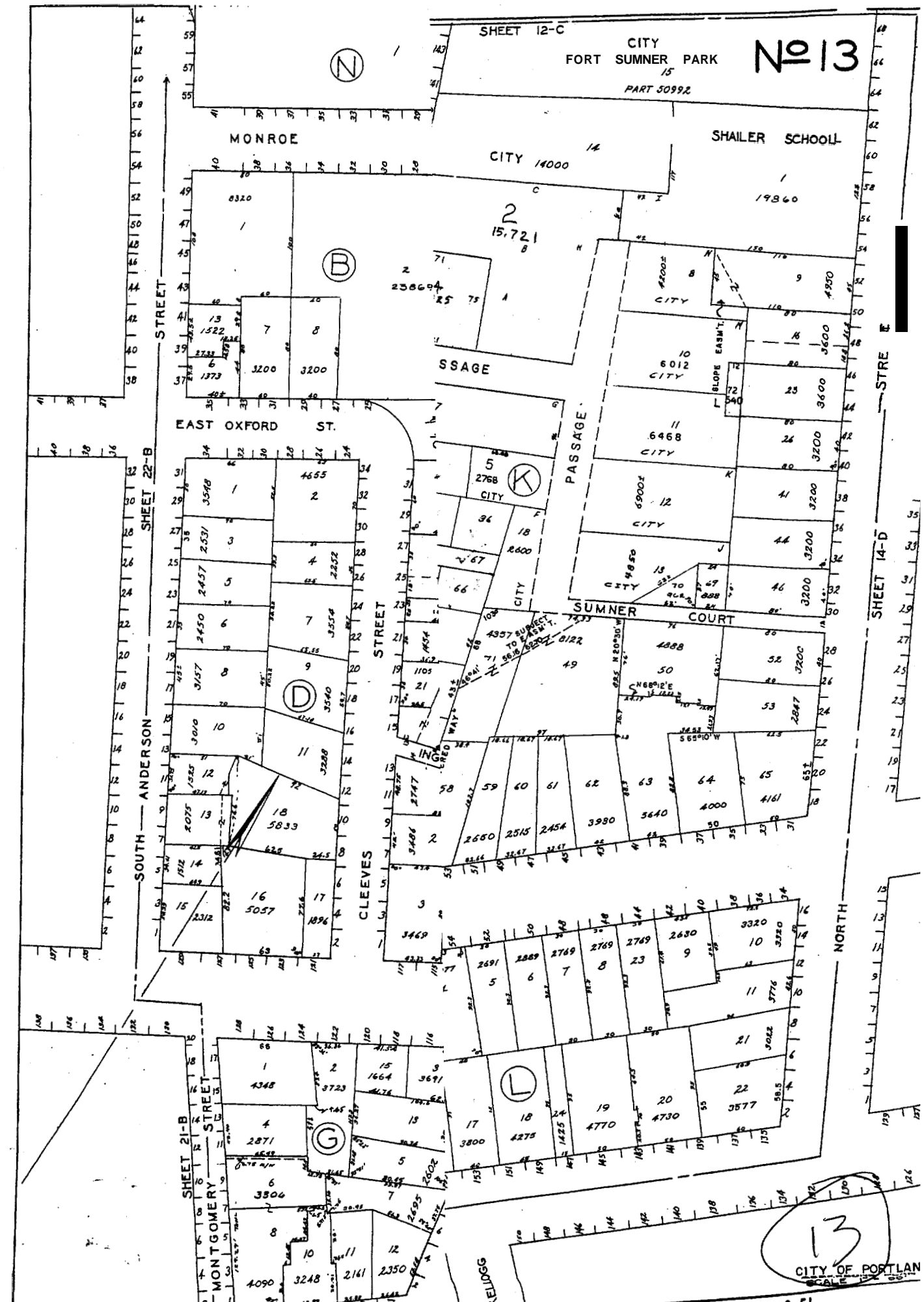
SHEET 14-D

NORTH

SHEET 21-B

MONTGOMERY STREET

NEEDOGG



Margie Schimuckal

MEMORANDUM

13-K-28

To: Kandice Talbot, Planner  
From: T. Scott Teas, Project Architect  
Date: 12 October 2004  
Re: 8-Unit Residential, 117 Sheridan Street (Fort Sumner, LLC, applicant)

In response to the Planning Board Workshop held on September 14, 2004, your initial site plan evaluation memorandum of September 9, 2004, site plan review memorandum of September 14, 2004 by Jim Seymour or Sebago Technics, your e-mail of October 8, 2004 as well as discussions with Planning Staff, neighbors and abutters and on behalf of Laurence Eubank, my client, we offer the enclosed revised site plan drawings, details and specifications for approval at the Public Hearing to be held on October 26, 2004.

The following has been formatted in accordance with the checklist provided to us of "issues to be resolved prior to the Public Hearing."

1. Property Line Boundaries and Right of Way Disturbance:

After discussions with abutting Sheridan Street neighbors, the applicant has opted to move the building to the south 7.54 feet, thereby creating approximately 18'-0" distance between the two-story house to the north and the northerly side of the project building. The 18-foot distance maintains a 10'-0" side yard setback from the existing walkway, which historically was assumed to be the south boundary of the "O'Donnell" property.

A trade off agreement has been reached between the applicant and the owners of the triple-decker to the south, the Nobile property. This will allow for an 18-foot wide driveway, which in turn will contain a 16-foot wide access right-of-way connecting Sheridan Street to the City property to the east. (See S.G.C. drawing enclosed).

The developer proposes to provide the City with a 16-foot right-of-way along the southern property line, clear of identified parking spaces, connecting Sheridan Street with the City property to the east.

***Laurence Eubank***  
12 Simonton Street  
South Portland, Maine 04106  
Tel./Fax 207-799-6340  
Email: [leubank@maine.rr.com](mailto:leubank@maine.rr.com)

October 12, 2004

City of Portland Planning Board  
City Hall  
Portland, Maine 04101

Dear Members;


This is to report my efforts at resolving boundary issues associated with the property at 117 Sheridan Street and the eight-unit condominium project on that property that I have submitted for your consideration and approval.

To the south, I have reached verbal agreement with the abutting neighbor on a swap of land that is mutually satisfactory to each other and our respective counsel. As of this writing, professional work is in process to codify and legalize that agreement.

To the north, I have offered to give land and a proscriptive easement to the abutter. As of this writing, that offer has been refused.

Any questions regarding the above, please direct them to me at the earliest.

Best regards,

  
Laurence Eubank

2. Sewer Capacity Letter:

**At** the end of June the applicant sent a letter to the Department of Public Works requesting a letter stating the ability of the Department to service this project. The Department is currently reviewing the plans, and has indicated that a letter is forthcoming.

3. Water Capacity Letter: (See attached letter from Portland Water District)

Our engineers are currently sizing booster pumps in order to provide adequate water flow and pressure for both domestic and sprinkler systems.

4. Solid Waster Disposal:

The applicant proposes to have a well-ventilated solid waste storage room located in the cellar. Rubbish pick up will be provided by a independent solid waste removal contractor. Removal would take place through the rear stair, which is a half level below finish grade.



225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

Customer Service Hotline (207) 761-8310  
(207) 774-5961  
FAX (207) 879-5837

July 12, 2004

Will Tinkelenberg  
TFH Architects  
100 Commercial St.  
Portland, Me. 04101

RECEIVED  
JUL 13 2004  
BY: \_\_\_\_\_

Re: Sheridan Street Condominiums

Will:

This letter is to inform you there may not be an adequate supply of clean and healthful water to serve the needs of the proposed eight unit four story condominium project in Portland. Checking District records, I find there is a 2 1/4" water main installed in 1904 on the west side of Sheridan Street. Please note a 6" water main starting at Cumberland in Sherdian St. only extends down to the fire hydrant, # 360 and than changes to a 2 1/4" CI main after that.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Cumberland Ave. @Sheridan St.  
Hydrant # 106  
Static pressure = 50 PSI  
Flow = 787 GPM  
Last Tested = 6/21/91

If the District can be of further assistance in this matter, please let us know.

Sincerely,  
Portland Water District

  
Jim Pandiscio  
Means Coordinator

### 3. Water Capacity



5. Parking:

The applicant's revised design shows 17 parking spaces, which is in compliance with the R-6 zone requirements. All but one space will be assigned to condominium owners. There are (12) 9' x 19' full-size spaces and (5) 7'-6" x 16' compact spaces. Parking spaces numbered 16 and 17 (one of which will be visitor's parking) are parallel to the entry drive. Compact spaces numbered 7 through 11 widen the circulation area and now provide for adequate maneuvering space to allow cars parked in spaces numbered 1 through 15 to back out and reverse direction prior to exiting the site.

6. Open Space Ratio:

Calculations are based on the worst-case scenario with regards to lot line adjustments. As described in paragraph 1 above, the north line is adjusted to reflect its apparent location, that which has been assumed in the past. Even with these adjustments to property lines, there will be a minimum of 11,232 square feet. The impervious area as occupied by building or paving is 8,098 square feet leaving 3,134 square feet to attributed to open space. There will be a minimum of 28% open space.

7. Landscaping:

The revised landscaping design increases the tree count from the last proposal. Two additional street trees have been added as well as a landscape buffer to provide screening of the parking area from the City property to the rear. See Landscaping Plan C 3-1.



***Laurence Eubank***  
12 Simonton Street  
South Portland, Maine 04106  
Tel./Fax 207-799-6340  
Email: [leubank@maine.rr.com](mailto:leubank@maine.rr.com)

October 12,2004

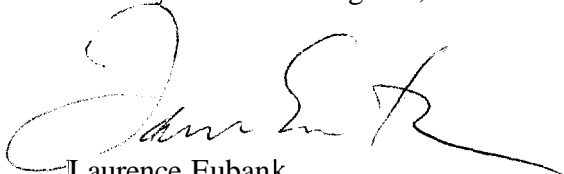
City of Portland Planning Board  
City Hall  
Portland, Maine 04101

Dear Members;

This is to request a waiver of the number of trees required as per zoning laws for the condominium project at 117 Sheridan Street in Portland that is before you for consideration and approval.

Further, this is to certify that I will provide appropriate landscaping for the project as requested and directed by your professional planning staff and the city's arborist.

Thank you and best regards,



Laurence Eubank

a. Lighting:

The site lighting will be in accordance with the City's lighting standards, whereby all lighting will consist of "cut-off" type fixtures to avoid light pollution onto adjacent properties. One pull-mounted fixture located to the east of the building will provide illumination for the parking lot without illuminating adjacent properties. (Lighting cut sheet is attached). Lighting levels can be seen on Lighting Plan C 3-1.

9. Building to the Street:

The building has been shifted 10 feet to the west and will now have a '0' lot line setback which is consistent with the flanking Sheridan Street buildings on either side.



## FEATURES & SPECIFICATIONS

**INTENDED USE** – Ideal for use in car lots, street lighting or parking areas.  
**CONSTRUCTION** – Rugged, .063" thick, aluminum rectilinear housing. Continuously seam welded for weather-tight seal and integrity.

Naturally anodized, extruded, aluminum door frame with mitered corners is retained with (two) .188" diameter hinge pins and secured with (one) quarter-turn, quick release fastener. Weatherproof seal between housing and door frame is accomplished with an integrally designed, extruded silicone gasket that snaps into door frame.

**FINISH** – Standard finish is dark bronze (DDB) polyester powder. Other powder architectural colors available.

**OPTICAL SYSTEM** – Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (Roadway), Type III (Asymmetric). Type IV (Forward Throw, Sharp Cutoff).

Lens is .125" thick, impact-resistant, tempered, glass with thermally-applied, silk screened power door shield.

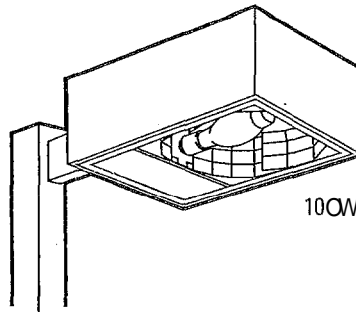
**ELECTRICAL SYSTEM** – High reactance, high power factor ballast for 100W. Constant-wattage autotransformer ballast. Removable power door and positive locking disconnect plug for 150-250W. Super CWA Pulse Start ballast required for 200W (must order SCWA option). All ballasts are copper-wound and 100% factory-tested.

Porcelain, horizontally-oriented, socket with copper alloy, nickel-plated screw shell and center contact. Medium-base socket used with 100W and 150W, mogul-base socket used with 175-250W. UL listed 1500W-600V.

**INSTALLATION** – Extruded, 4" aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

**LISTING** – UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

Catalog Number	
Notes <i>EXTERIOR PAINTING</i>	Type <i>AA</i>

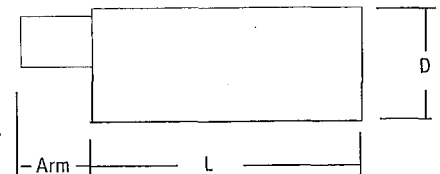


## Area Lighting KSF1

METAL HALIDE  
100W, 150W, 175W, 200W, 250W  
15' to 25' Mounting

### Specifications

EPA: 1.5 ft.<sup>2</sup> (.14m<sup>2</sup>)  
(includes arm)  
Length: 22 (55.9)  
Width: 16-3/16 (41.1)  
Depth: 7-1/4 (18.4)  
Weight: 35 lbs (15.9kg)  
Arm: 4 (10.2)



All dimensions are inches (centimeters) unless otherwise specified.

Mounting Option	Drilling Template <sup>8</sup>
SPxx, RPxx, DA12P	5
WBxx, DA12WB	6
WWxx	7

## ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

Example: **KSF1 250M R3 120 SP04 SF DDB**

### KSF1 250M

Series/Wattage	Voltage	Mounting <sup>6</sup>	Options
<b>KSF1 100M</b>	120	<b>SP04</b> Square pole (4" arm) (standard) <sup>3</sup>	Shipped Installed In Fixture
<b>KSF1 150M</b>	208 <sup>1</sup>	<b>SP09</b> Square pole (9" arm)	<b>SF</b> Single fuse (120, 277, 347V, n/a TB)
<b>KSF1 175M</b>	240 <sup>1</sup>	<b>RP04</b> Round pole (4" arm) <sup>3</sup>	<b>DF</b> Double fuse (208, 240, 480V, n/a TB)
<b>KSF1 200M</b>	277 <sup>1</sup>	<b>RP09</b> Round pole (9" arm) <sup>3</sup>	<b>PER</b> NEMA twist-lock receptacle only (no photocontrol)
<b>KSF1 250M</b>	347	<b>WW04</b> Wood pole or wall (4" arm) <sup>3</sup>	<b>QRS</b> Quartz restrike system (75W max; lamp not included, 120V only)
	480 <sup>1</sup>	<b>WW09</b> Wood pole or wall (9" arm)	<b>EC</b> Emergency circuit
	<b>TB<sup>2</sup></b>	<b>WB04</b> Wall bracket (4" arm)	<b>CR</b> Corrosion-resistant finish
		<b>WB09</b> Wall bracket (9" arm)	<b>CSA</b> Listed and labeled to comply with Canadian Standards
		<b>MB</b> Mounting bracket	<b>SCWA</b> Super CWA Pulse Start Ballast (n/a 100W & 175W)
		<b>L/ARM</b> When ordering KMA, DA12	Shipped Separately <sup>4</sup>
		Optional Mounting (shipped separately)	<b>PE1</b> NEMA twist-lock PE (120, 208, 240V)
		<b>DA12P</b> Degree arm (pole)	<b>PE3</b> NEMA twist-lock PE (347V)
		<b>DA12WB</b> Degree arm (wall)	<b>PE4</b> NEMA twist lock PE (480V)
		<b>KMA</b> Mast arm adapter	<b>PE7</b> NEMA twist-lock PE (277V)
		<b>KTMB</b> Twin mounting bar	SC Shorting cap for PER option
			<b>KSF1HS</b> House side shield (R2, R3)
			<b>KSF1VG</b> Vandal guard
			Architectural Colors (powder finish) <sup>5</sup> Standard Colors
			<b>DDB</b> Dark bronze (standard)
			<b>DWH</b> White
			<b>DBL</b> Black
			Classic Colors
			<b>DMB</b> Medium bronze
			<b>DNA</b> Natural aluminum
			<b>DSS</b> Sandstone
			<b>DGC</b> Charcoal gray
			<b>DTG</b> Tennis green
			<b>DBR</b> Bright red
			<b>DSB</b> Steel blue

#### NOTES:

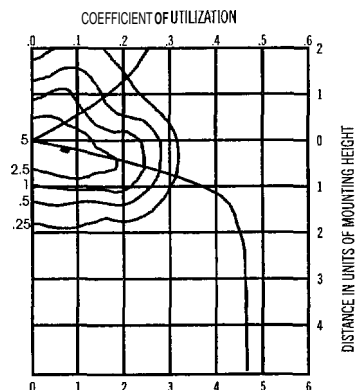
1. Consult factory for availability in Canada.
2. Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada)
3. The SP09, RP09, or WW09 must be used when two or more luminaires are oriented on a 90° drilling pattern
4. May be ordered as accessory
5. Additional architectural colors available; see Architectural Colors brochure, form no. 794.3.
6. Refer to technical data section in the Outdoor binder for drilling template.

### Accessories: Tenon Mounting Slipfitter (Order separately)

	Number of fixtures					
Tenon 0.0	One	Two@180°	Two@90° <sup>3</sup>	Three@120°	Three@90° <sup>3</sup>	Four@90° <sup>3</sup>
2-3/8"	<b>T20-190</b>	<b>T20-280</b>	<b>T20-290</b>	<b>T20-320</b>	<b>T20-390</b>	<b>T20-490</b>
2-7/8"	<b>T25-190</b>	<b>T25-280</b>	<b>T25-290</b>	<b>T25-320</b>	<b>T25-390</b>	<b>T25-490</b>
4"	<b>T35-190</b>	<b>T35-280</b>	<b>T35-290</b>	<b>T35-320</b>	<b>T35-390</b>	<b>T35-490</b>

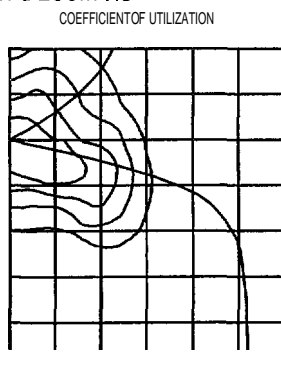
# KSF1 Arm-Mounted Rectilinear Cutoff Lighting

**KSF1 250M R2** Test No. TEST NO. 1194090701



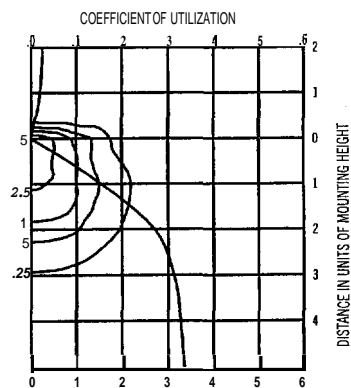
250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution II, cutoff.

**KSF1 250M R3** Test No. TEST NO. 1194080302



250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution III, cutoff.

**KSF1 250M R4SC** Test No. TEST NO. 1194080901



250W Metal Halide lamp, 20000 rated lumens. Footcandle values based on 35' mounting height, Distribution IV, sharp cutoff.

**NOTES:**

- 1 For electrical characteristics, consult technical data tab.
- 2 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.
- 3 Photometric data for other distributions can be accessed from the Lithonia Lighting website. ([www.lithonia.com](http://www.lithonia.com))

**Mounting Height Correction Factor**

(Multiply the fc level by the correction factor)

15 ft.= 5.4

30 ft.= 1.36

40 ft.= .77

$$\left( \frac{\text{Existing Mounting Height}}{\text{New Mounting Height}} \right)^2 = \text{Correction factor}$$



An Acuity Brands Company

KSFI-M

©2000 Lithonia Lighting, Rev. 2/02 KSFI-M.P65

**Lithonia Lighting**

Acuity Lighting Group, Inc.

Outdoor Lighting

One Lithonia Way, Conyers, GA 30012-3957

Phone: 770-922-9000 Fax: 770-918-1209

In Canada: 1100 50th Ave., Lachine, Quebec H8T 2V3

[www.lithonia.com](http://www.lithonia.com)

10. Financial and Technical Capability:

Letters from financial institutions were provided to the Project Planning Coordinator on Tuesday, September 14, 2004.

11. Neighborhood Meeting:

A neighborhood meeting was held on Tuesday, September 28. Several of the neighbors attended the meeting and asked questions. Laurence Eubank and Scott Teas answered questions. A copy of the minutes is attached.

**Laurence Eubank**  
12 Simonton Street  
South Portland, Maine 04106  
Tel./Fax 207-799-6340  
Email: [leubank@maine.rr.com](mailto:leubank@maine.rr.com)

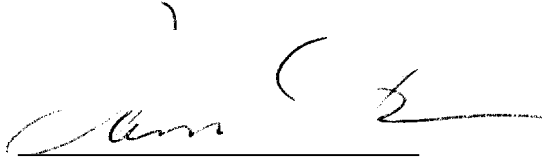
## **NEIGHBORHOOD MEETING CERTIFICATION**

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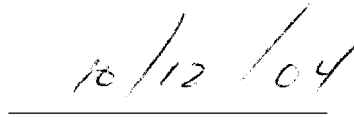
I, Laurence Eubank, hereby certify that a neighborhood meeting was held on September 28, 2004 at Adams School, 48 Moody Street, Portland, Maine at 7:00 p.m.

I also certify that on Monday, September 20, 2004, invitations were mailed to all addresses on the mailing list provided by the Planning Division, including property owners within 500 feet of the proposed development and the residents on the 'interested parties' list.

Signed,



Laurence Eubank



Date

Attached to this certification are:

1. Copy of the invitation sent;
2. Sign-in sheet
3. Meeting minutes

***Laurence Eubank***  
12 Simonton Street  
South Portland, Maine 04106  
Tel./Fax 207-799-6340  
Email: [leubank@maine.rr.com](mailto:leubank@maine.rr.com)

September 20, 2004

Dear Neighbor:

Please join us for a neighborhood meeting to discuss our plans for an eight-unit condominium development at I 17 Sheridan Street in Portland.

Meeting Location: Adams School  
48 Moody Street  
Gym/Cafeteria

Meeting Date: Tuesday, September 28, 2004

Meeting Time: 7:00 pm

If you have any questions, please call me at 799-6340.

Sincerely,

  
Laurence Eubank

Note: Under Section 14-32 (C) of the City Code of Ordinances, an applicant for a major development, subdivision of over five lots/units, or zone change is required to hold a neighborhood meeting at least seven days prior to the Planning Board public hearing on the proposal.





**MINUTES OF MUNJOY HILL NEIGHBORHOOD MEETING  
RE: SHERIDAN STREET CONDOMINIUMS**

**DATE:** September 28, 2004

**LOCATION:** Adams School, Moody St., Portland

**ATTENDEES:**

Developer: Laurence Eubank, Fort Sumner LLC, 799,6340

Architect: Scott Teas, TFH Architects, Portland, 775,6141

Recorder of Minutes: Katherine Paul, 775.5172

Media: Chris Busby, *The Portland Forecaster*, 781.3661, ext. 100

Community Members (sign-in sheet attached):

James Courie, 32 North Street, 774.2365

William K. Gorham, 34 North Street, 774.0768

Fran Brown, 116 Sheridan Street, 772.8528

The meeting was convened by L. Eubank at 7:10 p.m. Eubank introduced himself and provided a brief history of his previous experience as a general contractor and developer in the greater Portland area. He then introduced S. Teas, of TFH Architects.

Teas told the group that he has been an architect in Portland for more than 30 years, and has worked on a number of infill housing projects similar to the proposed Sheridan Street development. He explained that these projects have all been successful, in part because they have been designed in context, with strict attention paid to local zoning regulations. The goal of these projects is to address Portland's need for additional housing without exceeding standards of reasonable density. Teas stated that the Sheridan Street condos will be sold at market value using conventional financing.

At this point, a couple of questions were raised:

- J. Courie asked for a clarification of the term "in-fill." S. Teas responded that the term refers to filling in an existing property with a building that is designed to fit the context of the neighboring properties. In this case, the building will incorporate 3-decker bay windows, in keeping with local architectural style, and will be similar in scale to surrounding 4-story buildings.
- J. Courie asked if all of the apartments will be two stories. S. Teas, referring to a model of the project, stated that there will be a total of 8 units, including 4 flats and 4 townhouses.

Teas resumed his description of the project with a discussion of property lines. A recent land survey revealed that the property lines for 117 Sheridan St. run through abutting property owner Peter O'Donnell's house on the north side, and through the garden of abutting property owner Linda Nobile, to the south. The Developer anticipates reaching agreements with both abutters that will resolve the property line issues to everyone's satisfaction. Parking for the development has been designed to be both safe and convenient. There will be 17 off-street parking spaces. The Developer will maintain a path clear to the city property that abuts the development to the east. Plans call for the installation of street trees and other landscaping features, in keeping with the overall landscaping characteristics of the neighborhood. Because these are 2-BR condos, it is anticipated that they will be purchased by either young professionals or empty nesters, as opposed to families.

A Question & Answer Session followed.

- W. Gorham asked if any blasting would be required at the site. S. Teas responded that it is not known for certain at this time. A geotechnical engineer consulted by the Developer and Architect has suggested there may be a need for blasting in a corner of the property designated for parking. However, Teas said he believes blasting may be avoided. Plans call for a full basement. However, if the excavator encounters any ledge, those plans could be modified. Should blasting be required, Teas explained that there are extensive procedural guidelines that will be followed, including: photographic documentation of existing buildings within the required radius; insurance coverage for potential damage caused by blasting; and adequate advance warning.
- J. Courie asked about the proposed building's proximity to the street. S. Teas responded that the building will be constructed in line with the existing buildings.
- J. Courie commented that he lives on North Street, where "we just had to endure a new apartment building." He stated that Munjoy Hill is the most densely populated neighborhood in the state. It seems that whenever there is an open lot on the Hill, the response is "let's put something there." Courie suggested that there must be other places in the city to build apartments, rather than in this already densely populated neighborhood. S. Teas responded that it is his belief that Parkside is actually the most densely populated neighborhood in Maine. He also said that he believes Maine is fortunate to have neighborhoods within walking distance of downtown Portland. He pointed out that population density supports public transportation, the arts, and city services. "For a lot of us, there's a vitality that goes along with density," he said, adding that the building of more housing in these areas is preferable to urban sprawl. W. Gorham commented that it's the decision to require 2- and 5-acre house lots that creates urban sprawl, "not what we do here in the city."
- F. Brown returned the conversation to the topic of blasting, asking when would it occur, and how loud would it be? S. Teas responded that the noise will be abated.

The size of the charge required to dislodge the ledge is what affects abutting properties. If any blasting occurs at this site, it would be limited to small, contained charges, he said. Extreme caution would be taken to limit the impact. If any damage to neighboring properties occurs, the Developer's insurance will cover it. L. Eubank stated that he would not hesitate to shrink the basement to avoid blasting. Brown asked if blasting would occur during daytime hours. Teas said yes.

- W. Gorham asked L. Eubank if he has built other multi-unit buildings in Portland. Eubank said that he has worked on numerous multi-family restorations in Portland, and has built single-family homes in the Greater Portland area, including in Bramblewood and North Deering.
- C. Busby asked for confirmation of the existing house number as 117, and asked what the other house numbers will be. S. Teas responded that they do not yet know.
- J. Courie wished the Developer and Architect good luck.

The attendees dispersed, and the meeting ended.

12. Traffic Engineer's Issue:

**As** previously indicated, the parking space count has been increased to 17. By creating compact spaces to the rear of the property, adequate maneuvering space has been created to allow those cars at the rear of the property to back up and reverse direction to exiting the site. Tip down curbs will be created at either side of the new entry drive to allow for handicap transit along Sheridan Street.

13. Development Review Coordinator Items:

See herein and revised drawings.

14. Encroachments of Buildings, etc.:

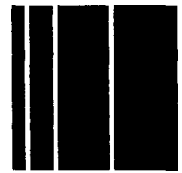
To the best of the applicant's knowledge, the revised site plan is "as of right" with regards to the R-6 zone requirements.

15. Public Easement Access:

As requested by Planning Staff, a 16-foot wide public access easement has been provided in the vicinity of the existing driveway connecting the City's "public land" to Sheridan Street.

16. Condo Documents:

See enclosed.



# **Report on Subsurface and Limited Foundation Investigation**

## **Proposed Sheridan Street Condominiums Portland, Maine**

for

TFH Architects  
100 Commercial Street  
Portland, ME 04101

November 10, 2004

