

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 090346

Please Read
Application And
Notes, If Any,
Attached

This is to certify that FROELICH DENISE /EBC Builders/Noah with

has permission to Demolition of back decks, Utility room, and debris area fire-rebuild to be applied for at a later date

AT 11 SHERIDAN ST CE 017 F024003

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.

PERMIT ISSUED
MAY 21 2009
CITY OF PORTLAND

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise enclosed-in. 2 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. N. [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature] 5/2/09
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: 09-0346	Issue Date: 5/21/09	CBL: 017 F024003
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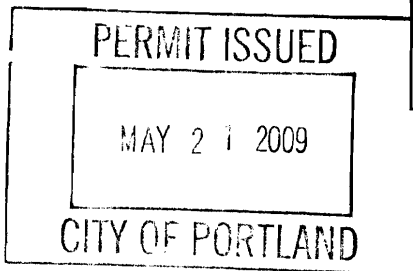
Location of Construction: 11 SHERIDAN ST	Owner Name: FROELICH DENISE	Owner Address: PO BOX 943	Phone:
Business Name:	Contractor Name: EBC Builders /Noah Wentworth	Contractor Address: 259 Log Cabin Road Arundel	Phone 2072864652
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	Zone:

Past Use: 3 Unit Condo <i>legal use - 3 res. condos (05-1207)</i>	Proposed Use: 3 Unit Condo - Demolition of back decks, Utility room, and debris after fire rebuild to be applied for at a later date	Permit Fee: \$200.00	Cost of Work: \$17,500.00	CEO District: 1
Proposed Project Description: Demolition of back decks, Utility room, and debris after fire rebuild to be applied for at a later date		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>5/21/09</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature: <i>KG</i>	Signature: <i>CL 5/21/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 04/22/2009	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input checked="" type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>5/14/09</i>	Date: _____	Date: _____



CERTIFICATION

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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0346	Date Applied For: 04/22/2009	CBL: 017 F024003
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Location of Construction: 11 SHERIDAN ST	Owner Name: FROELICH DENISE	Owner Address: PO BOX 943	Phone:
Business Name:	Contractor Name: EBC Builders /Noah Wentworth	Contractor Address: 259 Log Cabin Road Arundel	Phone (207) 286-4652
Lessee/Buyer's Name	Phone:	Permit Type: Demolitions - Building	

Proposed Use: 3 Unit Condo - Demolition of back decks, Utility room, and debris after fire rebuild to be applied for at a later date	Proposed Project Description: Demolition of back decks, Utility room, and debris after fire rebuild to be applied for at a later date
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/04/2009**Note:** **Ok to Issue:**

- 1) Your present structure is legally nonconforming as to setbacks. If you are to demolish this structure on your own volition, you will only have one (1) year to replace it in the same footprint (no expansions), with the same height, and same use. Any changes to any of the above shall require that this structure meet the current zoning standards. The one (1) year starts at the time of removal. It shall be the owner's responsibility to contact the Code Enforcement Officer and notify them of that specific date.
- 2) This permit is being issued with the understanding that this is for demolition only. A separate permit must be applied for to rebuild any part of the structure.
- 3) This property shall remain as three residential condominiums. Any change of use shall require a separate permit application for review and approval.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 05/20/2009**Note:** **Ok to Issue:**

- 1) Dust must be controlled as discussed. Dumpster area to be clean at all times and covered at night.
- 2) Any damage to adjacent Building will be repaired prior to issuance of any new permits.
- 3) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.
- 4) Demolition permit only. No other construction activities allowed.
- 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/06/2009**Note:** **Ok to Issue:** **Comments:**

5/4/2009-amachado: Gave permit to Lannie to schedule pre-demolition inspection.

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

 X **Final inspection required at completion of work.**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

11 Sheridan

F. 30 Johnson - 770.3.23

13 Sp... 1st Floor -

100 photos - Sp... Monday ...

Neighbor also clearing out -

Photo - Sp...
10/25

Damage started 9/25/00

- Neighbor busy with photos of damage

Working on weekends

- Title... 2nd floor #13...

From: denise froehlich <dfroehlichxx@hotmail.com>
To: Sheridan street neighbors <t.neale@lanco.net>, <csh@portlandmaine.gov>
Date: 5/20/2009 12:49:16 PM
Subject: 11 Sheridan street

Hello Tim,

I hope you're well, it's beautiful here in Maine.
I'm working on the demolition at 11 Sheridan street and Reeca isn't that happy about the dust and disruption. I've spoken with the contractor and he assures me that much of it can be eliminated to lessen the amount that blows in her direction. She also has concerns about the manners the workers have. Again, I have spoken with the crew and they have assured me that they will go out of their way to be more courteous in the future. If you have questions or concerns please don't hesitate to call me.

Best,

Denise Froehlich
240 Concord Street west
Portland, Maine 04103
207.286.4652
www.denisefroehlich.com

Hotmail® has a new way to see what's up with your friends.
http://windowslive.com/Tutorial/Hotmail/WhatsNew?ocid=TXT_TAGLM_WL_HM_Tutorial_WhatsNew1_052009

Discussed w/ Denise Froehlich
286-4652

1. 9 Sheridan Bldg. - Contact + Repair.
2. Dust,
Bly Windows
Cover Dumpster



Demolition Call List & Requirements

Site Address: 11 Sheridan Street

Owner: Denise Froehlich

Structure Type: 3 unit / condos

Contractor: Noah Wentworth
EBC Builders

Utility Approvals	Number	Contact Name/Date
Central Maine Power	1-800-750-4000	<u>Mike Collin 4-16-09</u>
Northern Utilities	797-8002 ext 6241	<u>Barbara Monti 4/20/09</u>
Portland Water District	761-8310	<u>Stephanie Shaw 4-16-09</u>
Dig Safe	1-888-344-7233	<u>No digging needed, permit only</u> 4-14-09

After calling Dig Safe, you must wait 72 business hours before digging can begin.

DPW/ Traffic Division (L. Cote)	874-8891	<u>Lucy Cote 4-14-09</u>
DPW/ Sealed Drain Permit (C. Merritt)	874-8822	<u>Carol Merritt 4-14-09</u>
Historic Preservation	874-8726	<u>Deb Andrews 4-14-09</u>
Fire Dispatcher	874-8576	<u>Williams 4-14-09</u>
DEP – Environmental (Augusta)	287-2651	<u>Randy McMullin 4-14-09</u>

Additional Requirements

- ✓ 1) Written notice to adjoining owners Tim + Jean Neale 4-15-09, Julie Farrell 4-15-09
- ✓ 2) A photo of the structure(s) to be demolished
- ✓ 3) A plot plan or site plan of the property see pdf via email
- ✓ 4) Certification from an asbestos abatement company Randy McMillan 822-6343

All construction and demolition debris generated in Portland must be delivered to Riverside Recycling Facility at 910 Riverside Street. Source separated salvage materials placed in specifically designated containers are exempt from this provision. For more information contact Troy Moon @ 874-8467.

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

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

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

Signed: *D. Froehlich*

Date: 4.21.09

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

 *** TX REPORT ***

TRANSMISSION OK

TX/RX NO 4725
 RECIPIENT ADDRESS 2877826
 DESTINATION ID
 ST. TIME 04/21 15:59
 TIME USE 00'26
 PAGES SENT 1
 RESULT OK



ASBESTOS BUILDING DEMOLITION NOTIFICATION

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION
 Lead & Asbestos Hazard Prevention Program
 17 State House Station, Augusta Maine 04333



Maine law requires the filing of the ASBESTOS BUILDING DEMOLITION NOTIFICATION with the Department prior to demolition of any building except a single-family home.

Building owners are required to provide this notification of the demolition of a building to the DEP at least 5 working days prior to the demolition. This notification is not required before the demolition of a single-family residence or related structure (e.g., garage, shed, barn). It is also not required if previous notification of the demolition has been provided to the DEP as part of an asbestos abatement project notification. *Demolition* means the tearing down or intentional burning of a building or part of a building.

Prior to demolition, building owners must determine if there is any asbestos-containing material(s) (ACM) in the building. An "asbestos inspection" by a DEP-licensed Asbestos Consultant is required for all buildings except single-family homes and residential buildings with 2-4 units built after 1980. In lieu of an asbestos inspection, pre-1981 residential buildings with 2-4 units can be surveyed to identify possible ACM by someone knowledgeable about ACM, such as a code enforcement officer or building inspector. If materials that may contain asbestos are found, then you can either assume they are ACM or hire a DEP-licensed Asbestos Consultant to test the materials.

Whenever more than 3 square feet or 3 linear feet of ACM is identified, the ACM must be abated in accordance with the Maine Asbestos Management Regulations by a DEP-licensed Asbestos Abatement Contractor. This includes materials presumed to be ACM. Check www.maine.gov for a listing of asbestos contractors.

Prior to issuing a local demolition permit, the DEP requests that municipalities have applicants for municipal demolition permits complete this form and fax it to the DEP at 207-287-7826. Municipalities should not issue local demolition permits if the required asbestos inspection or survey has not been performed and identified ACM removed.

Were regulated asbestos-containing building materials found? yes no

property address: 11 Sheridan Street Portland, Maine 04103	building description: <input checked="" type="checkbox"/> pre-1981 residential with 2-4 units <input type="checkbox"/> post-1980 residential with 2-4 units <input type="checkbox"/> other:
asbestos survey/inspection performed by: (name & address) Randy McMullin 207-633-1211	asbestos abatement contractor



ASBESTOS BUILDING DEMOLITION NOTIFICATION

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asbestos survey/inspection performed by: (name & address) <i>Randy McMullin</i>	asbestos abatement contractor
telephone: <i>207.822.6343</i>	telephone:
property owner: (name & address) <i>Denise Froehlich 240 Concord St. West. Portland, Maine 04103</i>	demolition contractor: (name & address) <i>EBC Builders - Noah Wentworth 259 Long Cabin Rd. Amudal, Me</i>
telephone: <i>207.286.4652</i>	telephone: <i>207.632.3064 04046</i>
demolition start date:	demolition end date:

This demolition notification does not take the place of the Asbestos Project Notification if applicable

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT		
<i>DENISE FROEHLICH</i>	<i>OWNER</i>	<i>[Signature]</i>
Print Name: Owner/Agent	Title	Signature
<i>207.286.4652</i>		<i>4.21.09</i>
Telephone #	FAX #	Date

11 Sheridan Street Building

On December 20 of 2008 a fire started in the third floor storage unit on the back of the building. Though the fire damage wasn't extensive, the water damage was, and all the wall coverings need to be removed on all three floors.

I'm hiring Top to Bottom Home Improvements to remove the damaged sheet rock, plaster and insulation. When the building is empty, the heating system will be turned on and additional heating will be added.

They will also remove the burned or charred materials and tarp the roof. Please see attached contract.

Dennis Froehlich
240 Calcord St. West
Portland, Maine 04103

207.286.4652

dfroehlichxx@notawijl.com

Joe CYR
632 - 7753



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

Director of Planning and Urban Development
Penny St. Louis Littell

Inspection Services, Director
Tammy M. Munson

December 23, 2008

**FROELICH DENISE
PO BOX 943
KENNEBUNK PORT, ME 04046**

**CBL: 017 F024002
Located at 11 SHERIDAN ST
RE: Building Damaged by Fire**

Certified Mail 70033110000260636752

POSTING NOTICE

Dear Denise Froelich:

An evaluation of the above-referenced property on 12/23/08 following a building fire which occurred on 12/20/08 revealed that the structure fails to comply with § 6-120. (a), & (b), of the Housing Code of the City of Portland. Unfortunately, the dwelling is unfit for human habitation and must remain vacated.

The City is willing to work with you on this situation; however, there are minimal safety standards that must be met.

The following conditions must be met:

1. The second and third floor units must remain totally vacated and properly secured from vandalism by 01/07/09
2. Prior to commencing repairs appropriate permit applications must be submitted for demolition work and or requested repairs made to building, plumbing and electrical fire/ water damage

A re-evaluation of the property will occur on 01/07/09 to verify that the property is secure.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 1-15 of the Code in Title 30-A of M.R.S.A ss 4452. This constitutes a decision open to appeal pursuant to § 6-127 of the Code.

If you have any questions or concerns please contact me at 207.874.8702

Sincerely,

Jon Rioux,
Code Enforcement Officer

CC: William Flynn, Deputy Chief, Greg Cass, Captain,
& Tammy M. Munson, Inspection Services Division Director

Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8715 - Fax: 8748716 - TTY: 874-8936

TOP TO BOTTOM HOME IMPROVEMENTS

P.O. BOX 8472 • PORTLAND, MAINE 04102 • (207) 632-7753

17 April 2009

Denise Froehlich
240 Concord Street West
Portland, Maine
04103

**RE: Temporary Enclosures, and Interior Demolitions and Removals at 11
Sheridan Street**

Dear Denise,

Top To Bottom Home Improvements is pleased to provide our Proposal for the installation of Temporary Weather Protection, as well as the Demolition and Removal of interior millwork, wall and ceiling finishes, and associated insulation at 11 Sheridan Street. Execution of that work would cost Seventeen Thousand Five Hundred Dollars (\$17,500.00). A detailed breakdown of the scope of work is as follows:

Scope of Work

The existing roof system would be the first item to be addressed. Performance of all other work at 11 Sheridan Street is dependant upon an intact envelope from nature's elements, and the existing condition of the roof would not allow that. Access to the roof would be gained, and double coverage of blue polyethylene tarps would be laid, covering the entire roof, and being held in place with wood strapping and nails.

The common stairwells would be cleared to facilitate the work. Work would commence on the third floor first, progressing to the next lower level upon the completion of work at each floor. This work would consist of the removal of interior millwork, casework, wall and ceiling finishes, and insulation, all to be deposited in and removed to an appropriate facility via the Construction Dumpster. A comprehensive sweep up would conclude the work on each floor.

Please note that our pricing is predicated upon the following conditions: Availability of a properly installed temporary construction power source, all permits and fees to be furnished by the client, dumpster and disposal fees to be furnished by the client, and we have not included pricing to perform toxic abatement work of any kind.

It is our opinion that the Drying Phase of the project ought be dealt with at a later point. We would recommend that, with the water-logged debris, insulation, and wall finishes removed, in addition to the roof being weather tight, an attempt be made to use the existing system in the house, supplemented as necessary with auxiliary heat sources. We feel this would be the most economical path to dryness.

We would greatly look forward to working with you to rehabilitate your Sheridan Street Property. We feel our proposal offers considerably more than that furnished by Serve-Pro. Additionally we offer a considerably more personal and careful approach to the work at hand. As we look forward to discussing our proposal with you, please don't hesitate to call with any questions or concerns. I remain,

With best regards,

Marc Paulsen

Joe Cyr

632-7753



April 7, 2009

Ms. Denise Froehlich
11 Sheridan Street
Portland, ME

Reference:
Fire damage to existing building
11 Sheridan Street
Portland, ME 04101

SI Inc. Record#: 09-0029

Dear Denise,

As requested I have compiled this memo regarding the fire damage at the above referenced location. The comments contained here are based on my observations made during my visit to the site on April 6, 2009. No physical testing was performed to determine the adequacy of the complete structural systems or their compliance with accepted building code requirements. Architectural, mechanical, electrical, and plumbing conditions are not included in this report.

The existing structure is a typical wood framed, "three-flat", multi-unit structure which recently experienced a fire in the rear of the building. The building currently has a garage/shed attached to the rear of the building which was heavily damaged by the fire. It is my understanding that you do not intend to replace the garage/shed and decks. There is also a small covered porch on the driveway side of the building which appears to have had only minor damage from the fire. The majority of fire damage to the main structure is mainly limited to the third level and rear of the building adjacent to the attached garage/shed.

In general the fire damage to the framing of the main structure is minor. The main structure appears to be safe to work in and should be repaired as soon as possible to limit any further damage from the elements. I suggest that the rear garage/shed and decks that received the heavy fire damage be demolished as soon as possible to ensure that no one gets injured while trespassing in the deteriorated structures. The small covered porch on the side should be demolished and replaced as needed.

The areas in the main building that will need structural repair or reinforcing appear to be limited to portions of the roof decking that have excessive fire damage which has reduced its capacity or locations that were cut by the firemen; as well as a few areas where the tops of the studs or top plate of the wall has burned excessively and have been reduced in strength to an unacceptable level. Structural Integrity will work with you during the demolition phase of the project to develop the needed reinforcing details for these locations.

Structural Integrity

Consulting Engineers, Inc.

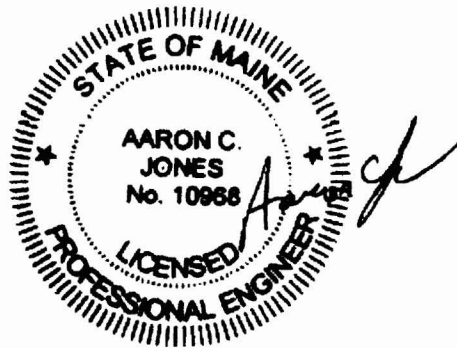
I suggest that you apply for a demolition permit as soon as possible so that work may begin on the removal of the smoke and water damaged finishes as well as securing and weather proofing the building. Once the damaged finished have been removed SI Inc. will further review the fire damage to the framing and work to asses exactly which elements need to be reinforced.

Please do not hesitate to call with any question or concerns.

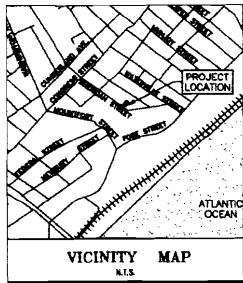
Sincerely,



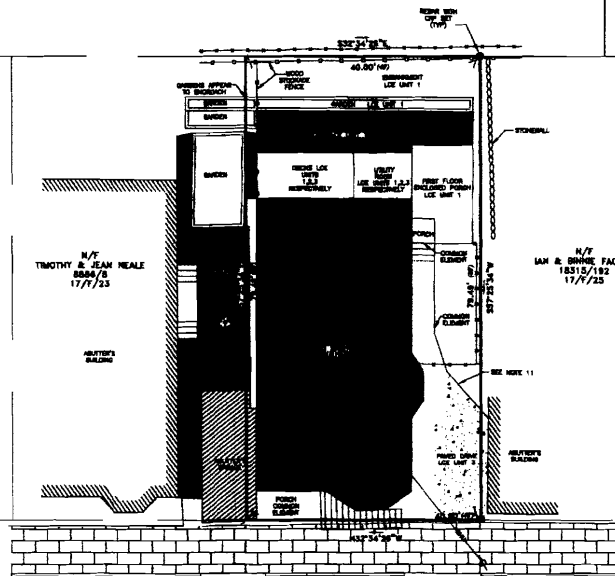
Aaron C. Jones, P.E., SECB
President



4/7/09



N/E
PORTLAND HOUSING AUTHORITY
17/7/73



SHERIDAN STREET

ADAMS STREET

LEGEND

- SET IN REAR WITH PLASTIC CAP STIMPED
- "X" IN P.L.S. 2147
- FOUND IRON PIN (SIZE & TYPE AS NOTED)
- UTILITY POLE
- FOUND DECIDUOUS TREE
- STONEWALL
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- R/F ROW OF PROPERTY OWNED BY
- 12/24/87 DEED BOOK AND PAGE (COORD)
- 12/2/86 THE MAP/BLK/LT/L
- (2247) PARCELS/NESS DENOVE RECORD DATA

NOTES

1. THE BIRTH OF RECORDS FOR THIS SURVEY IS WAINWICK NORTH 2004.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CLAMBLEND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM DELAN AND CHRISTINE REYN TO GUYNE FROELICH AND JOEL FERRIS, DATED AUGUST 28, 2003 AND RECORDED IN DEED BOOK 20104, PAGE 282.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "PLAN OF LOTS ON HERBERT HILL BELONGING TO GUYNE AND OTHERS" BY F. FERRIS, DATED 1874 AND RECORDED IN PLAN BOOK 3, PAGE 30.
 - b. "PLAN OF PARTS OF GUYNE DIST" DATED NOVEMBER 13, 1878 AND RECORDED IN PLAN BOOK 4, PAGE 17.
 - c. "STREET LAYOUT PLANS FROM THE CITY OF PORTLAND" NUMBERS 48 AND 118 DATED AUGUST AND NOVEMBER 1925 RESPECTIVELY.
5. THE PARCEL SURVEYED IS DESCRIBED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 17, BLOCK F, PARCEL 24.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-4 ZONE/DISTRICT. PORTIONS OF SETBACK REQUIREMENTS ARE AS FOLLOWS:
 - FRONT SETBACK: 45'
 - REAR SETBACK: 10'
 - SEAR SETBACK: 10'
7. THE WIDTH AND LAYOUT OF SHERIDAN STREET IS SHOWN ON PLANS NOTED IN NOTE 4.
8. REFERENCE IS MADE TO THE FOLLOWING ORDINANCES OF RECORD:
 - a. THE LOCAL PROPERTY IS SUBJECT TO THE REQUIREMENT OF THE RIGHT TO RETIRE THE CORNER IN ITS PRESENT LOCATION FOR THE BENEFIT OF THE ADJOINING PROPERTY ON THE NORTH SIDE, AS NOTED IN DEED BOOK 20104, PAGE 282.
 - b. ABUTTERS DEED APPEARS TO BE SLIGHTLY ENOUGH ONTO THE LOCAL PARCEL, AS SHOWN.
9. IF APPEARS THAT WHOEVER CREATED THE ORIGINAL DEED DESCRIBED IN THE LOCAL PARCEL INCORPORATED THE BURNING OF LOTS ON THE PLAN SHOWN REFERRED TO OVERALL DISTANCE FROM THE CORNER POINT OF SUBDIVISION TO THE LOCAL, AND SLIGHTLY ADDED LINE EXTRA SET LOW THAT DOES NOT EXIST. THE ACTUAL DISTANCE FROM THE CORNER POINT TO THE LOCAL IS 8' LESS THAN SHOWN IN DESCRIBED IN THE LOCAL AND ABUTTING DEEDS.
10. IF ENTIRE PARKING SPACE AND WALKWAY ARE REPAIRED LOT 3 WILL PAY 1/2 THE COST AND THE REMAINING LOTS WILL PAY THE OTHER 1/2. DECISION ON MAINTENANCE ARE BY THE ASSOCIATION, COURTS ARE SHOWN AS ABOVE. SEE PLAN FOR LOCATION.
11. THE THIRD FLOOR UNIT HAS THE RIGHT TO CONSTRUCT A ROOF TOP DECK.

PROJECT: 2003	DRAWING NAME: REVISIONS
DATE: APRIL 8, 2006	SCALE: 1"=10'
REVISED DATE: N/A	COMMENTS: N/A
ADD NEW OR LATER	

CONDOMINIUM CONVERSION PLAN
11 SHERIDAN STREET PORTLAND, MAINE

Prepared for:
DENISE FROELICH & JOEL FERRIS
P.O. BOX 943 KENNEBECPORT, MAINE 04044

Prepared by:
DENISE FROELICH
P.O. BOX 943 KENNEBECPORT, MAINE 04044

SURVEYING ENGINEERING LAND PLANNING
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153 US ROUTE 1, SCARBOROUGH, MAINE 04074

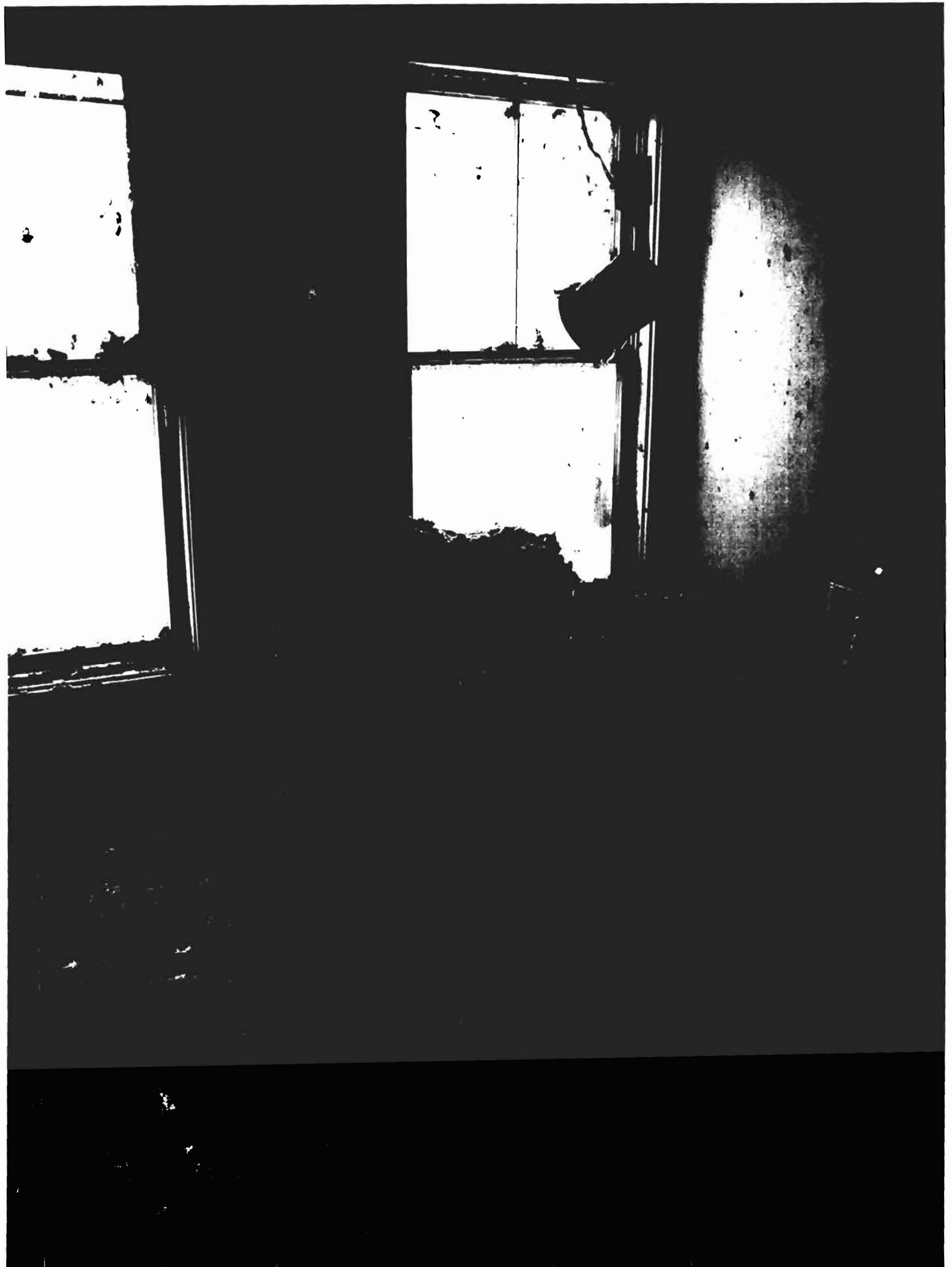
TEL: 603.883.1088 FAX: 603.883.2227
WWW.NCSOLUTIONS.COM

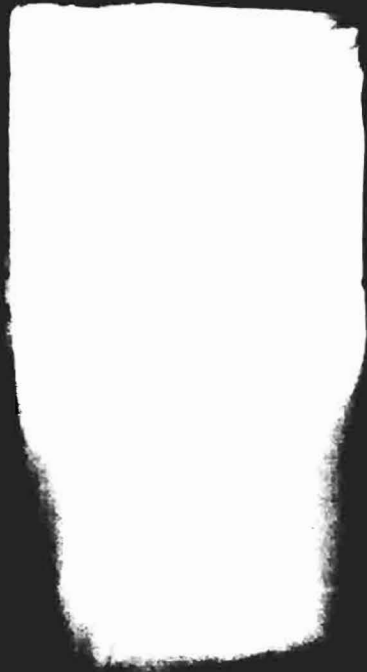
STAMP AND SIGNATURE

DATE: _____

DATE: _____







DEC 20 2008



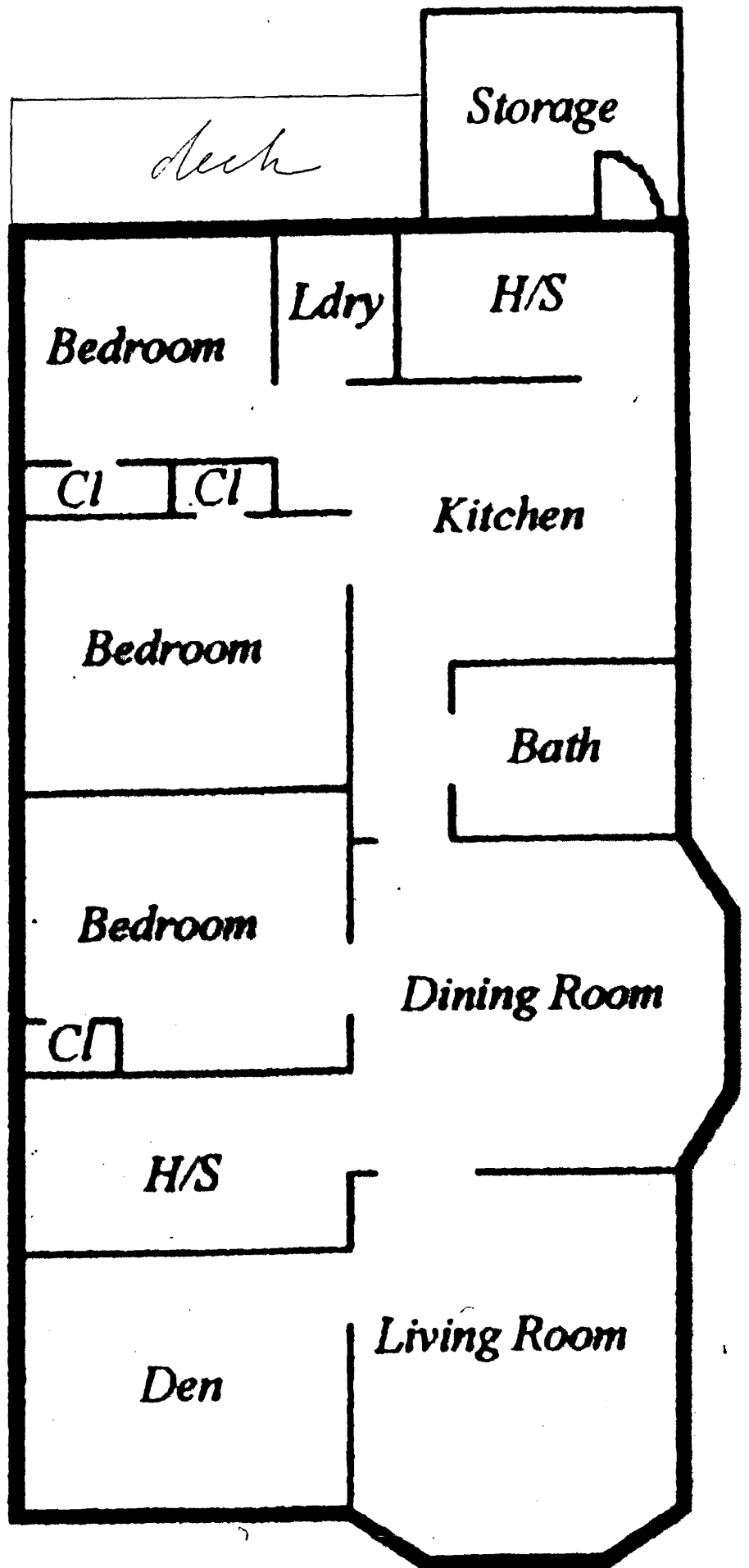
Storage
2nd floor

DEC 20 2008



11 Sheildan St

fire damage
- water damage
through out from
holes in roof



*Notice to adjoining
owner*

RE: From your friends at 5 Sheridan

From: **denise froehlich** (dfroehlichxx@hotmail.com)

Sent: Tue 4/14/09 3:58 PM

To: katie@univoicehistory.com

Hello Katie,

I'm filling out a requirements list with the city of Portland to get started on the rebuilding and one of them is to contact you. I did also clean up the yard and am still in the process of cleaning out the building. We should be uber spotless in no time. If you have questions or concerns please call or email.

Best,

Denise Froehlich
240 Concord Street west
Portland, Maine 04103
207.286.4652
www.denisefroehlich.com

To: dfroehlichxx@hotmail.com
CC: susan.olcott@gmail.com; Charles.Olcott@gmail.com; plindsay@maine.rr.com
Subject: From your friends at 5 Sheridan
From: katie@univoicehistory.com
Date: Fri, 27 Mar 2009 17:14:29 -0400

Hello, Denise,

Very nice to talk to you on the phone just a minute ago! I'm sending you this email so that we're all in contact with each other.

I'm the owner of 5 Sheridan St., the white house next to your place, and my husband (and co-owner) live in North Yarmouth...

Katie Murphy (and Peter Lindsay)
440 Mountfort Rd.
North Yarmouth, ME 04097
846-4379 (home)
595-2997 (cell)

Our very wonderful tenants are Susan and Chad Olcott (and Manny the manly dog). Susan's cell number is 604-6989, and she asks that you let her know what the work schedule is, so that they can be aware of how much activity...when...etc. etc.

I understand that your telephone number is 286-4652.

Great to talk to you, and I hope to meet you soon!

Best, Katie

Katie Murphy

Univoice History
145 Newbury Street
Portland, Maine 04101
voice: 207.772.1568
fax: 207.774.5956
<http://www.univoicehistory.com>

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11 Sheridan Street

*Notice to adjoining
owners*

From: **denise froehlich** (dfroehlichxx@hotmail.com)

Sent: Tue 4/14/09 4:19 PM

To: t.neale@lanco.net

Hello Tim,

As I mentioned on the phone, I am in the process of getting a demolition permit which requires me to notify you that the reconstruction process is starting. Please call, email or stop by with any questions or concerns.

Best,

Denise Froehlich
240 Concord Street west
Portland, Maine 04103
207.286.4652
www.denisefroehlich.com

Rediscover Hotmail®: Now available on your iPhone or BlackBerry Check it out.

