

**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: 070040

FEB 21 2007

**CITY OF PORTLAND**

This is to certify that SHALOM HOUSE INC /The Maxter Company

has permission to 2 Story, Wood framed single family Gr

AT 98 GILMAN ST

065 D00300

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 when permission procured before this building or part thereof is occupied or service closed-in. 4  
 YOUR NOTICE REQUIRED.

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

**OTHER REQUIRED APPROVALS**

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

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

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

Other \_\_\_\_\_

Department Name

2/21/07 *Christy L. N.*  
 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

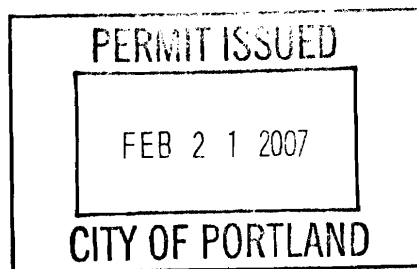
Permit No: 07-0040	Issue Date:	CBL: 065 D003001
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Location of Construction: 98 GILMAN ST	Owner Name: SHALOM HOUSE INC	Owner Address: PO BOX 560	Phone:
Business Name: Shalom House Inc.	Contractor Name: The Thaxter Company	Contractor Address: 55 Bell Street Portland	Phone: 2077753499
Lessee/Buyer's Name	Phone:	Permit Type: Single Family	Zone: R-7

Past Use: Vacant Land	Proposed Use: Single Family Home - 2 Story, Wood framed Single Family Handicap Unit	Permit Fee: \$4,365.00	Cost of Work: \$427,000.00	CEO District: 2
Proposed Project Description: 2 Story, Wood framed Single Family Handicap Unit		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R-7 Type: 5B IRC 2003 Signature: 2/20/07 [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: ldobson	Date Applied For: 01/11/2007	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 13 Zone C <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan # 2006-0003 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input checked="" type="checkbox"/> Date: 1/16/07	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<b>Historic Preservation</b> <input 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:
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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

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

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

<b>Permit No:</b> 07-0040	<b>Date Applied For:</b> 01/11/2007	<b>CBL:</b> 065 D003001
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<b>Location of Construction:</b> 98 GILMAN ST	<b>Owner Name:</b> SHALOM HOUSE INC	<b>Owner Address:</b> PO BOX 560	<b>Phone:</b>
<b>Business Name:</b> Shalom House Inc.	<b>Contractor Name:</b> The Thaxter Company	<b>Contractor Address:</b> 55 Bell Street Portland	<b>Phone</b> (207) 775-3499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

<b>Proposed Use:</b> Single Family Home - 2 Story, Wood framed Single Family Handicap Unit	<b>Proposed Project Description:</b> 2 Story, Wood framed Single Family Handicap Unit
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/16/2007

**Note:** **Ok to Issue:**

- 1) This property shall remain a single family handicap dwelling unit. Any change of use shall require a separate permit application for review and approval.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Chris Hanson      **Approval Date:** 02/12/2007

**Note:** **Ok to Issue:**

- 1) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.
- 2) Fastener schedule per the IRC 2003
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Frost protection must be installed per the enclosed detail as discussed w/owner/contractor.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 7) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 8) The attic scuttle opening must be 22" x 30".

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:**

**Note:** **Ok to Issue:**

**Dept:** DRC      **Status:** Approved with Conditions      **Reviewer:** Scott Hanson      **Approval Date:** 02/12/2007

**Note:** **Ok to Issue:**

- 1) Proof of easment for accessibility ramp must be provided to DRC prior to issuance of a Certificate of Occupancy.
- 2) All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a certificate of occupancy.
- 3) The Development Review Coordinator (874-8632) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

<b>Location of Construction:</b> 98 GILMAN ST	<b>Owner Name:</b> SHALOM HOUSE INC	<b>Owner Address:</b> PO BOX 560	<b>Phone:</b>
<b>Business Name:</b> Shalom House Inc.	<b>Contractor Name:</b> The Thaxter Company	<b>Contractor Address:</b> 55 Bell Street Portland	<b>Phone</b> (207) 775-3499
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Single Family	

- 4) The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 5) All Site work (final grading, landscaping, loam and seed) must be completed prior to issuance of a certificate of occupancy.

**Comments:**

1/16/2007-mes: called Steve Keltonic of Thaxter Co. who applied for the permit. He needs to show 1 off-street parking space for this project - none shown on the plans. Also should show ramp easement from adjoining lot into new SFH. He called back later and let me know that the parking space was right behind the building on the adjoining lot and is shown on plan A-1.0.

2/12/2007-csh: bldg review completed Permit on hold until DRC approval



# General Building Permit Application

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

Location/Address of Construction: <u>Gilman Street</u>		
Total Square Footage of Proposed Structure Two (2) floors at 1,496 = 2,992 sq. ft.		Square Footage of Lot 1,800 sq. ft.
Tax Assessor's Chart, Block & Lot Chart# 65 Block# D Lot# 3	Owner: <u>Shalom House Inc.</u> <u>P. O. Box 560</u> <u>Portland, ME 04112</u>	Telephone: <u>(207) 874-1087</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>The Thaxter Company</u> <u>55 Bell St. Portland</u> <u>878-5553 04103</u>	Cost Of Work: \$ <u>427,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>Vacant Lot</u> Proposed Specific use: <u>Residential</u>		
Project description: <u>Two story, wood framed single family.</u>  Specifications <u>N/A</u>		
Contractor's name, address & telephone: <u>The Thaxter Company.</u>		
Who should we contact when the permit is ready: <u>STEVE KELTONIC</u>		
Mailing address: _____ Phone: <u>878-5553 X105, 653-9821</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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

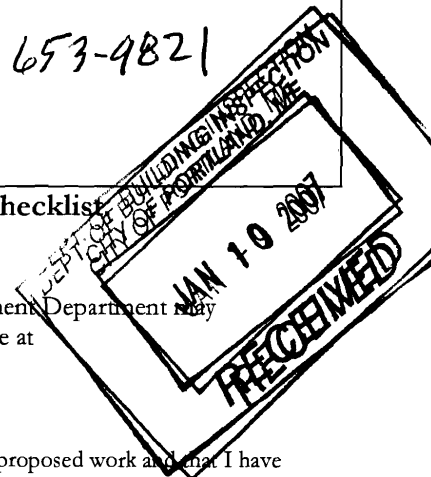
Signature of applicant:

Stephen J. Kelton

Date:

1/09/07

This is not a permit; you may not commence ANY work until the permit is issued.



R-4 =  
VB - const.

98 Carlman St  
Shalom House

1540 # x 2 = 3080 # 2 story wood  
\* NFPA 13R Sprinkled w/ fire Alarm (monitored)

29' H. ? - 50' zone  
APPROVAL from FIRE.

\* Need to Go to fire

\* SITE Plan Review Pending

I \* Need Truss designs →

specs on fiberglass Col. on Porch.

Ind. R-38 Req. - R-30 Shown.

2. Heat - type, → forced Hot water (Gas)  
roof vent.

specs on trusses. from Bldr.

~~Zone R-7~~

3 Temp. Glass - w/ in 24 door

4 Seattle Acces.

5 Heat system.

6. 1st floor Plan space untable between  
closet + Mech Rm.

7. Permit Sprinkler



98 Gilman St.  
Shalom House  
**Staff Review Checklist**

One & Two Family	Plan Review	Checklist
<b>Soil type/Presumptive Load Value (Table R401.4.1)</b>		
Component	Submitted Plan	Findings/Revisions/Dates
<b>Structural</b>		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	ASCE-32 (Frost Protected Shallow Found.) 3' x 1' w/ 8" wall / 3' w/ insulation	✓
Foundation Drainage, Fabric, Damp-Proofing (Section R405 & R406)	Slab on Grade w/ fabric 4" Drain	✓
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	5/8" x 15" - 12" Corners 6-0 O.C.	✓
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	N/A	
Built-Up Wood Center Girder Dimension/Type	N/A	
Sill/Band Joist Type & Dimensions	N/A	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	<del>(2) 2x12 16.0.C.</del> Slab	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	(2) 2x12 16.0.C.	✓
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	Bottom cord of Trusses 24.0.C.	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)		8/12 Trusses 24 O.C. HIP Trusses Girder Trusses Simpson Hurricane clips	* Specs on All. needed
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	5/8 APA Roof Sheathing	1/2" = APA Sheathing 3/4" = Antec. w/ 1/4" = underlayment	
Fastener Schedule (Table R602.3(1) & (2))		IRC - 2003	
<b>Private Garage</b> (Section R309)	N/A		
Living Space? (Above or beside)	N/A		
Fire Separation (Section R309.2)	N/A		
Opening Protection (Section R309.1)	N/A		
Emergency Escape and Rescue Openings (Section R310)	N/A	gross windows TAMP @ STAIR entry w/ 1" x 24" Ice + water @ # felt w/ Asfalt shingles	
Roof Covering (Chapter 9)			
Safety Glazing (Section R308)			
Attic Access (Section R807)	23x30 min.	✓	
Chimney Clearances/Fire Blocking (Chap. 10)	N/A		
Header Schedule (Section 502.5(1) & (2))			?
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration		High Den. R-22 walls. R-30 shown U = .35	* R-30 req.
Type of Heating System			Heat ?



<p><b>Means of Egress</b> (Sec R311 &amp; R312)</p> <p>Basement N/A</p> <p>Number of Stairways 1</p> <p>Interior 1</p> <p>Exterior</p> <p>Treads and Risers 7" - 12" (Section R311.5.3)</p> <p>Width (Section R311.5.1) 3'-9" Clear</p> <p>Headroom (Section R311.5.2) 6'-8"</p> <p>Guardrails and Handrails 3'-6" Guard (Section R312 &amp; R311.5.6 - R311.5.6.3) 2'-10" Hand.</p>	✓	
<p>Smoke Detectors (Section R313) ✓</p> <p>Location and Type/Interconnected</p>	✓	
<p>Dwelling Unit Separation N/A (Section R317) and IBC - 2003 (Section 1207)</p>	✓	
<p>Deck Construction (Section R502.2.1)</p>	Conc. Slabs w Guardrail	✓



Generated by REScheck Package Generator  
**Compliance Certificate**

Project Title: Shalom House

Report Date: 01/30/07

Energy Code: **2003 IECC**  
Location: **Portland, Maine**  
Construction Type: **Single Family**  
Glazing Area Percentage: **15%**  
Heating Degree Days: **7378**

Construction Site:  
98 Gilman st  
Portland, Maine 04101  
Permit # 070056  
Permit Date: 01/30/07

Owner/Agent:

Designer/Contractor:

**Compliance: Passes**

Assembly	Cavity R-Value	Cont. R-Value	Glazing or Door U-Factor
Ceiling:	30.0		
Wall:	19.0	0.0	
Window:			0.350
Door:			0.350
Slab-on-Grade: Insulation depth: 4.0'		8.0	
Furnace: 85 AFUE			

*Compliance Statement:* The proposed building design described here is consistent with the building plans, specifications, and other calculations submitted with the permit application. The proposed building has been designed to meet the 2003 IECC requirements in the REScheck Package Generator and to comply with the mandatory requirements listed in the REScheck Inspection Checklist.

Chris Hanson CEO.

Name - Title

Chet R. R.

Signature

1/30/07

Date

Applicant: Shelom House INC

Date: 1/16/07

Address: 98 Gilman

C-B-L: 065-D-003

CHECK-LIST AGAINST ZONING ORDINANCE

Comments Submitted

Date - New

# 07-0040

Zone Location - R-7

34' x 44'

Interior or corner lot -

Proposed Use/Work - To construct single family handicap unit -

Sewage Disposal - City -

Lot Street Frontage - None req. - 47.38' given

Front Yard - None except, <sup>Abutting</sup> lots under separate ownership must meet the R-6 zone req. betw. <sup>with existing resid. det.</sup>

Rear Yard -

Side Yard -  $\swarrow$  Side to existing 24 unit under same ownership is  $\approx$  38' - 12' to the office bldg next door  $\searrow$  No directly abutting residential in rear - The closest rear residential bldg is 33'

Projections -

Width of Lot - N/A

Height - 45' MAX - 2 story - 32.5' to ridge scaled

Lot Area - 1800<sup>#</sup> given - no min lot size required

Lot Coverage/ Impervious Surface - 100%

Area per Family - 725<sup>#</sup> per D.U. - 1800<sup>#</sup> given

~~None~~ ~~front~~ Off-street Parking - <sup>(one)</sup> CARS req for each D.U. - 1 pkg space shown right behind Bldg see plan A-1.0 1/16/07

Loading Bays - N/A

Site Plan - # 2007-0003 minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C<sub>1</sub>

OK  $\rightarrow$  min floor area, 400<sup>#</sup> - showing 1st floor of 34' x 44' = 1496<sup>#</sup>  
 $\rightarrow$  should show easement from the RAMP going up to Bldg from side lot

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**MEMORANDUM**

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**To:** FILE

**From:** Marge Schmuckal

**Dept:** Zoning

**Subject:** Application ID: 2007-0003

**Date:** 1/16/2007

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R-7 Zone requires to show one off-street parking space and none is shown on the submittal. I called Steve Keltonic at the Thaxter Co. notifying him of such. Permit is on hold until I receive. All other R-7 Zoning requirements are being met. I also noted that planning should get an easement from the abutting lot (same owner) for the ramp going to the new SFH. Later in the day, SK got back to me and showed me the parking space right behind the building on the adjoining lot that is also owned by Shalom House on plan A-1.0.

**A R C H E T E C T Y P E**

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1/4/2007

Inspection Department  
City Hall  
Portland, Maine 04101

RE: The Shalom House at Gilman Street

Enclosed are completed copies of the City of Portland's Accessibility Certificate, Certificate of Design and 2003 International Building Code data. Please note the following.

- Also enclosed is a report from the geotechnical engineer, Ken Recker, P.E., of Sebago Technics.
- The project site is in the R7 Compact Urban Residential Overlay Zone as approved by the Planning Board 10/18/05.

Sincerely,



John Shields  
Architect

Cc: Bill Floyd – Shalom House



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

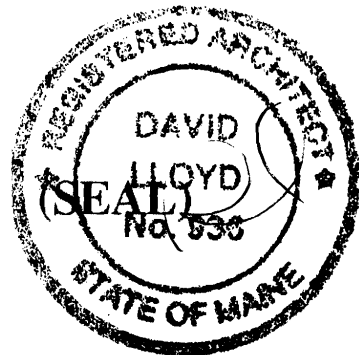
ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: Gilman Street

Nature of Project: New construction, two story, wood framed single family home.

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: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



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: Archetype, P.A.

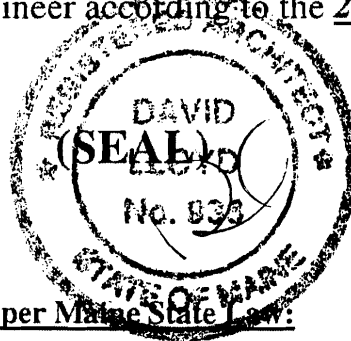
RE: Certificate of Design

DATE: 1/4/07

These plans and / or specifications covering construction work on:


The Shalom House at Gilman Street

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



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.

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf  
Portland, ME 04101

FROM DESIGNER: Archetype, P.A.

DATE: 1/4/07

Job Name: The Shalom House at Gilman Street

Address of Construction: Gilman Street

**2003 International Building Code**

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

Building Code and Year ICC 2003 Use Group Classification(s) \_\_\_\_\_

Type of Construction \_\_\_\_\_

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

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) No

**STRUCTURAL DESIGN CALCULATIONS**

N/A Submitted for all structural members  
(106.1, 106.1.1)

N/A Live load reduction  
(1603.1.1, 1607.9, 1607.10)

N/A Roof live loads (1603.1.2, 1607.11)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS  
(1603)**

Roof snow loads (1603.1.3, 1608)

Uniformly distributed floor live loads (1603.1.1, 1607)

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

46 psf If  $P_g > 10$  psf, flat-roof snow load,  $P_f$   
(1608.3)

Floor Area Use

Loads Shown

Residential

40 psf

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)

1.1 Roof thermal factor,  $C_t$  (Table 1608.3.2)

46 psf Sloped roof snowload,  $P_s$  (1608.4)

D Seismic design category (1616.3)

K Basic seismic-force-resisting system  
(Table 1617.6.2)

Wind loads (1603.1.4, 1609)

ASCE 7-02 Design option utilized (1609.1.1, 1609.6)

100 mph Basic wind speed (1609.3)

R=6 1/2

Cd=3

ASCE 7-02

9.5.4

Analysis procedure (1616.6, 1617.5)

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

C Wind exposure category (1609.4)

15.6k Design base shear (1617.4, 1617.5.1)

+/- 0.18 Internal pressure coefficient (ASCE 7)

+12.0 psf  
-45.0 psf Component and cladding pressures  
(1609.1.1, 1609.6.2.2)

Flood loads (1603.1.6, 1612)

N/A Flood hazard area (1612.3)

20.0 psf Main force wind pressures (1609.1.1,  
1609.6.2.1)

N/A Elevation of structure

Other loads

Earthquake design data (1603.1.5, 1614 - 1623)

N/A Concentrated loads (1607.4)

ASCE 7-02 Design option utilized (1614.1)

N/A Partition loads (1607.5)

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

N/A Impact loads (1607.8)

sds = 0.52  
sd1 = 0.23 Spectral response coefficients,  $S_{Ds}$  &  
 $S_{D1}$  (1615.1)

N/A Misc. loads (Table 1607.6, 1607.6.1,  
1607.7, 1607.12, 1607.13, 1610,  
1611, 2404)

E Site class (1615.1.5)



November 14, 2006  
04040

COPY

Mr. William Floyd  
Shalom House  
P.O. Box 560  
Portland, ME 04112-0560

**Foundation Recommendations, The Shalom House at Gilman Street, Portland, Maine**

Dear Mr. Floyd:

This letter presents our recommendations for support of the subject project. As you know, we performed a subsurface and foundation investigation for the Apartments and House. Our evaluation and recommendations for the Apartments are presented in our report dated November 9, 2005.

In summary, we recommend that the House be supported on a concrete slab thickened at the edges and at interior walls bearing on compacted structural fill placed after excavation of a minimum of 12 inches of existing fill.

**Discussion**

Subsurface conditions in the vicinity of the House consist of approximately 16 feet of fill overlying marine sand and clay to a depth of 43 feet below ground surface. The upper 4.5 feet of fill consists of medium dense silty sand which overlies approximately 6.5 feet of loose ash. In our opinion, the existing fill following compaction is suitable for support of the House. We recommend that the existing fill be over excavated 12 inches below the bearing level and replaced with compacted structural fill. The excavated subgrade should be compacted prior to placing compacted structural fill. We recommend that the thickened slab be proportioned for an allowable bearing stress equal to 500 pounds per square foot (psf) multiplied by the least lateral dimension of the base of the thickened slab up to a maximum of 1,500 psf. The minimum width of the base should be 1.5 feet.

In order to prevent exposing the ash fill, we recommend that the foundation be designed as a frost protected shallow foundation using rigid insulation on the exterior of the foundation in accordance with ASCE Standard SEI/ASCE 32-01. The bottom of the exterior thickened slab should be 2.0 feet below the lowest adjacent ground surface exposed to freezing. Typical details for compacted structural fill below foundations are shown in the attached sketch.


The ground floor and interior thickened slab supporting bearing walls should be founded on a minimum of 6 inches of compacted structural fill. All raises-in-grade below the slab should be compacted structural fill. Normal dampproofing and vapor barriers should be provided below the concrete slab.

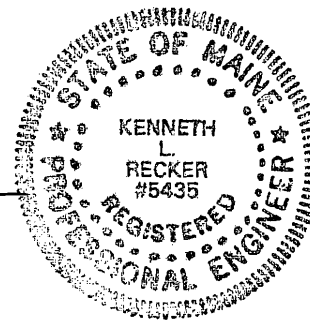
Recommendations for gradation and placement and compaction of structural fill are presented in our November 2005 report.

We trust that this meets your needs for design of the House foundation. If you have questions or need more information, please contact us.

Sincerely,

SEBAGO TECHNICS, INC.

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

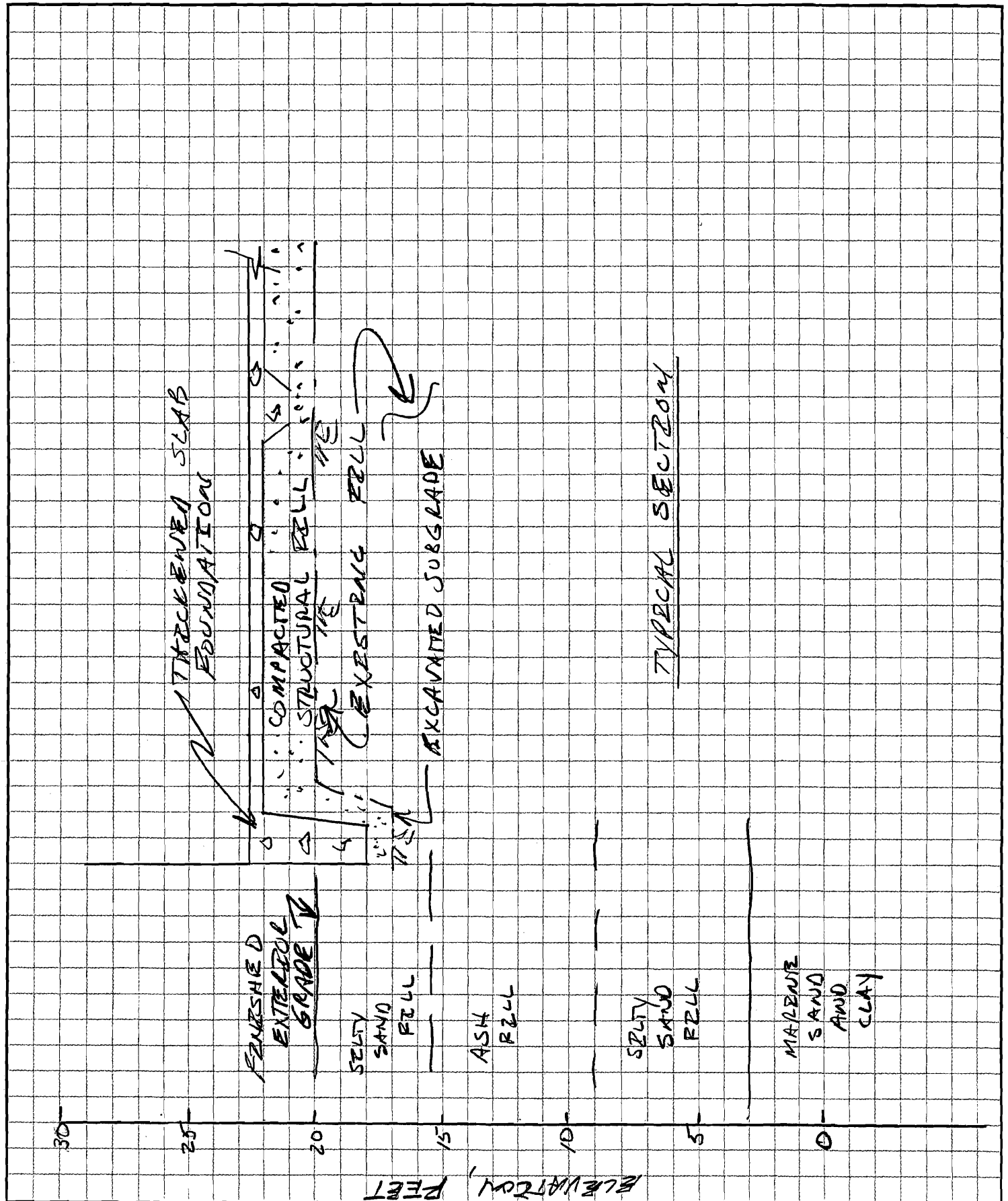


KLR:klr/jc

Enc.

SEBAGO TECHNICAL INC.  
P.O. Box 1339  
Westbrook, ME 04098  
(207) 856-0277 FAX (207) 856-2206

JOB 04040  
SHEET NO. 1 OF  
CALCULATED BY RECKER DATE 11/14/06  
CHECKED BY DATE  
SCALE



**From:** Marge Schmuckal  
**To:** Barbara Barhydt  
**Date:** 1/16/2007 4:53:33 PM  
**Subject:** 98 Gilman Street

Barbara,  
I have had a response from the applicant concerning this submittal (#2007-0003). They did show me a parking space right behind the building on plan A-1.0  
Marge

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

2007-0003  
Application I. D. Number

1/10/2007  
Application Date

**Shalom House Inc**  
Applicant

**Marge Schmuckal**

**Po Box 560, Portland, ME 04112**  
Applicant's Mailing Address

**Shalom House Single Family**  
Project Name/Description

**Steve Keltonic**  
Consultant/Agent

**98 - 98 Gilman St, Portland, Maine**

**Agent Ph: (207)575-5553 Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

Address of Proposed Site

**065 D003001**

Assessor's Reference: Chart-Block-Lot

*Same CBL AS 24 unit*

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Apt 0  Condo 0  Other (specify) \_\_\_\_\_

Proposed Building square Feet or # of Units 1800 Acreage of Site \_\_\_\_\_ Zoning R-7

**Check Review Required:**

- Site Plan (major/minor)  Zoning Conditional - PB  Subdivision # of lots \_\_\_\_\_
- Amendment to Plan - Board Review  Zoning Conditional - ZBA  Shoreland  Historic Preservation  DEP Local Certification
- Amendment to Plan - Staff Review  Zoning Variance  Flood Hazard  Site Location
- After the Fact - Major  Stormwater  Traffic Movement  Other \_\_\_\_\_
- After the Fact - Minor  PAD Review  14-403 Streets Review

Fees Paid: Site Plan \$50.00 Subdivision \_\_\_\_\_ Engineer Review \$250.00 Date 1/10/2007

**Zoning Approval Status:**

Reviewer \_\_\_\_\_

- Approved  Approved w/Conditions See Attached  Denied

*? Not Stamped in*

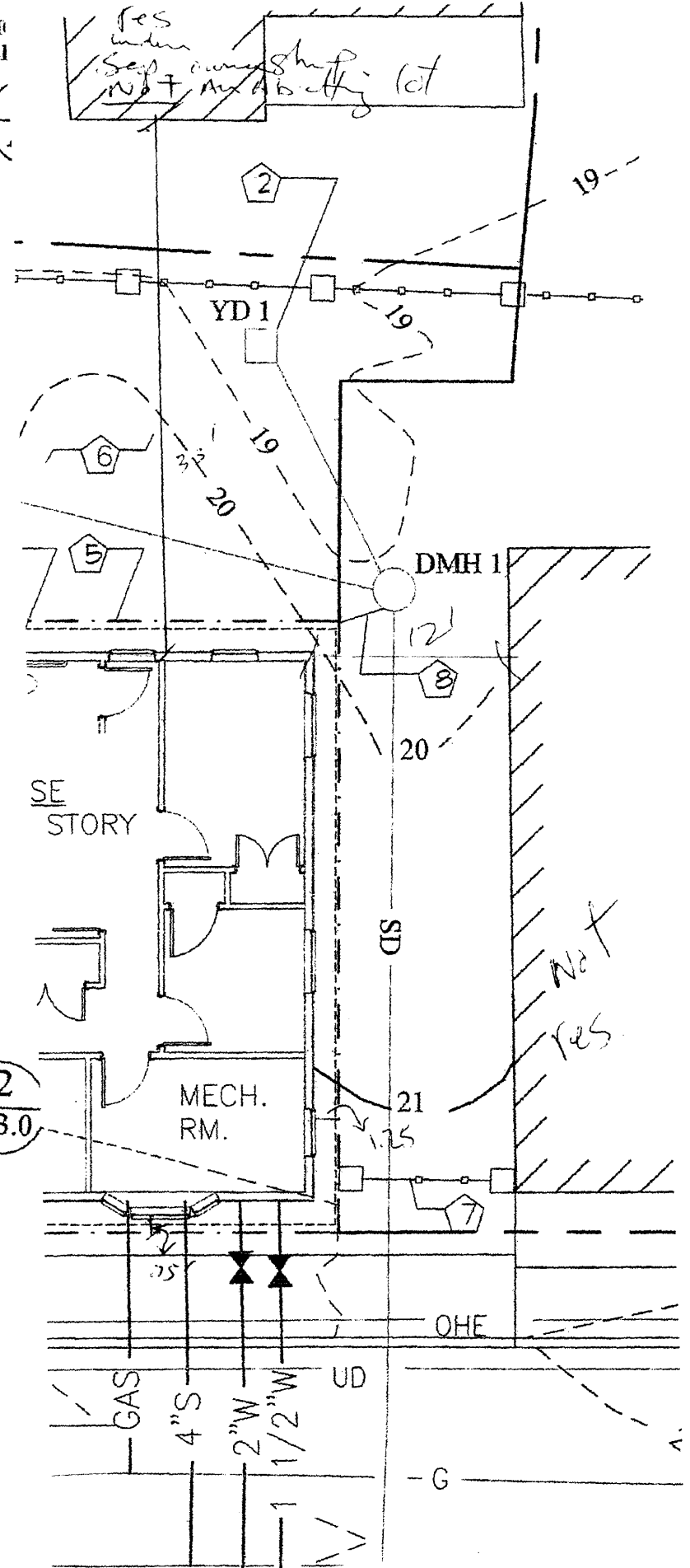
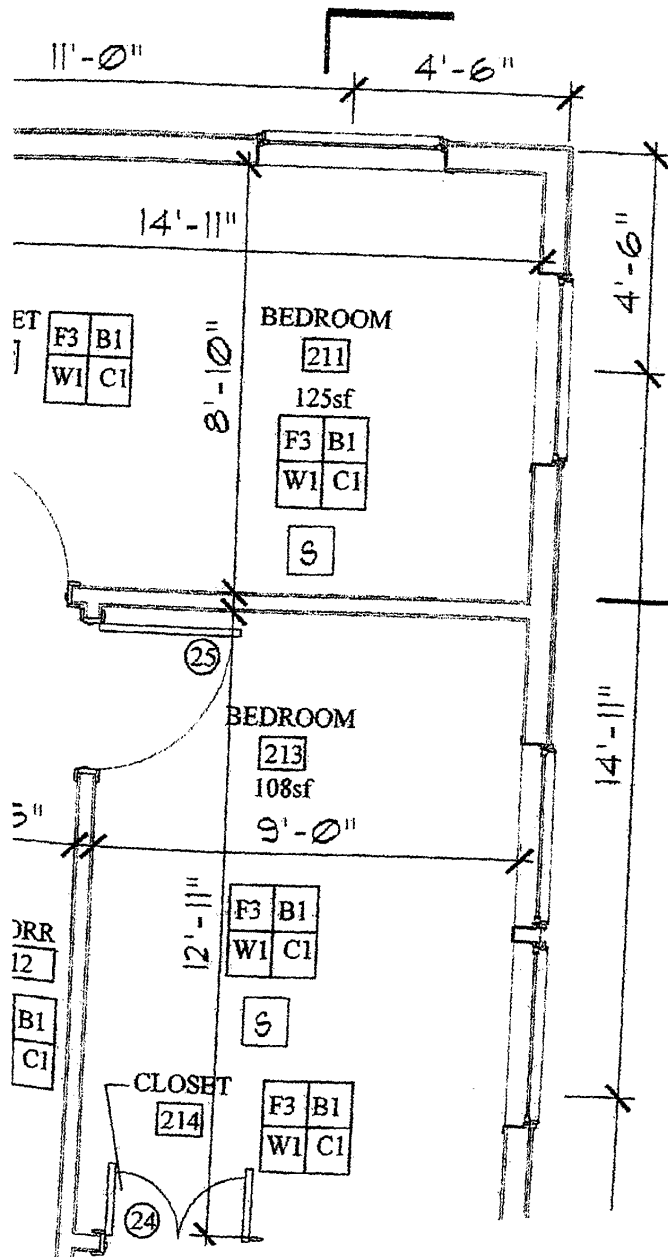
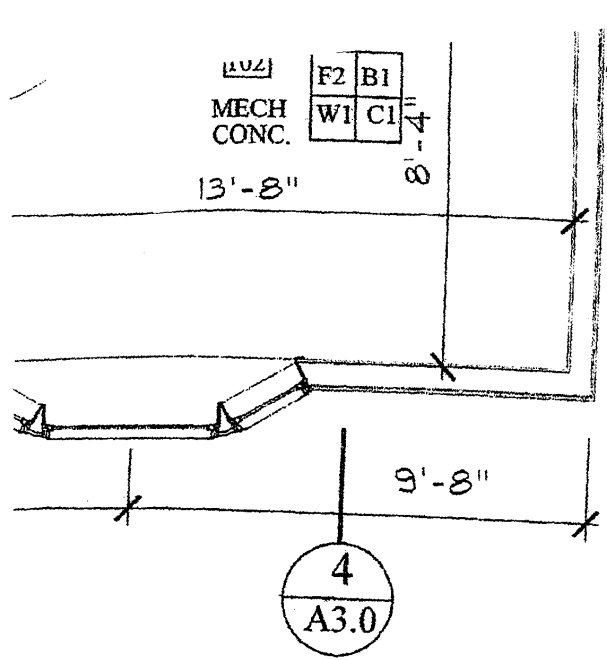
Approval Date \_\_\_\_\_ Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached

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	



SHALOM HOUSE OFFICES  
EXISTING 1 STORY BLOCK

SHALOM HOUSE OFFICE  
EXISTING 1 1/2 STORY  
STEEL

SHALOM HOUSE OFFICES  
EXISTING 2 STORY BLOCK  
& STEEL

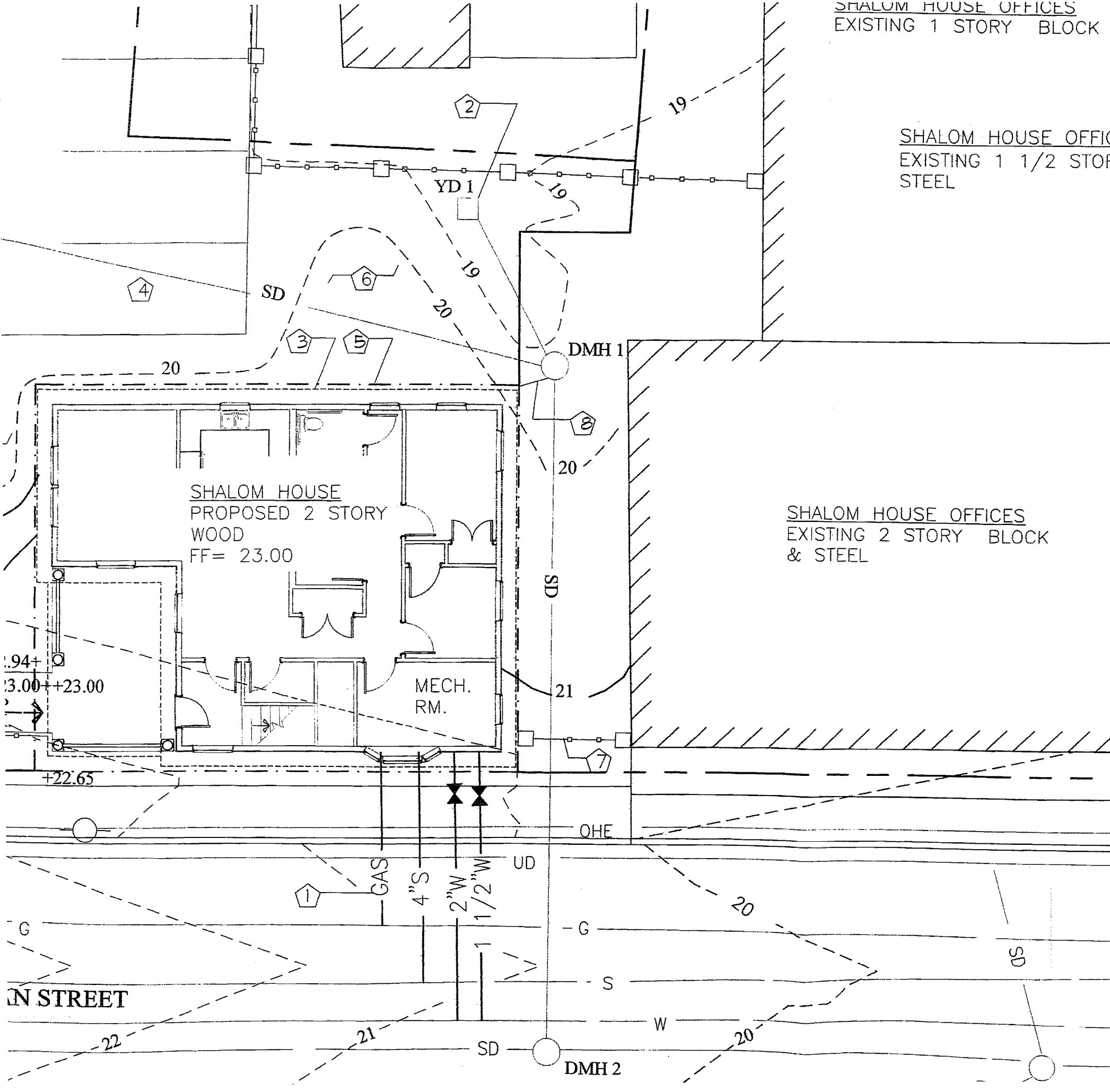
SHALOM HOUSE  
PROPOSED 2 STORY  
WOOD  
FF= 23.00

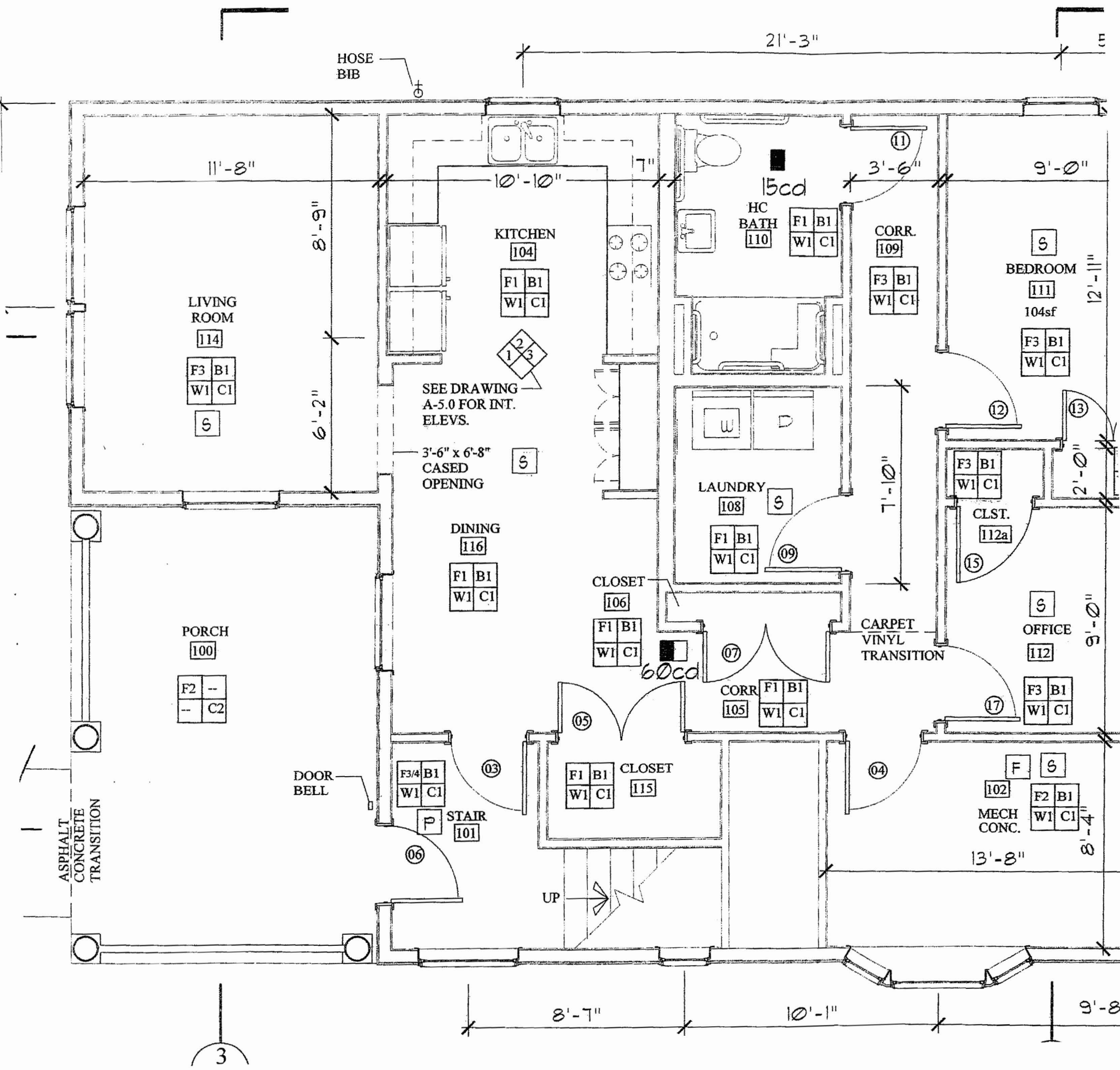
MECH.  
RM.

.94+  
3.00 +23.00

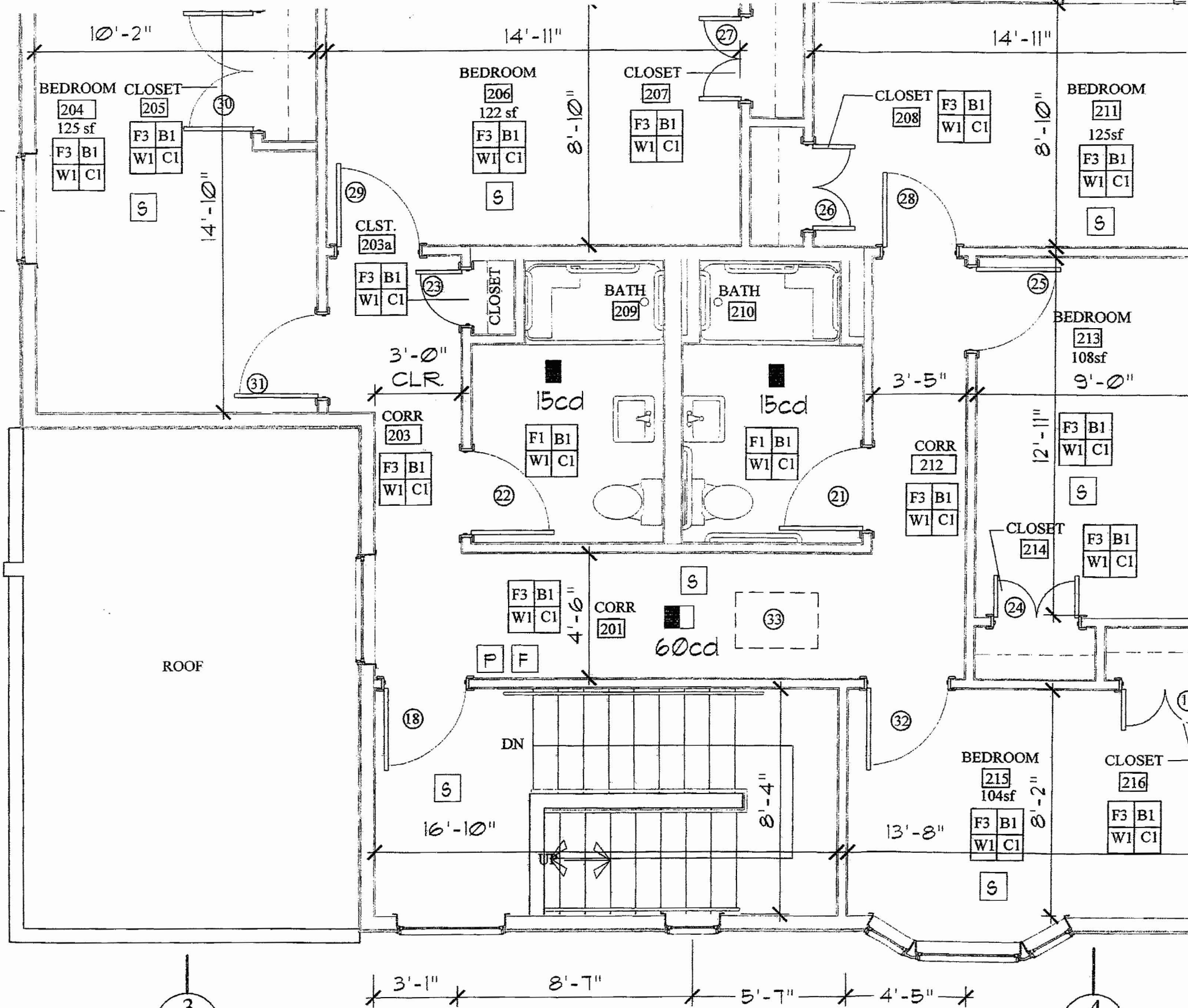
+22.65

EN STREET





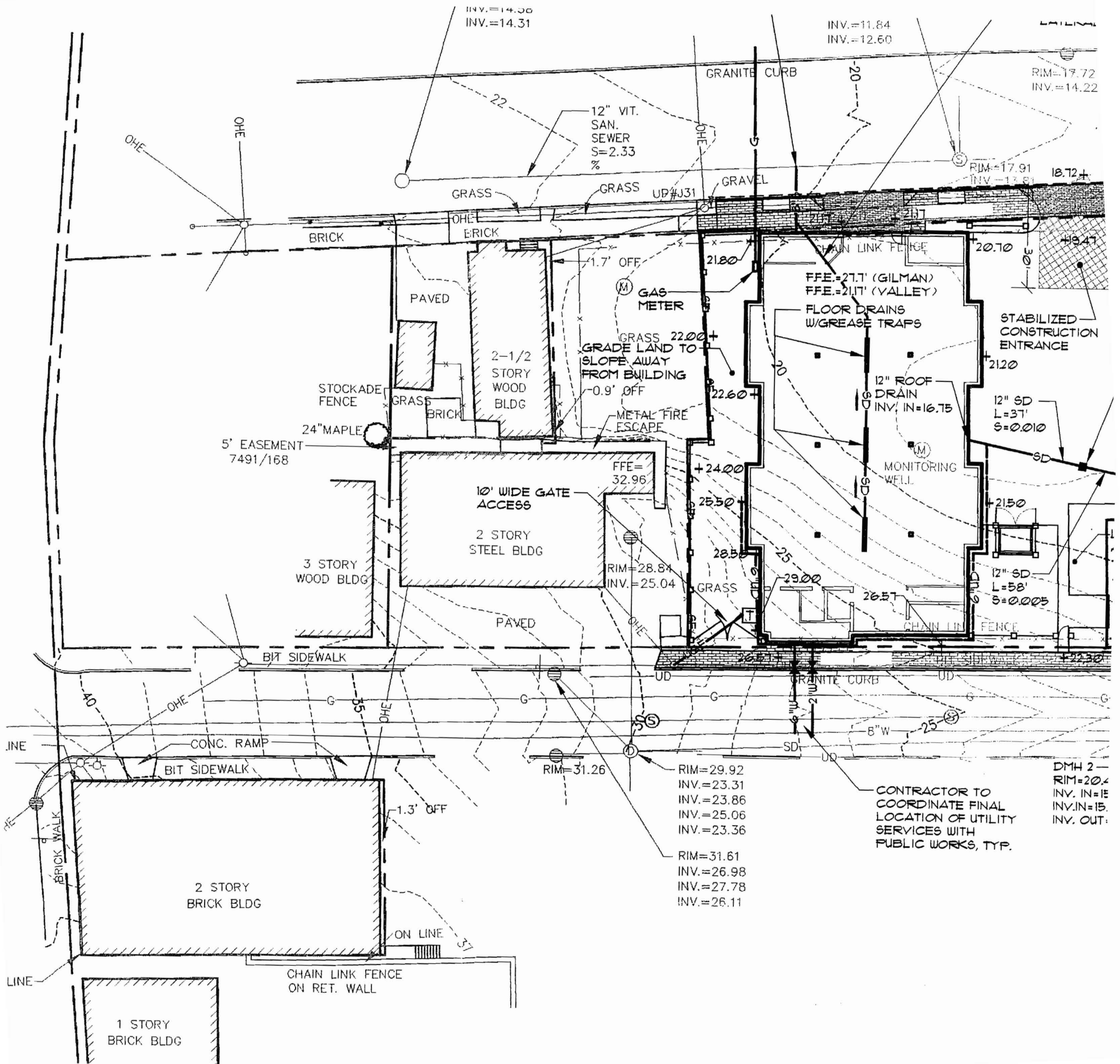




3  
A3.0

3 SECOND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

4  
A3.0



INV.=14.36  
INV.=14.31

INV.=11.84  
INV.=12.60

RIM=17.72  
INV.=14.22

12" VIT. SAN. SEWER  
S=2.33%

RIM=17.91  
INV.=13.81

18.72+

5' EASEMENT  
7491/168

GRADE LAND TO SLOPE AWAY FROM BUILDING  
-0.9' OFF

GAS METER

FFE.=21.7' (GILMAN)  
FFE.=21.17' (VALLEY)

FLOOR DRAINS W/GREASE TRAPS

12" ROOF DRAIN  
INV. IN=16.75

STABILIZED CONSTRUCTION ENTRANCE

MONITORING WELL

10' WIDE GATE ACCESS

FFE=32.96

2 STORY STEEL BLDG

RIM=28.84  
INV.=25.04

3 STORY WOOD BLDG

12" SD  
L=37'  
S=0.010

12" SD  
L=58'  
S=0.005

BIT SIDEWALK

RIM=31.26

RIM=29.92  
INV.=23.31  
INV.=23.86  
INV.=25.06  
INV.=23.36

RIM=31.61  
INV.=26.98  
INV.=27.78  
INV.=26.11

CONTRACTOR TO COORDINATE FINAL LOCATION OF UTILITY SERVICES WITH PUBLIC WORKS, TYP.

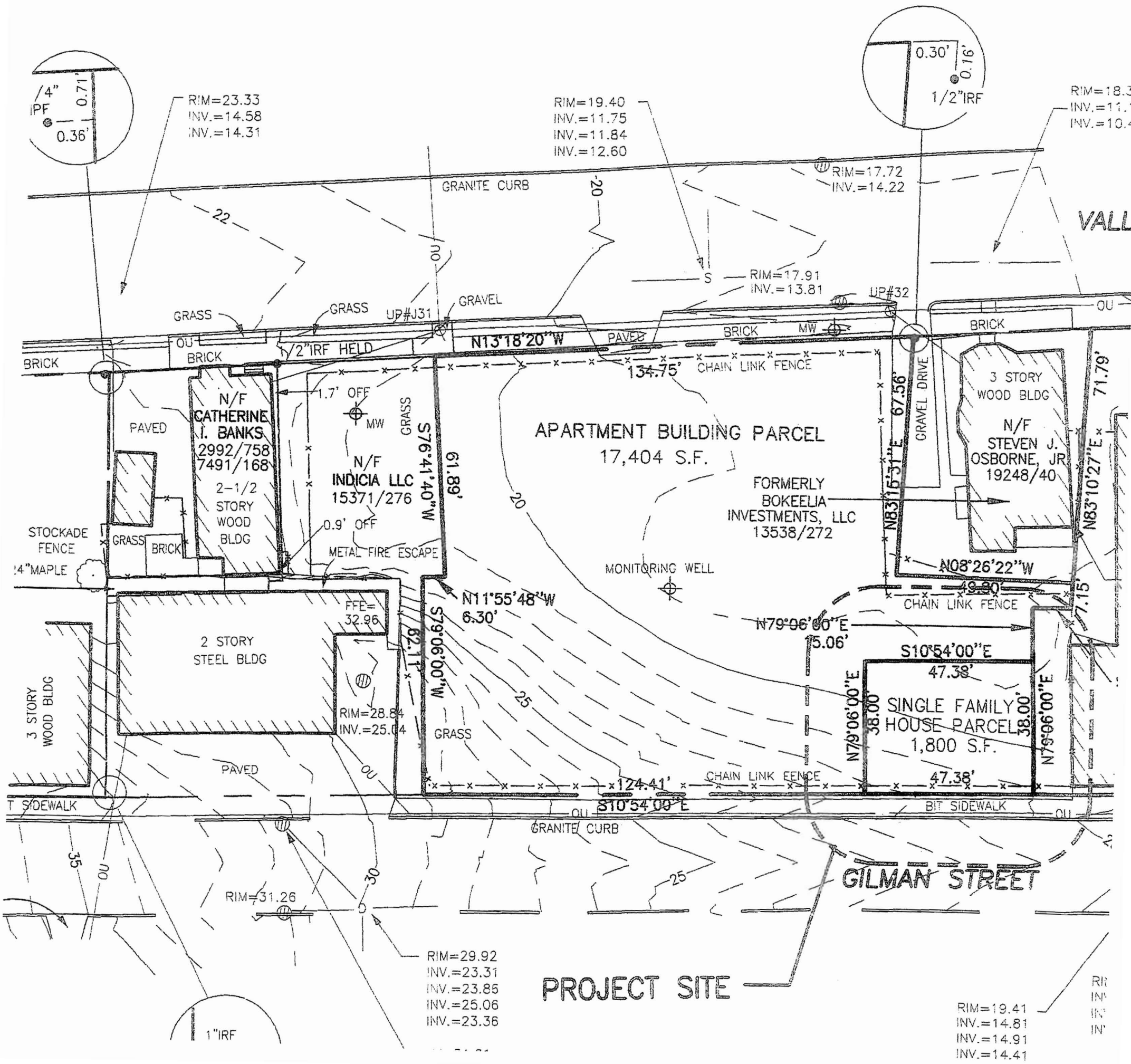
DMH 2 -  
RIM=20.4  
INV. IN=15  
INV. OUT=

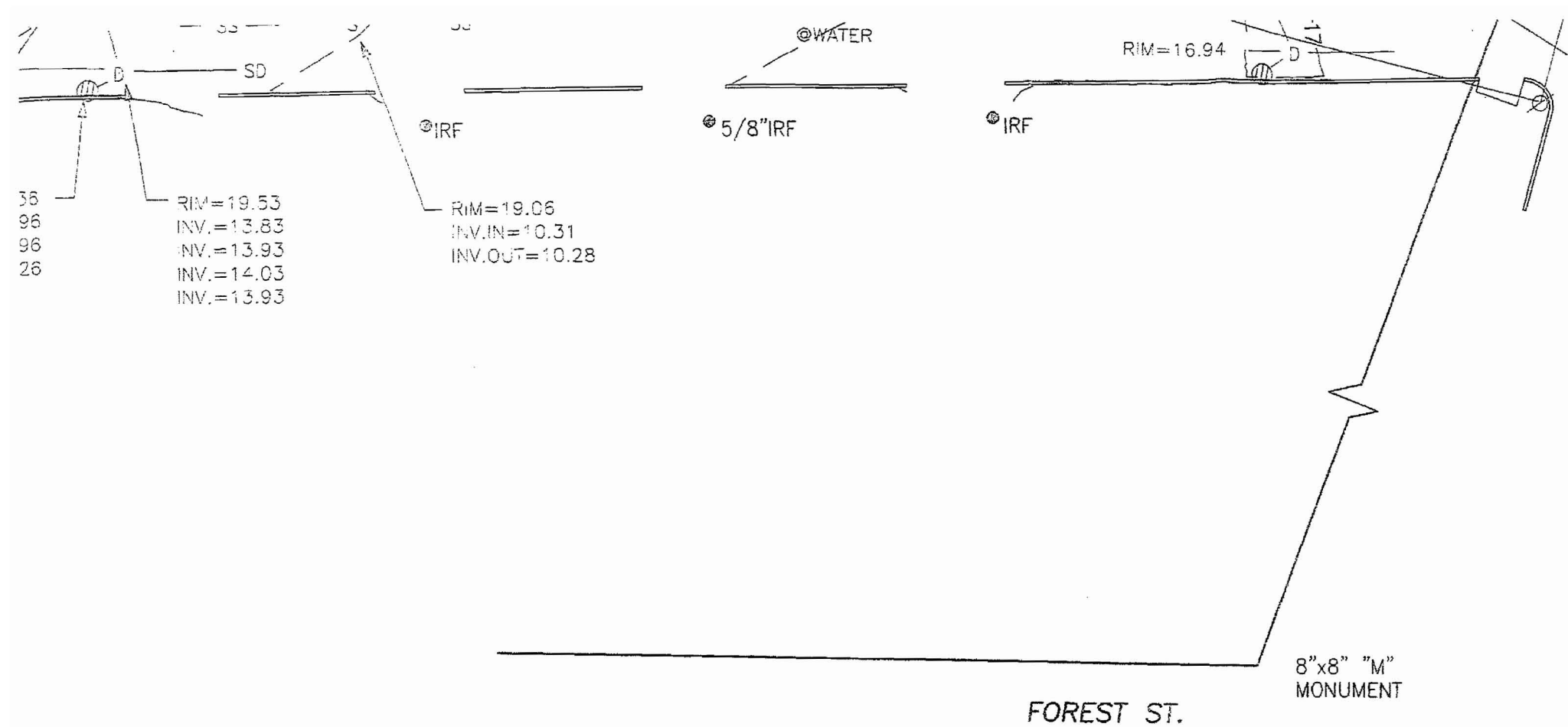
2 STORY BRICK BLDG

ON LINE

CHAIN LINK FENCE ON RET. WALL

1 STORY BRICK BLDG





36  
96  
96  
26

RIM=19.53  
INV.=13.83  
INV.=13.93  
INV.=14.03  
INV.=13.93

RIM=19.06  
INV.IN=10.31  
INV.OUT=10.28

RIM=16.94

FOREST ST.

8"x8" "M"  
MONUMENT

1394/261

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES,

TO CURTIS, THAXTER, STEVENS, BRODER, AND MICOLEAU LLC  
BANKNORTH N.A. AND LAWYERS TITLE INSURANCE COMPANY THAT THIS PLAN IS  
BASED ON AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY  
PERFORMED IN 1999 AND THAT TO THE BEST OF OUR KNOWLEDGE, I  
INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE  
FOR PROFESSIONAL LAND SURVEYORS STANDARDS

ET  
ARIOUS

MONUMENT

DATE

JOHN C. SCHWANDA, PLS #1252

etc



VALLEY STREET

N/F  
FRANK J. II &  
MARGARET M.  
GOVEDNIK  
7577/156

N/F  
CATHERINE I.  
BANKS  
2992/758  
7491/168

N/F  
BOKEELIA  
INVESTMENTS  
LLC  
43538/273

19,680 S.F.  
0.45 Ac.

8,250 S.F.  
0.19 Ac.

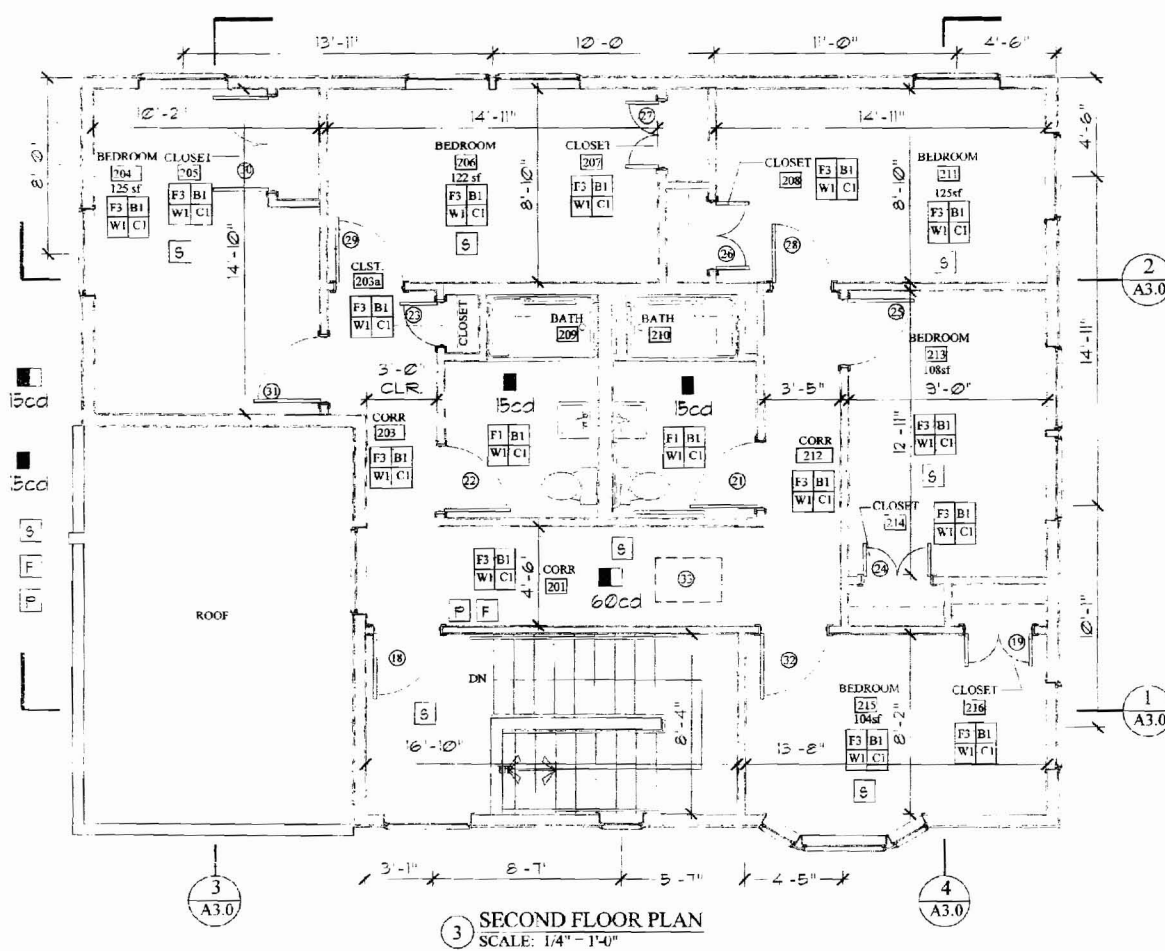
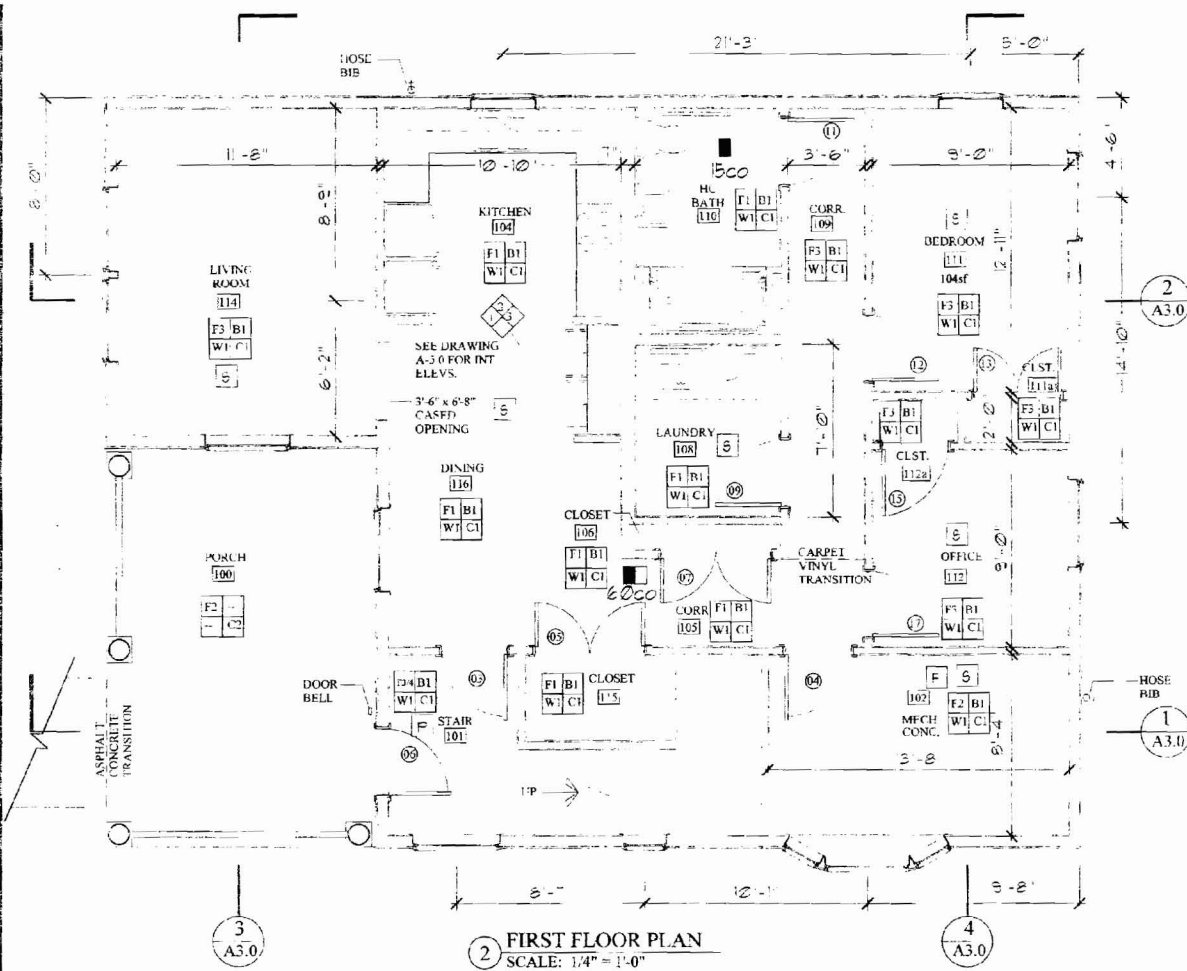
N/F  
ROBERT E. JOY  
6172/318

GILMAN STREET

8"W

8"W

Separate Lot  
R-1

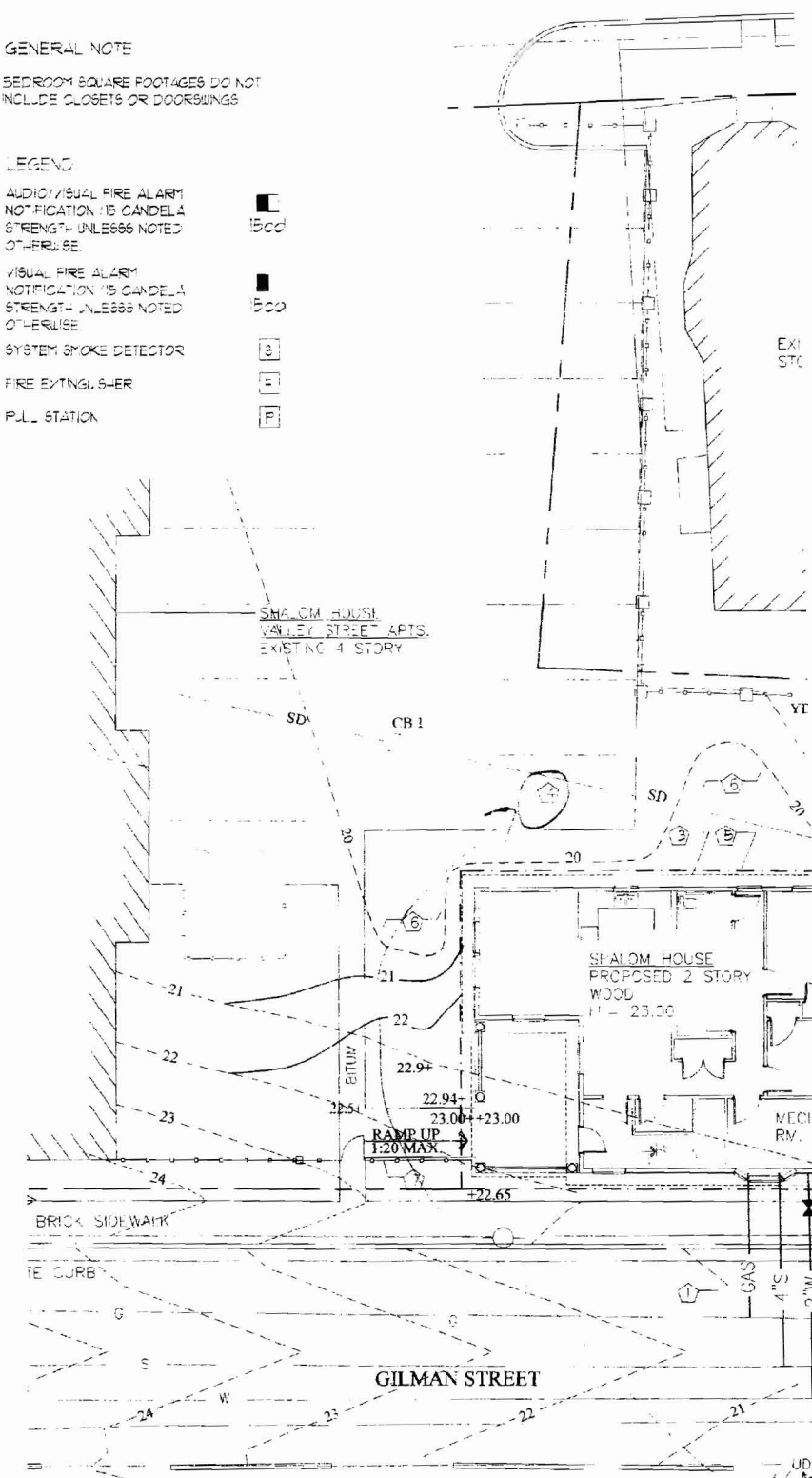


GENERAL NOTE

BEDROOM SQUARE FOOTAGES DO NOT INCLUDE CLOSETS OR DOORSWINGS

LEGEND

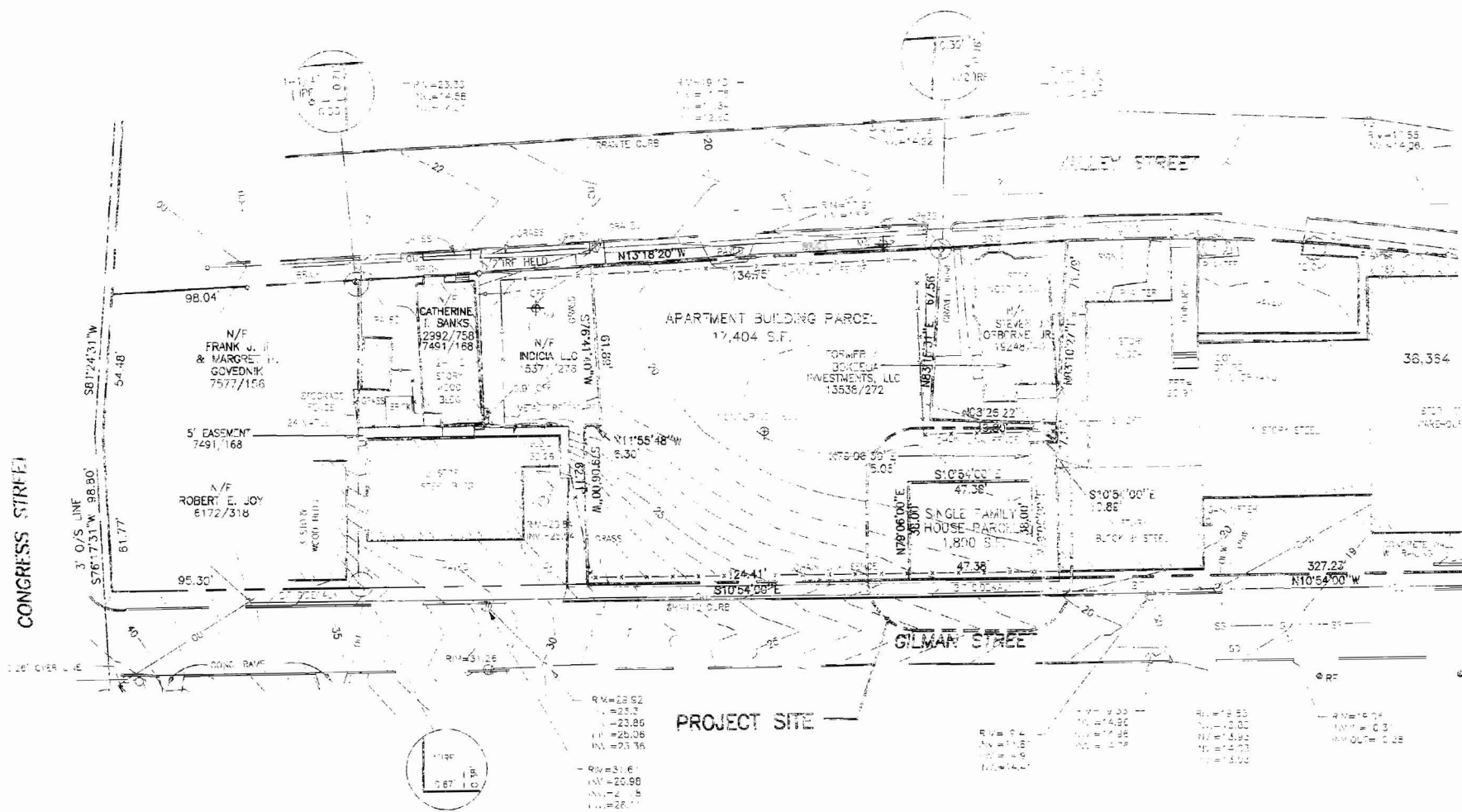
- AUDIO/VISUAL FIRE ALARM NOTIFICATION 15 CANDELA STRENGTH - UNLESS NOTED OTHERWISE
- VISUAL FIRE ALARM NOTIFICATION 15 CANDELA STRENGTH - UNLESS NOTED OTHERWISE
- SYSTEM SMOKE DETECTOR
- FIRE EXTINGUISHER
- PULL STATION



LEGEND

- |                      |               |                      |
|----------------------|---------------|----------------------|
| PROPERTY LINE        | ---           | EXISTING STORM DRAIN |
| EXISTING CONTOUR     | --- 24 ---    | EXISTING OVERHEAD    |
| CONTOUR              | --- 24 ---    | EXISTING UNDERDR     |
| EXISTING FENCE       | □ ○ □ ○ □ ○ □ | EXISTING GAS LINE    |
| EXISTING CATCH BASIN | CB 1          | EXISTING SEWER L     |
| EXISTING YARD DRAIN  | YD 1          | EXISTING WATER LI    |
| EXISTING MAN HOLE    | DMH 1         |                      |

1 SITE PLAN  
SCALE: 1" = 10'-0"



**LEGEND:**

- 6"x6" GRANITE MON 3' O/S
- IRON PIPE OR ROD FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- CURE
- SANITARY SEWER
- STORM DRAIN

**PLAN REFERENCES:**

- 1) "PLAN OF THE ESTATE OF THE LATE LEVI WEYMOUTH, PORTLAND, MAINE SURVEYED BY E.C. JORDAN, C.E. JUNE 1874"
- 2) "PLAN OF LAND IN PORTLAND, MAINE MADE FOR J.B. BROWN & SON'S AUGUST 1937 P.L. JORDAN C.E."
- 3) "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR WALCH PROPERTIES H.J. & E.C. JORDAN - SURVEYORS SEPT. 1975"
- 4) CITY OF PORTLAND ENGINEERING DEPARTMENT WORKING PLAN OF STREET MONUMENTS #177.
- 5) VARIOUS WORKING DRAWINGS AND FIELD NOTES FROM FILES OF H.J. AND E.C. JORDAN - SURVEYORS.
- 6) STANDARD BOUNDARY & TOPOGRAPHIC SURVEY ON VALLEY STREET, PORTLAND, MAINE MADE FOR J. WESTON WALCH PUBLISHERS DATED JULY 15, 1989 REVISED 09/16/04 BY OWEN HASKELL, INC.

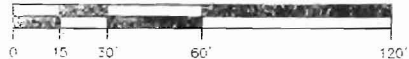
**NOTES:**

- 1) OWNER OF RECORD: SHALOW HOUSE, INC., PORTLAND, MAINE  
 BACK REFERENCES 21871/305  
 ASSESSORS MAP -- BLOCK -- LOT DEED  
 65-D-4, 5, 6, 8 3742/328  
 65-D-2 9565/336  
 65-D-16 1241/55  
 65-D-7 6550/50: 9354/261  
 65-D-1 7182/96  
 65-D-9 3234/77
- 2) BEARINGS ARE MAGNETIC AS BASED ON PLAN REFERENCE 1.
- 3) LINES OF ABUTTING PROPERTIES ARE BASED ON CITY STREET MONUMENTS FOUND AND DIMENSIONS FROM SURVEYS OF VARIOUS PROPERTIES BY H.J. AND E.C. JORDAN SURVEYORS
- 4) ELEVATIONS ARE BASED ON CITY ELEVATION OF 41.70 ON MONUMENT AT INTERSECTION OF VALLEY STREET AND A STREET
- 5) FIELD INSPECTION JUNE 27, 2005.

**CERTIFICATION:**

OWEN HASKELL, INC. HE  
 TO CURTIS THAXTER STEVE  
 BANKNORTH N.A. AND LAWY  
 BASED ON AND THE RES  
 PERFORMED IN 1999 AN  
 INFORMATION AND BELIE  
 FOR PROFESSIONAL LAND

GRAPHIC SCALE



DATE