

Location of Construction: 68 Shepherd Lane (Lot #7)		Owner:		Phone:		Permit No. 950570
Owner Address:		Leasee/Buyer's Name:		Phone:		
Contractor Name: Kasprzak, Inc.		Address: P.O. Box 26, Route 5 No. Waterboro, ME 04061		Phone: 247-5482		PERMIT ISSUED Permit Issued: JUN - 5 1995 CITY OF PORTLAND
Past Use: Vacant Land		Proposed Use: 1-fam		COST OF WORK: \$ 86,000.00 PERMIT FEE: \$ 450.00		
Proposed Project Description: Construct 1-fam as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		INSPECTION: Use Group: <i>B3</i> Type: <i>B2</i> <i>BOCA 93</i> Signature: <i>Hoffman</i>		Zone: <i>R-2</i> CBL: <i>351-A-021</i> Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>maj</i> <input type="checkbox"/> minor <input type="checkbox"/> mm
		PEDESTRIAN ACTIVITIES DISTRICT (R.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:				
Permit Taken By: <i>Mary Gresik</i>		Date Applied For:				Zoning Appeal <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

1. This permit application doesn't 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..

PERMIT ISSUED WITH LETTER

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 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 provisions of the code(s) applicable to such permit

01 Jun 95 - Bldg Permit Routed
24 May 1995 - Site Plan App

SIGNATURE OF APPLICANT: *John Roberts* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 7
D. Jordan

COMMENTS

6-16-95 - No Notations on 8" x 20" Ftg. (not keyed)
3 pads poured (Ø 22" x 8" depth) 1 Conn. chimney Ftg. 1/2 poured, Forms placement
in progress, set backs appear OK

6-27-95 - Basement 2x12 3 member Carry Beams Fl Joist 2x10 16" OC

7-10-95 - Framing started

7-26-95 - Plumbing rough-in / Air test on west OK, pressure test on water 84 lbs
Framing OK per plans

9-1-95 - Final Insp. (51# 's 68) Side platform no sump tubes (Heating Permit)
- Retidy + store (Rear stairs on sliding door / are not to code Temp system)
2nd Fl. bath next to master bedroom unfinished

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 68 Shepherd Lane (Lot #7) 351-A-021

Issued to Kaspraak, Inc.

Date of Issue 06 Sept 1995

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 950570, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Single Family Dwelling

Limiting Conditions: TEMPORARY:

1. Install two (2) City of Portland street trees by 30 Sept 1995.
2. Final Landscaping shall be completed by 30 Sept 1995.
3. Second floor bath (next to bedroom) unfinished.

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Dave Jordan, Code Enforcement Officer

FROM: Michael O'Sullivan, Development Review Coordinator

DATE: September 1, 1995

SUBJECT: Temporary Certificate of Occupancy for 68 Shepard Lane

I have reviewed the site construction at 68 Shepard Lane and believe it would be acceptable to issue a temporary Certificate of Occupancy. The following limiting conditions should be on the temporary Certificate of Occupancy:

1. Install two (2) City of Portland street trees by September 30, 1995
2. Final landscaping shall be complete by September 30, 1995

cc: Kathi Staples, City Engineer

Applicant: John Roberts / KASPRZAK

Date: 6/2/95

Address: 68 Shepherd Lane

Assessors No.: 351-A-21 & PART of 351-A-42

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-2

Interior or corner lot -

Use - New 1-family house

Sewage Disposal - City

Rear Yards - 25' req. - ~70' shown

Side Yards - 14' req. - 20' & ~46' shown

Front Yards - 25' req. - 33' shown

Projections - bulkhead - stairs on side

Height - 2 story

Lot Area - 10,000[#] req. - 14,489[#] shown

Building Area - MAX of 20% of lot or 2,897.8[#] MAX

Area per Family - 10,000[#] req. - ok

Width of Lot - 80' req. - 90'+ shown

Lot Frontage - 50' req. - 80' shown

Off-street Parking -

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains -

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 5, 1995

RE: 68 Shepherd Lane, Lot (Lot #7)-Portland

Kasprzak, Inc.
P. O. Box 26
Rt. 5
No. Waterboro, ME 04061

Dear Sir:

Your application to construct a single family dwelling has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Development Review Coordinator Approved with Condition (see attached)
M. O'Sullivan

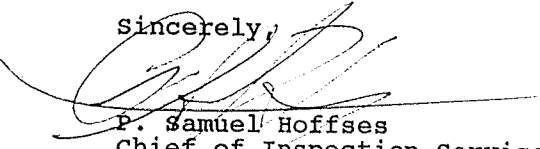
Building Inspections 1. All projections such as bulkheads, decks and stairs shall meet the required setbacks. 2. All projections such as garages and bulkheads shall meet the sill height requirements. See attached statement on existing poorly drained areas. 3. "The City of Portland Development Review Coordinator has reviewed and approved this plan. The lot is located in an area that is subject to seasonal conditions of saturation by surface or groundwater. Approval of this plan does not constitute a guarantee that no water problems will be experienced by the homeowners in this vicinity. Homeowners are advised to exercise care and diligence to ensure that their home and yard is adequately constructed and graded for localized drainage conditions."

Building Code Requirements

Please read and implement items 1, 7 and 9 of the attached building permit report.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

/el.

cc: M. Schmuckal, Asst. Chief of Inspection Services
M. O'Sullivan, Development Review Coordinator

BUILDING PERMIT REPORT

DATE: 5/MAY/95 ADDRESS: 68 Shepherd Lane

REASON FOR PERMIT: To Construct a single family dwelling.

BUILDING OWNER: Kasprzak, Inc.

CONTRACTOR: " " " APPROVED: *1 *7 *9

PERMIT APPLICANT: " " " DENIED:

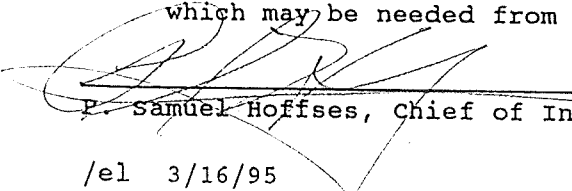
CONDITION OF APPROVAL OR DENIAL

- X 1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. Each apartment shall have access to two(2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
- X 7. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue, they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- X 9. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's building code Chapter 9, section 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1993)
11. Guardrail & Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
14. Headroom in habitable space is a minimum of 7'6".
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
17. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
18. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.


P. Samuel Hoffses, Chief of Inspection Services

/el 3/16/95

Date _____

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: KASPRZAK
ADDRESS: RTE 5 NO WATER TOWER ME
SITE ADDRESS/LOCATION: 68 SHEPHERD LANE
DATE: 01 JUN 95

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 68 SHEPHERD LANE, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.
- The Development Review Coordinator (874-8300, ext. 8722) 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.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

X As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

X A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

X The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street/curb elevation to provide positive drainage.

X The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation forms have been installed to perform an inspection.

X _____

cc: Paul Niehoff, Materials Engineer

RPPLST6
RPP092

CAMA Real Property System - Residential Display
Parcel Id: 351- - A-021-001 01/01 Acct: K0230795

6/02/95
16:29

Property Address 66 SHEPHERD LN
Owner Name1 KASPRAZAK LANDBANK, INC (l, f, i)
Name2
Address P.O. BOX 26
City/State/Zip NORTH WATERBORD ME 04061

Entrance Code 2 Land Use 40 # of Units 0

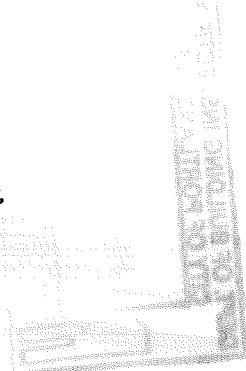
Route 9 Zone R2 Nbhd 104 District 7 Traffic 4

Utilities 7 Desc 351-A-21 & PART INT IN Total Sq Ft
351-A-42 Living Area 0
SHEPHERD LANE 66-68
14489 SF

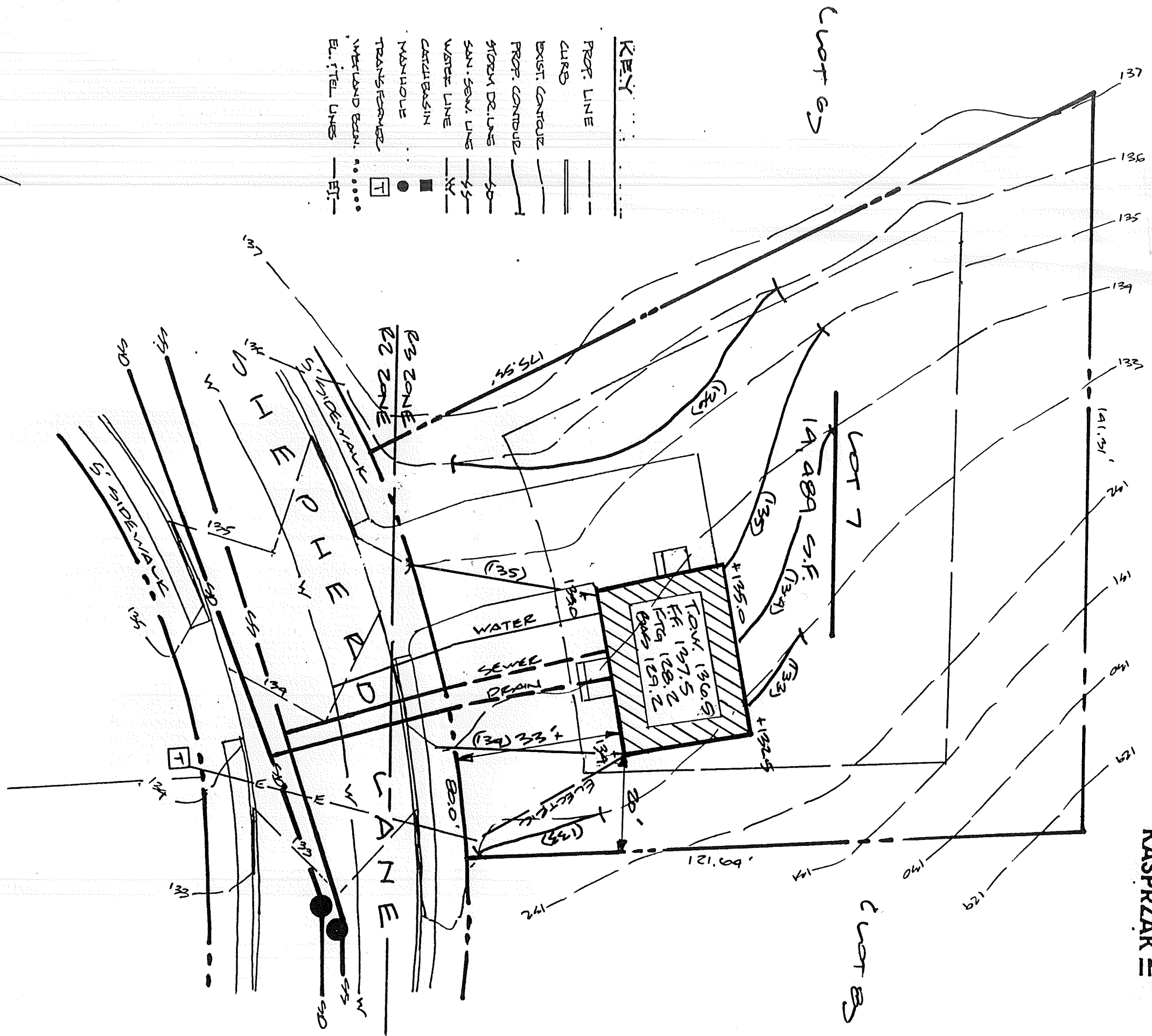
House Style Year Built 1000 Total Rms 00 Total Bedrms 00

Baths Full 0 Half 0 Kitchen Remodeled 0 Bath Remodeled 0 Basement 0

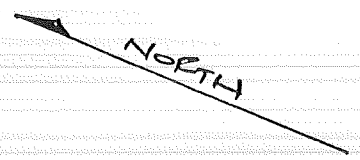
Attic 0 Phy Cond 0 CDU 00 Heating Type Wood/Coal Burn 0
Next Screen []



KASPRZAK INC.



- KEY:**
- PROP. LINE ———
 - CURB ———
 - EXIST. CONTOUR ———
 - PROP. CONTOUR ———
 - STORM DR. LINES ———
 - SAN. SEW. LINES ———
 - WATER LINE ———
 - CATCH BASIN ———
 - MANHOLE ———
 - TRANSFERENCE ———
 - INTERLAND BEAN. ———
 - EL. TEL. LINES ———



SITE PLAN FOR:
LOT 7 ORCHARD GREEN
 68 Shepherd Lane, Portland, Maine

Owner/Applicant:
 Kasprzak, Inc.
 Route 5, North Waterboro, Maine
 Scale 1"=20' May 17, 1995

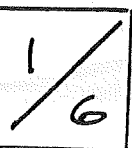
CLIP OF JOHN P. ...
DEPT. OF BUILDING ...



GBW70G

Lot 7 Orchard Green
Portland, Maine

Scale: 1/4" = 1' - 0" May 17, 1995

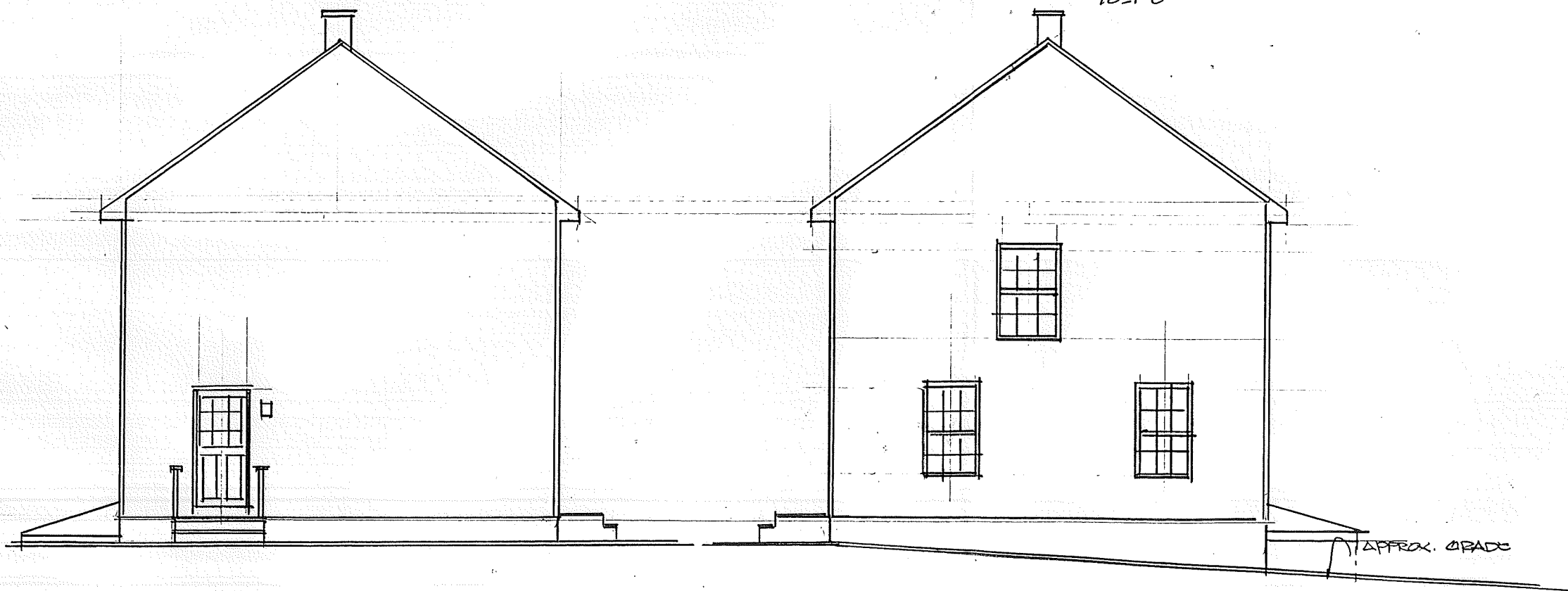


PLAN OF BUILDING PERMIT
 1995



REAR ELEVATION

11'0" x 1'-0"



LEFT ELEVATION

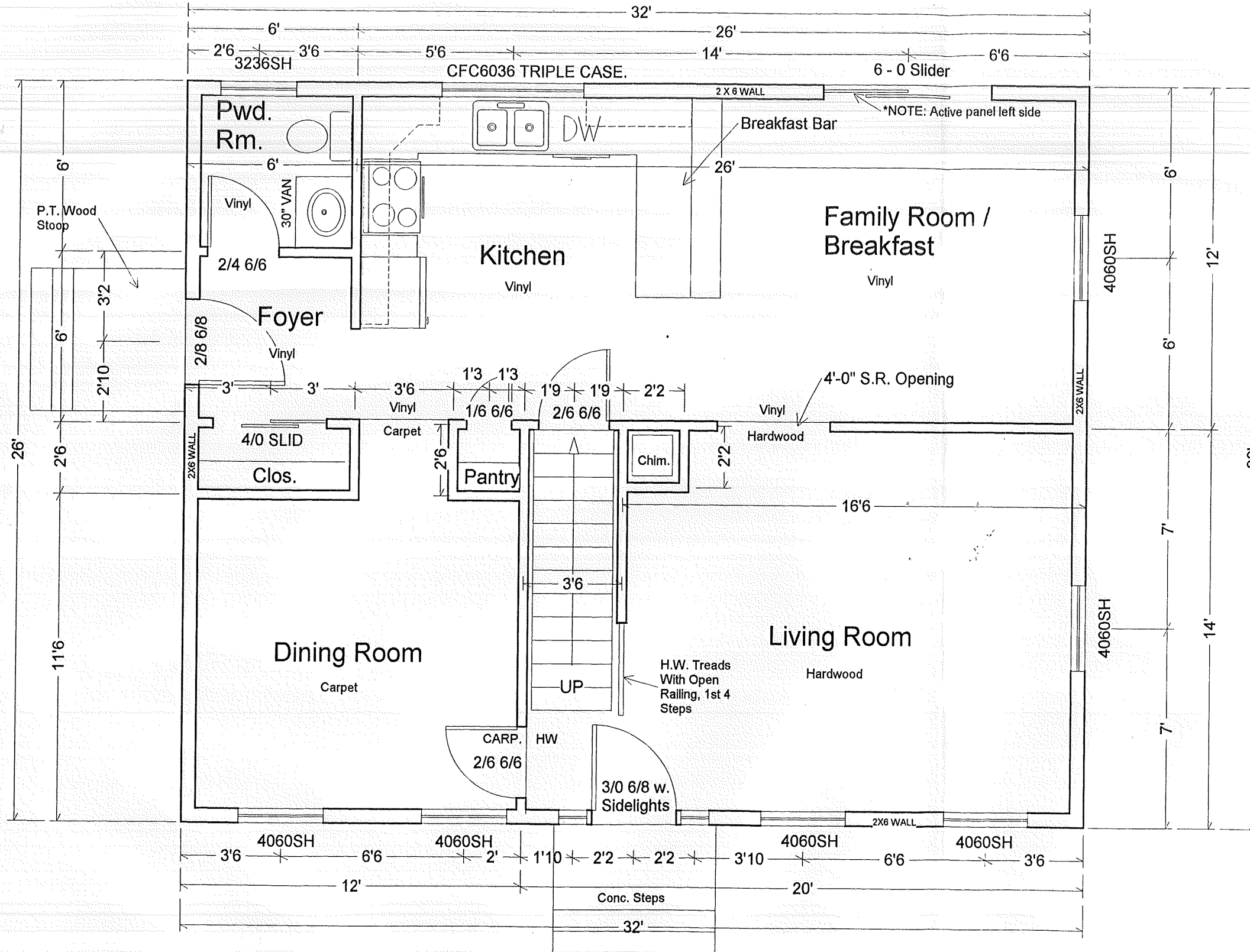
11'0" x 1'-0"

RIGHT ELEVATION

11'0" x 1'-0"

Lot 7 Orchard Green
Portland, Maine

Scale: 1/4" = 1' - 0" May 17, 1995



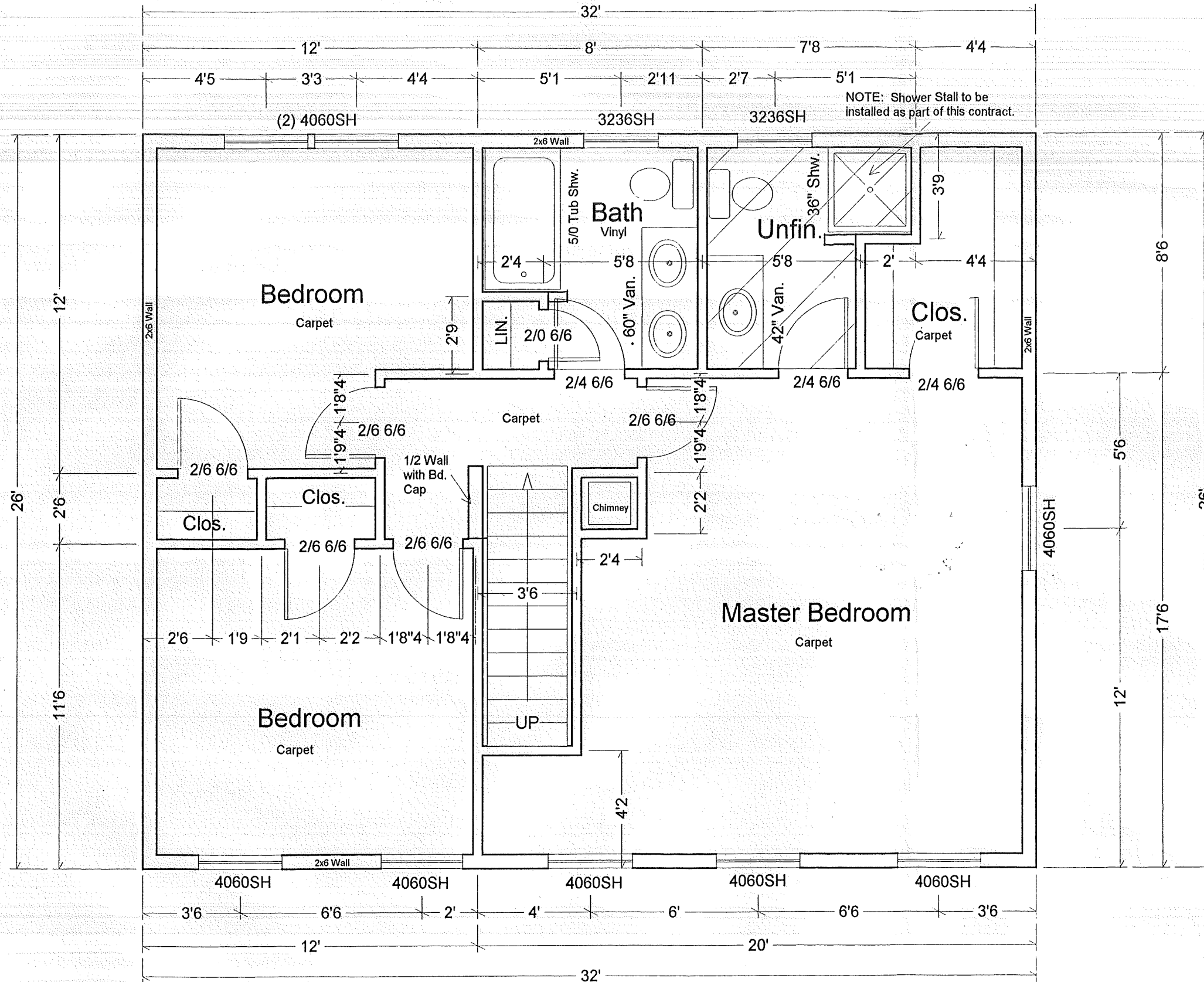
GBW70G

First Floor Plan

Lot 7 Orchard Green
Portland, Maine

Scale: 1/4" = 1' - 0" May 17, 1995





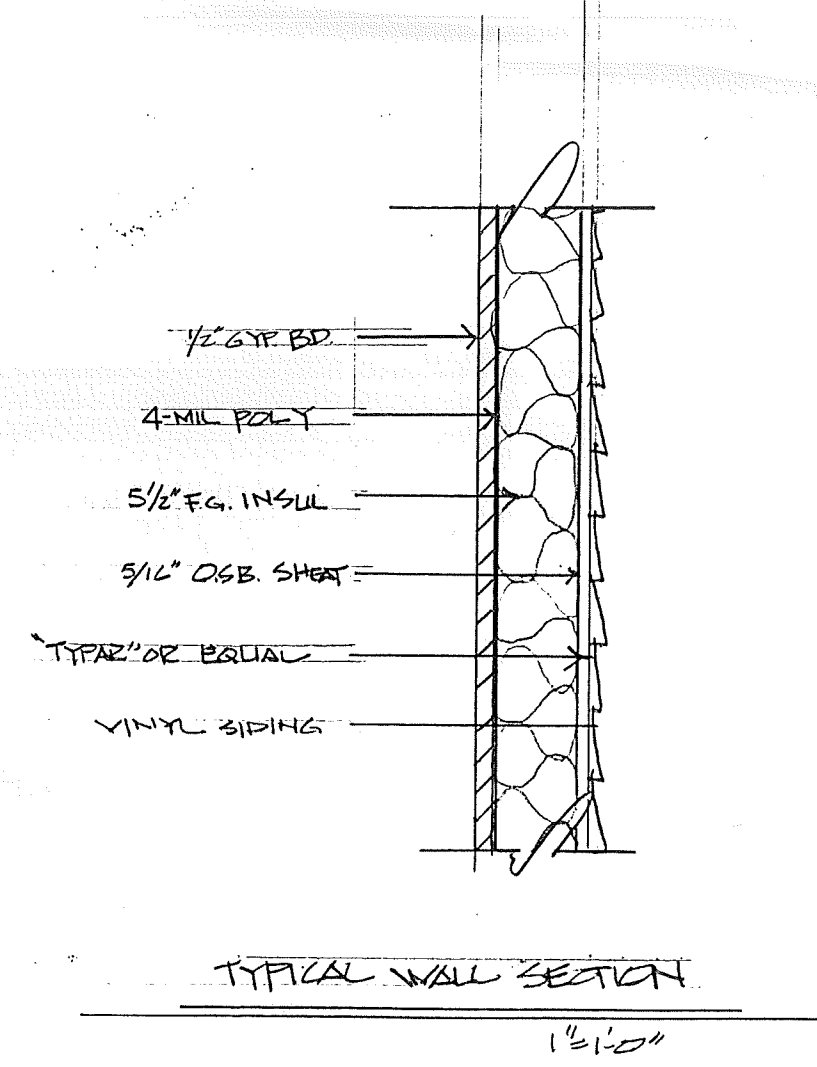
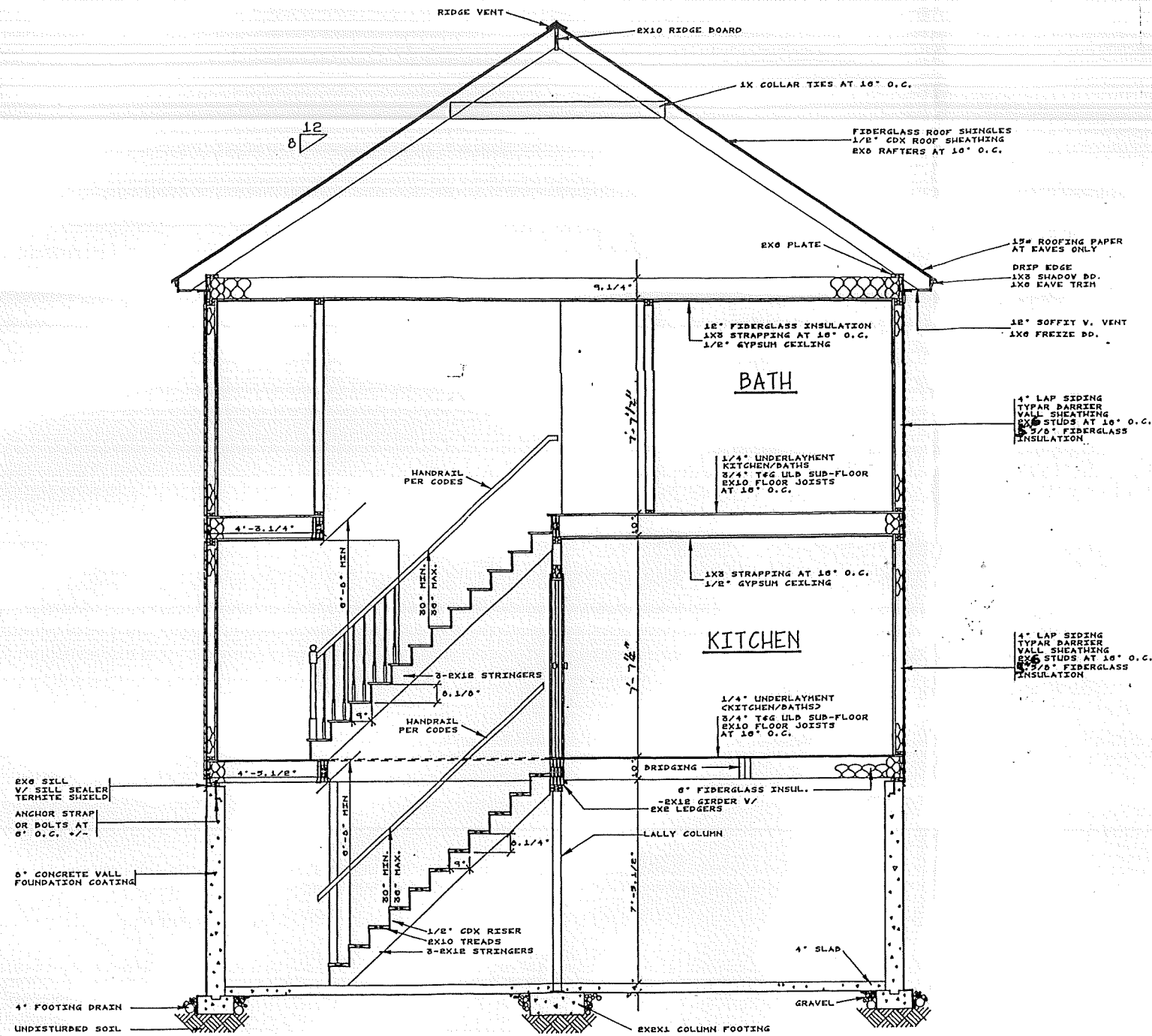
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Second Floor Plan

Lot 7 Orchard Green
Portland, Maine

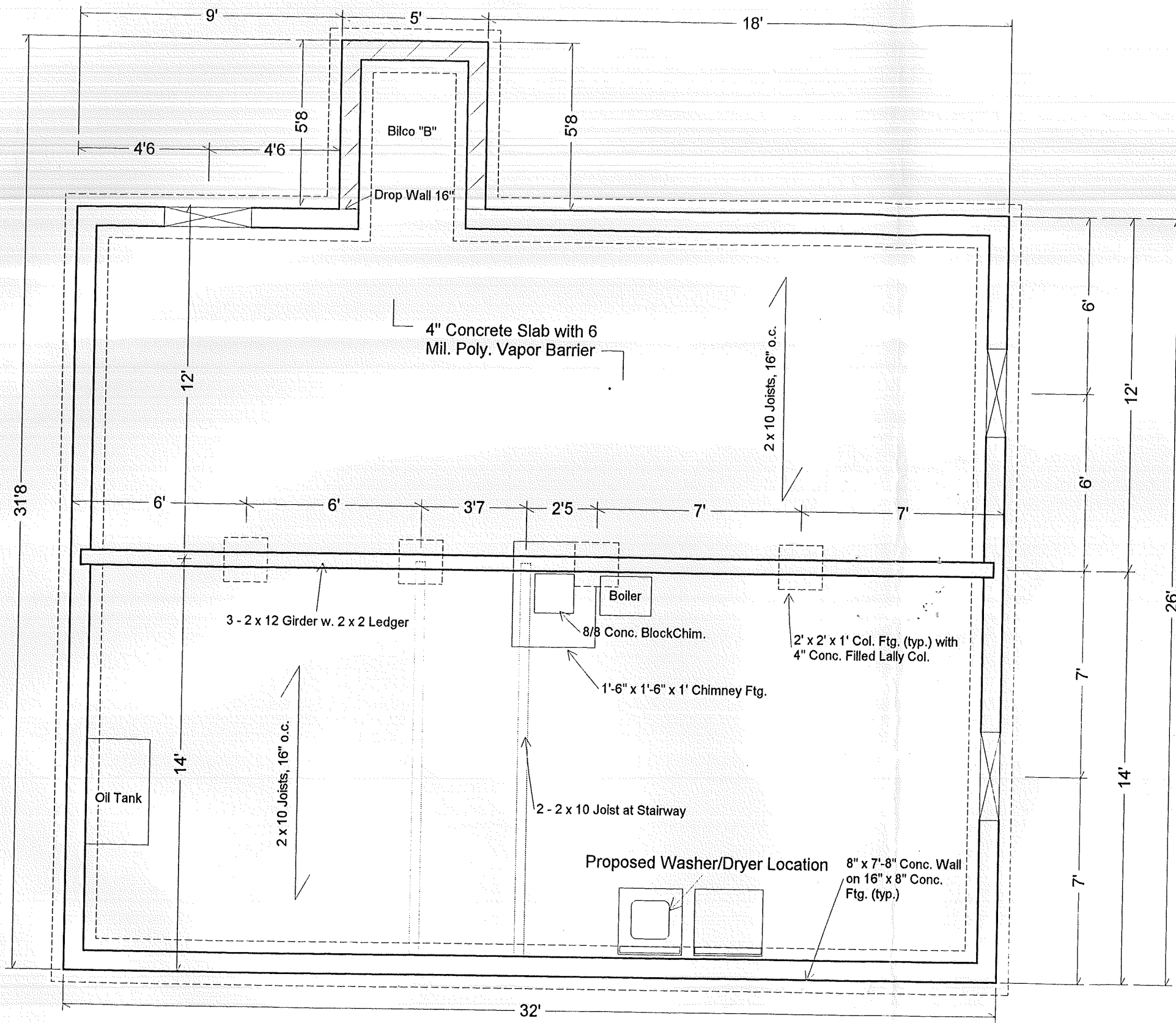
Scale: 1/4" = 1'-0" May 17, 1995





Lot 7 Orchard Green
Portland, Maine

Scale: 1/4" = 1' - 0" May 17, 1995



GBW70G

Foundation Plan

Lot 7 Orchard Green

Portland, Maine

Scale: 1/4" = 1' - 0" May 17, 1995

