

Location of Construction: 25 Shepherd Ln		Owner: Onofrio, Lisa & Mike		Phone: 878-2970		Permit No: 960435	
Owner Address: SAA Ptld, ME 04103		Leasee/Buyer's Name:		Phone:			<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED MAY 22 1996 CITY OF PORTLAND </div>
Contractor Name:		Address:		Phone:			
Past Use: 1-fam		Proposed Use: Same w/deck		COST OF WORK: \$ 1,600.00 PERMIT FEE: \$ 30.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <u>2</u> Type: <u>2</u> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>			Zone: <u>R-2</u> CBL: 351-B-001 Zoning Approval: <i>[Signature]</i> 5/21/96 Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Proposed Project Description: Construct Deck (12 x 16)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		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 Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: <u>5/20/96</u> <i>[Signature]</i> CEO DISTRICT 7 <i>[Signature]</i>	
Permit Taken By: Mary Gresik		Date Applied For: 20 May 1996					

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 REQUIREMENTS

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

SIGNATURE OF APPLICANT *[Signature]* Mike Onofrio ADDRESS: _____ DATE: 20 May 1996 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 25 Shepherd Ln		Owner: Onofrio, Lisa & Mike		Phone: 876-2970		Permit No 960435	
Owner Address: SAA Pld, ME 04103		Leasee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name:		Address:		Phone:		Permit Issued: MAY 22 1996	
Past Use: 1-rem		Proposed Use: Same deck		COST OF WORK: \$ 1,600.00		PERMIT FEE: \$ 30.00	
Proposed Project Description: Construct Deck (12 x 16)		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>R3</i> Type <i>5A</i>		Zone: CBL: 351-B-001	
		Signature:		Signature:		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Grenik		Date Applied For: 20 May 1996		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	
				Signature:		Date:	

PERMIT ISSUED
MAY 22 1996
CITY OF PORTLAND

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 REQUIREMENTS
PERMIT ISSUED WITH REQUIREMENTS

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

SIGNATURE OF APPLICANT *Mike Onofrio* ADDRESS: DATE: 20 May 1996 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

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Appoved
 - Approved with Conditions
 - Denied

Date: *3/20/96*

CEO DISTRICT **7**

D. Jordan

COMMENTS

5-24-96 - 5 Sono tubes 4' depth OK / 1 tube 3' and rock / clear to pour / set back's appear OK / Sono's 8" ϕ

6-26-96 - Framing Joists dropped to 2x8's 16" oc OK Close

Inspection Record

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

please check off the appropriate description

FOUNDATION

Frost Wall, min 4" below grade.
8" thick

Sono Tube, 4" below grade.
6" min. on footing, hard pan or
bedrock.

Other

SILL

Size

SPAN OF SILL

Distance between foundation supports

JOISTS SPAN

JOISTS SIZE

2 x 6 2 x 8 2 x 10

DISTANCE BETWEEN JOISTS

16" O.C. 24" O.C. other

DECKING

5/4 other explain

GUARD HEIGHT

36" 42"

DISTANCE BETWEEN BALUSTER

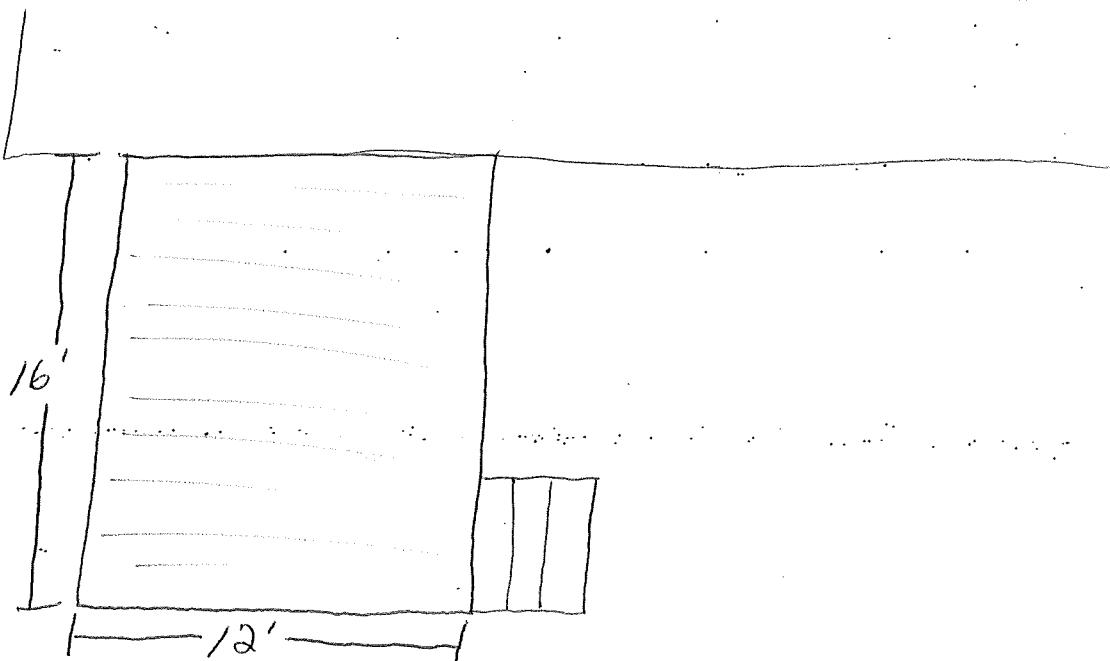
4" spacing between

STAIR CONSTRUCTION

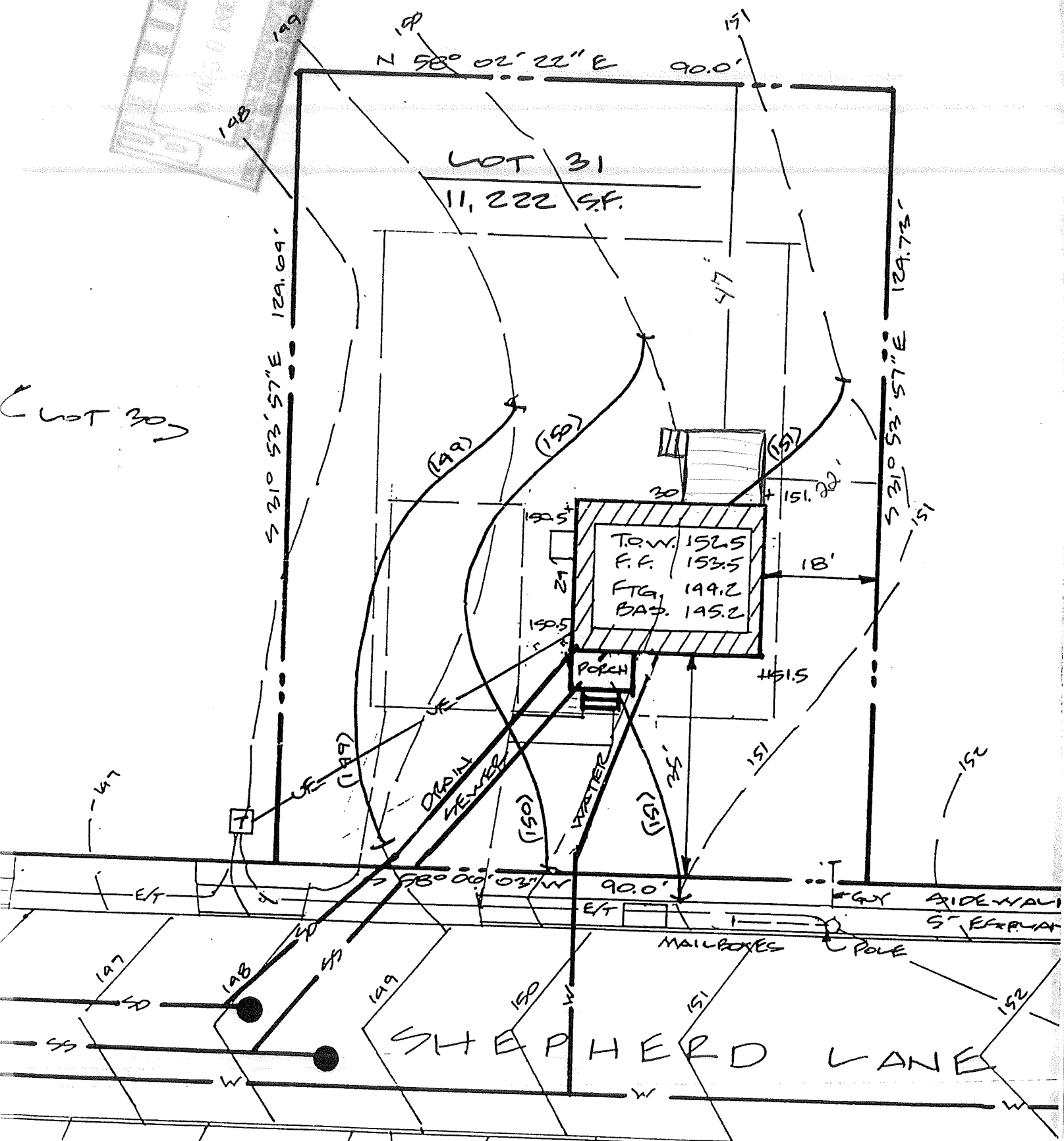
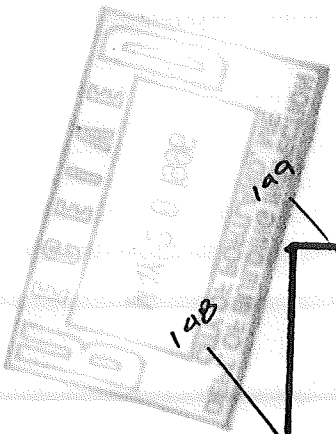
minimum 9" tread

maximum 8 1/4" rise

please use space below for drawing of deck with measurements.



- WATER LINE
- CATCH BASIN
- MANHOLE
- TRANSFORMER
- WETLAND BOUN.
- EL. TEL LINES



BUILDING PERMIT REPORT

DATE: 21/MAY/96 ADDRESS: 25 Shepherd Lane

REASON FOR PERMIT: To Construct 12x16 deck

BUILDING OWNER: Onofri o

CONTRACTOR: 11 APPROVED: *1, *11, *13, *16

PERMIT APPLICANT: 11 DENIED: _____

CONDITION OF APPROVAL OR DENIAL

- * 1. Before concrete for foundation is placed, approvals from the ~~Development Review Coordinator~~ 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.
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.
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".

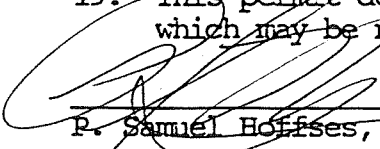
15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

* 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



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Dave Jordan, Code Enforcement Officer
FROM: James Seymour, Acting Development Review Coordinator
DATE: October 18, 1995
SUBJECT: Temporary Certificate of Occupancy for 25 Shepard Lane

I have reviewed the single family residence at 25 Shepard Lane and believe it would be acceptable to issue a temporary Certificate of Occupancy. A permanent Certificate of Occupancy should not be issued until the following conditions have been met.

- OK
8/11/98
T.M.
1. The disturbed lot area shall be winter hay mulched following the guidelines set forth by the Best Management Practices (BMP's) published by the Maine DEP, by no later than October 25, 1995 and approved by the Development Review Coordinator. Final grass vegetation of the lawn areas shall be in place by April 24, 1996. The applicant shall monitor areas to be grassed and will be responsible to vegetate or reseed areas as is necessary to accomplish the above condition.
 2. Two City of Portland approved species and size trees must be planted along the street frontage prior to issuance of a permanent Certificate of Occupancy. Trees shall also be approved by the DRC and Planted by April 24, 1996.

cc: Kathi Staples PE, City Engineer

BUILDING PERMIT REPORT

DATE: 14/AUG/95 ADDRESS: 25 Shephard Lane
REASON FOR PERMIT: To Construct a single family dwg.
BUILDING OWNER: Kaspzak Inc.
CONTRACTOR: " " APPROVED: X/7 X9 X11
PERMIT APPLICANT: _____ DENIED: X/3 X4 X5 X6

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from the Development Review Coordinator 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.
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.
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)

X 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.

X 14. Headroom in habitable space is a minimum of 7'6".

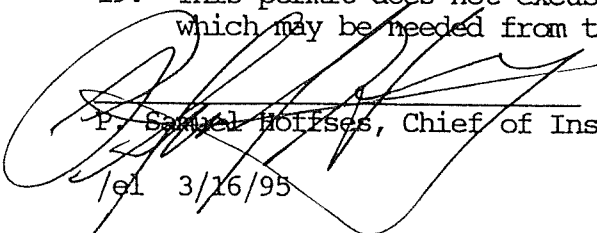
✓ 15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

✓ 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 Hoffes, Chief of Inspection Services

1el 3/16/95

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

APPLICANT: KASPEAK INC
 ADDRESS: Box 26 N. WATERBORO ME 04061
 SITE ADDRESS/LOCATION: 25 SHEPARD LANE (Lot #31)
 DATE: 09 Aug 1995

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: 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 WILL BE ENFORCED FOR YOUR SITE PLAN

1. X 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.
2. X 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.
3. X Your new street address is now 25 SHEPARD LANE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4. X 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.
5. X Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6. X A sewer permit is required for your project. Please contact Carol Poliskey at 874-8300, ext. 8828. The Wastewater and Drainage section of Public Works must be notified five (5) working days prior to sewer connection to schedule an inspector for your site.

- 7. _____ 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.)
- 8. X As-built record information for sewer and stormwater service connections must be submitted to Parks and Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 9. X The building contractor shall check the subdivision recording plat for pre-determined ~~first~~ floor elevation and establish the first floor elevation (FEE) and sill elevation (SE) to be set above the finish street/curb elevation to allow for positive drainage away from entire footprint of building.
- 10. X The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the ~~first floor elevation (FEE) and sill elevation (SE)~~ set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11. X A drainage plan shall be submitted to and approved by Development Review Coordinator showing ~~first floor elevation (FEE), sill elevation (SE), finish street/curb elevation, lot grading, existing and proposed contours, drainage patterns and paths, drainage swales, grades at or near abutting property lines, erosion control devices and locations and outlets for the drainage from the property.~~
- 12. X The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13. X _____
 EROSION CONTROL DEVICES NEEDED FOR
 RE-GRADING OF LOT.

cc: Katherine Staples, P.E., City Engineer



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

I. D. Number _____

Kaspzak Inc 247-5307

8/9/95

Applicant
Box 26 - North Waterboro, ME 04061

Application Date

Applicant's Mailing Address

Project Name/Description
25 Shepherd Ln (Lot #31)

Consultant/Agent

Address of Proposed Site
25 Shepherd Ln

Applicant or Agent Daytime Telephone, Fax

351-B-001

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 Other (specify) _____

Proposed Building Square Feet or # of Units 24'x30' - 1-fam dwlg 11,222 sq ft Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50 subdivision _____

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer [Signature]

- see memo dtd 09 Aug 95
- _____
- _____
- _____

Approval Date 09 Aug 95 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance [Signature] 09 Aug 95
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	
Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
Performance Guarantee Released	_____	_____	
	date	signature	
Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
Defect Guarantee Released	_____	_____	
	date	signature	

Address: 25 Shepherd Lane (Lot #31)



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

I. D. Number _____

Kaspzak Inc 247-5307
Applicant
30x 26 - North Waterboro, ME 04061
Applicant's Mailing Address

8/8/95
Application Date

Consultant/Agent

Applicant or Agent Daytime Telephone, Fax

25 Shepherd Ln (Lot #31)
Project Name/Description
Address of Proposed Site 351-B-001
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 Other (specify) _____
24' x 30' - 1-fam dwlg 11,222 sq ft
Proposed Building Square Feet or # of Units Acreage of Site R-2 Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$50 subdivision _____

Approval Status:

- Approved Approved w/Conditions listed below Denied

Reviewer Mary Schumaker

- All projections including bulkheads bay windows, and decks shall meet required
- Nodeck plans are shown off the rear sliding doors. A separate permit is required before work on a deck is begun
- _____
- _____

Approval Date 8/14/95 Approval Expiration _____ date Extension to _____ date 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 | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 25 Shepherd Lane (Lot #31)

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

Kaspzak Inc.
Box 26
North Waterboro, ME 04069

14 August 1995

RE: 25 Shepherd Lane

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

Building Inspections: 1. All projections including bulkheads, bay windows and decks will meet required setbacks. 2. No deck plans are shown off the rear sliding doors. A separate permit is required for deck before work begins on deck - M. Schuckal.

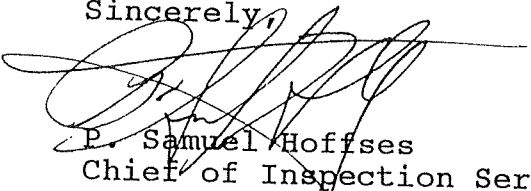
Development Review Coordinator: Approved with conditions. See attached regulations.

Building Code Requirements

Please read and implement items 1, 7, 9, 11, 13, 14, 15 and 16 of the 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

cc: M. Schmuckal, ACoFI
M. O' Sullivan, DRC

Applicant: John Roberts
Address: 25 Shepherd Lane
Assessors No.: 351-B-2

Date: 8/14/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-2

Interior or corner lot -

Use - 24' x 30' house - no garage

Sewage Disposal - City

Rear Yards - 25' req - 65' + shown

Side Yards - 14' req - 18' & 38' shown

Front Yards - 25' req - 35' to house foundation - 25' to front stairs

Projections - front porch^{6x10} - side porch^{4x4} - rear bulkhead

Height - 2 Story

Lot Area - 10,000^{sq} req 11,222^{sq}

Building Area - MAX 20% coverage or 2,224^{sq} max

Area per Family - 10,000^{sq}

Width of Lot - 80' req - 90' shown

Lot Frontage - 80' req - 90' shown

Off-street Parking -

Loading Bays -

Site Plan - minor/minor

Shoreland Zoning - N/A

Flood Plains - N/A

No deck shown on plans

house

Applicant: Mike Onofrio
Address: 25 Shepherd LN
Assessors No.: 351-B-001

Date: 5/21/96

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - R-2

Interior or corner lot -

Use - New Deck 12' X 16'

Sewage Disposal -

Rear Yards - 25' req - 47' shown

Side Yards - 12' req - 22' shown

Front Yards - 25' req - N/A

Projections -

Height - 1 story

Lot Area -

11,222 sq ft per Assessor

Building Area - max 20%

2244.4 sq ft MAX

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

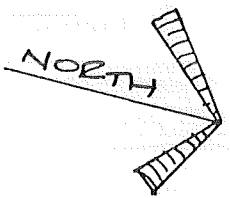
$$24 \times 30 \approx 720 \text{ sq ft}$$

$$12 \times 16 = 192$$

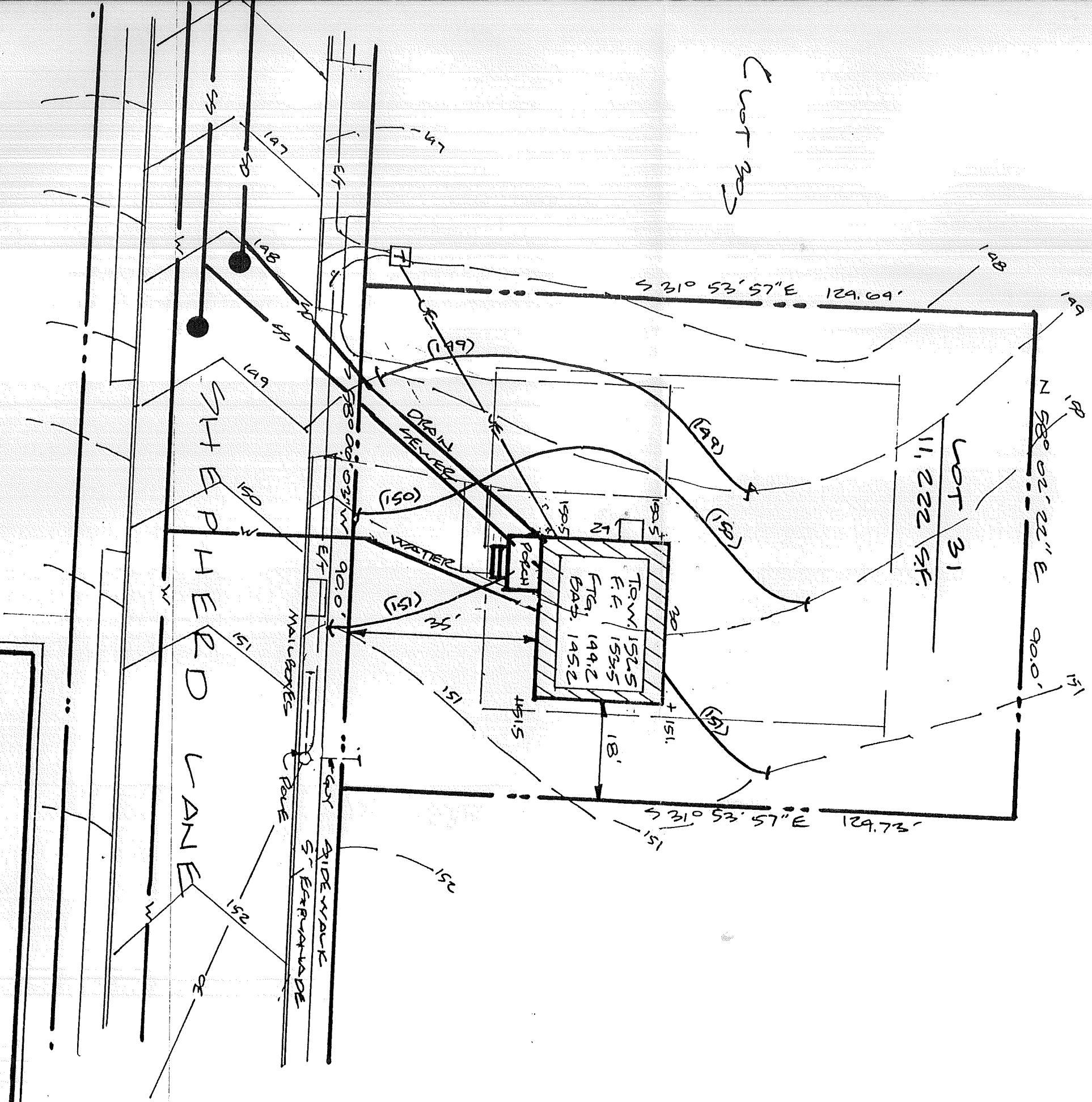
? front porch

$$5 \times 10 = 50$$

$$(962 \text{ sq ft})$$



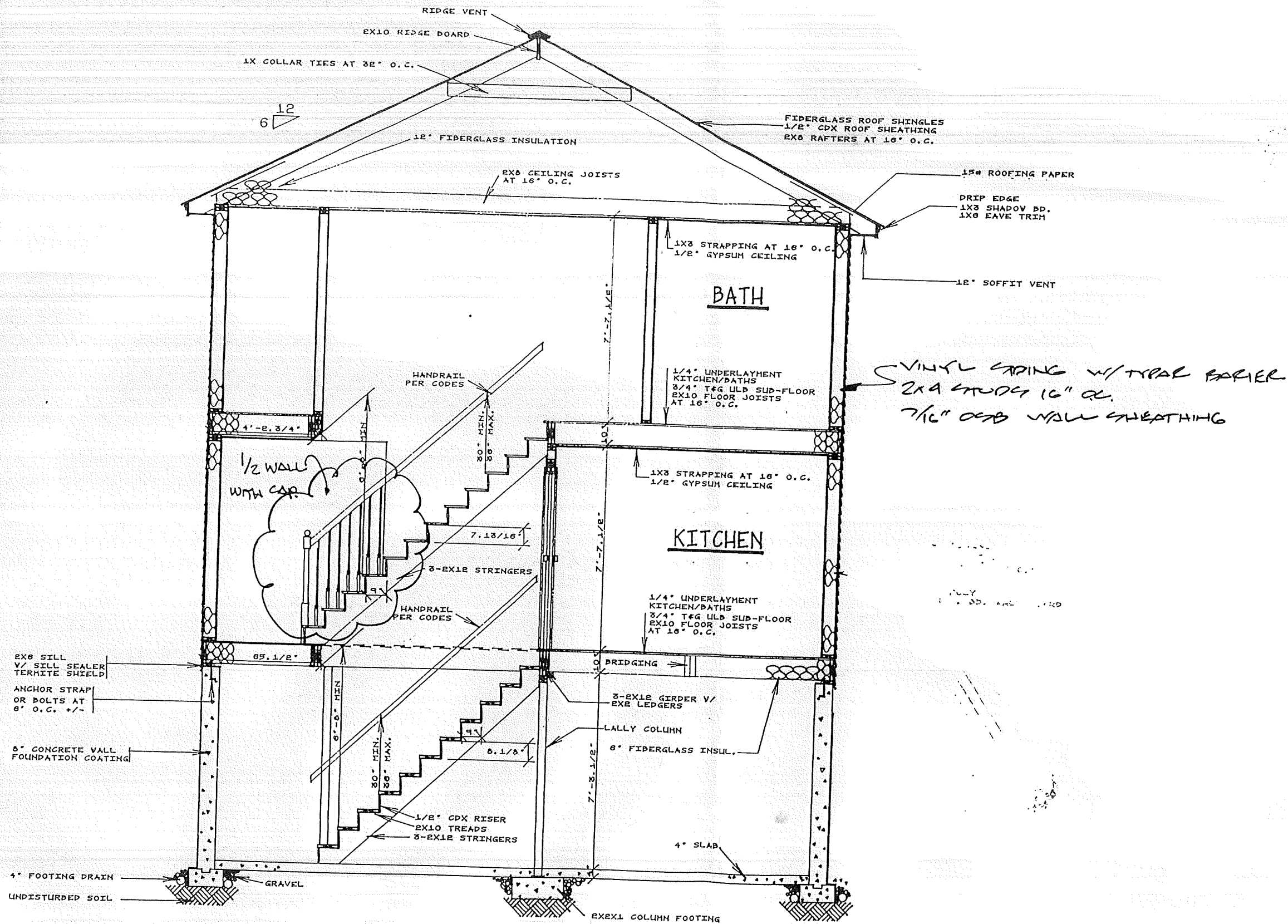
- KEY**
- PROP. LINE
 - CURB
 - EXIST. CONTOUR
 - PROP. CONTOUR
 - STORM DR. LINES
 - SAN. SEW. LINES
 - WASTE LINE
 - CATCH BASIN
 - MANHOLE
 - TRANSFORMER
 - WATER BORN
 - EL. TEL LINES



SITE PLAN FOR
31 ORCHARD GREEN
MAILING ADDRESS: 25 SHEPHERD LANE

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





CROSS SECTION

SCALE: 1/4" = 1'-0"

*VINYL LINING W/ TYPAL BARRIER
2x4 STUDS 16" O.C.
7/16" OSB WALL SHEATHING*

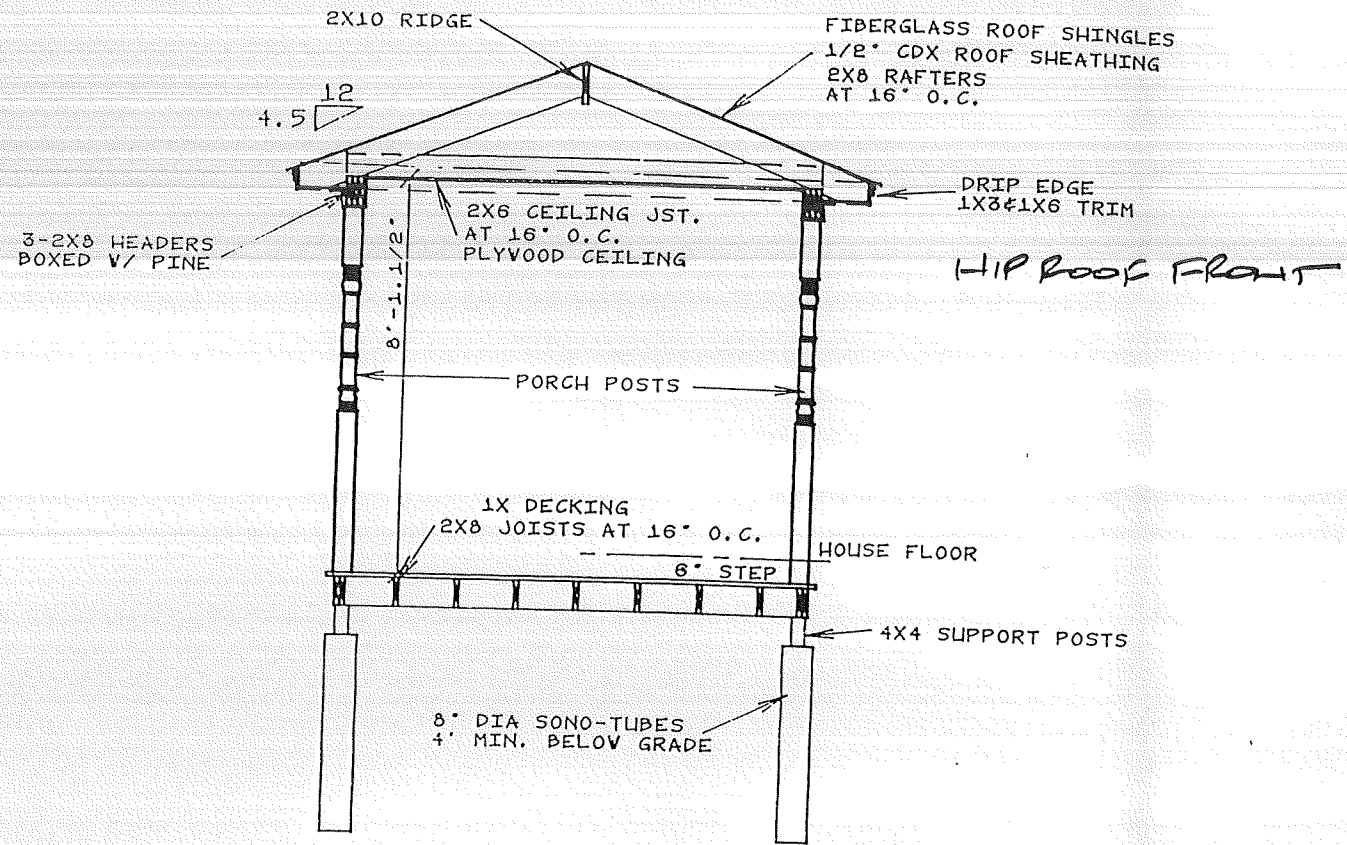
DATE: APR 95
SCALE: AS SHOWN
DRAWN BY: P. ELLYNCH
JOB NO.: 0757-95

J. & P. ENTERPRISES
P.O. BOX 388
WATERBORO, MAINE
(207)-247-4083

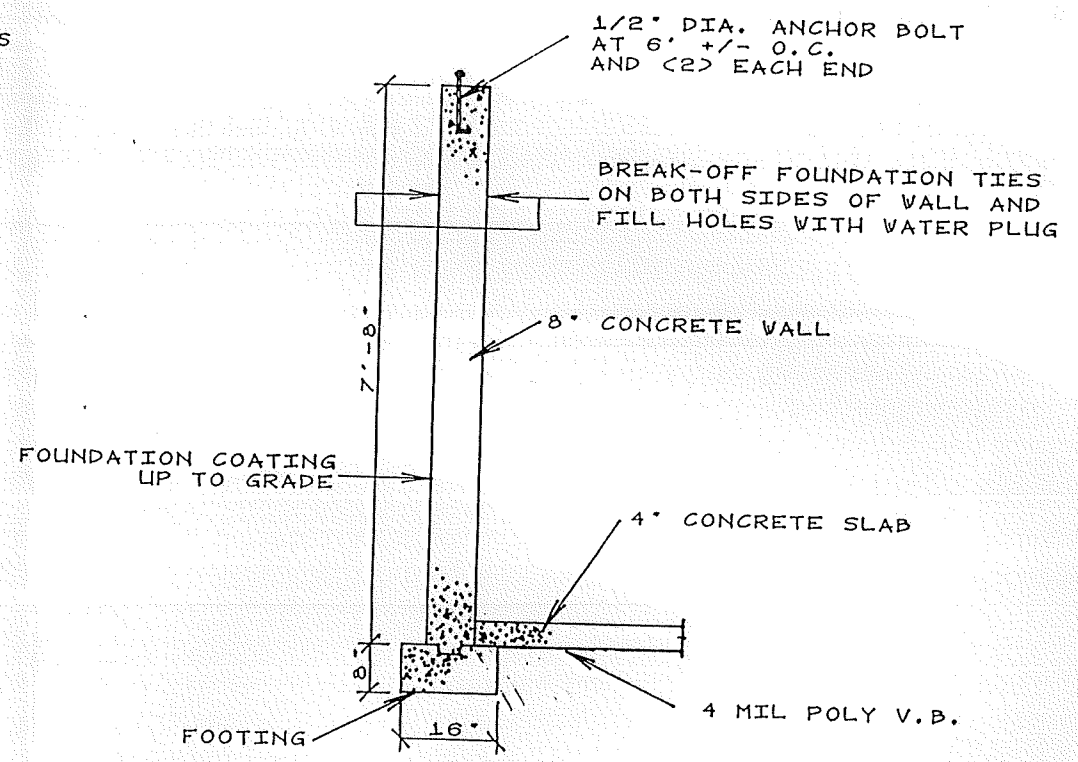
31 ORCHARD GREEN



7



PORCH SECTION
 SCALE: 1/4" = 1'-0"



SECTION "A"
 SCALE: 3/8" = 1'-0"

DATE: APR 85
 DRAWN BY: AS SHOWN
 CHECKED BY: P.E. LYNCH
 0757-95

J. & P. ENTERPRISES
 P.O. BOX 388
 WATERBORO, MAINE
 (207)-847-4083

31-ORCHARD GREEN



8

NOTE:
TREES AND SHRUBS ARE NOT
INCLUDED.



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



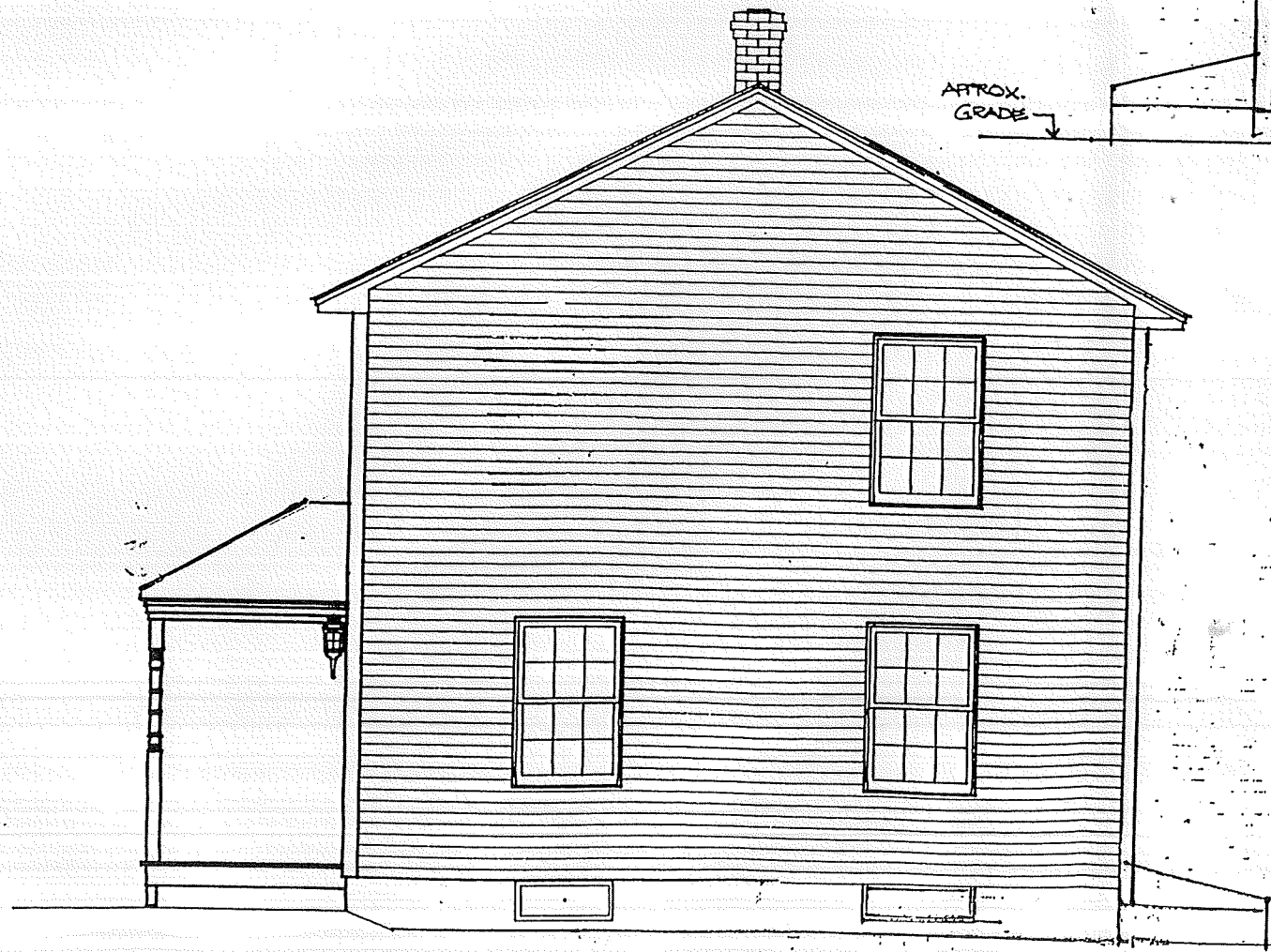
DATE: APR 95
SCALE: AS SHOWN
DRAWN BY: P.E. LYNCH
JOB NO.: 0757-95

J. & P. ENTERPRISES

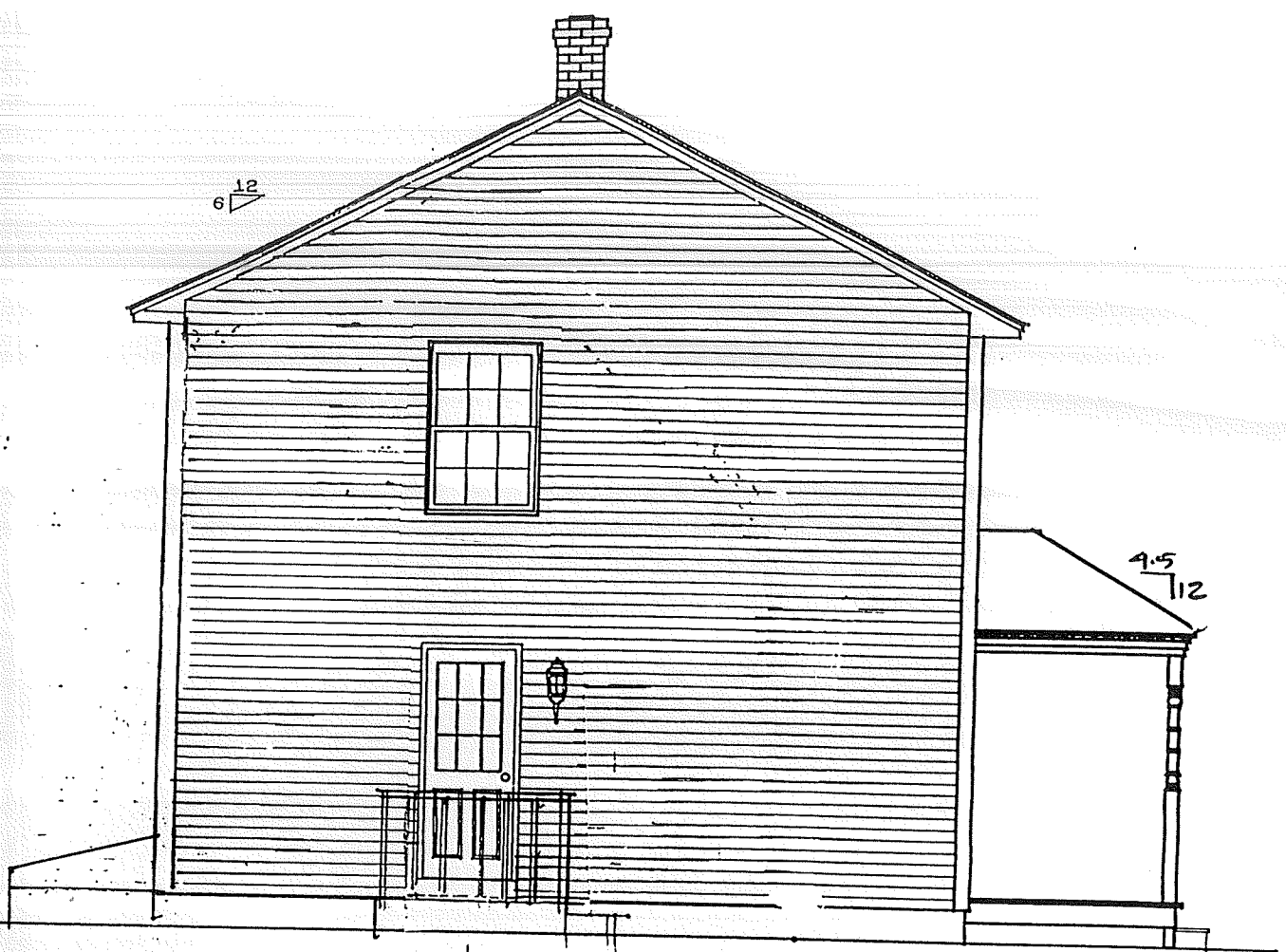
P.O. BOX 388
WATERBORO, MAINE
(207) 247-1083

31-ORCHARD GREEN

1



RIGHT ELEVATION
SCALE: 3/16" = 1'-0"



LEFT ELEVATION
SCALE: 3/16" = 1'-0"

DATE: APR 95
SCALE: AS SHOWN
DRAWN BY: P.E. LYNCH
JOB NO.: 0757-95

J. & P. ENTERPRISES
P.O. BOX 388
WATERBORO, MAINE
(207)-847-4088

31 ORCHARD GREEN



2

APPROX GRADE

APPROX. GRADE

6 1/2

4.5 1/2



APPROX. CRACK

REAR ELEVATION

SCALE: 3/16" = 1'-0"



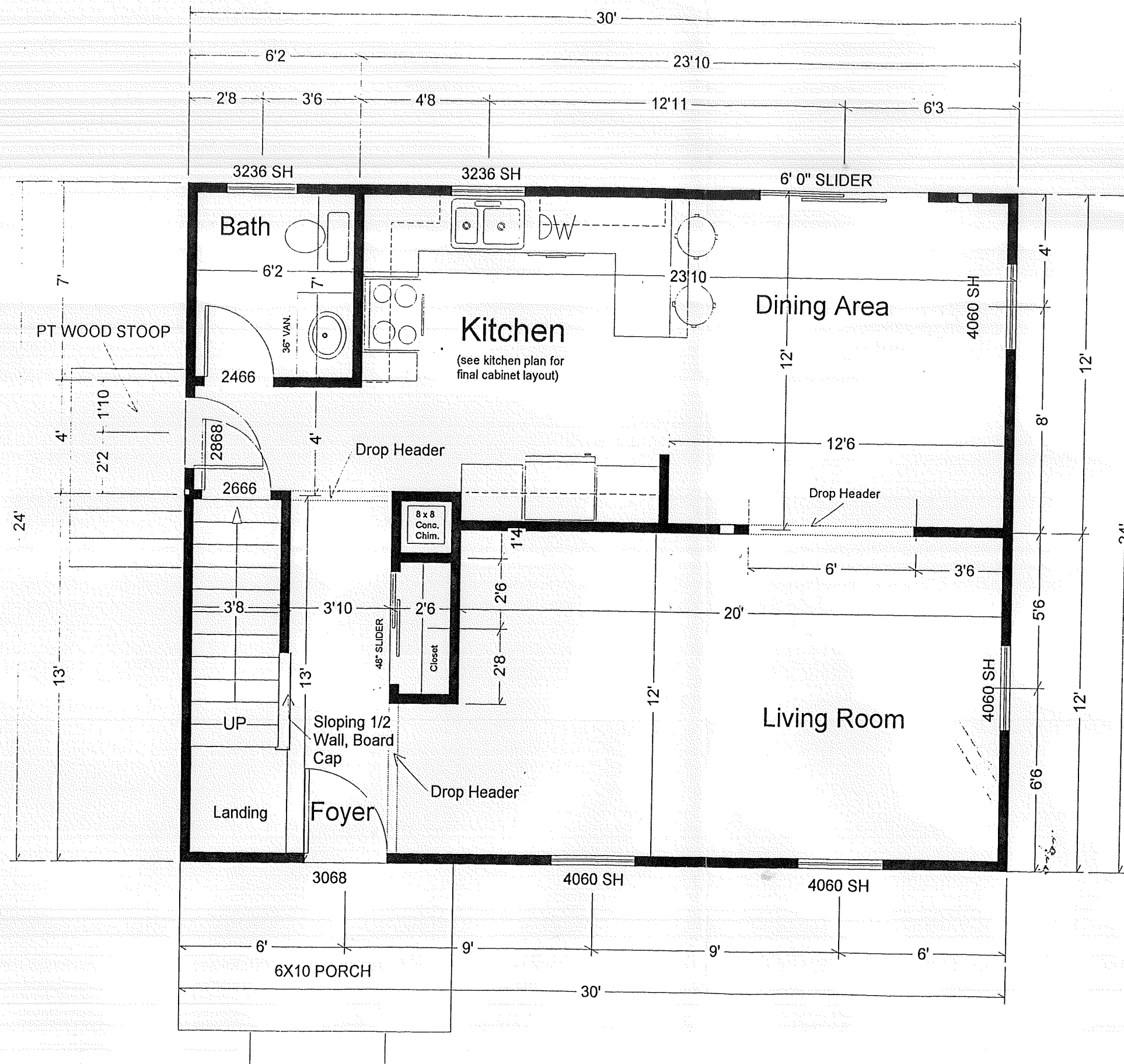
3

31 ORCHARD GREEN

J. & P. ENTERPRISES

P.O. BOX 388
WATERBORO, MAINE
(207)-247-4083

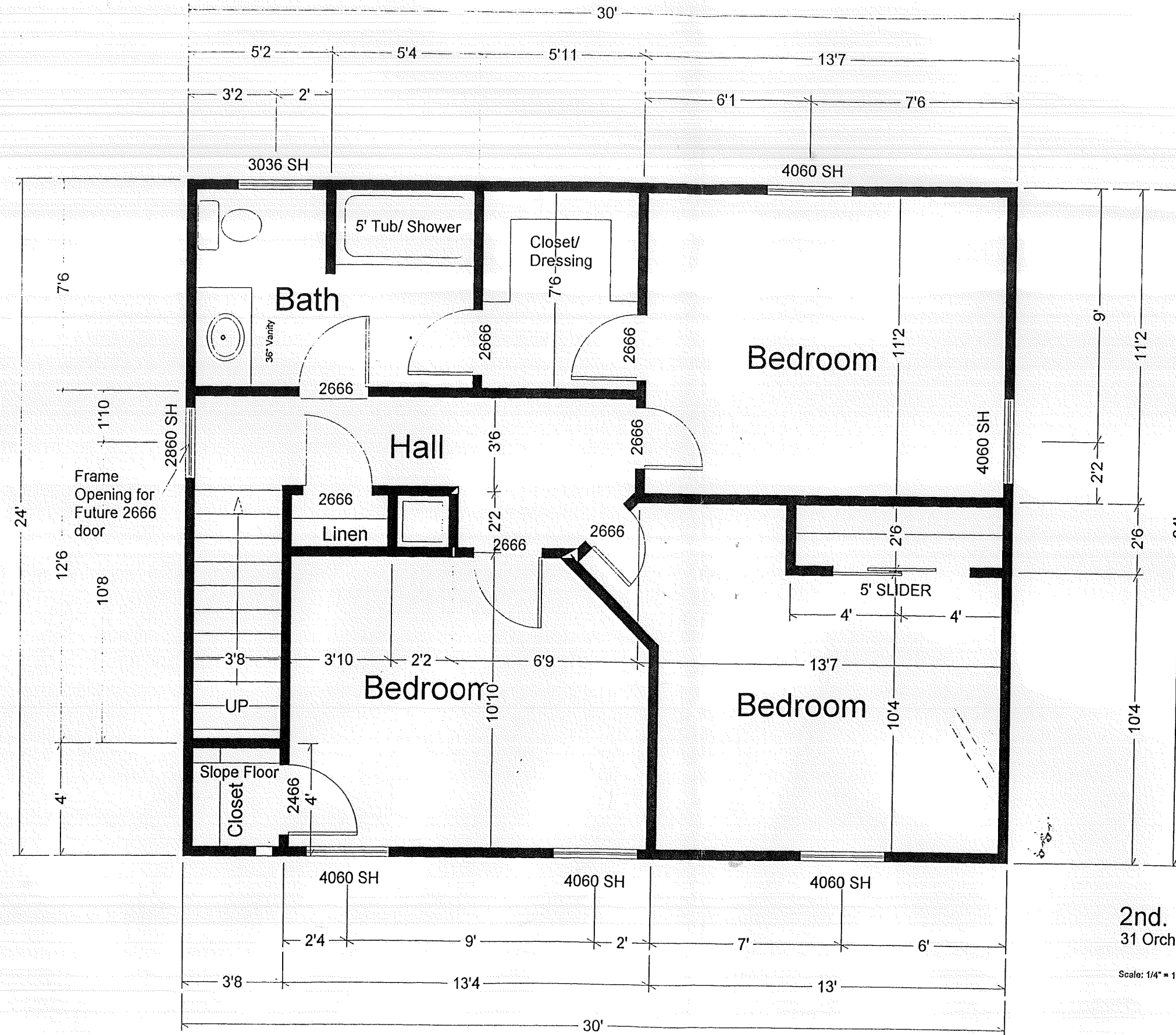
DATE: APR 95
SCALE: AS SHOWN
DRAWN BY: P.E. LYNCH
JOB NO.: 0757-95



First Floor Plan
31 Orchard Green

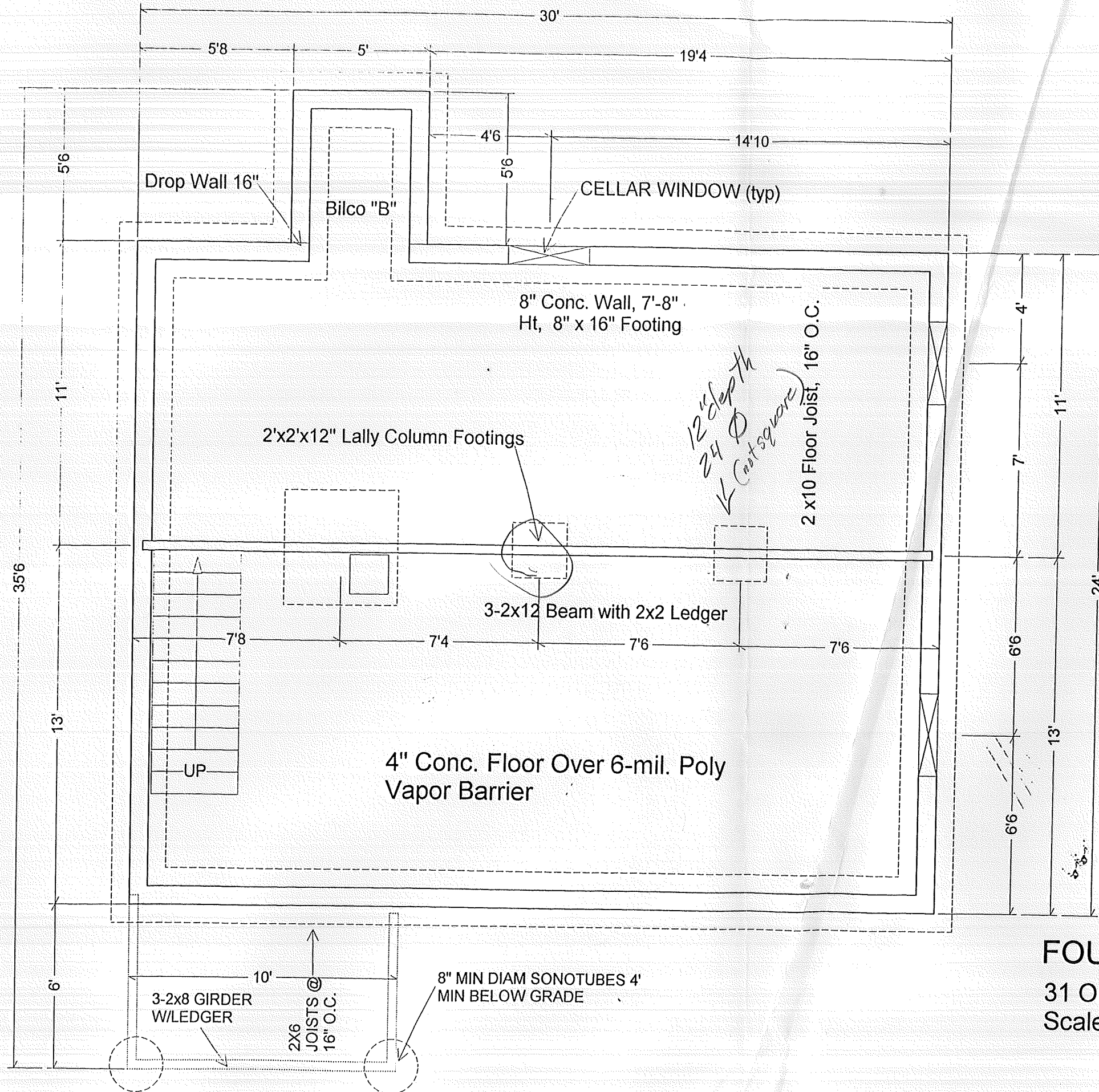
Scale: 1/4" = 1'-0"

August 4,
13VW310G



2nd. Floor Plan
31 Orchard Green

Scale: 1/4" = 1'-0"
August 4, 1995
GWW310G



GW310G

FOUNDATION PLAN

31 Orchard Green
Scale 1/4"=1'-0" August 4, 1995