

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

Location of Construction:		Owner:		Phone:	Permit No: <b>941252</b>
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone: <i>Pager 758-8440</i>	<b>PERMIT ISSUED</b> NOV 18 1994 CITY OF PORTLAND Zone: <i>CE1</i>
Past Use: <i>Recruit Space</i>		Proposed Use: <i>Office</i>		COST OF WORK: \$ <i>75,000.</i> PERMIT FEE: \$ <i>395 + 30.</i> FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>A2</i> Type: <i>5B</i> <i>MOC 43</i> Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>	
Proposed Project Description: <i>Construct 1st floor office space</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____	
Permit Taken By: <i>Mary Clark</i>		Date Applied For: <i>Nov 14 94</i>			

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

SIGNATURE OF APPLICANT \_\_\_\_\_ 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

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

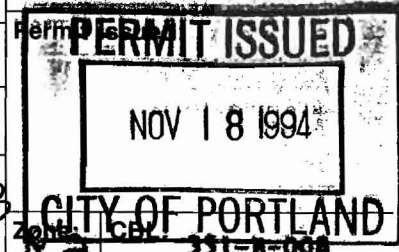
Approved  
 Approved with Conditions  
 Denied

Date: *11/14/94*

CEO DISTRICT   
*M. Jordan*

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

Location of Construction: <b>73 Shepherd Ln (lot #24)</b>		Owner: <b>Coleman Construction</b>		Phone:	Permit No: <b>941252</b>
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name:
Contractor Name: <b>Coleman Construction</b>		Address: <b>31 Wendell St Portland, ME 04103</b>		Phone: <b>758-8440</b> <b>797-0034</b>	Permit Issued:
Past Use: <b>Vacant Space</b>		Proposed Use: <b>1-fam</b>		COST OF WORK: <b>\$ 75,000.</b>	PERMIT FEE: <b>\$ 393 + 50.</b>
Proposed Project Description: <b>Construct 1-fam as per plans</b>		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <b>A2</b> Type: <b>5P</b> <b>BOCA 93</b>	
Signature:		Signature:		Signature:	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date:	
Permit Taken By: <b>Mary Gresik</b>		Date Applied For: <b>8 Nov 94</b>			



Zoning Approval: *WJA*

Special Zone or Reviews:

- Shoreland
- Wetland
- Flood Zone
- Subdivision
- Site Plan  major  minor  mm

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Historic Preservation

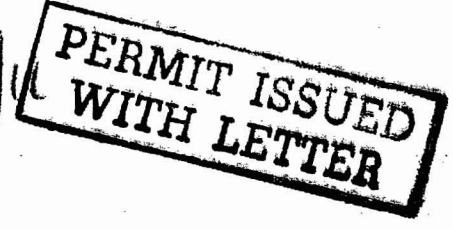
- Not in District or Landmark
- Does Not Require Review
- Requires Review

Action:

- Approved
- Approved with Conditions
- Denied

Date: **11/15/94**

*[Signature]*



*call policy book 797-0034 for P/A*

**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]* **Kathy Apon** ADDRESS: DATE: **8 Nov 94** PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT *[Signature]*

26X32 House  
25X26 Garage

COMMENTS

11-13-94 - Stop work, Permit not Issued

11-21-94 - Permit Issued

11-28-94 - no one on site

12-5-94 - Footing Formed + Poured (No Notification) perhaps can not determine setbacks at this time) (16" + 18" Footing 5)

12-6-94 - No Forms placed yet

12-8-94 - Forms placed - Set backs cannot be checked snow + Excavation debris in way (No Notification)

12-14-94 - Front set back 25' to sidewalk from forms

(8" wide walls) protected by hay side set backs appear OK 14' + 12' + 25' Permit are close

12-15-94 - Forms stripped - dbl checked set backs (Appear OK check with Munge on Front Setbacks)

12-19-94 - Damage tile / installation OK (Corrograted w/ sediment sleeve)

12-22-94 - East wall (concrete 8" wide house side cracked and during back fill (will contact contractor to file an amendment to re form wall + pour)

12-27-94 - contact contractor told him to file an amendment for repair on concrete wall

1-5-94 - Amendment applied for on Dec 28, 94 Approved 1-5-94

1-9-94 - Framing started (Garage 2X4 24" OC walls, 2X10 Floor ceiling joists 16" OC, I-Beam

In garage, 2X10 2 member garage dr header, 2X6 windows + dr header partial board sheathing house + garage

(House 2X6 2' OC, 2X10 ceiling/flr. joist)

2X10 sills on Bands

Inspection Record

Type

Date

Foundation:

Framing:

Plumbing:

Final:

Other:

122

LOT 24

EXISTING  
3% SLOPE  
INTO WET AREA

LOT 22

90.2

94.67

91

98

99

still planters  
FOR SCAPERS & DISSEMINATION  
AND FOUNDATION (FRONT YARD) TO  
provide positive drainage

TO WASH WINDSHIELD

BUILDING SETBACK  
WINDSCREEN

PROPOSED  
2-STEP  
PARKING

PROPOSED  
12-STEP  
GARAGE

PROPOSED  
2% SLOPE

152

105.00

91.1

91.1

91.2  
90.1

91.1

THE PHEEP

HIP  
EL.  
CAR

90.2

90.2

91.6

LAHE

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: David Jordan, Code Enforcement Officer

FROM: James Seymour, Acting Development Review Coordinator *JRS*

DATE: March 30, 1995

SUBJECT: Temporary Certificate of Occupancy for 73 Shepherd Lane

I have reviewed the single family residence at 73 Shepherd 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* 1. At the time of my site visit, the driveway had not been constructed. However, it now appears that final floor grades were established for the garage allowing the driveway grades to conform to the review conditions made by Owens McCullough, PE (former Acting Development Review Coordinator) in his 11/11/94 site review. Prior to any issuance of a permanent Certificate of Occupancy the applicant must complete the construction of the driveway with grading that provides positive drainage away from the garage to the curb line of Shepherd Lane. It will be required that the DRC approve this driveway construction.
- OK* 2. The disturbed lot area shall be loamed, seeded and mulched no later than May 15, 1995 and approved by the Development Review Coordinator.
- OK* 3. 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 May 15, 1995.
- OK* 4. Siltation fencing or hay bales should be installed at the limit of construction along the westerly property line which abuts Lot 23. Drainage flows traverse the rear of the lot and concentrate into a small swale. A short section of siltation fence of hay bales should be installed to protect Lot 23, and the open space from sedimentation during the time that soils will remain bare or disturbed due to construction. Erosion and sedimentation controls should be secured by either a date when ground surface becomes unfrozen enough to install or a date no later than April 7, 1995. Siltation fence or hay bales may be removed once areas disturbed by construction have become 80% revegetated.

TELEPHONE 207-784-9371

FAX 207-784-9003

1-800-696-7799



# TRI-STATE STEEL INC.

WHOLESALE DISTRIBUTORS OF STEEL PRODUCTS

REMIT TO: P.O. BOX 1207 - Auburn, Maine 04211-1207  
CHASSE ST. & WASHINGTON ST., AUBURN, MAINE 04211-1207

## QUOTATION ONLY

S  
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GROSSMANS  
c/o ED TAYLOR

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[Handwritten signature]

TERMS: 1/2 of 1% 10 days. Net 30 days. No Retainage Allowed. FAX 797-9329

Customer Order No.	Date Received	Sold By	Cash	C.O.D.	Chg.	Date Shipped	Invoice Date	Shipped Via:

Quantity Ordered	Quantity Shipped	Description	Weight*	Unit Price	Amount
		GIVEN. 24 X 24 LIGHT STORAGE			
		NO ROOF LOAD			
		LIVE 40"			
		DEAD 20"			
		TOTAL 60"			
		$\frac{24}{2} \times 24' \times 60' = 17.28K \sim 24'$			
		USE W/2 X 30 = 26.3K $\sim 24' > 17.28$			

\* Weight subject to correction.

# W shapes

Allowable uniform loads in kips  
for beams laterally supported

For beams laterally unsupported, see page 2-84



Designation	W12		W12				Deflection Inches
	30	27	22	19	16.5	14	
Weight per Foot	6.9	6.9	4.3	4.2	4.1	3.5	
Flange Width	6.9	6.9	4.3	4.2	4.1	3.5	
$L_c$	13.4	11.6	6.4	5.3	4.3	4.2	
$L_u$			80.0	68.4			0.02
3			92.8	83.6	70.4	58.5	0.03
4			81.0	68.2	56.3	46.8	0.05
5	108.3	92.9	67.5	56.8	46.9	39.0	0.07
6	105.1	90.3	57.8	48.7	40.2	33.4	0.10
7							
8	92.0	79.0	50.6	42.6	35.2	29.2	0.13
9	81.8	70.2	45.0	37.9	31.3	26.0	0.17
10	73.6	63.2	40.5	34.1	28.2	23.4	0.21
11	66.9	57.5	36.8	31.0	25.6	21.3	0.25
12	61.3	52.7	33.7	28.4	23.5	19.5	0.30
13	56.6	48.6	31.1	26.2	21.7	18.0	0.35
14	52.6	45.1	28.9	24.3	20.1	16.7	0.41
15	49.1	42.3	27.0	22.7	18.8	15.6	0.47
16	46.6	39.5	25.3	21.3	17.6	14.6	0.53
17	43.3	37.2	23.8	20.0	16.6	13.8	0.60
18	40.9	35.1	22.5	18.9	15.6	13.0	0.67
19	38.7	33.3	21.3	17.9	14.8	12.3	0.75
20	36.8	31.6	20.2	17.0	14.1	11.7	0.83
21	35.0	30.1	19.3	16.2	13.4	11.1	0.91
22	33.5	28.7	18.4	15.5	12.8	10.6	1.00
23	32.0	27.5	17.6	14.8	12.2	10.2	1.09
24	30.7	26.3	16.9	14.2	11.7	9.7	1.19
25	29.4	25.3	16.2	13.6	11.3	9.4	1.29

F<sub>y</sub> = 36 ksi

Span In Feet

(23.7)

Properties and Reaction Values

S in. <sup>2</sup>	46.0	39.5	34.2	25.3	21.3	17.6	14.8
V kips	54.1	46.5	41.1	46.4	41.8	40.0	34.2
R kips	37.6	32.2	28.4	31.2	28.0	26.8	22.7
R <sub>1</sub> kips	8.2	7.2	6.4	7.0	6.4	6.2	5.3
N <sub>1</sub> in.	5.5	5.5	5.5	5.7	5.7	5.6	5.6

For explanation of deflection see page 2-23

Load above heavy line is limited by maximum allowable web shear.

\* Tabulated loads for this shape are computed with the allowable stress (ksi) shown in parentheses at the bottom of the allowable load column.

F<sub>y</sub> = 36 ksi

# W shapes

Allowable uniform loads in kips  
for beams laterally supported

For beams laterally unsupported, see page 2-84



P. 2 of 3

Designation	W10				W10			Deflection Inches
	66	60	54	48	45	39	33	
Weight per Foot	10%	10%	10	10	8	8	8	
Flange Width	10.7	10.6	10.6	10.6	8.5	8.4	8.4	
$L_c$	33.8	31.1	28.4	25.9	22.7	19.6	15.4	
$L_u$								
6								0.09
7					103	92	83	0.12
8	138	123	108	99	98	84	79	0.16
9	131	119	107	98	87	75	69	0.20
10	118	107	97	86	79	68	55	0.25
11								
12	107	98	88	78	71	61	50	0.30
13	98	89	81	72	65	56	46	0.36
14	91	83	74	66	60	52	42	0.42
15	84	77	69	62	56	48	39	0.49
16	79	72	64	57	52	45	37	0.56
17								
18	74	67	60	54	49	42	34	0.64
19	69	63	57	51	46	40	32	0.72
20	66	60	54	48	44	38	31	0.80
21	62	57	51	45	41	36	29	0.90
22	59	54	48	43	39	34	28	0.99
23								
24	56	51	46	41	37	32	26	1.09
25	54	49	44	39	36	31	25	1.20
26	51	47	42	37				
27	49	45	40	36				
28	47	43	39	34				
29								
30	45	41	37	35				
31	44	40	36	35				
32	42	38	35					
33	41	37						
34	39	36						

F<sub>y</sub> = 36 ksi

Span In Feet

(23.7)

(23.6)

Properties and Reaction Values

S in. <sup>2</sup>	73.7	67.1	60.4	54.6	49.1	42.2	35.0
V kips	69	62	54	49	51	46	41
R kips	59	53	47	42	44	40	35
R <sub>1</sub> kips	12.3	11.2	9.9	9.2	9.5	8.6	7.9
N <sub>1</sub> in.	4.3	4.3	4.2	4.2	4.2	4.2	4.2

For explanation of deflection see page 2-23

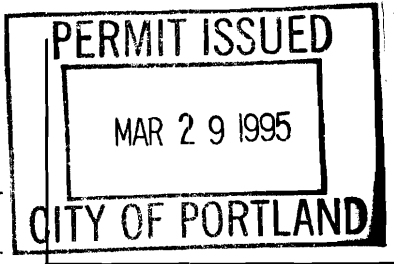
Load above heavy line is limited by maximum allowable web shear.

\* Tabulated loads for this shape are computed with the allowable stress (ksi) shown in parentheses at the bottom of the allowable load column.





950275



APPLICATION FOR AMENDMENT TO PERMIT



Amendment No. \_\_\_\_\_
Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. \_\_\_\_\_ pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location \_\_\_\_\_ Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_
Owner's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_
Last use \_\_\_\_\_ No. families \_\_\_\_\_
Increased cost of work \_\_\_\_\_ Additional fee \_\_\_\_\_

Description of Proposed Work

Historic Main St
3/28/95

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_
Framing lumber — Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_
Maximum span: R-23 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: [Signature] 3/28/95

Signature of Owner \_\_\_\_\_

INSPECTION COPY — WHITE
APPLICANT'S COPY — YELLOW

FILE COPY — PINK
ASSESSOR'S COPY — GOLDEN

Approved: \_\_\_\_\_
Inspector of Buildings

950275

PERMIT ISSUED

MAR 29 1995

CITY OF PORTLAND



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE 28 March 1995

The undersigned hereby applies for amendment to Permit No. 941252 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 73 Shepherd Lane Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_

Owner's name and address Coleman Construction 31 Wendell St Ptd, ME Telephone 797-0034

Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_

Contractor's name and address SAA Telephone \_\_\_\_\_

Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_

Proposed use of building 1-fam (Same as original permit) No. families \_\_\_\_\_

Last use Vacant Lot No. families \_\_\_\_\_

Increased cost of work -0- Additional fee 25.00

Description of Proposed Work

Changes: to Use 2 x 8 Rafters 16" oc
2 x 6 Wall Studs 2' oc

Enclosed: Paperwork from Tri-State Steel Inc. Re I-Beam

Historic Preservation
3/28/95
Coleman Walsh

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_

Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_

Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_

Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_

Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_

Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_

No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_

Framing lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_

Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_

Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_

Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.

Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Maximum span: R-2 Zone 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved: [Signature] 3/29/95

Signature of Owner [Signature]

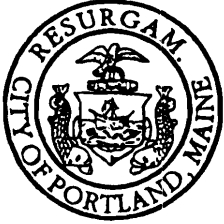
Approved: [Signature] Inspector of Buildings

INSPECTION COPY - WHITE
APPLICANT'S COPY - YELLOW

FILE COPY - PINK
ASSESSOR'S COPY - GOLDEN

[Signature]





**CITY OF PORTLAND**  
**Planning and Urban Development Department**

**MEMORANDUM**

**TO:** David Jordan, Code Enforcement Officer

**FROM:** James Seymour, Acting Development Review Coordinator *JRS*

**DATE:** March 22, 1995

**SUBJECT:** Refusal of Temporary Certificate of Occupancy for 73 Shepherd Lane

I have reviewed the single family residence at 73 Shepherd Lane and believe it would not be acceptable to issue a temporary Certificate of Occupancy. A Certificate of Occupancy should not be issued until the following conditions have been met.

1. At the time of my site visit, the driveway had not been constructed. However, it appears that driveway grading cannot conform to the review conditions made by Owens McCullough, PE (former Acting Development Review Coordinator) in his 11/11/94 site review. Prior to any issuance of a Certificate of Occupancy the applicant must complete one of the following:
  - a. Provide a plan showing driveway grades indicating positive drainage away from the house to the curb line of Shepherd Lane. This could possibly be accomplished by raising the elevation of the garage floor. The applicant should field verify field grades prior to submitting a drainage plan. It will be required that the DRC approve this plan prior to driveway construction.
  - b. Provide a plan showing driveway grades and drainage paths of runoff from the driveway. A swale may be constructed diverting runoff away from the driveway across the front yard, and along the westerly property line to the rear of the lot. No drainage shall be allowed to discharge onto the abutting lot across the frontage. All drainage should be contained in a depressed swale and/or outlet at the rear, adjacent to the western property corner which abuts the reserved open space. The DRC shall review the plans prior to construction and review the grading prior to final seeding.

2. The disturbed lot area shall be loamed, seeded and mulched no later than May 14, 1995 and approved by the Development Review Coordinator.
3. 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 May 14, 1995.
4. Siltation fencing or hay bales should be installed at the limit of construction along the westerly property line which abuts Lot 23. Drainage flows traverse the rear of the lot and concentrate into a small swale. A short section of siltation fence of hay bales should be installed to protect Lot 23, and the open space from sedimentation during the time that soils will remain bare or disturbed due to construction. Siltation fence should be properly toed and secured by either a date when ground surface becomes unfrozen enough to install fencing or a date no later than April 7, 1995. Siltation fence may be removed once areas disturbed by construction have become 80% revegetated.

cc: Paul Niehoff, Materials Engineer

Coley Walsh

Re: 73 Shepherd Ln

73 Shepherd Ln  
(Amendments for Building  
& Certification letter for  
I-Beam - needs Engineer's  
Certificate  
House needs Amendment for  
2x8 Rafters 16" OC  
2x6 Studs 2' OC,  
& Heating Permit (By  
Master  
oil  
Burner)

(207) 874-8481 • FAX 874-8612 • TTY 878-3786

Dave Jordan

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

APPLICANT: COLEMAN CONSTR. CO., INC  
ADDRESS: 31 WENDELL ST. PTLD, ME. 04103  
SITE ADDRESS/LOCATION: 73 SHEPHERD LANE (LOT #24)  
DATE: 11/11/94

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 73 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.
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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.

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.)

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

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.

The Development Review Coordinator (874-8300, ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

USE EXISTING CURB LOT FOR  
DRIVEWAY

VERIFY THAT SILL ELEVATION SPECIFIED  
ON SITE PLAN DATED 11/4/94 WILL PROVIDE  
POSITIVE DRAINAGE TO STREET LINE.

cc: Paul Niehoff, Materials Engineer



**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Applicant: General Construction Co., Inc. Date: 11/10/74  
 Mailing Address: 51 Kendall St. Portland, ME 04101 Address of Proposed Site: 51 Kendall St. Portland, ME 04101  
 Proposed Use of Site: 11,363 sq ft / 2nd 3,231 sq ft Site Identifier(s) from Assessors Maps: \_\_\_\_\_  
 Acreage of Site / Ground Floor Coverage: \_\_\_\_\_ Zoning of Proposed Site: \_\_\_\_\_  
 Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors: 2  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area: 3,231 sq ft  
 Planning Board Action Required: ( ) Yes ( ) No  
 Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

**PUBLIC WORKS DEPARTMENT REVIEW**

11/10/74  
 (Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	Approved with ATTACHED CONDITIONS															
APPROVED CONDITIONALLY															CONDITIONS SPECIFIED BELOW	
DISAPPROVED															REASONS SPECIFIED BELOW	

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 FOUND (front yard) to \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

[Signature]  
 SIGNATURE OF REVIEWING STAFF/DATE  
11/11/74

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

Coleman Construction Co., Inc.

8 Nov 94

Applicant

31 Wendell St Portland, ME 04103

Date

73 Shepherd Ln (Lot #24)

Mailing Address

1-fam dwelling

Address of Proposed Site

351-B-008

Proposed Use of Site

11,583 / XXX 3,232 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors 2

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area 5,864 sq ft

Planning Board Action Required: ( ) Yes ( ) No

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**BUILDING DEPARTMENT SITE PLAN REVIEW**

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

Use complies with Zoning Ordinance — Staff Review Below

Zoning:  
SPACE & BULK,  
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW  
REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

# CITY OF PORTLAND, MAINE

## SITE PLAN REVIEW

### Processing Form

Coleman Construction Co., Inc.

8 Nov 94

Applicant \_\_\_\_\_

Date \_\_\_\_\_

31 Wendell St Ptld, ME 04103

73 Shepherd Ln (Lot #24)

Mailing Address \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

1-fam dwelling

351-B-008

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CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



SIGNATURE OF REVIEWING STAFF/DATE

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

**Processing Form**

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**PUBLIC WORKS DEPARTMENT REVIEW**

*11/10/94*  
(Date Received)

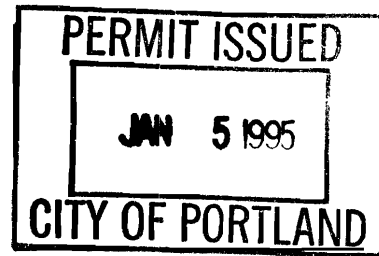
	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
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REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet if Necessary)

*[Signature]* *11/11/94*  
 \_\_\_\_\_  
 SIGNATURE OF REVIEWING STAFF/DATE

950009



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. \_\_\_\_\_

Portland, Maine, \_\_\_\_\_

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. \_\_\_\_\_ pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location \_\_\_\_\_ Within Fire Limits? \_\_\_\_\_ Dist. No. \_\_\_\_\_
Owner's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Contractor's name and address \_\_\_\_\_ Telephone \_\_\_\_\_
Architect \_\_\_\_\_ Plans filed \_\_\_\_\_ No. of sheets \_\_\_\_\_
Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_
Last use \_\_\_\_\_ No. families \_\_\_\_\_
Increased cost of work \_\_\_\_\_ Additional fee \_\_\_\_\_

Description of Proposed Work

Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_
Height average grade to top of plate \_\_\_\_\_ Height average grade to highest point of roof \_\_\_\_\_
Size, front \_\_\_\_\_ depth \_\_\_\_\_ No. stories \_\_\_\_\_ solid or filled land? \_\_\_\_\_ earth or rock? \_\_\_\_\_
Material of foundation \_\_\_\_\_ Thickness, top \_\_\_\_\_ bottom \_\_\_\_\_ cellar \_\_\_\_\_
Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_
Kind of roof \_\_\_\_\_ Rise per foot \_\_\_\_\_ Roof covering \_\_\_\_\_
No. of chimneys \_\_\_\_\_ Material of chimneys \_\_\_\_\_ of lining \_\_\_\_\_
Framing lumber - Kind \_\_\_\_\_ Dressed or full size? \_\_\_\_\_
Corner posts \_\_\_\_\_ Sills \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_
Girders \_\_\_\_\_ Size \_\_\_\_\_ Columns under girders \_\_\_\_\_ Size \_\_\_\_\_ Max. on centers \_\_\_\_\_
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joints and rafters: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_
On centers: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_
Maximum span: 1st floor \_\_\_\_\_, 2nd \_\_\_\_\_, 3rd \_\_\_\_\_, roof \_\_\_\_\_

Approved:

Handwritten signature and date: 1/5/95

Signature of Owner \_\_\_\_\_

Approved: \_\_\_\_\_

INSPECTION COPY - WHITE

APPLICANT'S COPY - YELLOW

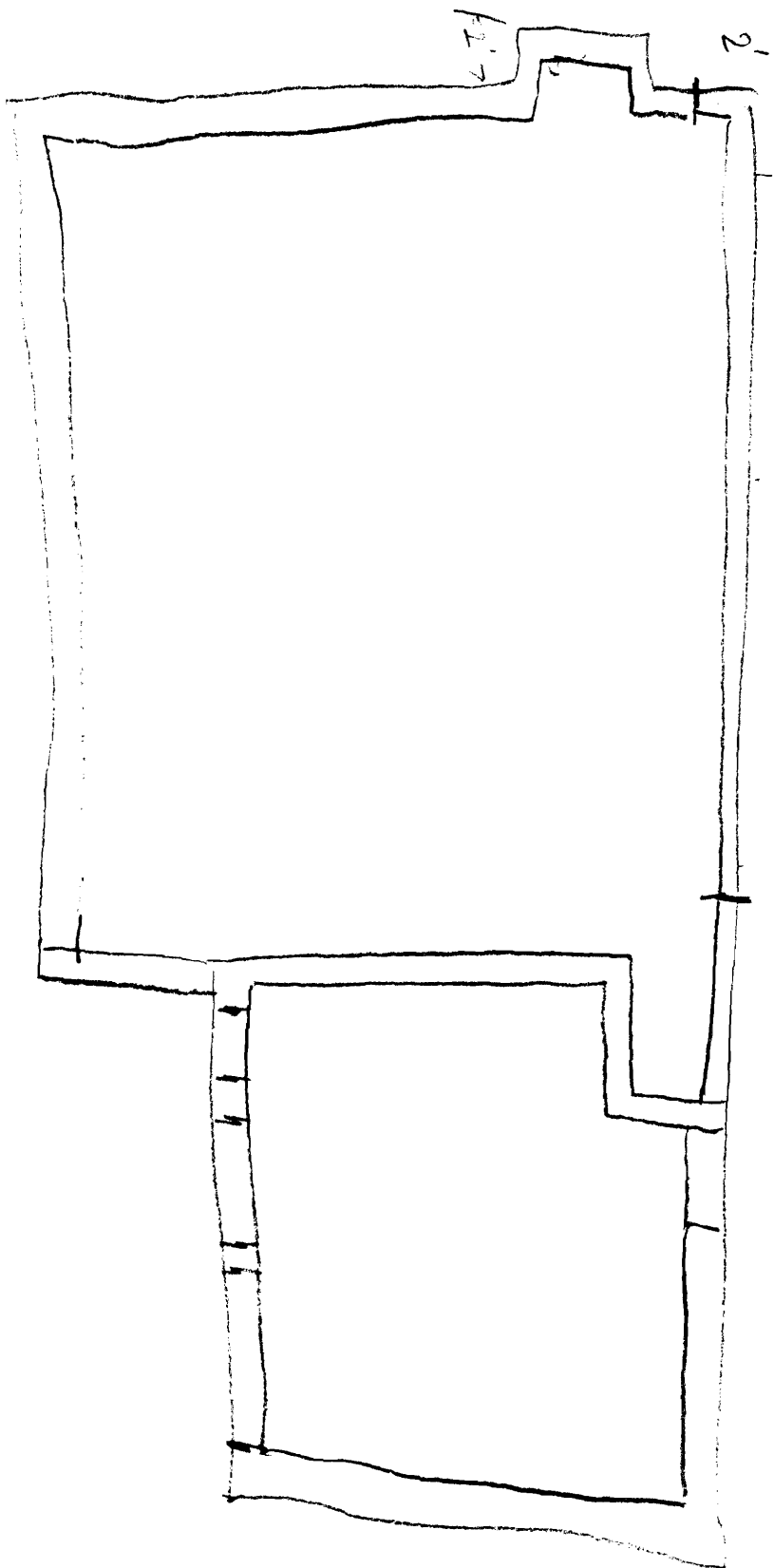
FILE COPY - PINK

ASSESSOR'S COPY - GOLDEN

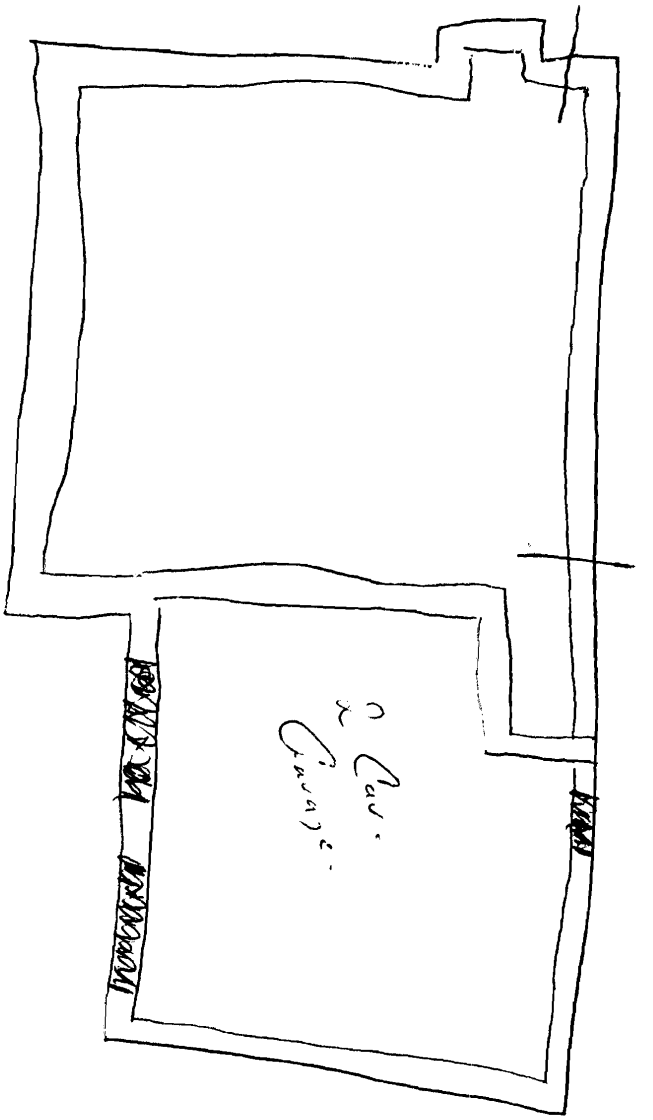
Inspector of Buildings

Total of 32' wrapped

32' wrapped.

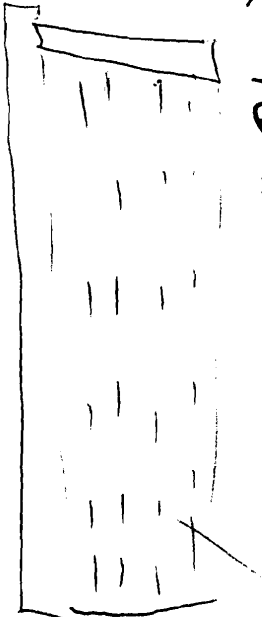


James P. O'Neil



Footings not touched

1/2" rebar drilled out & pinned then repaired  
 with 9 rows of rebar. APPROX TO hold rods -



Rebar

43 Sheppard Lane

Colman Construction Co. Inc.

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 29, 1994

RE: 73 Shepherd Lane  
Lot 24

Coleman Construction  
31 Wendell St.  
Portland, ME 04103

Dear Sir:

Your application to amend permit 94/1252 has been reviewed and the amendment **CAN NOT** be issued until this office has a plan showing how the replacement of part of the foundation is going to be connected to the existing foundation.

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

Sincerely,

A handwritten signature in black ink, appearing to read "P. Samuel Hoffses", written over a horizontal line.

P. Samuel Hoffses  
Chief of Inspection Services

/el



Inspection Services  
P. Samuel Hoffses  
Chief



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A handwritten signature in black ink, appearing to read "P. Samuel Hoffses", written over a printed name and title.

P. Samuel Hoffses  
Chief of Inspection Services

/el

Applicant: Coleman Const,  
Address: 73 Shepherd Ln.  
Assessors No.: 351-B-8

Date: 11-18-94

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R2

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 25' +

Side Yards - 14' and 12' req.

Front Yards - 25' +

Projections - front steps

Height - 2 story dwelling - 1/2 story garage

Lot Area - 11,583#

Building Area - ~~832#~~ 600# = 1432#

Area per Family - entire

Width of Lot - OK

Lot Frontage - OK

Off-street Parking - OK

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

November 18, 1994

RE: 73 Shepherd Lane--Lot #24

Coleman Const.  
31 Wendell St.  
Portland, ME 04103

Dear Sir:

Your application to construct a single family dwelling with attached 2-car garage, has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

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

### Site Plan Review Requirements

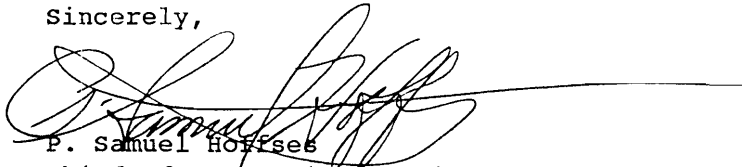
Inspection Services Approved William Giroux  
Public Works Approved with condition(see Attached) Owens McCullough

### Building Code Requirements

1. Please read and implement items 1, 2, 7, 9, 10, 11, 13, 14, 15 and 16 of the attached building permit report.
2. Your plan does not show perimeter foundation drains, the City's building code chapter 18, section 1813.
3. The sills of all door openings between private garages and adjacent interior spaces shall be raised not less than 4 inches above the garage floor.

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: William Giroux, Zoning Administrator  
Owens McCulloch, Planning

\*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 building code 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.

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. Guardrails & 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 Group 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I1, 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. & 1024.0 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.

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 M.R.S.A. 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.

  
Samuel Hoffses  
Chief of Inspections

mm 01/14/94 (redo w/additions)

BUILDING PERMIT REPORT

DATE: 18/may/94 Address 73 Shepherd Lane (LOT# 24)

REASON FOR PERMIT: To Construct a single family dwelling

attached 2 car garage BLDG. OWNER: \_\_\_\_\_

CONTRACTOR: Chester Const. APPROVED: \*1, \*2, \*7

~~PERMIT APPLICANT:~~ \*9, \*10, \*11, \*13, \*14, \*15, \*16 DENIED: \_\_\_\_\_

CONDITION OF APPROVAL OR DENIAL:

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Service 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 register land surveyor check all foundation forms before concrete is placed.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hr., including fire doors with selfclosers.
5. Each apartment shall have access to (2) separate, remote and approved means of egress. A single exit is acceptable when its 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 system having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An indication shut-off valve shall be installed in an accessible locations 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. ft. 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 opening without the use of special knowledge or separated tools. Where windows are provided as a 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 room must have minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm) and a minimum net clear opening of 5.7 sq.ft.
8. This permit does not preclude the applicant from obtaining any license needed from the City Clerk's office.

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

APPLICANT: COLEMAN CONSTR. CO., INC  
ADDRESS: 31 WENDELL ST. PORTLAND, ME. 04103  
SITE ADDRESS/LOCATION: 73 SHEPHERD LANE (LOT #24)  
DATE: 11/11/94

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USE EXISTING CURB LOT FOR  
DRIVEWAY

VERIFY THAT SILL ELEVATION SPECIFIED  
ON SITE PLAN DATED 11/9/94 WILL PROVIDE  
POSITIVE DRAINAGE TO STREET LINE.

cc: Paul Niehoff, Materials Engineer



NOTES:

1. SITE BENCHMARK IS THE TOP OF A FIRE HYDRANT LOCATED ACROSS THE STREET FROM SITE. (ELEV = 100.00' - ASSUMED)
2. THIS IS NOT A BOUNDARY SURVEY. DISTANCES AND BEARINGS SHOWN ON THIS PLAN ARE TAKEN FROM SURVEY DATA RECEIVED IN C.C. 110 IN P.B. 194, P. 112.
3. THE SOLE PURPOSE OF THIS PLAN IS TO MEET MINIMUM MUNICIPAL ZONING REQUIREMENT FOR ISSUANCE OF A BUILDING PERMIT.
4. PROPOSED GROUND ELEVATION TO BE 99.5' ±.
5. CONTOUR LINES FOR APPROVAL PURPOSES ONLY.
6. ALL CONTOURS AND ELEVATIONS SHOWN ARE EXISTING PRIOR TO CONSTRUCTION.

↑  
NORTH

A PLAN SHOWING THE PROPOSED LOCATION  
OF A DWELLING  
ON LOT 24  
OF THE ORCHARD PARK SUBDIVISION IN  
PORTLAND, MAINE  
BY

HADEN & LODGE, LAND SURVEYORS  
85 RACKLEFF STREET, PORTLAND - ME

James D. Haden  
11-4-94

DATED NOV 4, 1994  
SCALE 1" = 20'  
JOB # 40560

NORTH

OPEN SPACE

EDGE OF WET PEP SUBDIVISION PLAN

FOUND STEEL REBAR

LOT 23

LOT 24

LOT 2

EXISTING 3% SLOPE INTO WET AREA

BUILDING SETBACK WINDOW

PROPOSED 2 STORY DWELLING

PROPOSED 1 1/2 STORY GARAGE

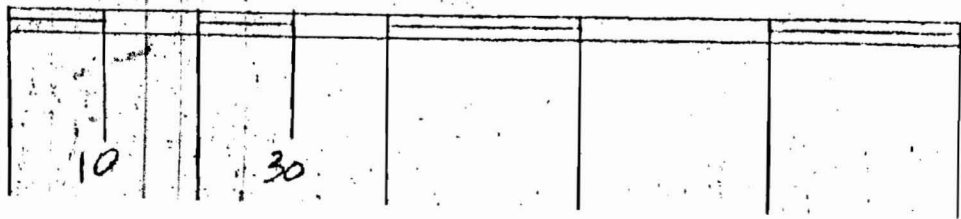
FOUND GRANITE MON

FOUND STEEL REBAR

SHEPHERD

LANE

GRAPHIC SCALE



94.2

43.20'

15

90

152.21

96.21

97

98

99

91.41

96.4

25.4

A = 106.00

91.7

97.1

96

96.3

97

97.5

98

99

99.2

96.7

99.1