



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 11-13 So. Grafton Street (169-E-025)

Issued to MJM Associates

Date of Issue 17 January 1997

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. 960703, 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

Duplex

Limiting Conditions: TEMPORARY:

See attached memo dated 13 Dec 96 listing ten (10) conditions of approval.

This certificate supersedes certificate issued

Approved:

1/17/97 *Martin Seary*

(Date) Inspector

P. Samuel Hoffie

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.



DeLUCA HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

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- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 13, 1996

RE: Request for Certificate of Occupancy
11-13 South Grafton Street (169-E-025)

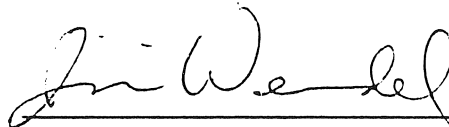
On December 13, 1996 I reviewed the site for compliance with the conditions of approval dated 7/12/96.

Several items need attention; they are:

1. One of the 6' granite curb tip downs is out of place and must be reset.
2. The final grading and loaming and seeding of the site is incomplete; The grading does not conform to the grading plan submitted. There is significant ponding of water on the westerly side of the building. The applicant must place a 2" layer of sand under the loam layer per a memo from Jim Seymour dated June 7, 1996.
3. The bituminous walk and driveway apron have not been paved.
4. All disturbed areas must be stabilized with a heavy layer of mulch for the winter period.
5. The applicant must submit a copy of the sewer permit to the DRC; this will show proof that public works has the required as-built data.
6. The existing lilac bush beside the drive has been significantly damaged; if it cannot be properly pruned to save it, than it must be replaced.
7. The sump pump outlet must be exposed within the riprap apron.

8. The riprap stone beside the drive at the entrance does not conform to the approved plan. The plan called for a 2' wide x 6" layer of "crushed stone"; not 4"-6" stone.
9. The paving of the trench repair is unacceptable; the joints are not smooth and settlement has occurred within the repair.
10. The plan must be updated to state that the developer is responsible for maintaining the gravel parking surface and entrance and that the utility service be located as required in a memo to Kandi Talbot from Jim Seymour dated June 7, 1996.

It is my opinion that a temporary certificate of occupancy could be issued when item 4 above has occurred and assuming code enforcement has no outstanding issues.



James T. Wendel, P.E

c: Kandi Talbot, Planning Department

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