

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

Location of Construction: 26 74-28 Racine Ave (Lot #9)		Owner: Baystate Development		Phone:		Permit No: 961226
Owner Address: 400-1 Totten Pond Rd		Leasee/Buyer's Name: Waltham, ME 02154		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> <b>PERMIT ISSUED</b>                  Permit Issued:                  DEC 13 1996  <b>CITY OF PORTLAND</b> </div>
Contractor Name: Baystate Development - Greg Holden		Address: 9 Willow Lane		Phone: Tamborland, ME 04021 829-5352		
Past Use: Vacant Land		Proposed Use: Single Family Dwelling		<b>COST OF WORK:</b> \$ 55,000.00 <b>PERMIT FEE:</b> \$ 295.00		Zone: CBL: 399-A-017 Zoning Approval:
				<b>FIRE DEPT.</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied <b>INSPECTION:</b> Use Group: Type:		
Proposed Project Description: Construct Single Family Dwelling				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		<b>Special Zone or Reviews:</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
Permit Taken By: Mary Greak		Date Applied For: 02 December 1996				

- This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

05 December 1996 - Permit Routed  
02 December 1996

SIGNATURE OF APPLICANT Greg Holden 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: \_\_\_\_\_

CEO DISTRICT 7

COMMENTS

- 12/26/96 Forms In - Setbacks OK @
- 12/27/96 Foundation Poured P
- 12/31/96 Forms Removed - Foundation beams in - Concrete below grade Tar coated  
ok to backfill @
- Jan 21, 97 - Call for Plumbing Rough in - ok per A. Rowe - framing in progress - 2/3/97 Framing ok to Close
- 1/28/97 Copy of permit, both sides sent to Atlantic Monthly Co - to Angela J. Fly @
- 2/21/97 letter confirming inspection sent to Robt. Pietraske
- 2/24/97 - Call for final - 3 stories - ~~for~~ Cellar Stairs, Ballusters  
of structure to code / Secure Slides (needed yet) / Install #20 Metal P @  
(also 2 elec issues & DRC issues)
- 2/25/97 - all elec issues taken care of - all elec issues taken care of -  
Still some DRC issues but Jim Wendel will ok Temp CofO
- 2/26/97 - Issue Temp CofO  
Single Family Dwelling - No deck / No Garage

Limitations

as described in attached letter from J. Wendell dated 2/26/97

(addition of deck for garage will  
Require separate permit  
at future date)

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



CITY OF PORTLAND, MAINE  
Department of Building Inspection

TEMPORARY

TEMPORARY

# Certificate of Occupancy

LOCATION 26 RACINE AVENUE

Issued to Baystate Development

Date of Issue February 26, 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. 961226, 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

Single Family Dwelling  
(No deck or garage)

Same

**Limiting Conditions:**

As per attached letter from J. Wendell dated Feb. 26, 1997

(addition of deck or garage will require separate permitting)

This certificate supersedes  
certificate issued

Approved:

2/26/97  
\_\_\_\_\_  
(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.

115

Inspection Services  
P. Samuel Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

December 12, 1996

Baystate Development  
400-1 Totten Pond Rd.  
Waltham, Ma.02154

RE: ~~24x28~~ Racine Ave. . ( #9 )  
26 Racine Ave

Dear Sir,

Your application to construct a single family dwelling 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.**

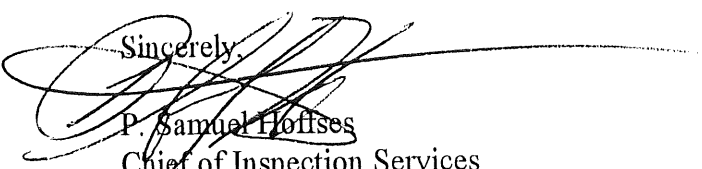
### Site Plan Review Requirements

Building Inspection : Separate permits shall be required for any future decks and/or garages. M. Schmuckal  
Development Review Coordinator : Approved with conditions . ( see attached) J. Wendel

### Building and Fire Code Requirements

1. Please read and implement items 1,2,4,5,6,7,8,9,13, 18,19 of the attached Building Permit Report.

Sincerely,

  
P. Samuel Hoffses  
Chief of Inspection Services

cc: M. Schmuckal , J. Wendel

BUILDING PERMIT REPORT

DATE: 12/Dec/96 ADDRESS: 24-28 Racine Ave

REASON FOR PERMIT: To Construct a single family dwelling

BUILDING OWNER: Bay State Development

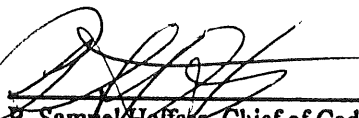
CONTRACTOR: Bay State Deve

PERMIT APPLICANT: " " APPROVAL: \*1, \*2, \*5, \*6, \*7  
~~DENIED: \*8, \*9, \*13, \*18~~

CONDITION OF APPROVAL ~~OF PERMIT~~

- \* 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. 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 sis-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- \* 5. 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.
- \* 6. Headroom in habitable space is a minimum of 7'6".
- \* 7. Stair construction in Use Group R-3 & r-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
- \* 8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
- \* 9. Every sleeping room below the fourth story in buildings of use Groups \$ 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 (508mm), and a minimum net clear opening of 5.7 sq. ft.
10. Each apartment shall have access to two (20 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including fire doors with self closer's.
12. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
- \* 13. 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/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basements
14. 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. (Interconnection is required)
- 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.

- 15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 16. The Sprinkler System shall maintained to NFPA #13 Standard.
- 17. 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/1996)
- 18. 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.
- 19. 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".
- 20. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

  
\_\_\_\_\_  
P. Samuel Hoffis, Chief of Code Enforcement

cc: Lt. McDougall, PFD

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

APPLICANT: BAYSTATE DEVELOPMENT  
ADDRESS: 400-1 TOTTEW POND RD, WALTHAM, MA 02154  
SITE ADDRESS/LOCATION: 24-28 RACINE AVE (LOT 9)  
DATE: 1/4/96

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.  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.  ~~Two (2)~~ <sup>ONE (1)</sup> City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy. IF EXISTING TREES REMAINS
3.  Your new street address is now 24-28 RACINE AVE, the number must be displayed on the street frontage of your house prior to issuance of Certificate of Occupancy.
4.  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.  Show all utility connections: water, sanitary sewer, storm drain, electric, telephone, cable.
6.  A sewer permit is required for your project. Please contact Carol Merritt 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

- 8.  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. BUILDER MUST SUBMIT A COPY OF THE SEWER PERMIT TO THE DRC AS PROOF THAT PW HAS THE DATA
- 9.  The building contractor shall check the subdivision recording plat for pre-determined first floor elevation and establish the first floor elevation (FFE) 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.  The site contractor shall establish finish grades at the building foundation, bulkhead and basement windows to be in conformance with the first floor elevation (FFE) and sill elevation (SE) set by the building contractor to provide for positive drainage away from entire footprint of building.
- 11.  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.  The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 13.  ERODED SOIL SHALL NOT LEAVE THE SITE.  
CONTRACTOR SHALL KEEP RACINE AVE  
SWEPT AND CLEAN OF TRACKED SOIL FROM  
VEHICLES.

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



CITY OF PORTLAND, MAINE  
PUBLIC NOTICE

To All Building Permit Applicants and/or Contractors:

Effective immediately all temporary erosion control measures as shown on submitted site plans or as made part of a conditional approval of a site plan shall be installed, maintained, and inspected for proper functioning. Erosion control measures include but are not limited to silt fencing hay bales, stone check dams, earthen berms, stone lined swales, riprap embankments, riprap inlet/outlets of any pipe channel or culvert, sodded or grass strips, hay mulch cover on exposed soils, jute matting or erosion control blanket/matting, geotextile grids or webbing, and any provision approved by the City Engineer or Development Review Coordinator to decrease erosion or sedimentation.

All temporary and permanent erosion control measures shall be in conformance with the Maine Erosion and Sediment Control Handbook for construction: Best Management Practices as published by Cumberland County SWCD and the Maine Department of Environmental Protection. Consistent failure to install, maintain, or construct in an acceptable manner will result in a stop work order on the building permit. All erosion control measures shall be established in proposed areas of disturbed soils resulting from construction activities prior to actual construction unless a specific deadline has been made a condition of approval or agreed to by a Public Works Engineer or the Development Review Coordinator.

Effective immediately any request for Certificate of Occupancy will be denied if the above measures have not been addressed or completed. Only under extreme conditions, due to weather, shall the omission of the erosion control standards be included on the conditions for a Certificate of Occupancy, otherwise the request for a Certificate will be refused.

The City of Portland Planning Department and Public Works Department consider Erosion and Sediment Control Planning to be an absolutely necessary initial construction activity that requires as much attention and enforcement as building construction. For the protection of sensitive waterbodies, undisturbed lands, neighboring properties, established vegetated areas, and municipal drainage systems please pay careful attention to erosion and sediment control measures and conform to the notes, details, and conditions of approval as noted on your approved site plan. These controls must be installed and maintained continuously throughout the construction period. The City may inspect the site at any time to ensure compliance, and violations could result in work stoppage orders as indicated above.

We appreciate your prompt compliance with these requirements.



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

96120201  
I. D. Number

Baystate Development  
Applicant 400-1 Totten Pond Rd  
Waltham, MA 02154  
Applicant's Mailing Address

02 December 1996  
Application Date

Consultant/Agent Greg Holden - 829-5352  
Applicant or Agent Daytime Telephone, Fax

Project Name/Description  
24 - 28 Racine Ave  
Address of Proposed Site 399-A-017  
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) \_\_\_\_\_  
1,020 GFC 1,526 Total 9,476 Sq Ft R-3  
Proposed Building Square Feet or # of Units 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 50.00 subdivision \_\_\_\_\_ 100.00 Engineer Review Fee

**Approval Status:**

Reviewer Marge Schmechel

- Approved  Approved w/Conditions listed below  Denied
- Separate permits shall be required for future garage
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

Approval Date 12/10/96 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: Lot #9 24-28 Racine Ave



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

96120201

I. D. Number

Applicant Baystate Development  
400-1 Totten Pond Rd  
Waltham, MA 02154

02 December 1996  
Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent Greg Holden - 829-5352

24 - 28 Racine Ave  
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

399-A-017  
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) \_\_\_\_\_

1,020 GFC 1,526 Total 9,476 Sq Ft  
Proposed Building Square Feet or # of Units      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 50.00 subdivision \_\_\_\_\_ 100.00 Engineer Review Fee

Approval Status: 12/11/96 Reviewer: JIM WERDELE

- Approved       Approved w/Conditions listed below       Denied

- \_\_\_\_\_
- SEE ATTACHED CONDITIONS
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 12/4/96 Approval Expiration 12/97 Extension to \_\_\_\_\_ date \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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- |   |                            |                               |                             |
|---|----------------------------|-------------------------------|-----------------------------|
| <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: Lot #9 24-28 Racine Ave

Applicant: Greg Holden  
Address: 24-28 Racine Ave

Date: 12/9/96  
C-B-L: 399-A-17

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - R-3

Interior or corner lot -

Proposed Use/Work - New single family dwelling 24' x 32' CAPE - No GARAGE

Sewage Disposal - City

Lot Street Frontage - 50' req - 69.49' shown

Front Yard - 25' req - 28' shown

Rear Yard - 25' req - 25' from rear of deck shown

Side Yard - 8' req - 10' shown & 27' shown

Projections - 14x14 deck on rear - rear bulkhead - right side entry

see w/d record front porch

Width of Lot - 14.433 - Approved subdivision by The Planning Board after 70' wide June 5, 1981 [Actually 6-21-89]

Height - Cape - 1 1/2 stories

Lot Area - 6,500<sup>sq</sup> req - 9,476<sup>sq</sup> per assessors

Lot Coverage/ Impervious Surface - 25% of lot area = 2369<sup>sq</sup>

Area per Family - 6,500<sup>sq</sup>

Off-street Parking - 2 spaces req & shown

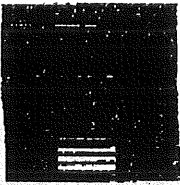
Loading Bays - N/A

Site Plan - Minor/minor

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

24 x 32 = 768<sup>sq</sup>



DeLUCA HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE 8  
SOUTH PORTLAND, MAINE 04106  
TEL. 207 775 1121  
FAX 207 879 0896

- 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

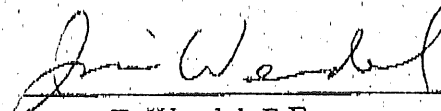
**DATE:** February 26, 1997

**RE:** Request for Certificate of Occupancy  
26 Racine Avenue (lot 9)

On February 26, 1997 I reviewed the site for compliance with the conditions of approval dated 12/4/96; my comments are:

- 3/2/98  
OK
1. The lawn area needs to be graded loamed and seeded.
  2. One City of Portland approved tree needs to be planted.
  - 2  
0 3. The builder must submit a copy of the sewer permit to the DRC as proof that Public Works has the required as-built data.

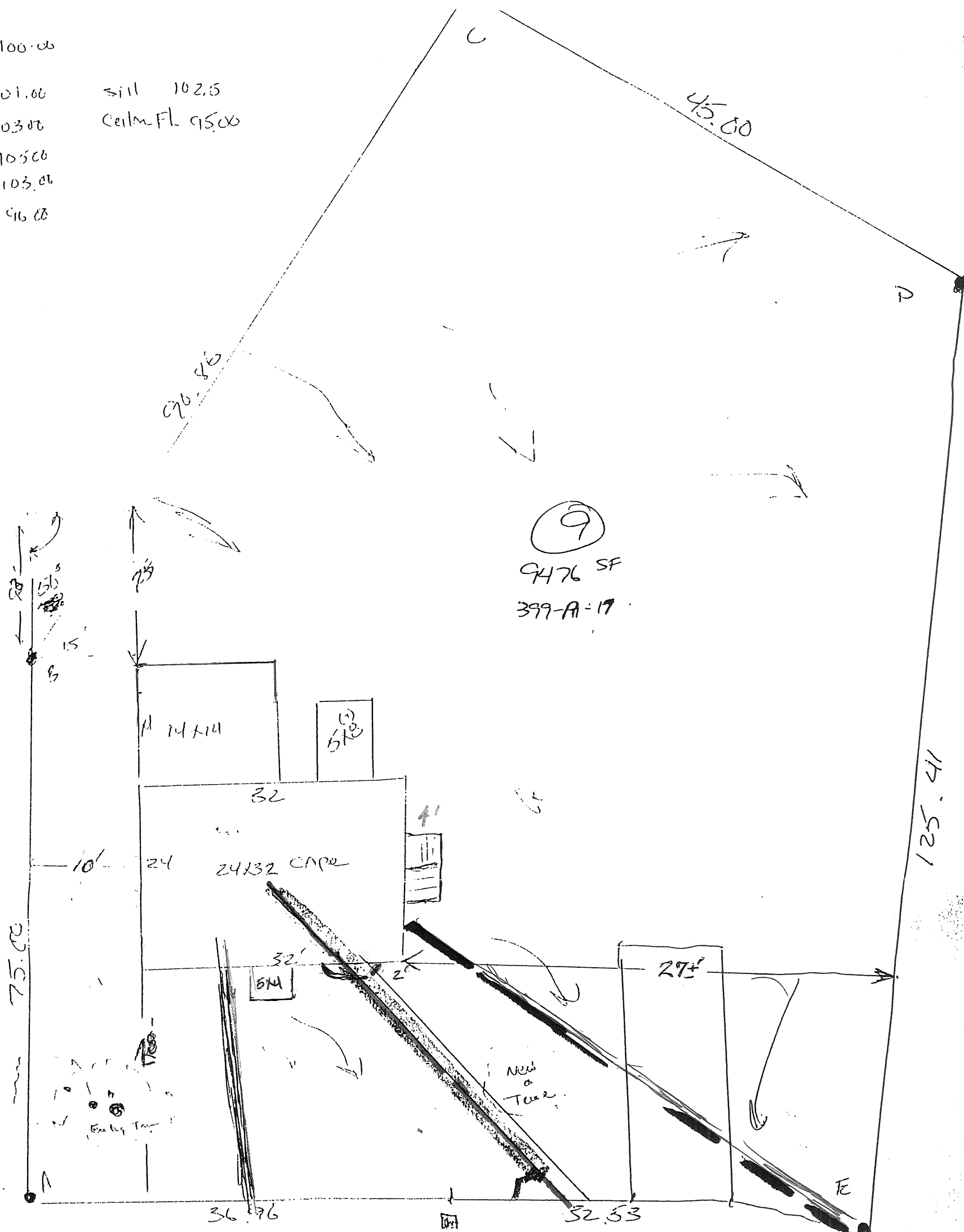
It is my opinion that a temporary certificate of occupancy could be issued assuming that Code Enforcement has no outstanding issues.

  
James T. Wendel, P.E.

c: Kandi Talbot, Planning Department  
Katherine Staples, P.E. City Engineer

struct 100.00

ELEVATIONS A 101.00 sill 102.5  
 B 103.00 Cellm. FL. 95.00  
 C 105.00  
 D 103.00  
 E 96.00



9  
 9476 SF  
 399-A-17

Revised 12/10/96

Racine Ave  
(Elev. 100.00)

Dev: Baystate Development Corp  
 400-1 Totten Pond Rd  
 Waltham MA 02154  
 1-800-3-17-5327

Builder: G S Holden Holdings  
 9 Willow Ln  
 Cushing MA 01621  
 1-203-829-5352

Gug Holden

