

Location of Construction:		Owner: <i>Anna Rony/Mike Suppl</i>		Permit No: <i>000152</i>	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Permit Issued: <i>MAR 2</i>	
Past Use: <i>Vacant</i>		Proposed Use: <i>single family</i>		COST OF V: <i>\$110,000</i>	
				PERMIT FEE: <i>\$684.00</i>	
				INSPECTION: <i>Use Group R-3 Type 53</i>	
				Signature: <i>[Signature]</i>	
Proposed Project Description: <i>New Single Family R3XII with garage under house raised ranch</i>		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: <i>399-G-043</i>	
		Action: <input type="checkbox"/> Approved		Special Zone or Reviews:	
		<input type="checkbox"/> Approved with Conditions		<input type="checkbox"/> Shoreland	
		<input type="checkbox"/> Denied		<input type="checkbox"/> Wetland	
		Signature: _____		<input type="checkbox"/> Flood Zone	
		Date: _____		<input type="checkbox"/> Subdivision	
Permit Taken By: <i>X</i>		Date Applied For: <i>Feb 15 2000</i>		<input checked="" type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	

1. This permit application does not 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..

**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 is 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

*Feb 15 2000*

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**PERMIT ISSUED WITH REQUIREMENTS**

**PERMIT ISSUED WITH REQUIREMENTS**

**PERMIT ISSUED WITH REQUIREMENTS**

COMMENTS

349-e-40  
000152

3/14/00 - Pre-Con w/ Mike Nappi - put over Conditions - specifically  
deciided tight setbacks - he will have string out - will call  
for footing prep. (They are reducing foundation wall thickness from 10"  
as shown on plan to 8" - will file amendment OK)

3/22/00 Call for Foundation prep - lot line not clearly laid out  
pin not visible - Right rear corner of deck appears to be into  
setback

3-23-00 Setbacks - OK w/ JonK - front retaining wall not on plans - not being  
poured - only box of house <sup>in</sup>

3/31/00 - foundation drains in filter fabric ok - ok to backfill OK  
Note! foundation DRAINIS NOT TIED IN AT STREET YET

5/17/00 - Deck stairs need riser boards / egress windows need to adjusted / guardrail - main stairs -  
raise to 36".

5/17/00 - Plumbing - test OK - need to raise standpipe on washer to 18"

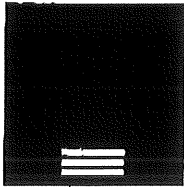
9/12 Final - All corrections made OK for C.P.O. OK

Handwritten notes:  
Head of Deck  
Crown of MW  
SW corner  
Staircase utility  
Rear ceiling  
Rear Garage  
Front Entry  
Final  
9/8

Inspection Record

	Type	Date
Foundation:		
Framing:	OK	5/17/00
Plumbing:	OK	5/17/00
Final:		
Other:		

Handwritten calculations:  
34 1/4  
24 1/4  
34 1/4  
24 1/4  
17 1/2  
17 1/2  
16 5/8  
16 5/8  
68 5/8  
76 3/8  
34 1/4  
34 1/4  
24 1/4  
17 1/2  
17 1/2  
16 5/8  
16 5/8  
68 5/8  
76 3/8



DeLUCA-HOFFMAN ASSOCIATES, INC.  
CONSULTING ENGINEERS

778 MAIN STREET  
SUITE A  
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

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## MEMORANDUM

**TO:** Code Enforcement  
Kandi Talbot, Planner

**FROM:** Gordon Smith, Director of Construction Services  
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

**DATE:** September 14, 2000

**RE:** Certificate of Occupancy – 35 Racine Avenue

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On September 13 and 14, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a **permanent certificate of occupancy** could be issued, assuming Code Enforcement has no outstanding issues.

# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

399-C-043

## PROPERTY ADDRESS

Town or Plantation: Portland  
Street Subdivision Lot #: 35 RACINE AVE

## PROPERTY OWNERS NAME

Last: NAPP First: MIKE  
Applicant Name: FLINK'S PLUMBING  
Mailing Address of Owner/Applicant (If Different): 358 RACINE ST SO PORT

PORTLAND Date Permit Issued: 05/10/00 \$ 1712.00 TOWN COPY  If Double Fee Charged  
Local Plumbing Inspector Signature: [Signature] L.P.I. # 0124

## Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 5/10/00

## Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: [Signature] Date Approved: 5/10/00

## PERMIT INFORMATION

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure To Be Served:</b> 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>5486</u>
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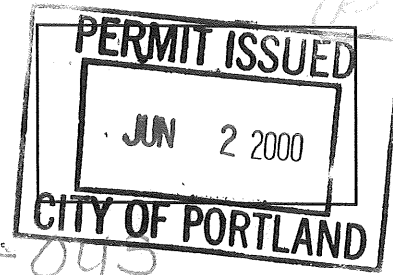
Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
<input type="checkbox"/> HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  <b>OR</b> <input type="checkbox"/> HOOK-UP: to an existing subsurface wastewater disposal system.	<u>02</u>	Hosebibb / Sillcock	<u>01</u>	Bathtub (and Shower)
		Floor Drain	<u>01</u>	Shower (Separate)
<input type="checkbox"/> PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Urinal	<u>02</u>	Sink
		Drinking Fountain	<u>01</u>	Wash Basin
<b>OR</b> <input type="checkbox"/> TRANSFER FEE [\$6.00]		Indirect Waste	<u>02</u>	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	<u>01</u>	Clothes Washer
		Grease / Oil Separator	<u>01</u>	Dish Washer
		Dental Cuspidor	<u>01</u>	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2	<u>10</u>	Fixtures (Subtotal) Column 1
			<u>12</u>	Fixtures (Subtotal) Column 2
			<u>12.00</u>	<b>Total Fixtures</b>
			<u>20.00</u>	Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			<u>192.00</u>	<b>Permit Fee (Total)</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



FILL IN AND SIGN WITH INK

#2



# APPLICATION FOR PERMIT HEATING OR POWER EQUIPMENT

399-C-045

000595

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 35 Racine Ave Portland Use of Building Home private Date 5-23-00  
 Name and address of owner of appliance Mike Nappi, Murray St, Portland  
 Installer's name and address Conathie Aire DBA - Thomas J. Smare  
358 PEBBLE ST So. Portland ME 04106 Telephone 671-4312  
ATTN: ERIC PLINK

**Location of appliance:**  
 Basement  Floor  
 Attic  Roof

**Type of Fuel:** Natural  
 Gas  Oil  Solid

**Appliance Name:** Eschware 110 BTU  
 U.L. Approved  Yes  No Power vented.

Will appliance be installed in accordance with the manufacture's installation instructions?  Yes  No

IF NO Explain: \_\_\_\_\_

Tom Smare

**The Type of License of Installer:**  
 Master Plumber # \_\_\_\_\_  
 Solid Fuel # \_\_\_\_\_  
 Oil # Lic# JY 10008258  
 Gas # Lic# PNT 2671  
 Other \_\_\_\_\_

**Type of Chimney:**  
 Masonry Lined  
 Factory built \_\_\_\_\_  
 Metal  
 Factory Built U.L. Listing # \_\_\_\_\_  
 Direct Vent  
 Type D-vent UL# yes

**Type of Fuel Tank**  
 Oil  
 Gas City Supply

Size of Tank N/A

Number of Tanks N/A

Distance from Tank to Center of Flame N/A feet.

Approved

Approved with Conditions

Fire: \_\_\_\_\_  
 Ele.: \_\_\_\_\_  
 Bldg.: \_\_\_\_\_

See attached letter or requirement  
Lic# PNT# 2671  
Lic# Ser Teh

Signature of Installer Thomas J. Smare

BUILDING PERMIT REPORT

DATE: 15 February 2016 ADDRESS: 35 Racine Ave. (Lot # 43) CBL: 399-C-043

REASON FOR PERMIT: New Single Family with garage under (raised ranch)

BUILDING OWNER: Pamela Reay / Mike Nappi

PERMIT APPLICANT: CONTRACTOR Owners

USE GROUP: R-3 CONSTRUCTION TYPE: 50 CONSTRUCTION COST: 110,000 PERMIT FEES: 684.00

The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*2, \*3, \*4, \*5, \*6, \*7, \*8, \*9, \*11, \*12, \*13, \*14, \*15, \*19, \*26, \*27, \*28, \*29, \*32, \*34, \*31

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
\*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
\*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
\*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
\*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
\*6. Precaution must be taken to protect concrete from freezing. Section 1908.0
\*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
\*8. 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.
\*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
\*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
\*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.
\*12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
\*13. 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. (Section 1014.0)
\*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
\*15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

2/15

- \*19. 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 920.3.2 (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
- 20. 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. (Section 921.0)
- 21. The Fire Alarm System shall maintained to NFPA #72 Standard.
- 22. The Sprinkler System shall maintained to NFPA #13 Standard.
- 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- \*26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- \*27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- \*28. All requirements must be met before a final Certificate of Occupancy is issued.
- \*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 31. Please read and implement the attached Land Use Zoning report requirements. *see Attached - Development Review App. conditions*
- \*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- \*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2405.0)
- 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).

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*[Signature]*  
 P. Samuel Hoopes, Building Inspector  
 Cc: *[Signature]* L. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 11/25/99

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**\*\*\*THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

**\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

APPLICANT: Michael Nappi  
 ADDRESS: 176 Pheasant Hill Drive, Portland, Maine 04103  
 SITE ADDRESS/LOCATION: 35 RACINE AVE Portland, Maine 04103  
 DATE: 2-28-00

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) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
3.  Your new street address is now 35 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) <sup>MAY</sup> required for your site. Please contact Carol Merritt 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 (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. 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 (FFE) 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 The Applicant shall Be Responsible for All installation and maintenance of NECESSARY EROSION Control Measures.  
The Applicant shall minimize and be responsible to  
sweep all tracking of mud onto city streets -

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

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

20000020  
I. D. Number

**Michael Nappi**  
Applicant  
**176 Pheasant Hill Drive, Portland, ME 04103**  
Applicant's Mailing Address  
  
Consultant/Agent  
**774-2835**  
Applicant or Agent Daytime Telephone, Fax

**2/15/00**  
Application Date  
**single family w garage**  
Project Name/Description  
  
**35 Racine Ave, Portland Maine 04103**  
Address of Proposed Site  
**399-C-043**  
Assessor's Reference: Chart-Block-Lot

**DRC Conditions of Approval**

Approved Subject to Site Plan Review (Addendum) Conditions of Approval:

- 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.
- 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 35 Racine Avenue, 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.
- Show all utility connections: water, sanitary, sewer, storm drain, electric, telephone, cable.
- A sewer permit is required for you 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.
- As-built record information for sewer and stormwater service connections must be submitted to Public Works Engineering Section (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.
- 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.
- The site contractor shall establish finish grades at the 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.
- A drainage plan shall be submitted to and approved by Development Review Coordinator showing first floor elevation (FFE), 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 drainage from the property.
- The Development Review Coordinator reserves the right to require additional lot grading or other drainage
- The applicant shall be responsible for all installation and maintenance of necessary erosion control measures.
- The applicant shall maximize and be responsible to sweep all tracking of mud onto city streets.

**Planning Conditions of Approval**

**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Based on the plans submitted, this is considered to be a two story structure and shall meet 14 foot side set backs on both sides of bldg.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

CITY OF PORTLAND, ME  
BOCA 1996 Plan Review Record  
One and Two Family Dwelling

Valuation: ~~\$110,000.00~~ Plan Review # 0154/2000  
 Fee: ~~\$684.00~~ Date: 15 February 2000

Building Location: 35 Racine Ave. (lot #43) CBL: 399-C-043

Building Description: Single Family dwelling / Raised ranch under.

Reviewed by: S. Hoffses

Use or Occupancy: R-3 Type of Construction: 5B

Correction List		
NO:	Description	Code Section
1.	All Site Plan and building Code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Waterproofing & damp proofing shall comply with sections 1813.0	1813.0
3.	Anchorage bolts shall comply with section 2305.17	2305.17
4.	Access to crawl spaces and attics	1211.0
5.	Ventilation of special spaces	1210.0
6.	Boring, cutting and notching shall be done in accordance with sections 2305.3, 2305.3.1, 2305.4.4 & 2305.51.	See sections ←
7.	All Fastening shall be done to comply with Table 2305.2	Table 2305.2

No.	DESCRIPTION	Code Section
8.	Chimneys and vents shall comply with <del>IFPA</del> 211 and BOCA Mech./93 Chapter 12	NFPA 211 Chapter 12
9.	Glass & glazing shall comply with Chapter 24 and section 2405.	2405.0
10.	Private garages shall comply with section 407.0	407.0
11.	<del>St</del> Sleeping room egress windows shall comply with section 1010.4.	1010.4
12.	STAIR construction shall comply with section 1014.0	1014.4
13.	Handrail shall comply with section 1022.0	1022.0
14.	Guardrails shall comply with section 1021.0	1021.0
15.	Smoke detectors shall comply with section 920.3.2	920.3.2
16.	Concrete shall be protected from freezing, section 1908.0	1908.0
17.		

## Foundations (Chapter 18)

### Wood Foundation (1808)

- NA Design
- NA Installation

### Footings (1807.0)

- X Depth below (outside) grade 4' minimum; but below frost line except for insulated footings.
- NA Insulated footing provided
- X Soil bearing value (table 1804.3)
- X Footing width
- X Concrete footing (1810.0) .3.1, 3.2
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Foundation Walls

- X Design (1812.1)
- X Minimum thickness Tables 1812.3.2.(1) & 1812.3.2 (2)
- SA Water proofing and damp proofing Section 1813
- X Sill plate (2305.17)
- SA Anchorage bolting in concrete (2305.17)
- X Columns (1912)
- X Crawl space (1210.2) Ventilation
- X Crawl opening size (1210.2.1)
- SA Attic space 1210 - 1211
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

### Floors (Chapter 16-23)

- X Joists - Non sleeping area LL40PSF (Table - 1606)
- X Joists - Sleeping area LL30PSF (Table - 1606)
- X Grade
- X Spacing
- X Span
- ✓ Girder 4" bearing 2305

### Floors (contd.)

- Bearing (1 1/2" minimum on wood or steel 3" on masonry) and lapped (3")
- Bridging (2305.16)
- Boring and notching (2305.5.1)
- Cutting and notching (2305.3)
- Fastening table (2305.2)
- Floor trusses (AFPANDS Chapter 35)
- Draft stopping (721.7)
- Framing of openings (2305.11) (2305.12)
- Flooring - (2304.4) 1" solid - 1/2" particle board
- Concrete floors (1905) 3 1/2" 6 mil polyethylene vapor retarder
- 
- 
- 
- 
- 

### Wall Construction (Chapter 2300)

- Design (1609) wind loads
- Load requirements
- Grade
- Fastening schedule (Table 2305.2)
- Wall framing (2305.4.1)
- Double top plate (2305.4.2)
- Bottom plates: (2305.4.3)
- Notching and boring: (2305.4.4) studs
- Non load bearing walls (2305.5)
- Notching and boring (2305.5.1)
- Wind bracing (2305.7)
- Wall bracing required (2305.8.1)
- Stud walls (2305.8.3)
- Sheathing installation (2305.8.4)
- Minimum thickness of wall sheathing (Table 2305.13)
- Metal construction
- Masonry construction (Chapter 21)
- Exterior wall covering (Chapter 14)
- Performance requirements (1403)
- Materials (1404)
- Veneers (1405)
- Interior finishes (Chapter 8)
- 
- 
-

**Roof-Ceiling Construction (Chapter 23)**

- ~~NO~~ Roof rafters - Design (2305.15) spans
- ~~X~~ Roof decking and sheathing (2305.15.1) 5/8" boards and (2307.3) (Table 2307.3.1(2))
- ~~X~~ Roof trusses (2313.3.1)
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

**Roof Coverings (Chapter 15)**

- ~~X~~ Approved materials (1404.1)
- ~~X~~ Performance requirement (1505)
- ~~X~~ Fire classification (1506)\*
- ~~X~~ Material and installation requirements (1507)
- ~~NO~~ Roof structures (1510.0)
- ~~X~~ Type of covering (1507)

**Chimneys and Fireplaces  
BOCA Mechanical/1993**

- ~~NEPA~~ Masonry (1206.0)
- ~~211NO~~ Factory - built (1205.0)
- ~~NO~~ Masonry fireplaces (1404)
- ~~NO~~ Factory - built fireplace (1403)

**Mechanical  
1993 BOCA Mechanical Code**

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

State Plumbing Code

- Public water
- Public sewer.
- 
- 
- 
- 

Load Design Criteria

Floor live load sleeping	<u>30 PSF</u>	<u>  </u> <u>  </u>
Floor live load non sleeping	<u>40 PSF</u>	<u>  </u> <u>  </u>
Roof live load	<u>42 PSF</u>	<u>  </u> <u>  </u>
Roof snow load	<u>48 PSF</u>	<u>  </u> <u>  </u>
Seismic Zone	<u>  2  </u>	<u>  </u> <u>  </u>
Weathering area	<u>  S  </u>	<u>  </u> <u>  </u>
Frost line depth	<u>4' MIN</u>	<u>  </u> <u>  </u>

Glazing (Chapter 24)

- SA   Labeling (2402.1)
- Louvered window or jalousies (2402.5)
- Human impact loads (2405.0)
- Specific hazardous locations (2405.2)
- Sloped glazing and skylights (2404)
- 
- 
- 
- 
- 

Private Garages (Chapter 4)

- K   General (407)
- SR   Beneath rooms (407.3)
- SA   Attached to rooms (407.4)
- SO   Door sills (407.5)
- SA   Means of egress (407.8)
- X   Floor surface (407.9)
- 
- 
-



Egress (Chapter 10)

- ~~X~~ One exit from dwelling unit (1010.2)
- ~~SR~~ Sleeping room window (1010.4)
- ~~A~~ EXIT DOOR (1017.3) 32" W 80" H
- ~~X~~ Landings (1014.3.2) stairway
- ~~NA~~ Ramp slope (1016.0)
- ~~SR~~ Stairways (1014.3) 36" W
- ~~I~~ Treads (1014.6) 10" min.
- ~~I~~ Riser (1014.6) 7 3/4" max.
- ~~I~~ Solid riser (1014.6.1)
- ~~NA~~ Winders (1014.6.3)
- ~~NA~~ Spiral and Circular (1014.6.4)
- ~~SR~~ Handrails (1022.2.2.) Ht.
- ~~SR~~ Handrail grip size (1022.2.4) 1 1/4" to 2"
- ~~SR~~ Guards (1012.0) 36" min.
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Smoke Detectors (920.3.2)

- ~~SR~~ Location and interconnection
- ~~SR~~ Power source

Dwelling Unit Separation  
Table 602

~~NA~~

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

20000020  
I. D. Number

Michael Nappi

Applicant  
176 Pheasant Hill Drive, Portland, ME 04103

Applicant's Mailing Address

Consultant/Agent  
774-2835

Applicant or Agent Daytime Telephone, Fax

2/15/00

Application Date

single family w garage

Project Name/Description

35 Racine Ave, Portland Maine 04103

Address of Proposed Site

399-C-043

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  Parking Lot  Other (specify) lot 43 with 10x14 deck & garag  
26/28 x 44 7,761 sq. ft R-3

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots \_\_\_\_\_
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00 Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: 2/15/00

DRC Approval Status:

Reviewer Gordon Smith

- Approved
- Approved w/Conditions see attached
- Denied

Approval Date 2/28/00 Approval Expiration 2/28/01 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Gordon Smith signature 2/28/00 date

Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Inspection Fee Paid \_\_\_\_\_ date \_\_\_\_\_ amount \_\_\_\_\_
- Building Permit \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Reduced \_\_\_\_\_ date \_\_\_\_\_ remaining balance \_\_\_\_\_ signature \_\_\_\_\_
- Temporary Certificate Of Occupancy \_\_\_\_\_ date  Conditions (See Attached)
- Final Inspection \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Certificate Of Occupancy \_\_\_\_\_ date \_\_\_\_\_
- Performance Guarantee Released \_\_\_\_\_ date \_\_\_\_\_ signature \_\_\_\_\_
- Defect Guarantee Submitted \_\_\_\_\_ submitted date \_\_\_\_\_ amount \_\_\_\_\_ expiration date
- Defect Guarantee Released

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

20000020  
I. D. Number

Michael Nappi  
Applicant  
176 Pheasant Hill Drive, Portland, ME 04103  
Applicant's Mailing Address

2/15/00  
Application Date  
single family w garage  
Project Name/Description

Consultant/Agent  
774-2835  
Applicant or Agent Daytime Telephone, Fax

35 Racine Ave, Portland Maine 04103  
Address of Proposed Site  
399-C-043  
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     Parking Lot     Other (specify) lot 43 with 10x14 deck & garag  
26/28 x 44    7,761 sq. ft    R-3  
Proposed Building square Feet or # of Units    Acreage of Site    Zoning

Check Review Required:

Site Plan (major/minor)     Subdivision # of lots \_\_\_\_\_     PAD Review     14-403 Streets Review  
 Flood Hazard     Shoreland     Historic Preservation     DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)     Zoning Variance     Other \_\_\_\_\_

Fees Paid: Site Plan \$300.00    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: 2/15/00

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved     Approved w/Conditions see attached     Denied

Approval Date 2/22/00    Approval Expiration \_\_\_\_\_    Extension to \_\_\_\_\_     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	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

**20000020**  
I. D. Number

**Michael Nappi**  
Applicant  
**176 Pheasant Hill Drive, Portland, ME 04103**  
Applicant's Mailing Address

**2/15/00**  
Application Date  
**single family w garage**  
Project Name/Description

Consultant/Agent  
**774-2835**  
Applicant or Agent Daytime Telephone, Fax

**35 Racine Ave, Portland Maine 04103**  
Address of Proposed Site  
**399-C-043**  
Assessor's Reference: Chart-Block-Lot

---

**DRC Conditions of Approval**

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**Planning Conditions of Approval**

---

**Inspections Conditions of Approval**

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Based on the plans submitted, this is considered to be a two story structure and shall meet 14 foot side set backs on both sides of bldg.
3. Separate permits shall be required for future decks, sheds, pools, and/or garage.

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**Fire Conditions of Approval**

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

**20000020**

I. D. Number

**Michael Nappi**

Applicant

**176 Pheasant Hill Drive, Portland, ME 04103**

Applicant's Mailing Address

**2/15/00**

Application Date

**single family w garage**

Project Name/Description

Consultant/Agent

**774-2835**

Applicant or Agent Daytime Telephone, Fax

**35 Racine Ave, Portland Maine 04103**

Address of Proposed Site

**399-C-043**

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     Parking Lot     Other (specify) **lot 43**

Proposed Building square Feet or # of Units      Acreage of Site      Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># 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<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid:    Site Plan **\$300.00**    Subdivision \_\_\_\_\_    Engineer Review \_\_\_\_\_    Date: **2/15/00**

**Inspections Approval Status:**

Reviewer \_\_\_\_\_

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> <b>Approved</b>      | <input type="checkbox"/> <b>Approved w/Conditions</b><br>see attached | <input type="checkbox"/> <b>Denied</b>                 |
| Approval Date _____                           | Approval Expiration _____   | Extension to _____                                     |
| <input type="checkbox"/> Condition Compliance | signature _____   | date _____   |
|   |   | <input type="checkbox"/> Additional Sheets<br>Attached |

**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   |                 |
| <input type="checkbox"/> Building Permit Issued             | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED**

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.**

Location/Address of Construction: <i>Lot 43 Racine Avenue # 35</i>			
Total Square Footage of Proposed Structure <i>28 x 44</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>399</i> Block# <i>C</i> Lot# <i>043</i>		Owner: <i>Pamela J. Beny Michael A Nappi</i>	Telephone#: <i>774-2835 774-2832</i>
Lessee/Buyer's Name (If Applicable) <i>176 Pleasant Hill At 04103</i>		Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$110,000</i> Fee: <i>\$684.00</i>
Proposed Project Description: (Please be as specific as possible) <i>Single Family Residence w garage Under House Raised Ranch</i>			<i>Site 300 984.00</i>
Contractor's Name, Address & Telephone <i>Michael A Nappi 10 Morning St Portland</i>			Rec'd By: <i>774-2835</i> 

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor (2 copies are required). A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**4) Building Plans (Sample Attached)**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**Certification**

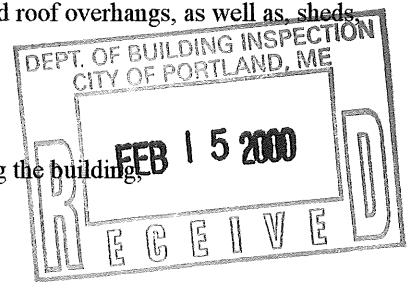
I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>Pamela J Beny</i>	Date: <i>2-15-2000</i>
--	------------------------

Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

*acct # 41002*

*M&P 399-C-43*



*Takes*

*S/F*

Inspection Services  
Michael J. Nugent  
Manager



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

**CITY OF PORTLAND**

*congratulations!!!!!!*

**Minor/Minor Site Review, Building or Use Permit Pre-Application  
Detached Single Family Dwelling**

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read **ALL** of the information and if you need any further assistance please call 874-8703 or 874-8693.

## Submission Requirements Residential Construction

When a property owner is proposing either a new structure or an addition, this office requires:

- A plot or site plan, showing the shape and dimensions of the entire lot, all existing and proposed structures on the lot and the distance that the structures are from all lot lines. For a new dwelling the plan must be prepared by a registered design professional. For dwelling additions, the plan can be prepared by the owner or agent. (See Figure 1)

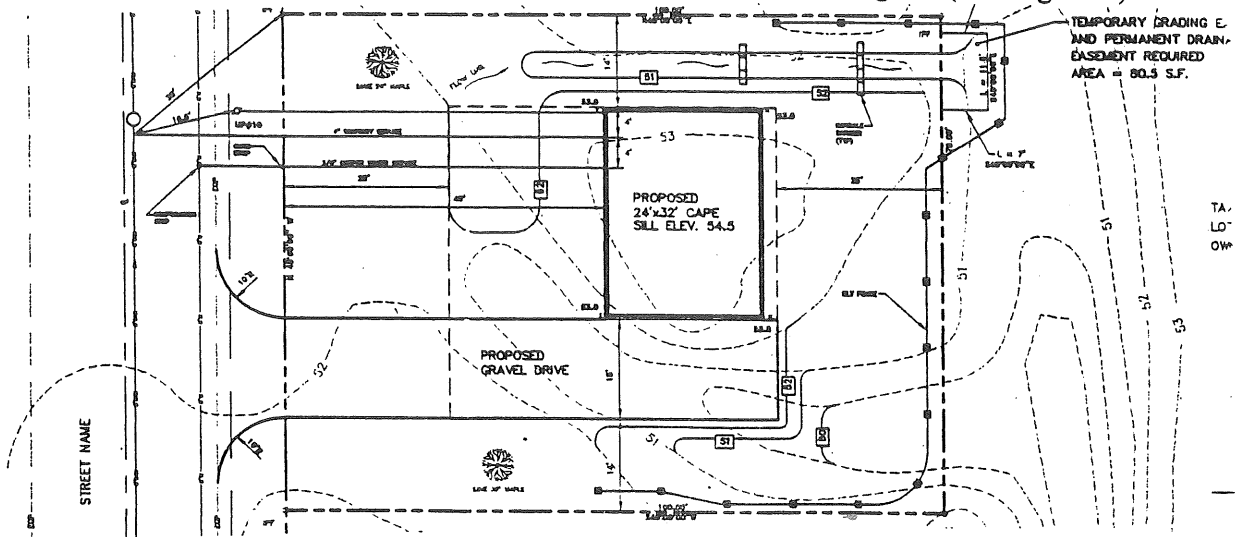


Figure 1. Typical Plot Plan

As can be seen, it is easy to establish the extent of compliance with the required setbacks and lot coverage.

- For new construction, structural alterations, or additions, plans showing structural details must be provided. Minimally they should include foundation plans, including drainage and support column spacing framing details, floor plans and a cross section. (See Figures 2, 3 & 4)

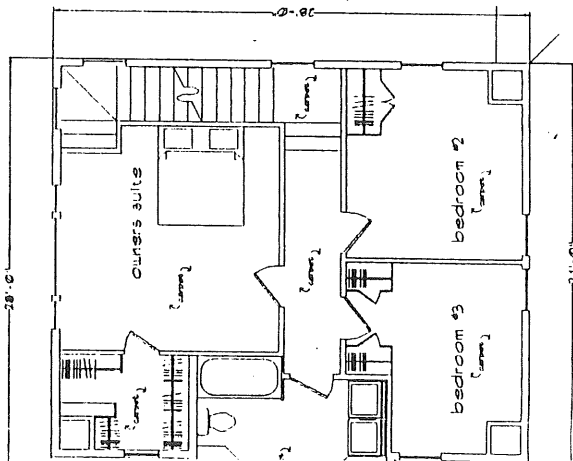


Figure 3. Typical Floor Plan

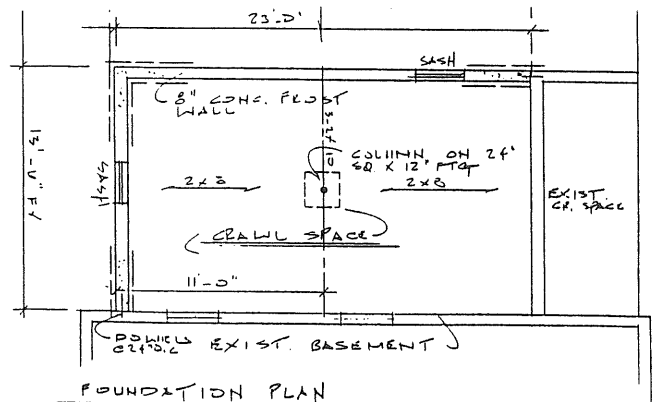
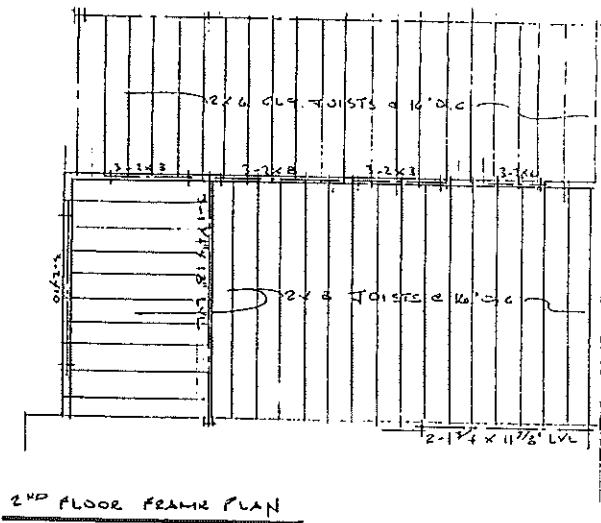
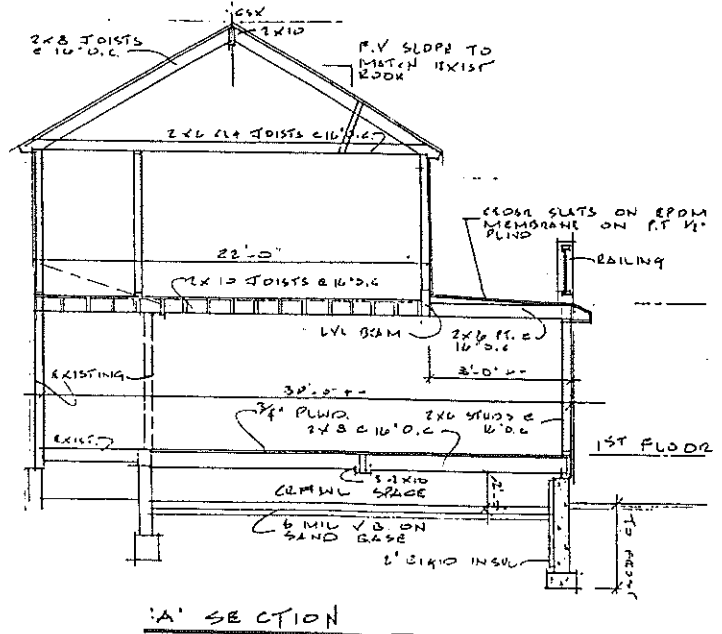
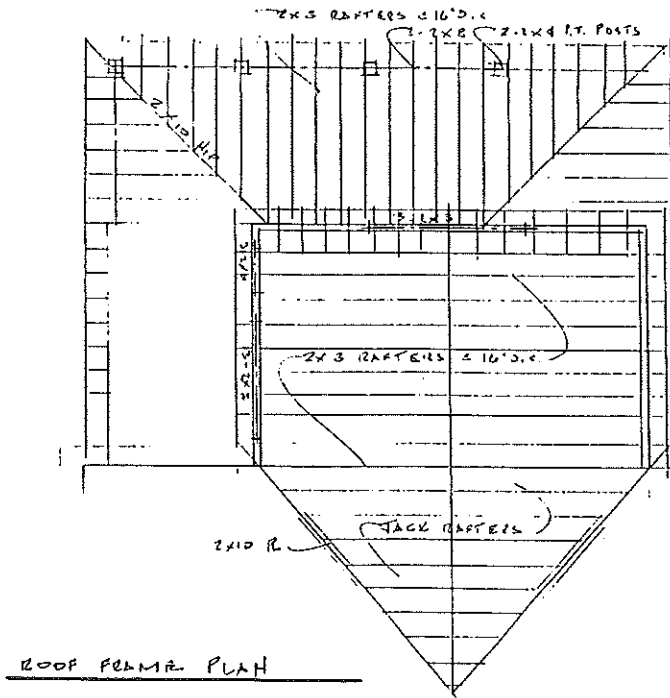


Figure 2. Typical Foundation Plan





**Figure 4. Typical Framing and Cross Section**

These plans are all done by professionals, you can do your own plans for the purposes of residential construction, the plan does not have to be of this quality, but the level of detail and accuracy is important. When proposing an addition, similar plans are required, the same goes for a detached garage or an attached deck.

Applicant:

Date: 2/22/2000

Address: 35 Racine Ave (LT # 43) C-B-L: 399-C-43

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-3

Interior or corner lot -

26/28 X 44 (includes garage)

Proposed Use/Work - to construct 2 story Split with attached garage

Sevage Disposal - City And rear 10' X 14' deck

Lot Street Frontage - 50' min req - 95' + shown

Front Yard - 25' min req - 28' shown

Rear Yard - 25' min req - 31' shown

Side Yard - 14' min req - 15' shown

shall meet 14'

Projections - Deck - rear → required to make the deck over 1' to meet the 15' setback

Width of Lot - 75' req - 75' shown

Height - 2 story shown - MAX 35' allowed → considered 2 story (over 2' of basement is above grade)

Lot Area - 6,500 sq ft min 7,761 sq ft shown

Lot Coverage/ Impervious Surface - 25% or 1940.25 sq ft MAX

28 X 44 = 1232 sq ft  
10 X 14 = 140 sq ft  
OK 1372 sq ft

Area per Family - 6,500 sq ft

Off-street Parking - 2 req - 2 shown

Loading Bays - N/A

Site Plan - minor/minor #20000020

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 2 zone X

**NOTES:**

1. UTILITY LOCATION INFORMATION TAKEN FROM "RECORDED DRAWING" RACINE STREET SANITARY SEWER, LAST REVISION 10-16-91, BY OWEN HASKELL, INC.

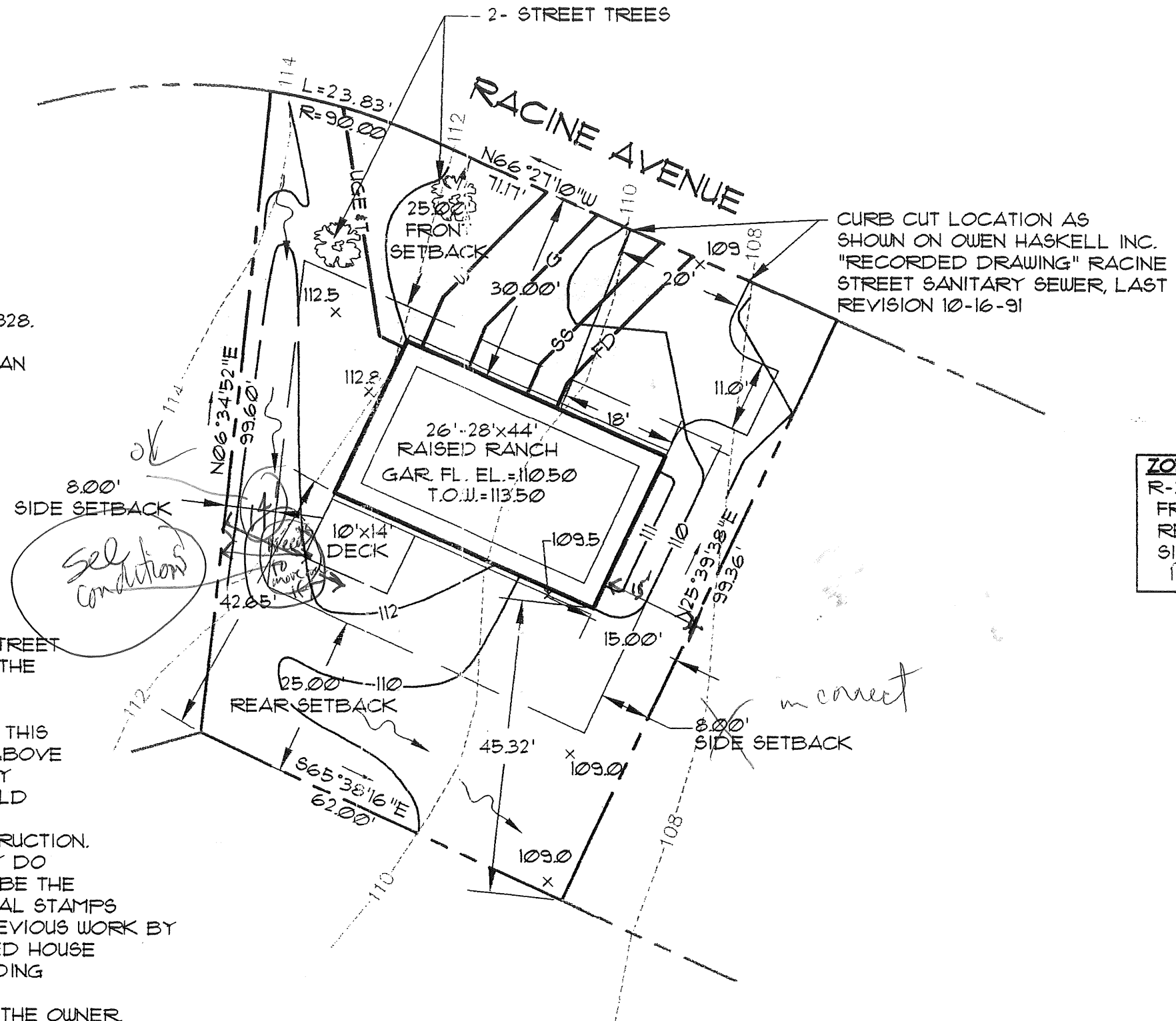
2. BOUNDARY INFORMATION OF LOT 4 RACINE AVENUE SUBDIVISION TAKEN FROM THE APPROVED OWEN HASKELL, INC. PLAN "RACINE AVENUE SUBDIVISION" FOR BAY STATE DEVELOPMENT CORP. DATED FEB.23, 1988 (LAST REVISION 6-21-89) SURVEYOR: WAYNE T. WOOD PLS 1328.

3. GRADING INFORMATION TAKEN FROM "PLAN OF LAND ON ALLEN AVENUE FOR NELSON WAYNE T. WOOD OF OWEN HASKELL, INC. DATED NOV. 9, 1987 LAST REV. 12-7-87.

4. DURING CONSTRUCTION THE OWNER & CONTRACTOR SHALL UTILIZE ME. D.E.P. " BEST MANAGEMENT PRACTICES (B.M.P.'S) FOR EROSION CONTROL & SEDIMENTATION CONTROL


5. IF TWO TREES EXIST WHICH ARE LARGER THAN 2" DIA. TRUNK, THEY MAY BE SUBSTITUTED FOR THE PROPOSED STREET TREES AS LONG AS THE SPECIES IS ON THE CITY'S APPROVED LIST.

6. SEBAGO TECHNICS INC. HAS PREPARED THIS PLAN BASED ON THE REFERENCE PLANS ABOVE NO FIELD WORK HAS BEEN PROVIDED . ANY DEVIATION FROM THE PLAN TO ACTUAL FIELD CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR OR OWNER PRIOR TO CONSTRUCTION. A REVISIONS OR ALTERATIONS NECESSARY DO TO INACCURATE FIELD CONDITIONS SHALL BE THE LIABILITY OF THE OWNER. THE PROFESSIONAL STAMPS ON THIS PLAN ARE BASED SOLELY ON PREVIOUS WORK BY OTHERS AND COVERS ONLY THE PROPOSED HOUSE LOCATION, SETBACKS , UTILITIES AND GRADING RELATIVE TO THE REFERENCED DRAWINGS PROVIDED TO SEBAGO TECHNICS, INC. BY THE OWNER



CURB CUT LOCATION AS SHOWN ON OWEN HASKELL INC. "RECORDED DRAWING" RACINE STREET SANITARY SEWER, LAST REVISION 10-16-91

ZONE SETBACK REQUIREMENTS	
R-3 ZONE	
FRONT YARD	- 25'
REAR YARD	- 25'
SIDE YARD	- 25'
1-1/2 STORY	- 8' 14' <i>This is considered 2 story</i>



**Sebago Technics**  
*Engineering & Planning for the Future*  
 One Chabot Street  
 Westbrook, Me 04098-1339  
 Tel (207) 856-0277

**SINGLE FAMILY RESIDENCE PLOT PLAN**  
 OF:  
**LOT 4 RACINE AVENUE**  
 RACINE AVENUE  
 PORTLAND, MAINE  
 FOR:  
**MICHAEL NAPPI**  
 10 MORNING STREET  
 PORTLAND, ME 04101

DESIGN BY:	JRS
DRAWN BY:	PLS
CHECKED BY:	JRS
DATE:	2-13-00
SCALE:	1"=20'
FIELD BK:	N/A
PROJ. NO:	99527
DRAWING:	99527SP
<b>SHEET 1 OF</b>	

