


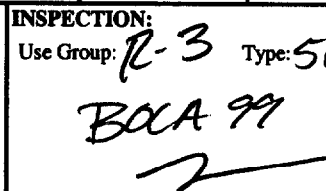
PERMIT ISSUED

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

Permit No: 03-0926	Issue Date: AUG 20 2003	CBL: 399 C051001
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Location of Construction: 73 Racine Ave	Owner Name: Ives Gregory G &	Owner Address: 73 Racine Ave CITY OF PORTLAND	Phone: 207-878-9898
Business Name: n/a	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone: 831-7914
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	Zone: R-3

Past Use: Single Family	Proposed Use: Single Family / Add 20' x 30' single car attached garage with family room above.	Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 2
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Proposed Project Description: Add 20' x 30' single car attached garage with family room above.	FIRE DEPT: 	INSPECTION: Use Group: R-3 Type: 5B BOCA 99 
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
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Permit Taken By: gg	Date Applied For: 07/31/2003	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 8/20/03	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/20/03
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PERMIT ISSUED

AUG 20 2003

CITY OF PORTLAND

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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030926

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Ives Gregory G & /David D tro
has permission to Add 20' x 30' single car attached garage room above
AT 73 Racine Ave 399 C051001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is leased or otherwise used-in. **FOR NOTICES REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other AUG 20 2003
Department Name

PERMIT ISSUED

[Handwritten Signature]
Director - Building & Inspection Services

CITY OF PORTLAND

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initialzing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

_____ **If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

_____ **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]
Signature of applicant/designee

Date

8/20/03

[Signature]
Signature of Inspections Official

Date

CBL: 399-C-51 Building Permit #: 03-0926

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-0926	Date Applied For: 07/31/2003	CBL: 399 C051001
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Business Name: n/a	Contractor Name: David Dipietro	Contractor Address: 221 Virginia Street Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Dwellings	

Proposed Use: Single Family / Add 20' x 30' single car attached garage with family room above.	Proposed Project Description: Add 20' x 30' single car attached garage with family room above.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/20/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals. 2) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
Dept: Building	Status: Pending	Reviewer: Tammy Munson	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

030926

All Purpose Building Permit Application

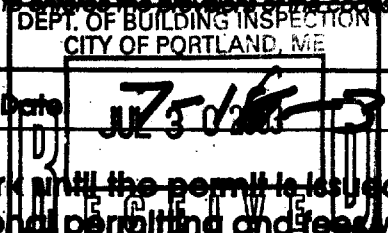
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 73 RACINE AVE PORTLAND		
Total Square Footage of Proposed Structure 600 S.F.	Square Footage of Lot 9093 SF.	
Tax Assessor's Chart, Block & Lot Chart# 399 Block# C Lot# 051	Owner: GREG IUES	Telephone: 878 9898
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David DiPietro 221 Virginia St. 797-9531 or 831-7914	Cost Of Work: \$ 40,000 Fee: \$ 381
Current use: SIF		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: add 20' x 30' single car Project description: attached w/ family room above		
Contractor's name, address & telephone: 831 7914		
Who should we contact when the permit is ready: DAVID DIPETRO		
Mailing address: 221 VIRGINIA ST PORTLAND ME 04103		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

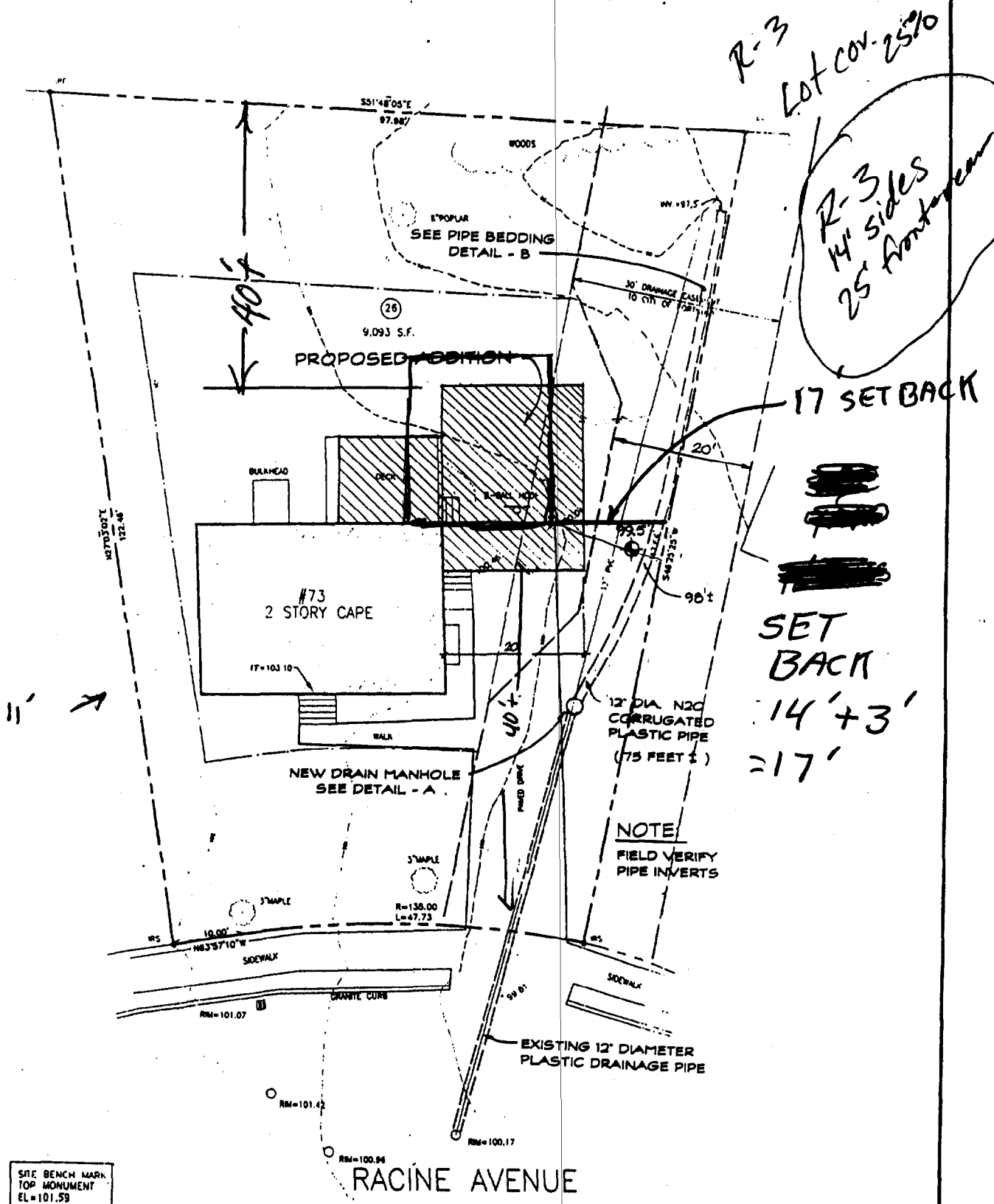
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: 	Date: JUL 3 1983
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



R-3
 Lot cov. 25%
 R-3
 14' sides
 25' front yard

17 SETBACK

SET
 BACK
 14' + 3'
 = 17'

NOTE
 FIELD VERIFY
 PIPE INVERTS

SITE BENCH MARK
 TOP MONUMENT
 EL = 101.59

DETAIL DRAWING - 1

NOV. 5, 2002
 architect: brian e. duffy associates

THE IVES RESIDENCE
 73 RACINE AVENUE
 PORTLAND, MAINE 04103



BC CALC® 2003 DESIGN REPORT - US

Monday, July 28, 2003 15:07

Angle 11 7/8" BCI® 450s SP

Job Name: IVES
Address:
City, State, Zip:
Customer:
Code reports: NER 594, ICBO 5208

File Name: BC CALC Project : J01
Description:
Specifier: RUFUS DEERING
Designer: KATRINA
Company: WSI
Misc:



B0, 1-3/4" 93 lbs LL 47 lbs DL
B1, 1-3/4" 493 lbs LL 247 lbs DL

Total Horizontal Length - 18-06-00

General Data

Unit: US Imperial
Member Type: Joist
Number of Spans: 1
Left Cantilever: No
Right Cantilever: No
Slope: 0/12
OC Spacing: 16"
Supportive: Yes
Construction Type: Glued
Dead Load: 40 psf
Live Load: 20 psf
Partition Load: 0 psf
Duration: 100

Load Summary

ID	Description	Load Type	Ref.	Start	End	Type	Value	OCs	Dur.
S	Standard Load	Unf. Area	Left	00-00-00	18-06-00	Live	40 psf	16"	100%
						Dead	20 psf	16"	90%

Controls Summary

Control Type	Value	% Allowable	Duration	Load Case	Span Location
Moment	3422 ft-lbs	82.4%	100%	2	1 - Internal
Neg. Moment	0 ft-lbs	n/a	100%		
End Reaction	740 lbs	61.7%	100%	2	1 - Left
Total Load Defl.	L/379 (0.585")	63.2%		2	1
Live Load Defl.	L/569 (0.39")	84.3%		2	1
Max Defl.	0.585"	58.5%		2	1
Span / Depth	18.7	n/a			1

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
Design meets User specified (L/480) Live load deflection criteria.
Design meets arbitrary (1") Maximum load deflection criteria.
Minimum bearing length for B0 is 1-3/4".
Minimum bearing length for B1 is 1-3/4".
Entered/Displayed Horizontal Span Length(s) = Clear Span + 1/2 min. end bearing + 1/2 intermediate bearing

Disclosure

The completeness and accuracy of the input must be verified by anyone who would rely on the output as evidence of suitability for a particular application. The output provided is based upon building code-accepted design properties and analysis methods. Installation of BOISE engineered wood products must be in accordance with the current Installation Guide and the applicable building codes. To obtain an Installation Guide or if you have any questions, please call (800)232-0788 before beginning product installation.

BOISE CALC®, BC FRAMER®, BCI®, RIM BOARD™, BC OSB RIM BOARD™, BOISE GLULAM™, ERSALAM®, VERSA-RIM®, ERSARIM PLUS®, ERSASTRAND™, ERSASTUD®, ALLJOIST® and JOIST™ are trademarks of Boise Cascade Corporation.

PERFORMANCE GUARANTEE
with the City of Portland

Developer's Tax Identification Number: 007-60-3410

Developer's Name and Mailing Address: GREGORY IVES

73 RACINE AVE

PORTLAND, ME 04103

City Account Number: 1

Treasurer's Report of Receipts Number: 1

Project Job Number: 1
(from Site Plan Application form)

Application of GREGORY IVES [Applicant] for RACINE DRAINAGE CHANGES
at LOT 26 / 73 RACINE AVE Portland, Maine.

The City of Portland (hereinafter the "City") will hold the sum of \$ 1,950⁰⁰
on behalf of GREGORY IVES in a non-
interest bearing account established with the City. This account shall represent the estimated cost
of installing NEW DRAIN LINE AND MANHOLE IN EXISTING DRAINAGE EASEMENT
as depicted on the subdivision/site plan, approved on 14 JAN. 2003 as
required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46
through 65. It is intended to satisfy the Applicant's obligation, under Portland Code of
Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above
referenced development.

The City, through its Director of Planning and Development and in his sole discretion, may draw
against this Escrow Account in the event that:

1. the Developer has failed to satisfactorily complete by 14 JAN '05
the work on the improvements contained within the RACINE AVENUE
LOT 26 DRAINAGE EASEMENT REVISIONS/AMENDED PART
approval, dated 14 JAN, 2003, or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds
description of any streets, easements or other improvements required to be deeded to the
City; or
3. the Developer has failed to post the ten percent (10%) Defect Guarantee required by
Portland Code of Ordinances Chapter 14 §§501 and 525; or
4. the Developer has failed to notify the City for inspections in conjunction with the
installation of improvements noted in paragraph one.

The Director of Planning and Development may draw on this guarantee, at his option, either thirty days prior to the expiration date contained herein, or s/he may draw against this escrow for a period not to exceed ninety (90) days after the expiration of this commitment; provided that the Applicant will give the City written notice, by certified mail (restricted delivery to Duane Kline, Director of Finance, City of Portland, 389 Congress Street, Room 110, Portland, Maine) of the expiration of this escrow within sixty (60) days prior thereto. Otherwise, drafts may be submitted by the City of Portland no later than ninety (90) days following such notice, whenever given.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Works and Planning, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the City to reduce the available amount of the escrowed money by a specified amount.

This Escrow will automatically expire upon the earlier of:

1. the written notification from Portland's Director of Planning and Development that said work contained within the LOT 26 DRAINAGE ESCROWMENT REVISIONS/ AMENDMENT RECORDING PLAT; approval and as required by Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §46 through 65 has been completed in accordance with the City of Portland's specifications; or
2. the expiration date of 14 JAN '05 or any automatically extended date as specified herein.

Seen and Agreed to: GREGORY INES

By: _____

Attach Letter of Approval and Estimated Cost of Improvements to this form.

Distribution

1. This information will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, ext. 8665.
3. The Agreement will be executed with one original and one copy.
4. The original and copy, each signed by the Developer, will be delivered to the Finance Office, together with a copy of the Report of Receipts form.
5. The Director of Finance will sign the copies, retain the original for their files and deliver the other signed copy to the Planning Office.

DRAINAGE EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that Gregory Ives, with an address at 73 Racine Avenue Portland, Maine, for consideration paid, receipt whereof is hereby acknowledged, grant to the City of Portland, a body politic and corporate located in Cumberland County, State of Maine, with warranty covenants, an easement described as follows:

The right perpetually to enter at any and all times upon property situated on Lot 26 (73 Racine Avenue), Portland, in said County of Cumberland and State of Maine, said property being described in Schedule A, attached hereto and incorporated herein by reference.

The above described parcel contains 1,939 square feet of area.

Meaning and intending to convey a portion of Lot 26 conveyed to this Grantor as shown on a Recording Plat of Racine Avenue Subdivision dated February 23, 1988 recorded in the Cumberland County Registry of Deeds in Plan Book 179 , Page 63, and amended by a Recording Plat of Racine Avenue Subdivision dated November 14, 2002.

Said easement for the sole purpose of and conveying the right to construct, install and perpetually maintain through, under and across said property conduits or pipelines with all necessary fixtures and appurtenances for conveying water and to lay, relay, repair, maintain, clean and remove said stormwater pipe or pipes upon or under said strips, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or pipelines to land adjoining said drainage easement by means of pipes or other services; to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said drainage easement to such extent as in the sole judgment of the grantee is necessary or appropriate for any of the above purposes; and to enter upon said drainage easement at any and all times for any of the foregoing purposes, reserving to the grantor and her heirs and assigns the use and enjoyment of said strips and for such purposes only as will in no way interfere temporarily or otherwise with the perpetual use thereof by the grantee, its successors and assigns for the purpose above mentioned, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be

erected on said strip by the grantor, her successors or assigns; and that the grantor, her heirs and assigns shall not remove earth from said drainage easement without the written permission of the grantee, its successors and assigns.

IN WITNESS WHEREOF, Gregory Ives has hereunto set his hand and seal on this 23 day of January, 2003.

WITNESS

STATE OF MAINE
CUMBERLAND, ss.

Dated: _____

Personally appeared the above-named _____, and acknowledged the foregoing instrument to be his free act and deed.

Before me,