

930385

Permit # _____ City of Portland BUILDING PERMIT APPLICATION Fee \$345 Zone _____ Map # _____ Lot# _____
 Please fill out any part which applies to job. Proper plans must accompany form. 50 - MMSP

Owner: Bay State Development Corp Phone # 829-5352
 Address: 400-1 Totten Pond Rd - Waltham, MA 02154
 LOCATION OF CONSTRUCTION 5-29-69 Racine Ave
 Contractor _____ Sub: _____
 Address _____ Phone # _____
 Est. Construction Cost 65,000 Proposed Use: 1-fam dwlg
 Past Use: vacant lot
 # of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size: 9910 sq ft
 Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion const 1-fam dwlg 24'x34'

For Official Use Only
 Date 4/20/93 Subdivision _____
 Inside Fire Limits _____
 Bldg Code _____
 Time Limit _____
 Estimated Cost 65,000
 Permit Issued MAY 18 1993
 CITY OF PORTLAND

Foundation: _____ & MMSP _____ & att garage _____
20'x24'

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floors:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required:
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance: _____ Site Plan _____ Subdivision _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) 5-17-93

Ceiling:
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Size _____
 5. Ceiling Height: _____

Roof:
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Size _____
 3. Roof Covering Type _____

Chimneys:
 Type: _____ Number of Fire Places _____

Heating:
 Type of Heat: _____

Electrical:
 Service Entrance Size: _____ Smoke Detector Required _____ No _____

Plumbing:
 1. Approval of soil test if required _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools:
 1. Type: _____
 2. Pool Size: _____ x _____ Square Feet _____
 3. Must conform to National Electrical Code and State Laws _____

Permit Received By Louise E. Chase

Signature of Applicant _____ Date 4/20/93

Signature of CEO _____ Date _____

Inspection Dates _____

White-Tax Assessor Yellow-GPCOG White Tag -CEO 16/10/93 Copyright GPCOG 1988

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

CITY OF PORTLAND, MAINE
Department of Building Inspection

399-C-050



Certificate of Occupancy

LOCATION 69 Racine Ave.

Issued to Bay State Development Corp.

Date of Issue 8/23/93

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. 93/0385 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

entire

One-family dwelling & attached garage

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/23/93
(Date)

Inspector

[Signature]
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.

930385

Permit # _____ City of Portland **BUILDING PERMIT APPLICATION** Fee \$345 Zone _____ Map # _____ Lot # _____
 Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Bay State Development Corp Phone # 829-5352
 Address: 400-1 Totten Pond Rd - Waltham, MA 02154

LOCATION OF CONSTRUCTION 1-11-69 Acine Ave
 Contractor: 399-C-050 Sub: _____
 Address: _____ Phone # _____

Est. Construction Cost: 65,000 Proposed Use: 1-fam dwlg
 Past Use: vacant lot

of Existing Res. Units _____ # of New Res. Units _____
 Building Dimensions L _____ W _____ Total Sq. Ft. _____
 # Stories: _____ # Bedrooms _____ Lot Size 9910 sq ft

Is Proposed Use: Seasonal _____ Condominium _____ Conversion _____
 Explain Conversion const 1-fam dwlg 24'x34'

Foundation: _____ & MHSP & att garage 20'x24'
 1. Type of Soil: _____
 2. Set Backs - Front _____ Rear _____ Side(s) _____
 3. Footings Size: _____
 4. Foundation Size: _____
 5. Other _____

Floor: _____
 1. Sills Size: _____ Sills must be anchored.
 2. Girder Size: _____
 3. Lally Column Spacing: _____ Size: _____
 4. Joists Size: _____ Spacing 16" O.C.
 5. Bridging Type: _____
 6. Floor Sheathing Type: _____ Size: _____
 7. Other Material: _____

Exterior Walls: _____
 1. Studding Size _____ Spacing _____
 2. No. windows _____
 3. No. Doors _____
 4. Header Sizes _____
 5. Bracing: Yes _____ No _____ Span(s) _____
 6. Corner Posts Size _____
 7. Insulation Type _____ Size _____
 8. Sheathing Type _____ Size _____
 9. Siding Type _____
 10. Masonry Materials _____ Weather Exposure _____
 11. Metal Materials _____

Interior Walls: _____
 1. Studding Size _____ Spacing _____
 2. Header Size _____ Span(s) _____
 3. Wall Covering Type _____
 4. Fire Wall if required _____
 5. Other Materials _____

PERMIT ISSUED
 For Official Use Only
 Date 4/20/93 Subdivision: _____
 Inside Fire Limits _____ Name: _____
 Bldg Code _____ Ownership: _____
 Time Limit _____
 Estimated Cost: 65,000
CITY OF PORTLAND

Zoning: _____
 Street Frontage Provided: _____
 Provided Setbacks: Front _____ Back _____ Side _____
 Review Required: _____
 Zoning Board Approval: Yes _____ No _____ Date: _____
 Planning Board Approval: Yes _____ No _____ Date: _____
 Conditional Use: _____ Variance _____ Site Plan _____
 Shoreland Zoning Yes _____ No _____ Floodplain Yes _____ No _____
 Special Exception _____
 Other (Explain) _____

Ceiling: 25-17-93
 1. Ceiling Joists Size: _____
 2. Ceiling Strapping Size _____ Spacing _____
 3. Type Ceilings: _____
 4. Insulation Type _____ Gite _____
 5. Ceiling Height: _____

Roof: _____
 1. Truss or Rafter Size _____ Span _____
 2. Sheathing Type _____ Site _____
 3. Roof Covering Type _____

Chimneys: _____
 Type: _____ Number of Fire Places _____
 Heating: _____
 Type of Heat: _____

Electrical: _____
 Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing: _____
 1. Approval of soil test if required Yes _____ No _____
 2. No. of Tubs or Showers _____
 3. No. of Flushes _____
 4. No. of Lavatories _____
 5. No. of Other Fixtures _____

Swimming Pools: _____
 1. Type: _____
 2. Pool Size: _____
 3. Must conform to National Electrical Code and State Law. _____

Permit Received By Lois Chase
 Signature of Applicant _____ Date 4/21/93
 Signature of CEO Greg Holden Date _____

Inspection Dates _____
 White Tag - CEO 16 Mr. Rowe Copyright GPCOG 1988

Whoda Estabing White-Tax Assesor 8847

PERMIT ISSUED WITH LETTER

PERMIT ISSUED WITH LETTER

PLOT PLAN



FEES (Breakdown From Front)
Base Fee \$ _____
Subdivision Fee \$ _____
Site Plan Review Fee \$ _____
Other Fees \$ _____
(Explain) _____
Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS
C/O. Single Family 8/23/93.

[Signature]

Signature of Applicant _____ Date _____

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

May 17, 1993

RE: 69 Racine Ave., Portland, ME

Bay State Development Corp.
400-1 Totten Pond Rd.
Waltham, MA 02154

Dear Sir:

Your application to construct a one family dwelling with attached garage 20' X 24' has been reviewed and a permit is herewith issued subject to the following requirements:

No certificate of occupancy can be issued until all requirements of this letter are met.

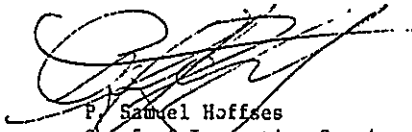
Site Plan Review Requirements
Inspection Division Approved William Giroux
Public Works Approved with conditions See attached (Melodie Esterberg)

Building Code Requirements

1. A registered land surveyer shall check forms for setback requirements before placing concrete.
2. Lot width shown on plan does not comply, the proposed dwelling must be realigned to match building envelope on subdivision plat.
3. Please read and implement items, 1,6,7,8,9,12,13,14 and 15 of the attached building permit report.

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

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

cc: William Giroux, Zoning Administrator
Melodie Esterberg, Planning Review Coordinator

BUILDING PERMIT REPORT

ADDRESS: 69 Racine Ave. DATE: 17/May/93

REASON FOR PERMIT: To Construct a family dwelling
24' x 34' with attached garage 20' x 24'

BUILDING OWNER: Bay State Developer 2021 Corp

CONTRACTOR: " " "

PERMIT APPLICANT: " " "

APPROVED: *1 *6 *7 *8 *9 *12 *13 *14 *15

CONDITION OF APPROVAL:

- * 1.) Before concrete for foundation is placed, approvals from Public Works 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.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 4.) Each apartment shall have access to two(2) 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.
- 5.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply system having a capacity sufficient to provide 0.15 gallons per minute per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 square feet per sprinkler.
- * 6.) Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- * 7.) All single and multiple-station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the building code (BOCA National Building Code 1990, and N.F.P.A. 101 Chapter 18 & 19.

(over)

*8.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.

*9.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 4 inches cannot pass through any opening. Handrails on stairs shall be no less than 34 inches nor more than 38 inches. Handrails within individual dwelling units shall not be less than 30 inches nor more than 38 inches. For more detail on guards & handrails see Article 8 section 824.0 and 825.0 of the BOCA National Building Code.

10.) 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.

11.) The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 M.R.S.A. refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

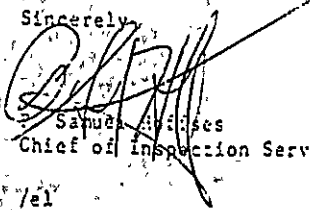
*12.) Stair construction in Use Group R-3, R-4, is a minimum of 9" tread and 8-1/4" maximum rise.

*13.) Headroom in habitable spaces is a minimum of 7'6".

*14.) The minimum headroom in all parts of a stairway shall not be less than 6 feet 8 inches.

*15.) All construction and demolition debris must be disposed at the AWS by a licensed carrier or solid waste 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.

Sincerely,


Samuel J. Jones
Chief of Inspection Services

7el

11/16 68-11/27/90-8/14/91-9/2/92-10/14/92

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Bay Stage Development Corp
 Applicant
400-1 Totten Pond Rd- Waltham, MA
 Mailing Address 02154
1-fam w garage att
 Proposed Use of Site
9910 sq ft / 24'x34' & 20'x24'
 Acreage of Site / Ground Floor Coverage

69 Date 4/20/93
Lot 27 - Racine Ave
 Address of Proposed Site
 Site Identifier(s) from Assessors Maps
 Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors _____
 Total Floor Area _____

Other Comments: Contact person - Greg Holden 829-5352

Date Dept. Review Due: _____

Minor Minor Site Plan review

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

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

Explanation _____

Use complies with Zoning Ordinance — Staff Review Below

Zoning, SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 211)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: WDH - P 5-17-93

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

Applicant: Bay State Development

Date:

Address: 69 Racine Ave

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date - 5-17-93

Zone Location - R3

Interior or corner lot -

Use - single

Sewage Disposal - city

Rear Yards - 25' 25' req.

Side Yards - 10' and 8' 8' req.

Front Yards - 55' 25' req.

Projections - none

Height - 1 1/2 story

Lot Area - 9,910 sq ft

Building Area - 24x34 and 24x20

Area per Family - entire

Width of Lot - 72'

Lot Frontage - 50.66'

Off-street Parking - 2 cars

Loading Bays - N/A

Site Plan -

Shoreland Zoning -

Flood Plains -

93-34-MM

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

Melodie Esterberg
- Planning

Bay State Development Corp

Applicant
400-1 Totten and Rd- Waltham, MA

Mailing Address 02154
1-fam w garage att

Proposed Use of Site
9910 sq ft / 24'x3' & 20'x24'
Acreage of Site / Ground Floor Coverage

69
Date 4/20/93
Lot 27 - Racine Ave
Address of Proposed Site

Site Identifier(s) from Assessors Maps
Zoning of Proposed Site

Site Location Review (DLR) Required: () Yes () No
Board of Appeals Action Required: () Yes () No
Planning Board Action Required: () Yes () No
Proposed Number of Floors _____
Total Floor Area _____

Other Comments: Contact person - Greg Holden 829-5352

Date Dept. Review Due: _____
Minor Minor Site Plan revamp

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received)

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

REASONS: please see attached conditions

(Attach Separate Sheet if Necessary)

Melodie Esterberg 5/14/93
SIGNATURE OF REVIEWING STAFF DATE

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

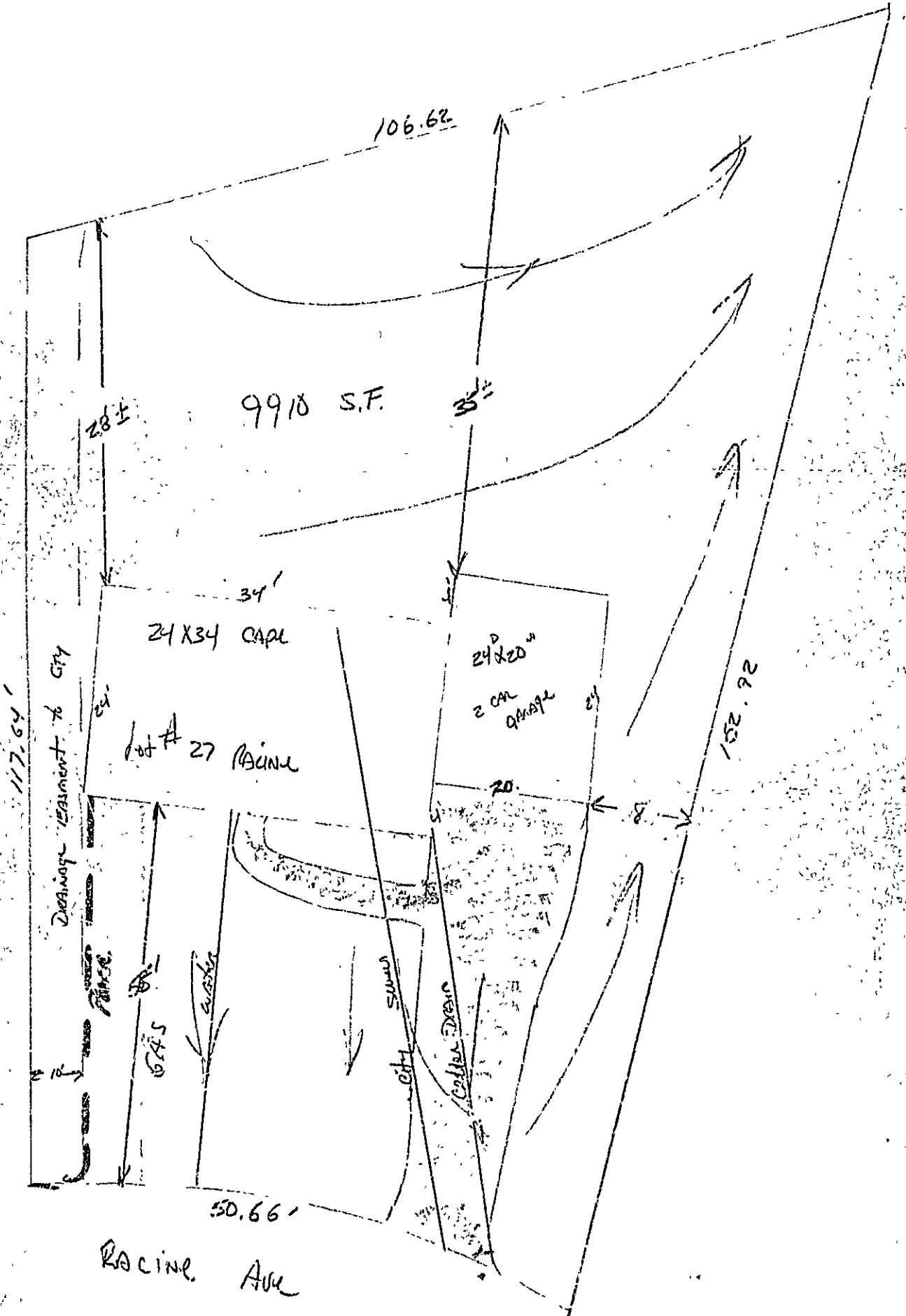
APPLICANT: Bay State Development Corp
ADDRESS: 400-1 Totten Pond Rd Waltham MA
SITE ADDRESS/LOCATION: Lot 27 Racine Ave 02154
DATE: 5/14/93

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

- All damage to sidewalk, curb street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.
- Two (2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.
- Your new street address is now 69 Racine Ave, 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 closings with these requirements in mind.
- A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300 ext 8838. The Sewer Division of Parks and Public Works (Jackie Wurslin at 797-5302) 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 storm service connections must be submitted to Parks & Public Works Engineering Division (55 Portland St.) and approved prior to issuance of a Certificate of Occupancy.
- A street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8822. (Only excavators licensed by the City of Portland are eligible).
-

cc: P. Niehoff



Building Plot for Lot # 27 RACINE AVE
 Dev. Bay State Development Corp
 440 Totten Pond Rd
 Woburn MA 01894 1-801-317-5320
 Builder B S Wood Corp
 Same Address 1-203-829-5852