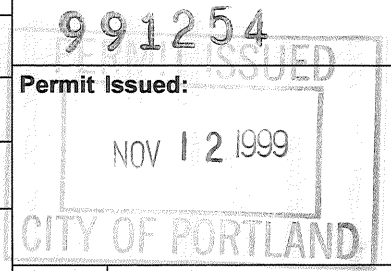


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 191 Riverside Street		Owner: The Waterford of Portland		Phone: 315-414-0145		Permit No: 991254	
Owner Address: 6701 Manlius Center East Syracuse NY		Lessee/Buyer's Name: N/A		Phone: N/A		Business Name: N/A	
Contractor Name: *Dave Murphy Maine Metal Recycling		Address: P.O. Box 1478 Auburn ME		Phone: 800-492-0852		Permit Issued: NOV 12 1999	
Past Use: Warehouse		Proposed Use: Demolition		COST OF WORK: \$ 30,000		PERMIT FEE: \$ 204.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature:		Signature:	
Proposed Project Description: Demolition of building and removal of slab & frost wall.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
Permit Taken By: UB				Date Applied For: 11-10-99			
				Signature: _____ Date: _____			



**Zoning Approval:**

**Special Zone or Reviews:**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**

Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

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.

\*\* Call for Pick Up Dave Murphy 800-492-0852

*Handwritten initials: DM*

**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

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review

**Action:**

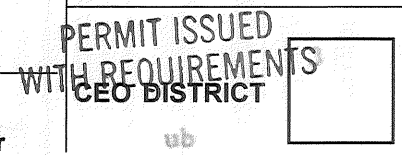
Approved  
 Approved with Conditions  
 Denied

Date: \_\_\_\_\_

11-10-99

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: \_\_\_\_\_ PHONE: \_\_\_\_\_

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ PHONE: \_\_\_\_\_




COMMENTS

2/24/04

Blag Damiel above

5 years ago -

Contractor never called -

New bed will be  
built here, Auto Drive,  
in 2004 

Inspection Record

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



Must Have Photo!

City of Portland  
Inspection Services Division  
Demolition Call List

Site Address: 191 Riverside Street Owner: Waterford Group  
Structure Type: Commercial Block Bldg. Contractor: Maine Metal Recycling

UTILITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>	
Central Maine Power	1-800-750-4000	<u>Ruane Disconnect # 441010470901</u>	11/9
NYNEX	<del>800-941-9900</del> 878-7000 555 1515	<u>Scott Stone Disconnect complete</u>	11/9
Northern Utilities	797-8002 X6241	<u>Carolyn Small no service</u>	11/9
Portland Water District	761-8310	<u>Elaine Disconnected</u>	11/7 11/9
Public Cable Co.	775-3431 X257	<u>Debbie Gillespi schedule for</u>	11/10 11/9
Dig Safe***	1-888-344-7233	<u>Dig Safe # 19994603871</u>	11/9

\*\*\* (After call, there is a wait of 72 bus hrs before digging can begin)

CITY APPROVALS

	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>	
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>Todd Merkle</u>	11/9
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>Doughty</u>	11/9
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>N/A</u>	
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>SO 118 Permit</u>	11/10/99
Building Inspections(insp required)	874-8300 X8703	<u>not. f. a.</u>	11/9
Historic Preservation	874-8300 X8726	<u>Bill Needham (ok)</u>	11/9
Fire Dispatcher	874-8300 X8576	<u>Morton (ok)</u>	11/9

Written Notice to Adjoining Owners

ASBESTOS

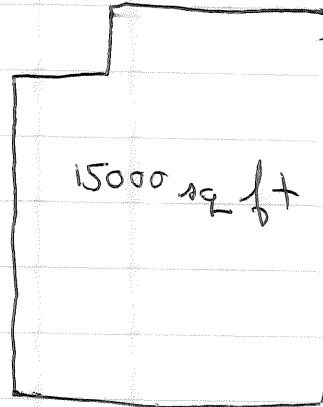
	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>(Below) Job. 8498</u>
U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:		<u>Completed 11/5/99</u>
Demo/Reno Clerk		<u>Asbestos Removed by</u>
US EPA Region I (SEA)		<u>Morrissey Enterprises</u>
JFK Federal Building		<u>P.O. Box 1568 Auburn, ME</u>
Boston, MA 02203		<u>207 783 4260</u>

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Dave Murphy Pres. DATE: 11/9/99  
Maine Metal Recycling

Riverside Street

Riverside Court



Total Lot 405144 ft

Turnpike



# The Waterford Group

200 Main Street  
 East Greenwich, New York  
 12045  
 Telephone:  
 518 438-1100  
 Fax:  
 518 438-1101  
 E-mail: [info@waterfordgroup.com](mailto:info@waterfordgroup.com)

November 9, 1999

City of Portland  
 Building Department  
 389 Congress Street  
 Portland, ME 04101

Re: 101 Riverside Street  
 Portland, ME

The letter was received that Waterford of Portland, LLC is the record Owner of the former  
 Telephone Company site at 101 Riverside Street in Portland. A copy of the deed from  
 the Maine State Registrar of Deeds, LLC is attached as evidence of ownership.

Waterford of Portland has retained the services of Maine Metal Recycling to demolish and

remove the site. If you have any questions, please do not hesitate to contact me.

Very truly yours,

John F. O'Connell

JFO/drc

Attachment

COPY

NEW KAJ, INC., a Maine corporation with a principal place of business in Portland, County of Cumberland and State of Maine, for consideration paid, grants to WATERFORD OF PORTLAND, LLC, a Maine limited liability company, with a principal place of business in Syracuse, County of Onondaga and State of New York, and whose mailing address the Piper & Phillips Building, Suite 204, 227 West Fayette Street, Syracuse, New York 13202, with **QUITCLAIM COVENANTS**, the following described lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, bounded and described as follows, to wit:

Beginning at an iron set in the ground at the southerly side line of Campbell Road and the northerly side line of land of the Maine Turnpike Authority; thence South 34°13'45" West by said Maine Turnpike Authority land 633.53 feet to an iron set in the ground; thence North 85°13'45" West 105.94 feet to an iron set in the ground; thence North 2°14' East 214.77 feet to an iron set in the ground; thence North 87°46'45" West 405.00 feet to an iron set in the ground on the southeasterly side line of Riverside Court; thence North 2°14' East by the southeasterly side line of said Riverside Court 50 feet to another iron; thence continuing on the same course 17.5 feet by said Riverside Court to an iron and an angle in said road; thence North 64°14' East continuing by the southeasterly side line of said Riverside Court 205.57 feet to an iron set; thence continuing by the southeasterly side line of said Riverside Court 100 feet, more or less, to an iron stake and a row of cedar pine trees; thence South 80°04'20" East partially through said row of cedar pine trees 100 feet to an iron stake; thence North 10°10' East 100.00 feet to an iron stake and the southerly side line of said Memorial Road; thence South 00°10'20" East by the southerly side line of said Campbell Road 509 feet to the point of beginning.

Meaning, and intending to convey and hereby conveying the premises described in a deed from Fletcher Brown to New Kaj, Inc. dated August 21, 1974, recorded in Cumberland County Registry of Deeds in Book 3346, Page 117.

Being the same premises as described in said deed.

1. Easement for poles and wires described in an easement deed from Oliver Wendell Holmes to Central Maine Power Company and New England Telephone and Telegraph Company dated October 20, 1972, recorded in said Registry of Deeds in Book 2877, Page 305.

2. Easements for poles and wires described in deeds from Fletcher Brown to Central Maine Power Company and New England Telephone and Telegraph Company dated November 10, 1972 and September 15, 1975, recorded respectively in said Registry of Deeds in Book 3346, Page 122 and in Book 3346, Page 117.

...right of way for sewer described in a deed from Donald S. White  
...advised to White to the City of Portland described in a deed  
...dated October 21, 1963, recorded in said Registry of Deeds in Book  
...116

...subject to the terms and conditions of an order of the  
...Maine Department of Environmental Protection dated April  
...recorded in said Registry of Deeds in Book 117, Page 52.

...real estate taxes for the current year, which the grantee  
...shall pay.

Also convey all right, title and interest of the Grantor herein,  
whether ascertainable described or not, in and to the parcel of land  
shown on plan captioned "ALPHA/ALSM Land Title Survey of see of  
Portland, Maine Riverside Street Portland, Maine Port W. Bradford of  
Portland, Maine" dated April 19, 1964 by Sergio Pechette Inc. of  
Portland.

Witness my hand, the said New Kat Inc. has caused this  
instrument to be sealed with its corporate seal and signed in its  
presence and by Richard J. Keenan, its President, thereunto duly  
authorized, on this 11th day of July, 1994.

*[Handwritten signature]*  
Richard J. Keenan  
President

Subscribed and sworn to before me this 11th day of July, 1994.

Then appeared the above named Richard J. Keenan,  
President of the said New Kat Inc. as aforesaid and acknowledged the  
foregoing to be his free act and deed in his said  
capacity as President of said New Kat Inc.

*[Handwritten signature]*  
Notary Public  
State of Maine

Notary Public for the State of Maine  
100 State Street  
Portland, Maine 04101



## BUILDING PERMIT REPORT

DATE: 12 NOV. 99 ADDRESS: 191 Riverside St - CBL: 268-A-002  
REASON FOR PERMIT: Demolition of Building  
BUILDING OWNER: The Waterford of Portland  
PERMIT APPLICANT: \_\_\_\_\_ CONTRACTOR Maine Metal Recycling  
USE GROUP: S1 CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 30,000 PERMIT FEES: \$204.00

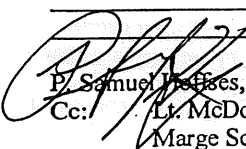
The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

### CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*

- \* 1. 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. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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. Section 2305.17
5. Waterproofing and damp proofing 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. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1.2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A,B,H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38"). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
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 1/4" 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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. (Section 1010.1)
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. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
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)

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.
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).
- ~~36. All demolition of structures shall comply with Section 110.0 with amendments of the City's building code (The BOCA National Building Code / 1996).~~


 P. Samuel Daffes, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

PSH 10/25/99

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

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <u>191 Riverside Street</u>		
Total Square Footage of Proposed Structure <u>15,000</u>	Square Footage of Lot <u>405144</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>268</u> Block# <u>A-002</u> Lot# <u>002</u>	Owner: <u>ob Portland The Waterford Group LLC</u>	Telephone#: <u>3154140145</u>
Owner's Address: <u>6701 Manlius Center East Syracuse NY</u>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <u>\$30,000</u> Fee: <u>\$204<sup>00</sup></u>
Proposed Project Description: (Please be as specific as possible) <u>Demolition of building + removal of slab + frost wall to depth of 2 feet below grade.</u>		
Contractor's Name, Address & Telephone <u>* Dave Murphy MAINE METAL RECYCLING P.O. Box 1478 Auburn, Maine 8004920852</u>		Rec'd By <u>UB</u>
Current Use: <u>Abandoned Warehouse</u>	Proposed Use: <u>new construction</u>	

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/Site Plan

*Dave Murphy P/O*  
*\* 800 492 0852*

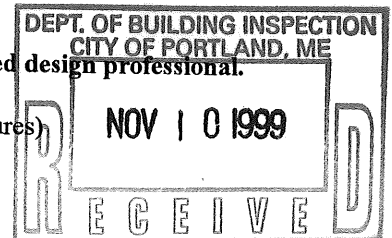
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

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: <u>Dave A. Murphy</u>	Date: <u>9/11/09</u>
---	----------------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

Inspection Services  
Michael J. Nugent  
Manager



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

**CITY OF PORTLAND**

*congratulations!!!!!!*

**Building or Use Permit Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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.

**Minor or Major site plan review will be required for the most of the above proposed projects.**

