

155 ROAD REVISION STREET
RED COUCH CRTLL

GLAND BLES

City of Portland, Maine
Fire Department

8-1-79

Mr. Larry Losurdo
Pilgrim Road
Wellesly, Mass.

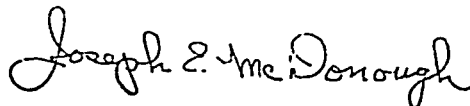
Re: Fire @ 155 Riverside Street, Portland, Maine
Red Coach Grill

Dear Mr. Losurdo:

On 7-6-79 a fire occurred in the building listed above, of which you are reported to be the owner ().

If permanent repair work is required for this building, you must obtain a permit from the Building & Inspection Dept. in City Hall before starting such work.

Very Truly Yours,



Joseph E. McDonough
Chief
Portland Fire Department

cc: Building & Inspection Dept.
Corporation Counsel
Health Dept. (Housing Div.)
City Assessor's (Mr. Lucci)

NOTE: Boxes of ceiling tiles were burning on a coat rack inside coat room across from the men's and ladies rooms on the north side of the building.

TO PORTLAND CITY HALL
BUILDING INSPECTOR'S OFFICE
389 CONGRESS ST.
PORTLAND, MAINE

NEDIA CONST. CO., INC.,
BOX 313
SCARBORO, MAINE
09074

SUBJECT Red Coach Grill
ATTENTION EARL SMITH
DATE FEB. 1, 74

ENCLOSE Please find info on Wood Plank
that we are using at the Red Coach Grill.
If it can be of any further help, please call.

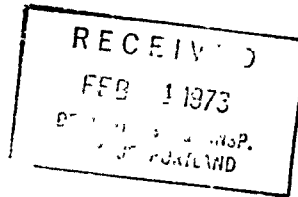
PLEASE REPLY TO →

SIGNED

Dick Hays

883-5505

PUT IN
G-1



DATE

SIGNED

RECIPIENT - REPLY AND RETAIN PINK COPY. DETACH AND RETURN THIS COPY TO SENDER.

Rear 155 Riverside Street

Sept. 16, 1974

Cutler Electric Products
Delsea Drive
Westfield, New Jersey

cc to: Howard Johnson's Red Coach Grill
Rear 155 Riverside Street

Gentlemen:

On June 14th, 1974, a building permit was applied for to erect a 3' x 30' attached sign at the above named location. Verbal permission was given to erect this sign prior to the appeal hearing of July 11, 1974. It is now necessary that the \$14.00 permit fee be paid so that this permit may be issued.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

Rear 155 Riverside Street

June 19, 1974

Howard Johnson's Red Coach Grill
Rear 155 Riverside Street

cc to: Cutler Electric Products
Delsea Drive, Westville, N.J.
cc to: Corporation Counsel

Gentlemen:

Permit to erect an attached sign, 3' x 30' at the above named location is not issuable under the Zoning Ordinance because this sign (area 90 sq. feet), will bring the total area of signs on the premises to about 396 sq. feet which is in excess of the maximum 300 sq. feet allowed by the Zoning Ordinance in the B-1 Business Zone in which this property is located. (Section 602.16.5).

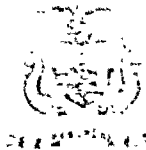
We understand that you would like to exercise your appeal rights in this matter. Accordingly your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection
Services

AAS:m

CITY OF PORTLAND, MAINE



0897

Rear 155 Riverside Street

Sept. 16, 1974

cc to: Howard Johnson's Restaurant
Rear 155 Riverside Street

State Electric Products
Delsea Drive
Westville, New Jersey

Gentlemen:

On June 14th, 1974, a building permit was applied for to erect a 3' x 30' attached sign at the above named location. Verbal permission was given to erect this sign prior to the appeal hearing of July 11, 1974. It is now necessary that the \$14.00 permit fee be paid so that this permit may be issued.

pd 9-20-74

CA 4/805

Very truly yours,

Malcolm G. Ward
Malcolm G. Ward
Plan Examiner

MCW:m



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, June 19, 1974

089 SEP 24 1974

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION REAR 155 Riverside Street Fire District #1 [], #2 []
1. Owner's name and address Howard Johnson's Red Coach Grill, same Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Cutler Elec. Products, Delsea Drive, Westville, N.J. Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building restaurant No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 14.00

FIELD INSPECTOR—Mr. Ray Eitze GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To erect 3'x30' attached sign as per plan

- Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.

Appeal sustained 7-11-74

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING: OK RLB
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Phone #
Type Name of above 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

Other and Address

CITY OF PORTLAND, MAINE
Building & Inspection Services

October 7, 1974

Howard Johnson's Red Joach Grille
R155 Riverside Street
Portland, Me. 04103

C
O
P
Y

Dear Sir,

Please note that we have returned your check #417 for \$14.00 as payment for permit of a 3' x 30' attached sign at R.155 Riverside Street. As you'll note, the original letter, of which you received a carbon copy, was sent to Cutler Electric Products who put up the sign.

On September 23, 1974 Cutler Electric Products paid the \$14.00 fee for the sign permit, and thus the reason for returning your check.

Thank you for your quick response and co-operation.

Very truly yours,

Malcolm G. Ward
Plan Examiner

1 enclosure

HGW:mels

CITY OF PORTLAND, MAINE

Department of Building Inspection

155 Riverside Street

Red Coach Grille

Nov. 14, 1973

cc to: Howard Johnson Motor Lodge
155 Riverside Street

C
Media Construction
Box 313
Scarborough

Gentlemen:

O
This office has been reviewing your plans for excavation and foundation only for the Red Coach Grille Restaurant. It has come to our attention in this review that the building as planned and its premises is on the land of the street owned by the City of Portland and as yet has not been resolved. Added to this, the problem of sewer or water line relocation has not been approved through this department and Public Works and Water Company.

P
Y
No permits can be given for construction through this office until all of the code requirements and requirements of the ordinances of the City of Portland have been fulfilled through binding commitments. Any work you have elected to do prior to the issuance of the building permits is illegal and conceivably may have to be removed. It is my suggestion that all parties involved contact the proper departments of the City of Portland, namely, Corporation Counsel and Public Works Department along with proper plans to be reviewed by them so that clear documents can be arrived at and this department may then proceed to review the permit application.

Very truly yours,

H. Lovell Brown
Dir. Building & Inspection Services

RLB:m



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00097 FEB 11 1974

B.O.C.A. TYPE OF CONSTRUCTION

Dec 10, 1973

ZONING LOCATION _____ PORTLAND, MAINE, _____

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

- LOCATION 15 Riverside St, Red Coach Grille
1. Owner's name and address Howard Johnsons Fire District #1 , #2 Telephone 772-7445
2. ~~Proposed use of building~~ contractor: Carco Sprinkler Corp, 365 Park Ave. Telephone 772-7445
3. Contractor's name and address ~~Howard Johnsons~~ Telephone 772-7445
4. Architect _____ Specifications _____ Plans _____ No. of sheets _____
- Proposed use of building _____ No. families _____
- Last use _____ No. families _____
- Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
- Other buildings on same lot _____
- Estimated contractual cost \$ _____ Fee \$ 10.00

FIELD INSPECTOR—Mr. Reitze GENERAL DESCRIPTION

This application is for: @ 775-5451 To sprinkle building per plan to be furnished at later date.

Dwelling Ext. 234

Garage

Masonry Bldg.

Metal Bldg Stamp of Special Conditions

Alterations

Demolitions

Change of Use

Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4

Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of plate

Size, front depth No. stories solid or filled land? ... earth or rock?

Material of foundation Thickness, top bottom cellar

Kind of roof Rise per foot Roof covering

No. of chimneys Material of chimneys of lining Kind of heat fuel

Framing Lumber—Kind Dressed or full size? .. Corner posts Sills

Size Girder Columns under girders Size Max. on centers

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor, 2nd, 3rd, roof

On centers: 1st floor, 2nd, 3rd, roof

Maximum span: 1st floor, 2nd, 3rd, roof

If one story building with masonry walls, thickness of walls? .. height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: N.E.C. DATE 2-1-74 MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept. Mr. W. Blomquist, F.P.B. Will work require disturbing of any tree on a public street? ..

Health Dept.:

Others:

Will there be in charge of the above work to see that the State and City requirements are observed? yes

Signature of Applicant H. Steven Carvel Phone # 772-7445

Type Name of above H. Steven Carvel 1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

NOTES

0000
OCT 7-74 SPRINKLER SYSTEM
ALL INSTALLED OK RR

FIRE ALARM NOT IN YET
RAY B

March 31-1975 EVERYTHING HAS
BEEN TAKEN CARE OF OK TO
ISSUE C O F O

J.P. Reitzel

Permit No. 73/47
Location 155 Penns
Owner Red Cross
Date of permit 2/11/74
Approved 2/11/74

Rang

Large section of the page consisting of horizontal lines, mostly crossed out with a large diagonal 'X'.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

00469 MAY 28 1974

ZONING LOCATION PORTLAND, MAINE, Dec 13, 1973

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 155 Riverside St, The Red Coach Grille
1. Owner's name and address Howard Johnsons Motor Lodges
2. Lessee's name and address
3. Contractor's name and address M Electric, 16 Chevrus Rd
4. Architect
Proposed use of building restaurant
Last use
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 5.00

FIELD INSPECTOR - Mr. Reitze GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To install a fire alarm system, simplex system.

Dwelling Garage Masonry Bldg. Metal Bldg. Alterations Demolitions Change of Use Other

Stamp of Special Conditions
Sent to Fire Dept. 12/13/73
Rec'd from Fire Dept.

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: RLB Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? Yes
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Phone #
Type Name of above 1 2 3 4
Other and Address

1/469
155 RIVERASIDE ST
Red Bank Mills
5/28/74

Ray

~~5/28/74~~

CITY OF PORTLAND, MAINE

Department of Building Inspection

155 Riverside Street

March 18, 1974

Media Construction Company
Box 313
Scarborough, Maine

cc to: Howard Johnson Motor Lodge
155 Riverside Street
cc to: Dave Carter, 155 Riverside St.

Gentlemen:

C An inspection of the Red Coach Drille under construction as of this date reveals the following discrepancies which should be cared for before a notice for a closing-in inspection is given.

O The boards serving as jack studs under various headers over window openings are to be replaced with regular 2x4 jacks. (Mr. Carter has suggested that perhaps these 2x3's will have to be shaved an eighth of so to make them fit beside the window which is acceptable.

P Where the 2x12 rafters were used to supplement the 2x10's lifting them 2 inches over the bearing partition, it is necessary that the 2x12's be bolted to the 2x10's and in at least two places, preferably on each side of the hallway partition.

Y Hangers are to be provided from the trimmers to the header beams where large openings have been provided in the roof rafters. Where the rafters themselves bear against the header it is necessary that a 2x3 nailer be used to support the ends of these rafters or hangers provided.

Y Before the floor is poured it is necessary that the dirt be cleared away from the column bases so as to determine whether or not these columns set in the center of the bases, if for any reason, they do not set in the center of the bases thereby creating an eccentric loading problem, the architect should write to us and substantiate the bearing with his calculations.

At least one row of bridging is to be provided in the span of the 2x10 rafters.

The metal bridging in the bar joists to be extended to the end walls by attaching an angle to the wall and either bolting or welding the ends of the bridging to it. If you wish to use some other method to attain the same ends, please contact this office or the inspector on the job.

Very truly yours,

Earle S. Smith
Plan Examiner

S:m

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 155 rear Riverside St.

Issued to Red Coach Grill (Howard Johnsons) Date of Issue May 25, 1976

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. 73/01428 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

Entire

APPROVED OCCUPANCY

Restaurant & Facility

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

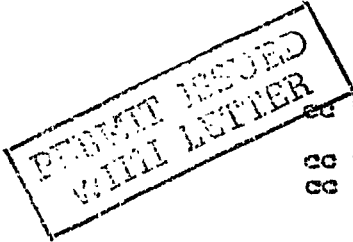
Michael J. ...
(Date) Inspector *[Signature]* Inspector of Buildings

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.

155 Riverside Street

December 12, 1973

Nedia Construction
Box 313
Scarborough, Maine



cc to: Howard Johnson Motor Lodge,
155 Riverside Street
cc to: Fire Department
cc to: Planning Board

Gentlemen:

Building permit is issued herewith to construct a Red Coach Grille Restaurant, Cocktail and Meeting Room at the above address subject to Portland's BOCA International Building Code requirements:

Please bear in mind that separate permits are required for the installation of the sprinkler system, the heating and air conditioning and the kitchen equipment, including hood; these permits to be taken out by and in the name of the actual installers.

Please find enclosed a form to be filled out notifying this office of the names of the sub-contractors.

Please find enclosed a statement of design to be signed by the engineer or engineering firm responsible for the structural design. Please provide us with all of the structural calculations before work is started on the super structure.

The partition along the corridor and dining room area is to be solid and not to be open with wood stiles as shown on drawing No. W-2. ←

Rather than pick out each door involved in the means of egress and to designate which one should have exit signs over them, etc., we simply make a blanket statement saying that; all doors involved in a means of egress shall be equipped with anti-panic hardware with exit signs over these doors and in the case where they exit into the open air, a white light be provided which will be connected on the same circuit with the exit light. Exit arrows to be used where necessary to indicate direct route to egress. A second means of egress should be provided from the cocktail lounge area to the main corridor.

Another exit from the kitchen area should be provided, preferably through the "helps dining area", to the outside.

Another exit door should be provided in the ramp area leading to the main motel.

Dec. 12, 1973

Class "C" asphalt shingles or U.L. equivalent shall be provided on the roof instead of the wood shakes shown. Provide us with sliver sample and package for other than asphalt shingles used.
The dishwasher and garbage disposal shall not go through grease trap.
Only use grease trap on the pot sinks.

Toilet rooms for help must have separate toilets for each 15 people of each sex. 1 for 15 persons, 2 for 16-35, etc.

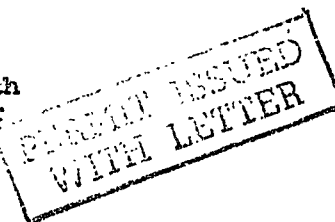
The Fire Department requires that you re-locate hydrant from the main entrance to nearby island. Also that a fire hydrant is needed at the rear of the building. Make test panel readily accessible to responsible person.

The kitchen and all other hazardous areas must be covered by an automatic alarm system. Such system must be zoned and made to sound throughout the building.

Please refer to Mr. Brian Mickerson of the Planning Board regarding landscaping and the consideration of lighting the Riverside Court and main entrance.

Very truly yours,

Earle S. Smith
Plan Examiner



ESS:m

enc.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP 01429 DEC 12 1973

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION B-2 PORTLAND, MAINE, NOV. 28, 1973....

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 155 Riverside Street Fire District #1 [], #2 []
1. Owner's name and address Howard Johnsons Motor Lodge Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address MEDIA Construction Co., Scarborough, Me Telephone 883-5552
4. Architect Specifications Plans No. of sheets
Proposed use of building restaurant No. families
Last use No. families
Material br/mas/st No. stories 1 Heat Style of roof Roofing
Other buildings on same lot motel
Estimated contractual cost \$ 640,000.00 Fee \$ 1,920.00

FIELD INSPECTOR—Mr. Hoffner/Reitze GENERAL DESCRIPTION
This application is for: @ 775-5451 To construct a restaurant per plans on file.
Dwelling Ext. 234
Garage
Masonry Bldg. x
Metal Bldg. x
Alterations
Demolitions
Change of Use
Other

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? yes If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street? no
ZONING: O.K. 12/11/73 - S.S. 78/1244 - Allen
BUILDING CODE: O.K. E.S. 12/12/73 Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant Herbert W. Peace Jr. Phone # 883-5552
Type Name of above Herbert W. Peace Sr, vice pres 1 [] 2 [] 3 [x] 4 []

FIELD INSPECTOR'S COPY

Other and Address

NOTES

1-3-74 PUT IN MORNING HERE AT HOWARD JOHNSONS HAD THEM TO PUT UP INCLOSURE AROUND MAS RER.
 1-4-74 WORK GOING ACCORDING TO PLAN RER
 1-14-74 WORK GOING ACCORDING TO PLAN RER.
 1-16-74 " " " RER
 1-22-74 PUTTING UP STEEL RER
 1-24-74 WORKING ON RAFTERS RER
 1-25-74 TALKED TO SUPER ABOUT FIRE RATING ON SHAKES RER
 1-29-74 WORK GOING ACCORDING TO PLAN TALKED TO SUPER VISEX ABOUT 2 DIRTY ROOF RER
 2-4-74 WORK ON ROOF RER.
 2-5-74 NO ONE WORKING TODAY RER
 2-12-74 PUTTING ON ROOF RER
 2-13-74 WORK GOING ACCORDING TO PLAN RER
 3-4-74 WORK GOING GOING ACCORDING TO PLAN RER.
 4-1-74 MADE INSPN WITH MR BROWN WORK GOING ACCORDING TO PLAN RER
 4-2-74 MADE INSPN WITH EARL SMITH HAVE TO MAKE SOME CHANGES RER
 4-8-74 GETTING READY TO POOR FLOOR BR
 4-16-74 GAVE OK TO DAY WALL ONE SIDE OF PARTITIONS THEY ARE NOT SUPPOSED TO COVER ANY WIRING OR PLUMBING RER.
 4-18-74 2 INSPN 1 AM WITH EARL SMITH 1 PM
 4-23-74 GAVE OK TO CLOSE IN SUBJECT TO ELCT INSPN AND PLUMBING INSPN BR
 5-2-74 MADE INSPN WITH MR BROWN PM BR.
 5-6-74 WORK GOING ACCORDING TO PLAN RER
 5-13-74 " " " " " BR
 5-16-74 MUST USE FIRE RETARDENT WOODWORK BR.
 5-30-74 PUTTING PANNELING ON RR
 5-31-74 " " " " R.R.
 6-5-74 MADE INSPN WITH EARL SMITH EVERYTHING OK BR
 6-12-74 WORK GOING ACCORDING TO PLAN RR
 6-20-74 " " " " " RR
 6-25-74 " " " " " RR
 7-3-74 CHECKED HOOD WITH MR BROWN RAY R
 7-8-74 WORK GOING ACCORDING TO PLAN RR
 7-12-74 MADE INSPN WITH MR BROWN RAY R

Permit No. 73/1499
 Location 155 Riverside
 Owner Howard Johnsons
 Date of permit 7/23/12/1973
 Approved

C of O issued 5/25/76 JL

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires

Permit No. **2380**
 Issued **11/25**

Portland, Maine, 19**50**

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out. Minimum Fee, \$1.00)

Owner's Name and Address **Red Coach Grill** Tel. _____
 Contractor's Name and Address **Curran Electric** Tel. _____
 Location **155 Riverside St** Use of Building **Restaurant**
 Number of Families _____ Apartments _____ Stores _____ Number of Stories _____
 Description of Wiring: **New Work** Additions _____ Alterations _____

Pipe _____ Cable _____ Metal Molding _____ BX Cable _____ Plug Molding (No. of feet) _____
 No. Light Outlets _____ Plugs _____ Light Circuits _____ Plug Circuits _____
 FIXTURES: No. _____ Fluor. or Strip Lighting (No. feet) _____
 SERVICE: Pipe _____ Cable _____ Underground _____ No. of Wires _____ Size _____
 METERS: Relocated _____ Added _____ Total No. Meters _____
 MOTORS: Number **9** Phase **1** H. P. **1/3** Amps **3.2** Volts **110** Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Electric Heat (No. of Rooms) _____

APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters _____ Watts _____
 Miscellaneous **BRAZIER** Watts **9KW** Extra Cabinets or Panels _____

Transformers _____ Air Conditioners (No. Units) _____ Signs (No. Units) _____
 Will commence **10** Ready to cover in **19** Inspection **19**

Amount of Fee \$ ~~3.00~~ **4.50** Signed **Ronald Spinnery**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND
VISITS: 12-4-74	5	4
	8	10
		5
		11
		6
		12

REMARKS:

INSPECTED BY **Libby** (OVER)

October 7, 1974

Howard Johnson's Red Coach Grille
R.155 Riverside Street
Portland, Me. 04103

Dear Sir,

Please note that we have returned your check #417 for \$14.00 as payment for permit of a 3' x 30' attached sign at R.155 Riverside Street. As you'll note, the original letter, of which you received a carbon copy, was sent to Cutler Electric Products who put up the sign.

On September 23, 1974 Cutler Electric Products paid the \$14.00 fee for the sign permit, and thus the reason for returning your check.

Thank you for your quick response and co-operation.

Very truly yours,

Malcolm G. Ward
Plan Examiner

1 enclosure

MGW:mes

CITY OF PORTLAND, MAINE
Building & Inspection Services

Rear 155 Riverside Street

Sept. 16, 1974

Cutler Electric Products
Delsea Drive
Westville, New Jersey

cc to: Howard Johnson's Red Coat
Rear 155 Riverside Street

Gentlemen:

On June 14th, 1974, a building permit was applied for to erect a 3' x 30' attached sign at the above named location. Verbal permission was given to erect this sign prior to the appeal hearing of July 11, 1974. It is now necessary that the \$14.00 permit fee be paid so that this permit may be issued.

Very truly yours,

Malcolm G. Ward
Plan Examiner

MGW:m

C
O
P
Y

1957

CITY OF PORTLAND, MAINE

Application for Permit to Install Wires

Permit No. 2105
 Issued 8-7-74
 Portland, Maine July 7, 1974

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

(This form must be completely filled out - Minimum Fee, \$1.00)

Owner's Name and Address Toward Johnson Red Coach Grill Tel. 722-5424
 Contractor's Name and Address Curran Electric Tel. 722-5424
 Location 155 Bear Riverside Use of Building RESTAURANT
 Number of Families Apartments Stores Number of Stories
 Description of Wiring: New Work Additions Alterations

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet)
 No. Light Outlets Plugs X 2 Light Circuits Plug Circuits

FIXTURES: No. Fluor. or Strip Lighting (No. feet)

SERVICE: Pipe Cable Underground No. of Wires Size

METERS: Relocated Added Total No. Meters

MOTORS: Number Phase H. P. Amps Volts Starter

HEATING UNITS: Domestic (Oil) No. Motors Phase H.P.
 Commercial (Oil) No. Motors Phase H.P.
 Electric Heat (No. of Rooms)

APPLIANCES: No. Ranges Watts Brand Feeds (Size and No.)

Elec. Heaters Watts

Miscellaneous Watts Extra Cabinets or Panels

Transformers Air Conditioners (No. Units) Signs (No. Units)

Will commence 19 Ready to cover in 8-7 1974 Inspection 18

Amount of Fee \$ Signed Arthur Osgood

DO NOT WRITE BELOW THIS LINE

SERVICE METER GROUND

VISITS: 1 2 3 4 5 6

7 8 9 10 11 12

REMARKS:

INSPECTED BY [Signature] (OVER)

PERMIT TO INSTALL PLUMBING

PERMIT NUMBER 3450

Address 155 Riverside Street

Installation For Red Coach Grill

Owner of Bldg. J. Glenn Hughes & Assoc.

Owner's Address 21 Franklin St., Quincy, Mass. 02169

Plumber's Name Whitten & Iverson

City Saarboro, Ma.

Issued November 16, 1973

By ERNOLD R. GOODWIN

App. Final Insp. APR 26 1974

Date JUL 25 1974

By [Signature]

App. Final Insp. JUL 25 1974

Date JUL 25 1974

By [Signature]

Type of Bldg.

- Commercial
- Residential
- Single
- Multi Family
- New Construction
- Remodeling

NO	DESCRIPTION	NO	FILE
8	TOILETS	8	11.80
13	TOILETS	13	7.80
13	TOILETS	13	7.80
32	TRAINS FLOOR SURF	32	19.20
1	HOT WATER TANKS	1	.60
1	TANKLESS WATER HEATERS		
	GARBAGE DISPOSALS		
	BASE FEE	2	3.00
	HOUSE SEWERS		
6	TOILET WASHERS	6	3.60
1	FISH ASSETS	1	.60
6	TOILET WASHERS	6	3.60
2	Grease Traps	2	1.20
1	Drinking Fountain	1	.60
	TOTAL	83	59.80

Building and Inspection Services Dept.: Plumbing Inspection



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE, Dec 13, 1973

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 155 Riverside St, The Red Coach Grille Fire District #1 #2

1. Owner's name and address Howard Johnsons Motor Lodges Telephone

2. Lessee's name and address

3. Contractor's name and address W&N Electric, 16 Chevrus Rd C.E. Telephone 767-2411

4. Architect

Proposed use of building restaurant Specifications

Last use

Material

Other buildings on same lot

Estimated contractual cost \$

Fee \$ 5.00

FIELD INSPECTOR—Mr. Reitze GENERAL DESCRIPTION

This application is for: @ 775-5451 To install a fire alarm system, ~~xxx~~ SIMPLEX system.
Dwelling

- Garage
- Masonry Bldg.
- Metal Bldg.
- Alterations
- Demolitions
- Change of Use
- Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

12/13/73
PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work?

Is connection to be made to public sewer?

Has septic tank notice been sent?

Height average grade to top of pipe

Size, front

Material of foundation

Kind of roof

No. of chimneys

Framing Lumber—Kind

Size Girder

Studs (outside walls and ceiling partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters

On centers:

Maximum span

If one story building

IF A GARAGE

No. cars now accommodated on

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

BUILDING INSPECTION—PLAN EXAMINER

ZONING:

BUILDING CODE:

Fire Dept.: L.P. Miller Capt. F.P.S.

Health Dept.:

Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant

PORTLAND FIRE DEPT. Type Name of above

REC'D 12-14-73

INSPECTOR'S COPY

BY

Rear 155 Riverside Street

June 19, 1974

Howard Johnson's Red Coach Grill
Rear 155 Riverside Street

cc to: Cutler Electric Products
Delsea Drive, Westville, N.J.
cc to: Corporation Counsel

Gentlemen:

Permit to erect an attached sign, 3' x 30' at the above named location is not issuable under the zoning ordinance because this sign (area 90 sq. feet), will bring the total area of signs on the premises to about 395 sq. feet which is in excess of the maximum of 300 sq. feet allowed by the zoning ordinance in the B-2 Business Zone in which this property is located. (Section 602.16.5).

We understand that you would like to exercise your appeal rights in this matter. Accordingly your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$15.00 for a variance appeal shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule
Asst. Director Building & Inspection
Services

AAS:m

CITY OF PORTLAND, MAINE
IN THE BOARD OF APPEALS

VARIANCE APPEAL

Howard Johnson's Red Coach Grille, owner of property at R. 155 Riverside Street under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals for a variance from the provisions of said Ordinance to permit the erection of an attached sign, 3' x30' at the above named location. This permit is not issuable under the Zoning Ordinance because this sign (area 90 sq. feet) will bring the total area of signs on the premises to about 396 sq. feet which is in excess of the maximum of 300 sq. feet allowed by the Zoning Ordinance in the B-2 Business Zone in which this property is located, Section 602.16.5.


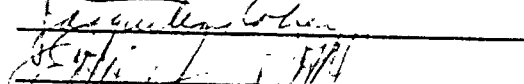
LEGAL BASIS OF APPEAL: Such variance may be granted only if the Board of Appeals finds that the strict application of the provisions of the Ordinance would result in undue hardship in the development of property which is inconsistent with the intent and purpose of the Ordinance; that there are exceptional or unique circumstances relating to the property that do not generally apply to other property in the same zone or neighborhood, which have not arisen as a result of action of the applicant subsequent to the adoption of this Ordinance whether in violation of the provisions of the Ordinance or not; that property in the same zone or neighborhood will not be adversely affected by the granting of the variance; and that the granting of the variance will not be contrary to the intent and purpose of the Ordinance.


APPELLANT

DECISION

After public hearing held July 11, 1974, the Board of Appeals finds that all of the above conditions do exist with respect to this property and that a variance should be granted in this case.

It is, therefore, determined that a variance from the provisions of the Zoning Ordinance should be granted in this case.



Board of Appeals



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, June 14, 1974

PERMIT ISSUED
JUN 26 1974
00591
CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 155 Riverside St.
1. Owner's name and address Howard Johnsons same Fire District #1 [] #2 []
2. Lessee's name and address Telephone
3. Contractor's name and address Cutler Electric Prod. Delsea Dr., Westville, N.J. Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building Restaurant No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 9.00

FIELD INSPECTOR—Mr. Ray Reitze GENERAL DESCRIPTION
This application is for: @ 775-5451
Dwelling Ext. 234 Erect one 5'x6' attached sign - as per plan
Garage non flashing
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and sub-contractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: OF 6/24/74 Allen
BUILDING CODE Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others: Cutler Electric

Signature of Applicant Phone #
Type Name of above 1 [] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

oct 7-74 sign all installed
OK RAY R

Permit No. 4/591

Location 155 Riverside Dr

Owner Howard Johnson

Date of permit 6. 26 74

Approved



APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 28 1974

00592

CITY OF PORTLAND

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION PORTLAND, MAINE. June 14, 1974

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE
The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 155 Riverside St

1. Owner's name and address Howard Johnson's, same Fire District #1 [] #2 []
2. Lessee's name and address Telephone
3. Contractor's name and address Cutler Elec. Fred, Delsea Drive, Westville, N.J. Telephone
4. Architect Specifications Plans No. of sheets
Proposed use of building No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 10.70

FIELD INSPECTOR—Mr. Ray Reitze

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 to erect a 57' sq foot on an existing pole(s) per plan.

Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? no
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING: J. L. MATH. D. K. Allen
BUILDING CODES
Fire Dept.
Health Dept.
Others:

MISCELLANEOUS

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Signature of Applicant Phone #
Type Name of above 1 [] 2 [] 3 [] 4 []

FIELD INSPECTOR'S COPY

Other and Address



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION
ZONING LOCATION PORTLAND, MAINE, June 14, 1974

PERMIT ISSUED

JUN 23 1974

00593

CITY of PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION REAR 155 Riverside Street
1. Owner's name and address Howard Johnson Red Coach Grill, same
2. Lessee's name and address
3. Contractor's name and address Cutler Elec. Products, Delsea Drive, Westville, N.J.
4. Architect Specifications Plans No. of sheets
Proposed use of building restaurant No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 40.60

FIELD INSPECTOR—Mr. Ray Reitze GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 To erect two signs as per plan nonflashing
Dwelling
Garage 24 one 22' x 3'
Masonry Bldg. 1 one 48' x 5'
Metal Bldg.
Alterations
Demolitions
Change of Use
Other
Stamp of Special Conditions

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O.C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
If one story building with masonry walls, thickness of walls? height

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE
BUILDING INSPECTION—PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept.:
Health Dept.:
Others:

MISCELLANEOUS
Will work require disturbing of any tree on a public street?

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant Phone #
Type Name of above 1 2 3 4
Other
and Address

FIELD INSPECTOR'S COPY

NOTES

6-26-74 STOPPED INSTALLATION OF
SIGNS TILL THEY PICKED UP PERMITS
RR
OCT 7-74 SIGNS ALL INSTALLED
RR

Approved

Date of permit 6-26-74

Owner Howard Johnson - Edmond Okla

Location R-155 Riverside St

Permit No. 74/593

Ray

CITY OF PORTLAND, MAINE
Application for Permit to Install Wires *E 76*

Permit No. _____
 Issued _____, 19__

Portland, Maine _____, 19__

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*Red
 Check
 9/11/74*

200 West (This form must be completely filled out — Minimum Fee, \$1.00)
 Owner's Name and Address *HOWARD JOHNSON INC.* Tel. _____
 Contractor's Name and Address *GREGORY ELECTRIC CO. INC.* Tel. *655-885-3135*
 Location *RIVER RD. PORTLAND* Use of Building *RESTAURANT*
 Number of Families _____ Apartments _____ Stores _____ Number of Stories *ONE*
 Description of Wiring: New Work Additions _____ Alterations _____

Pipe Cable Metal Molding BX Cable Plug Molding (No. of feet) _____
 No. Light Outlets *0* Plugs *109* Light Circuits *51* Plug Circuits *35*
 FIXTURES: No. *600* Fluor. or Strip Lighting (No. feet) *1230*
 SERVICE: Pipe *4"* Cable *30MM* Underground No. of Wires *16* Size *500 MCM*
 METERS: Relocated _____ Added _____ Total No. Meters *1*
 MOTORS: Number *15* Phase *1/3* H. P. *20* Amps _____ Volts _____ Starter _____
 HEATING UNITS: Domestic (Oil) _____ No. Motors _____ Phase _____ H.P. _____
 Commercial (Oil) *3* No. Motors *3* Phase *3* H.P. _____
 Electric Heat (No. of Rooms) *3*
 APPLIANCES: No. Ranges _____ Watts _____ Brand Feeds (Size and No.) _____
 Elec. Heaters *2* Watts *52 KW*
 Miscellaneous _____ Watts *10 KW* Extra Cabinets or Panels _____
 Transformers *1* Air Conditioners (No. Units) *10* Signs (No. Units) *1*
 Will commence *12/13* 19*73* Ready to cover in *1/13* 19*74* Inspection _____ 19__
 Amount of Fee \$ *100.00*

Signed *Ray Johnson*

DO NOT WRITE BELOW THIS LINE

SERVICE _____ METER _____ GROUND _____
 VISITS: 1 *2/26/74* 2 *27-74* 3 *4-8-74* 4 *4-18-74* 5 _____ 6 _____
 7 _____ 8 _____ 9 _____ 10 _____ 11 _____ 12 _____

REMARKS: *Partial close in 4/18/74*

INSPECTED BY *Frank [Signature]*
 (OVER)

SERVICE CALLED
 IN 9/19/74

R 155 Riverside Street

June 14, 1974

Cutler Electrical Products, Inc.
Att: Mr. S.A. Caniglia
Delsea Drive, Westville, N.J. 08093

RE: Howard Johnson sign & Red Coach Grill Sign, Portland, Me.

Dear Mr. Caniglia,

This office has received the prints showing the Howard Johnson sign and Red Coach Grille sign at the above location.

Before actual work is started on either of these signs, please have your man come to this office and apply for a permit to construct same.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:mes

155 Riverside Street (rear)

May 29, 1974

Cutler Electrical Products, Inc.
Att: Mr. S. A. Caniglia
Delsea Drive, Westville, N. J. 08093

Dear Mr. Caniglia:

Re: Howard Johnson- sign and
Red Coach Grill Sign
Portland, Maine

This office has received the prints showing the Howard Johnson
sign and Red Coach Grill sign at the above location.

Before actual work is started on either of these signs, please
have your man come to this office and apply for a permit to
construct same. In the case of the Howard Johnson Pole Sign
please submit a simple location sketch which may be filed with
the permit application.

Very truly yours,

Earle E. Smith
Plan Examiner

ESS:m

WILLIAM R. ADAMS, JR.
COMMISSIONER



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04330

IN THE MATTER OF

T & L ASSOCIATES, Inc.
Portland
RED COACH GRILL & CONVENTION CENTER
158-1204-05170

Site Location Law

SUMMARY, FINDINGS AND ORDER

After a review of the Application and Related Materials submitted by T & L Associates, Inc., and other Relevant Materials submitted under the provisions of Title 38, Section 481, the Staff summarized the Project File as follows:

- (1) The applicant has started construction of Red Coach Grill and Convention Center, with two outdoor tennis courts, ancillary parking spaces, and landscaping, in conjunction with existing Howard Johnson's Motor Lodge, in Portland.
- (2) Applicant has submitted letters documenting approval of a first-mortgage loan in an amount slightly greater than the estimated cost of the project.
- (3) Terrain is completely flat and entirely open. Soils are AuGres loamy sand which has very severe limitations for building construction because of high-water table, poor drainage, and high susceptibility to frost action.
- (4) Access from the Maine Turnpike at Exit 8 is by Riverside Street, a two-lane concrete road. Riverside Court, off Riverside Street, also two-lane bituminous concrete, will be repaired or replaced as required by construction activities.
- (5) Water supply and sewage disposal both will be provided by public utility. Solid wastes will be disposed of at the municipal landfill.
- (6) The Soil and Water Conservation Commission recommends denial. They are concerned about the handling and protection from erosion of the topsoil to be stockpiled, and the excess earth and topsoil to be disposed of off-site. They also contend that sufficient evaluation of the soils has not been made by the applicant, in view of the unstable conditions for building construction.
- (7) Staff notes that the contract provides for remedial action by the architect if soil is encountered of less bearing capacity than specified.
- (8) The project has the approval of the Portland Planning Board.
- (9) No adverse comments were received from any other reviewing agencies.
- (10) Application was not made until March, 1974, when construction was already under way.

158-1204-05170

T & L ASSOCIATES, Inc.
Portland
RED COACH GRILL & CONVENTION CENTER
158-1204-05170

-2-

Site Location Law

SUMMARY, FINDINGS AND ORDER

After review of the above Summary and the Project File, the Board finds the following facts:

- 1) the applicant requests approval of construction of a grill and convention center in conjunction with an existing motor lodge;
- 2) applicant has the financial capacity to carry out the project;
- 3) soil types have been judged adequate for building construction by applicant's engineer, as long as proper attention is given to any soils encountered with less bearing capacity than specified;
- 4) applicant has made adequate provision for traffic movement for entrance and exit of project area;
- 5) no information has been supplied as to the destination of the excess earth and topsoil to be disposed of off-site, or to the method of protecting from erosion that soil and topsoil to be stockpiled.

Based upon the above findings, the Board concludes that the applicant has sustained its burden of proof under Title 38, Section 484, except in the following instances:

- 1...applicant has not provided information relative to the destination of excess earth and topsoil to be disposed of off-site, or the method of protecting from erosion that soil and topsoil to be stockpiled;
- 2...applicant has begun construction without Site Location approval.

However, the Board approves the application of T & L Associates, Inc., to build the Red Coach Grill and Convention Center in Portland, subject to the following terms and conditions:

- (a).. the Standard Conditions of Approval accompanying this Order;
- (b).. detailed information relative to the disposal site for excess earth and topsoil and the methods for protecting that material and the stockpiled topsoil from erosion will be submitted for review and approval by the Commissioner of this Department within 30 days;
- (c).. the Board further orders that this file be turned over to the office of the Attorney General for investigation of the possible violation.

DONE AND ENDED AT AUGUSTA, MAINE, THIS 24th day of APRIL, 1974

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By William R. Adams, Jr.
William R. Adams, Jr., Commissioner

PERSONALLY APPEARED BEFORE ME THE ABOVE-NAMED WILLIAM R. ADAMS, JR., AND ACKNOWLEDGED THE ABOVE INSTRUMENT TO BE HIS FREE ACT AND DEED.

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS DAY, April 24, 1974

Denise M. Collins
Denise M. Collins, Notary Public
MY COMMISSION EXPIRES
MAY 3, 1978

RECEIVED
MAY 17 1974
DEPT. OF BLDG. INSP.
CITY OF PORTLAND



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04330

STANDARD CONDITIONS
=====

WILLIAM R. ADAMS, JR.
COMMISSIONER

1. This Approval is limited to and includes the proposals and plans contained in the Record of Intent and Supporting Documents submitted and affirmed to by the applicant. All variances from the plans and proposals contained in said documents are subject to the review and approval of the Department prior to implementation. Further subdivision of Proposed Lots by the applicant or future owners is specifically prohibited.
2. The applicant shall secure and appropriately comply with all applicable Federal, State, and Local licenses, permits, authorizations, conditions, agreements, and Orders, prior to or during construction and operation. In the case of housing and related projects, the applicant shall receive approval from the appropriate municipality under the provisions of Title 30, Section 4956, of the Maine Revised Statutes.
3. The applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in measurable erosion of soils on the site during the construction and operation of the project covered by this Approval.
4. The applicant shall submit all information requested by the Department for review and approval prior to implementation of this project relating to:
 - a. action to be taken by the applicant to comply with the Conditions of this Approval;
 - b. any contracts with public or private agencies regarding activities relating to environmental protection or improvement on the project.
5. The applicant shall submit all reports and information requested by the Department demonstrating that the applicant has complied with all Conditions of this Approval.
6. Should the project be found, at any time, not to be in compliance with any of the Conditions of this Approval, or should the applicant construct or operate this development in any way other than specified in the Record of Intent or Supporting Documents, as modified by the Conditions of this Approval, then the terms of this Approval shall be considered to have been violated.
7. Advertising relating to matters included in this application shall refer to this Approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
8. In the event that the approval applies to a project where real property will be transferred, no action by the applicant, or any successor, assignee, or transferee, shall be taken until this approval, or an attested copy thereof, has been recorded in the Registry of Deeds for the County in which the property is located, and a certified copy of the recorded approval provided to this Department.
9. Except where otherwise provided in this Approval, the applicant shall not sell, lease, assign, or otherwise transfer the development or any portion thereof without prior written approval of the Board. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with all Conditions of this Approval.



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

01420

DEC 12 1973

ZONING LOCATION PORTLAND, MAINE, Dec. 12, 1973

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES; PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 155 Riverside St. Fire District #1 [] #2 []
1. Owner's name and address Howard Johnsons - Red Boach Grille Telephone
2. Lessee's name and address Telephone
3. Contractor's name and address Bayview Sheet Metal, 144 Moody St., Waltham, Ma Telephone 891-1285
4. Architect Specifications Plans No. of sheets
Proposed use of building restaurant No. families
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ Fee \$ 10.00

FIELD INSPECTOR - Mr. REITZE GENERAL DESCRIPTION
This application is for: @ 775-5451 Air condition and ventilate building per plan
Dwelling Ext. 234 on file.
Garage
Masonry Bldg. Stamp of Special Conditions
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 [] 2 [] 3 [x] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes Is any electrical work involved in this work? yes
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber - Kind Dressed or full size? Corner posts Sills
Size Girder Connections under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: N.F.C. DATE 12/12/73 MISCELLANEOUS
BUILDING INSPECTION - PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING:
BUILDING CODE: Will there be in charge of the above work a person competent
Fire Dept.: to see that the State and City requirements pertaining thereto
Health Dept.: are observed? yes
Others:

Signature of Applicant Roland Bishop Phone # 891-1285
Type Name of above Roland Bishop 1 [] 2 [] 3 [] 4 []
Other
and Address

FIELD INSPECTOR'S COPY

Red Coach Grill - Riverside Street

Rear 155 Riverside Street Sept. 25, 1973

J. Glenn Hughes & Associates
21 Franklin Street
Quincy, Mass. 02169

cc to: Parnie Verenis
Maine Turnpike Exit 8
Portland, Maine, 04103

Gentlemen:

A preliminary perusal of your plans indicate that Type 4B construction for a building of the size proposed is not allowable under the Portland BOCA International Building Code.

Please re-submit plans which shows compliance with the F-3 Use Group Classification, and the minimum type of construction based on height and area.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Dec 12, 1973

Portland, Maine,

PERMIT ISSUED

DEC 12 1973

01421

CITY OF PORTLAND

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 155 Riverside St Use of Building restaurant No. Stories 1 New Building Existing
Name and address of owner of appliance Howard Johnsons Red Coach Grille
Installer's name and address Bayview Sheet metal, 144 Moody st, Waltham Telephone 891-1285

General Description of Work

To install heating and air conditioning of building per plan on file.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

.....
.....
.....
.....

Amount of fee enclosed? 10.00

APPROVED:
OK - 12-12-73 NTC

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

CS 300

INSPECTION COPY

Signature of Installer Roland Bishop

NOTES

ALL INSTALLED OK RAY B

Permit No.

093/1421

Location

155 Riverside ST

Owner

Harriet Johnson

Date of permit

12/12/73

Approved

Ray

May 25, 1976

Drummond, Wescott & Woodsum
900 Maine Savings Plaza
Portland, Maine 04101
Att: Mr. David Plimpton

Dear Mr. Plimpton:

Re: Howard Johnsons Red Coach Grill
155 Riverside St. 155 R. Riverside St.

Responding to your letter of May 20, 1976, the files indicate the following:

Re: Howard Johnson Facility @ 155 Riverside St. - All required Building Permits, Plumbing permits & Electrical permits were made and field reviewed and approved.


A Certificate of Occupancy was issued to Westbrook H.J. Corp. 63 Pilgrim Road, Wellesley, Mass on June 16, 1971 indicating use occupancy as meeting the requirements of the Codes of the City of Portland. The building was built under the Basic Building permit #70/65.

Re: Red Coach Grill (Howard Johnson's Motor Lodge) 155 Rear Riverside St. - All required Building permits were confirmed with and a Certificate of Occupancy was issued on May 25, 1976 for compliance with all City of Portland code requirements. The Basic permit was number 73/01429.

The zone that both of these facilities is in, is the B2 Zone.

If I can assist you further, feel free to contact me.

Very truly yours,


R. Lovell Brown
Director

RLB:k

DRUMMOND, WESCOTT & WOODSUM
ATTORNEYS AT LAW
900 MAINE SAVINGS PLAZA
PORTLAND, MAINE 04101

DANIEL T. DRUMMOND, JR.
PAUL A. WESCOTT
HAROLD E. WOODSUM, JR.
DAVID PLIMPTON
HUGH G. E. MACMAHON
JOHN A. GRAUSTEIN
JOSEPH L. DELAFIELD III
JOHN R. CORNELL
S. JAMES LEVIS, JR.
DANIEL AMORY
ROBERT E. HIRSHON
HARRY R. PRINGLE
LAURENCE B. CARROLL III
THOMAS M. ALLEN
RICHARD A. CARRIUOLO
CARTER H. MANNY III

AREA CODE 207
772-1941

May 20, 1976

R. Lovell Brown, Director
Building and Inspection Services
City of Portland
389 Congress Street
Portland, Maine 04111

Re: T & L Associates, Inc. - Red Coach Grill facility
Riverside Street, Portland, Maine

Dear Mr. Brown:

We represent T & L Associates, Inc. in connection with certification that must be given to a proposed permanent lender with respect to the Red Coach Grill facility. We have been asked to opine as to whether or not all necessary building and plumbing permits have been issued by the City of Portland. Jim Levis of this office spoke to Mr. Soule some time ago and Mr. Soule indicated that there perhaps was a hold-up on the occupancy certificate for the Red Coach Grill. Mr. Soule referred us to you and I have been meaning to check with you concerning the status of this matter. My understanding is that an occupancy permit was issued for the adjacent Howard Johnson Motor Lodge and Restaurant complex also owned by T & L Associates, Inc. and that plumbing permits and approvals were issued for both facilities. I would like to get together with you at your convenience to discuss this situation and also to verify for my file the current zone in which the premises are located and other requirements, since two different institutions may be financing the Red Coach and Howard Johnson Motor Lodge complexes. This would raise a zoning question as to compliance in the event there were ever separate owners of the complexes. I would appreciate your letting me know when it might be convenient for me to get together with you.

Thanks for your assistance.

Very truly yours,

David Plimpton
David Plimpton

DP/bl

CITY OF PORTLAND, MAINE
Department of Building Inspection

155 Riverside Street

December 12, 1973

cc to: Howard Johnson Motor Lodge,
155 Riverside Street
cc to: Fire Department
cc to: Planning Board

C Media Construction
Box 313
Scarborough, Maine

Gentlemen:

C Building permit is issued herewith to construct a Red Coach Grille
Restaurant, Cocktail and Meeting Room at the above address subject to
Portland's BOCA International Building Code requirements:

P Please bear in mind that separate permits are required for the installation
of the sprinkler system, the heating and air conditioning and the kitchen
equipment, including hood; these permits to be taken out by and in the
name of the actual installers.

P Please find enclosed a form to be filled out notifying this office of
the names of the sub-contractors.

Y Please find enclosed a statement of design to be signed by the engineer
or engineering firm responsible for the structural design. Please
provide us with all of the structural calculations before work is started
on the super structure.

The partition along the corridor and dining room area is to be solid and
not to be open with wood stiles as shown on drawing No. W-3.

Rather than pick out each door involved in the means of egress and to
designate which one should have exit signs over them, etc., we simply
make a blanket statement saying that; all doors involved in a means of
egress shall be equipped with anti-panic hardware with exit signs over
these doors and in the case where they exit into the open air, a white
light be provided which will be connected on the same circuit with the
exit light. Exit arrows to be used where necessary to indicate direct
route to egress. A second means of egress should be provided from the
cocktail lounge area to the main corridor.

Another exit from the kitchen area should be provided, preferably through
the "helps dining area", to the outside.

Another exit door should be provided in the ramp area to the main
hotel.

Class "C" asphalt shingles or U.L. equivalent shall be provided on the roof instead of the wood shakes shown. Provide us with sliver sample and package if other than asphalt shingles used. The dishwasher and garbage disposal shall not go through grease trap. Only use grease trap on the pot sinks.

Toilet rooms for help must have separate toilets for each 15 people of each sex. 1 for 15 persons, 2 for 15-35, etc.

The Fire Department requires that you re-locate hydrant from the main entrance to nearby island. Also that a fire hydrant is needed at the rear of the building. Make test panel readily accessible to responsible person.

The kitchen and all other hazardous areas must be covered by an automatic alarm system. Such system must be zoned and made to sound throughout the building.

Please refer to Mr. Brian Nickerson of the Planning Board regarding landscaping and the consideration of lighting the Riverside Court and main entrance.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:im

enc.

CITY OF PORTLAND, MAINE
BUILDING AND INSPECTION DEPARTMENT
ROOM 113, CITY HALL

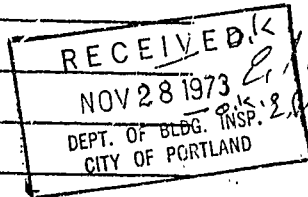
Area Code 207
Tel. 714-8221
Ext. 234

PROJECT Red Coach Grill
LOCATION 155 Riverside St
General Contractor Media Construction Co.
Address Box 313
Scarboro, ME

Gentlemen:

In order that the Building Inspection Services of the City of Portland Maine may coordinate and more efficiently serve your interests, will you kindly fill out and forward us the information listed below concerning all sub-contractors expected to work on the above project:

PLUMBING EWHITTEN & IVERSON, SCARBOROUGH, ME. 04074 O.K. E.B.
ELECTRICAL GREGORY ELECTRICAL CONTRACTORS, INC. MARINO - O.K. E.B.
144 MOODY ST., FAIRBANKS, ALA. 36504
HEATING BAV VIEW SHEET METAL CO. INC. }
144 MOODY ST., LUALTHAM ALA. 36554 }
VENTILATION SAME
OIL, GAS TANKS N/A
KITCHEN EQUIPMENT & VENTILATION Red Coach
SPRINKLERS CARUEL
FIRE ALARM Same as Electrical
SIGNS Red Coach



Permits for above work are issued by this department only to the actual installers and sub-contractors should be advised by the general contractor that they must apply for separate permits for their work.

Very truly yours,

[Signature]
Director
Building & Inspection Services

*will send a new
list of sub-contractors*
B

ADDRESS 155 RIVERSIDE ST
2/4/74

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT ✓

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

APPROVED *Wm. Slonough F.P.B.*

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS _____

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

HEIGHT & AREA COMPUTATIONS

(ARTICLES 2 & 3 & TABLE 6)

USE GROUP CLASSIFICATION F-3 (202-213) ACTUAL BLDG. HT. 1 Story 18 Feet ALLOW. BLDG. HT. 1 Story 20 Feet

MIN. TYPE OF CONST. BASED ON HT. & AREA TYPE 4A (214-218)

ALLOW. TAB. AREA (TBL 6) 8925 S.F.
 REDUCTION FOR HT. (307.3) S.F.
 REDUCED ALLOW. AREA → S.F.
 FRONTAGE INCR. (308.1) 13,385 S.F. ←
 SPRINKLER INCR. (308.2) S.F.
 TOTAL AREA INCREASES → 22,310 S.F.

OPEN SPACE (308.1)	<u>730</u>	<u>30</u>	<u>22</u>	<u>30</u>
	North	East	West	South
PERIMETER (308.1)	<u>675</u> Ft.			
	OPEN PERIM. <u>675</u> Ft.			
% OPEN PERIMETER =	$\frac{10070}{\text{OPEN PERIM.}/\text{PERIM.}}$			
% TAB. AREA INCREASE = (308.1)	$\frac{2(100-25)150}{2 \times (\% \text{ Open Perim.} - 25\%)}$			

ALLOW. AREA PER FLOOR 3/4 235 S.F. ACTUAL BLDG. AREA PER FLOOR 25,025 S.F.

Caution: Max. area may not exceed 3½ times the tab area (308.3).

NOTES: N.R. - Not required
 N.A. - Not applicable

UNLIMITED AREA BUILDINGS

(309)

USE GROUP CLASSIFICATION _____ (309.1)	EXITWAY FACILITIES _____ (604)				
TYPE OF CONST. REQ'D. _____ (309.1)	AUTOMATIC SPRINKLERS _____ (1204.20)				
	ROOF VENTS _____ (309.3)				
FIRE SEPARATION (309.2)					
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">North</td> <td style="width: 25%;">East</td> <td style="width: 25%;">West</td> <td style="width: 25%;">South</td> </tr> </table>	North	East	West	South	FIRE ACCESS PANELS _____ (309.4)
North	East	West	South		
EXT. WALL RATING (309.2)					
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">North</td> <td style="width: 25%;">East</td> <td style="width: 25%;">West</td> <td style="width: 25%;">South</td> </tr> </table>	North	East	West	South	
North	East	West	South		

132

MEANS of EGRESS

(ARTICLE 6)

OCCUPANCY LOAD (608 & TABLE 10)

	Floor area	Sq. ft./person	Occ'y Load
BASEMENT	()	()	()
1ST FLOOR	(2000)	(14)	(142)
2ND FLOOR	()	()	()
___ FLOOR	()	()	()
___ FLOOR	()	()	()
___ FLOOR	()	()	()

CAPACITY OF EXITWAYS (610 & TABLE 12)

UNITS OF EXIT WIDTH REQ'D.

	DOORS (CAP/UNIT)	STAIRS (CAP/UNIT)
Meeting Room	200 / 66	
Dining Room	118 / 66	
BASEMENT	124 / 66	
1ST FLOOR		
2ND FLOOR		
___ FLOOR		
___ FLOOR		
___ FLOOR		

NUMBER OF EXITWAYS (611)

	REQ'D	SHOWN
BASEMENT		
1ST FLOOR		
2ND FLOOR		
___ FLOOR		
___ FLOOR		
___ FLOOR		

USE & OCCUPANCY REQUIREMENTS (603)

AIR CONDITIONED BUILDINGS (605)

TYPES & LOCATION OF EXITWAYS (609)

EXITWAY ACCESS TRAVEL DISTANCE (604, 609 & Tab. 11)

EXITWAY ACCESS CORRIDORS (612)

GRADE EXITWAY PASSAGEWAYS (613)

MEANS OF EGRESS DOORWAYS (614)

REVOLVING EXITWAY DOORS (615)

HORIZONTAL EXITS (616)

EXITWAY RAMPS (617)

INTERIOR EXITWAY STAIRWAYS (618)

ACCESS TO ROOF (619)

SMOKE PROOF ENCLOSURES (620)

EXTERIOR EXITWAY STAIRWAYS (621)

FIRE ESCAPES (623)

SLIDESCAPES (624)

EXIT SIGNS (625)

MEANS OF EGRESS LIGHTING (626)

ELEVATOR EXITWAY RESTRICTIONS (1611)

MOVING STAIRWAYS (1621)

USE & OCCUPANCY REQUIREMENTS (603)	O.K.
AIR CONDITIONED BUILDINGS (605)	O.K.
TYPES & LOCATION OF EXITWAYS (609)	O.K.
EXITWAY ACCESS TRAVEL DISTANCE (604, 609 & Tab. 11)	O.K.
EXITWAY ACCESS CORRIDORS (612)	O.K.
GRADE EXITWAY PASSAGEWAYS (613)	O.K.
MEANS OF EGRESS DOORWAYS (614)	O.K. Letter
REVOLVING EXITWAY DOORS (615)	NO
HORIZONTAL EXITS (616)	
EXITWAY RAMPS (617)	NO
INTERIOR EXITWAY STAIRWAYS (618)	NO
ACCESS TO ROOF (619)	NO
SMOKE PROOF ENCLOSURES (620)	NO
EXTERIOR EXITWAY STAIRWAYS (621)	NO
FIRE ESCAPES (623)	NO
SLIDESCAPES (624)	NO
EXIT SIGNS (625)	O.K. Letter
MEANS OF EGRESS LIGHTING (626)	O.K. Letter
ELEVATOR EXITWAY RESTRICTIONS (1611)	NO
MOVING STAIRWAYS (1621)	NO

REQUIRED FIRE GRADING

(Compliance with Table 5 & Art. 6)

EXT. WALLS (906)

	North	East
Bearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Non-bearing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

INTERIOR BEARING WALLS

FIRE WALLS (907)

FIRE DIVISIONS (907)

EXITWAY ENCLOSURES (909)

OTHER SHAFTS (911)

EXITWAY ACCESS HALLWAY

TENANT SEPARATIONS (910)

NON-BEARING PARTITIONS

COLUMNS, GIRDERS, TRUSS

STRUCTURAL WALL SUPPORT

FLOOR CONSTRUCTION (913)

ROOF CONSTRUCTION (915)

*INDICATES REQUIRED
NC indicates non-combustible

- Explosion hazard, 402.0
- Volatile flammable, 403.0
- LP gases, 407.0
- Pyroxylin plastics, 408.0
- Flammable film, 409.0
- Combustible fibers, 410.0
- Combustible dusts/grain, 411.0
- Paint spraying, 412.0

ESS

FIRE PROTECTION

(ARTICLES 9 & 12, TABLE 5)

USE & OCCUPANCY REQUIREMENTS (603)	<u>O.K.</u>
FOR CONDITIONED BUILDINGS (605)	<u>O.K.</u>
PLACES & LOCATION OF EXITWAYS (609)	<u>O.K.</u>
EXITWAY ACCESS AVAILABLE DISTANCE (604, 609 & Tab. 11)	<u>O.K.</u>
EXITWAY ACCESS HALLWAYS (612)	<u>O.K.</u>
UNDEVELOPED EXITWAY PASSAGES (613)	<u>O.K.</u>
MEANS OF EGRESS STAIRWAYS (614)	<u>O.K. Letter</u>
EVOLVING EXITWAYS (615)	<u>NO</u>
HORIZONTAL EXITS (616)	
EXITWAY RAMPS (617)	<u>NO</u>
EXTERIOR EXITWAY STAIRWAYS (618)	<u>NO</u>
ACCESS TO ROOF (619)	<u>NO</u>
SMOKE PROOF ENCLOSURES (620)	<u>NO</u>
EXTERIOR EXITWAY STAIRWAYS (621)	<u>NO</u>
STAIR ESCAPES (623)	<u>NO</u>
STAIR ESCAPES (624)	<u>NO</u>
EXIT SIGNS (625)	<u>O.K. Letter</u>
MEANS OF EGRESS LIGHTING (626)	<u>O.K. Letter</u>
ELEVATOR EXITWAY RESTRICTIONS (1611)	<u>NO</u>
EXITING STAIRWAYS (1521)	<u>NO</u>

REQUIRED FIRE GRADING 2 (TABLE 16)
 (Compliance with Table 5 & Art. 9)

EXT. WALLS (906)

Bearing	North <input checked="" type="checkbox"/>	East <input type="checkbox"/>	West <input type="checkbox"/>	South <input type="checkbox"/>
Non-bearing	North <input checked="" type="checkbox"/>	East <input type="checkbox"/>	West <input type="checkbox"/>	South <input type="checkbox"/>

INTERIOR BEARING WALLS

FIRE WALLS (907)

FIRE DIVISIONS (907)

EXITWAY ENCLOSURES (909)

OTHER SHAFTS (911)

EXITWAY ACCESS HALLWAYS (910)

TENANT SEPARATIONS (910)

NON-BEARING PARTITIONS

COLUMNS, GIRDERS, TRUSSES (914)

STRUCTURAL WALL SUPPORTS (912)

FLOOR CONSTRUCTION (913)

ROOF CONSTRUCTION (915)

*INDICATES REQUIRED RATING IN HOURS
 NC indicates non combustible where no rating is required.

ROOF COVERINGS Class Letter
 (903.5, 928 & 305.2)

SPECIAL FIRE RESISTIVE REQUIREMENTS (905)

EXTERIOR OPENING PROTECTIVES (916)

OTHER OPENING PROTECTIVES (908, 917, 918, 919 & 1614)

FIRE STOPPING (921)

INTERIOR FINISH TAB-1613 P 261
 (904, 922, 923 & 925)

EXTERIOR TRIM RESTRICTIONS (926)

ROOF STRUCTURES (927)

SPRINKLERS YES
 (1204)

STANDPIPES (1205)

CO₂ & DRY CHEMICAL EXTINGUISHING SYSTEMS (1207)

FIRE DETECTION (1209)

FIRE ALARMS (1210)

CENTRAL STATION (1211)

SPECIAL OCCUPANCY REQUIREMENTS (ARTICLE 4)

- | | | |
|---|---|--|
| <input type="checkbox"/> Explosion hazard, 402.0 | <input type="checkbox"/> Dry cleaning, 413.0 | <input type="checkbox"/> Drive-in theater, 422.0 |
| <input type="checkbox"/> Volatile flammable, 403.0 | <input type="checkbox"/> Private garages, 414.0 | <input type="checkbox"/> Tents & temporary structs., 423.0 |
| <input type="checkbox"/> LP gases, 407.0 | <input type="checkbox"/> Public garages, 415.0 | <input type="checkbox"/> Parking lots, 424.0 |
| <input type="checkbox"/> Pyroxylin plastics, 408.0 | <input type="checkbox"/> Service stations, 416.0 | <input type="checkbox"/> Mobile homes, 425.0 |
| <input type="checkbox"/> Flammable film, 409.0 | <input type="checkbox"/> Auto repair shops, 417.0 | <input type="checkbox"/> Motels, 426.0 |
| <input type="checkbox"/> Combustible fibers, 410.0 | <input type="checkbox"/> Public assembly, 418.0 & 419.0 | <input type="checkbox"/> Radio & TV towers, 427.0 & 428.0 |
| <input type="checkbox"/> Combustible dusts/grain, 411.0 | <input type="checkbox"/> Amusement parks, 420.0 | <input type="checkbox"/> Swimming pools, 429.0 |
| <input type="checkbox"/> Paint spraying, 412.0 | <input type="checkbox"/> Stadiums & grandstands, 421.0 | <input type="checkbox"/> Open parking structs., 430.0 |

RECEIVED

10/29/72

ADDRESS 155 Revault St.
Reel Coady Grill

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

APPROVED J. Mc Donough, Capt. F.P.B.

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

- SPECIAL COMMENTS
1. Relocate hydrant from vicinity of main entrance to nearby island.
 2. Dining area must have a separate & distinct means of egress.
 3. Same as # 2 for Cocktail Lounge.
 4. A fire hydrant is needed at the rear of the building.
 5. The kitchen and all other hazardous areas must be covered by an automatic alarm system. Such system must be zoned and made to sound throughout the building.

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

10/29/73

ADDRESS 155 Riverside St.
Real Condo Club

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

APPROVED

Guarantini

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS Landscaping should be in accordance with
Developer's drawings # L-1 & L-2 dated August 8, 1973; Consideration should
be given to lighting Riverside Court and main entrance to
restaurant (see drawing SP-2)

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND
INSPECTION SERVICES

155 Riverside Street

Nov. 5, 1973

cc to: Howard Johnsons Motor Lodge
155 Riverside Street

Nedia Construction
Box 313
Scarborough

Gentlemen:

This office is unable to issue the permit to construct the foundation only because the Public Works Department is waiting for a revised drawing showing the re-routing of the existing sewer.

If this department has not received an O.K. from the Public Works Department within five days from the receipt of this letter it will be necessary to post the job.

Very truly yours,

Earle S. Smith
Plan Examiner

ESS:m

11/12/73 - Joe Beaulieu says o.k.
E.S.

10/29/73

ADDRESS 155 Thimble St
Reel Coach

ROUTING SLIP
FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

- FIRE DEPARTMENT
- PLANNING BOARD
- RENEWAL
- MAINE WAY
- OTHERS PUBLIC WORKS

*Hld foundation & excavation
permit only*

APPROVED *DRAINAGE & Curb Cuts*

~~DISAPPROVED BY PERSON OF~~ *SEWERS*

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS

*NOW WAITING FOR REVISED
SEWER PLAN for relocating
existing sewer.*

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

John R. Kennedy
Oct 29 '73

CITY OF PORTLAND, MAINE
MEMORANDUM

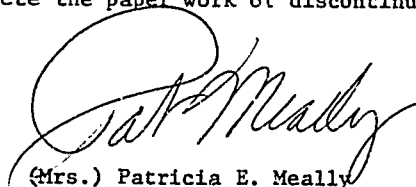
TO: R. Lovell Brown, Director of Building Inspections
FROM: Patricia E. Meally, Administrative Assistant
SUBJECT: Construction on Riverside Street (Court)

DATE: Nov. 21, 1973

The parties in interest in this construction have provided the City with the necessary agreement and bond to cover the cost of reconstruction of the sewer which presently is located underneath the proposed building.

The request which I made to you to ask the contractor to cease work until this matter could be resolved is hereby released and the work may proceed on and after Friday, November 23, 1973 if you are otherwise satisfied as to the plans, etc.

This construction is taking place within a public street area, but the Planning Board and the Council have indicated that discontinuance of the public street will be approved. The necessary steps to complete the formal discontinuance are underway, and you may permit the construction to go forward during the time necessary to complete the paper work of discontinuance.



(Mrs.) Patricia E. Meally
Administrative Assistant

M
cc: Public Works (Mr. Beaulieu) with copy of agreement

CITY OF PORTLAND, MAINE

Department of Building Inspection

155 Riverside Street

November 27, 1973

cc to: Howard Johnson Motor Lodge
155 Riverside Street

C
Nedia Construction
Box 313
Scarborough

Gentlemen:

O
Permit to excavate and construct foundation only is issued herewith as per Section 111.7 of Portland's International Building Code which says in part: "the holder of such permits for foundations or other part of a building or structure shall proceed at his own risk with the building operation and without assurance that a permit for the entire structure will be granted."

P
Very truly yours,

Marie S. Smith
Plan Examiner

Y
P.S. Please bear in mind that permit for superstructure has not been applied for by the contractor. If time is of the essence it might be well to apply immediately for superstructure as to allow this department sufficient time for plan examination.