

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-9366	Issue Date: MAY - 1 2001	CBL: 311 A006001
-----------------------	------------------------------------	---------------------

Location of Construction: 653 Riverside St	Owner Name: Porter Drywall Inc	Owner Address: 655 Riverside	Phone: 7878-2024
Business Name: NorthStar Woodworking	Contractor Name: Porter Drywall Inc.	Contractor Address: 655 Riverside Portland	Phone: 2078782024
Lessee/Buyer's Name NorthStar Woodworking	Phone: 207-797-6899	Permit Type: Alterations - Commercial	Zone: I-M

PERMIT ISSUED

CITY OF PORTLAND

Past Use: Commercial / Woodworking	Proposed Use: Same; Additions for Woodworking Stations.	Permit Fee: \$1,224.00	Cost of Work: \$200,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: PERMIT ISSUED WITH REQUIREMENTS <i>DOCA/BC/1999</i>	

Proposed Project Description:
Add 4700 SqFt for NorthStar Woodworking.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: cjh	Date Applied For: 04/17/2001	Zoning Approval
-------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland / <i>stream protection</i></p> <p><input type="checkbox"/> Wetland <i>N/A</i></p> <p><input type="checkbox"/> Flood Zone <i>Panel 6 - Zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i># 2001-0037</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>ok w/ conditions</i></p> <p>Date: <i>4/23/01</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>[Signature]</i></p> <p>Date: _____</p>
---	--	---	--

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

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

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

All Purpose Building Permit Application

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

Location/Address of Construction: <i>655 Riverside St.</i>		
Total Square Footage of Proposed Structure <i>4700</i>	Square Footage of Lot <i>2.25 Acre</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>311</i> Block# <i>A</i> Lot# <i>6</i>	Owner: <i>Porter Drywall Inc.</i> <i>655 Riverside St</i> <i>Portland me. 04103</i>	Telephone#: <i>878 2024</i>
Lessee/Buyer's Name (If Applicable) <i>NorthStar Woodworking</i>	Owner's/Purchaser/Lessee Address:	Cost Of Work: <i>\$200,000.</i> Fee: <i>1224.00</i>
Current use: <i>Woodworking</i> If the location is currently vacant, what was prior use: Approximately how long has it been vacant: Proposed use: <i>Woodworking</i> Project description: <i>Comm. Addition for Woodworking Co.</i>		
Contractor's Name, Address & Telephone: <i>Porter Drywall</i> <i>Same as above</i>		
Applicants Name, Address & Telephone: <i>Porter Drywall</i>		
Who should we contact when the permit is ready: <u><i>Ken Porter</i></u> Telephone: <i>878 2024</i>		
If you would like the permit mailed, what mailing address should we use: <i>655 Riverside St.</i> <i>Portland, maine. 04103</i>		
		Rec'd By: <i>4/17</i> <i>CH</i>

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

PLOT PLAN INCLUDES THE FOLLOWING:

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

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

- 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 damp proofing
- 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.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 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 1999 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.

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

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

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:



Date:

4. 17. 01

* WATING FOR
SITE PLAN

BUILDING PERMIT REPORT

DATE: 19 APRIL 2001 ADDRESS: 653 Riverside St CBL: 311-A-006

REASON FOR PERMIT: Addition of 4700 sq. ft. To Woodworking Station.

BUILDING OWNER: Porter Drywall Inc.

PERMIT APPLICANT: CONTRACTOR Porter Drywall Inc.

USE GROUP: F-1 CONSTRUCTION TYPE: 2-C CONSTRUCTION COST: \$200,000. PERMIT FEES: \$1,224.00

The City's Adopted Building Code (The BOCA National Building Code/1999 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 shall be met: *1, *2, *3, *4, *11, *13, 21, *24, *28, *29, *30, *33, *34, *36, *38, *39, *40

- * 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 dampproofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
- 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 side. (Chapter 4, Section 407.0 of the BOCA/1999)
- 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). 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 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
- 16. 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)
- 17. 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)
- 18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
- 19. 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)

20. 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/1999), 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

21. 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)

22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

X24. 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/1999)

25. 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".

26. 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.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**

X29. All requirements must be met before a final Certificate of Occupancy is issued.

X30. 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).

31. 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)

32. Please read and implement the attached Land Use Zoning report requirements. *All requirements and conditions on the attached Site Plan Development Review sheets*

X33. 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. *shall be met*

X34. Bridging shall comply with Section 2305.16.

35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

X36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X38. *mezzanines shall comply with section 505.0*

X39. *This proposed addition shall require State Fire Marshal's office approval*

X40. *All work is to be done as per approved plans - any changes shall require both professional engineer's approval and this office*

P. Saunderson, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuokal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

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

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

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

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

2001-0037
Application I. D. Number
3/15/01
Application Date
4,600 s.f addition to building #2/16 par
Project Name/Description

Porter Drywall Inc
Applicant
655 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Mohr & Seredin Landscape Architects
Consultant/Agent
Agent Ph: (207)871-0003 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

653 - 653 Riverside St, Portland, Maine
Address of Proposed Site
311 A006001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4,700 s.f. . Proposed Building square Feet or # of Units _____ Acreage of Site _____ **IM** Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan **\$400.00** Subdivision _____ Engineer Review _____ Date **3/15/01**

Planning Approval Status:

Reviewer **Jonathan Spence**

Approved **Approved w/Conditions** Denied
See Attached *-condition met.*

Approval Date **4/17/01** Approval Expiration **4/17/02** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Jonathan Spence** **4/17/01**
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	4/26/01 date	\$46,838.00 amount	4/26/02 expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2001-0037
Application I. D. Number

Porter Drywall Inc
Applicant

655 Riverside St, Portland, ME 04103
Applicant's Mailing Address

Mohr & Seredin Landcape Architects
Consultant/Agent

Agent Ph: (207)871-0003 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

3/15/01
Application Date

4,600 s.f addition to building #2/16 par
Project Name/Description

653 - 653 Riverside St, Portland, Maine
Address of Proposed Site

311 A006001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4,700 s.f. .
Proposed Building square Feet or # of Units Acreage of Site IM
Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 3/15/01

Fire Approval Status:

Reviewer Lt. McDougall *LM*

- Approved Approved w/Conditions See Attached Denied

Approval Date 3/26/01 Approval Expiration 3/26/02 Extension to _____ Additional Sheets Attached

Condition Compliance Lt. McDougall signature 3/26/01 date

Performance Guarantee Required* Not Required

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

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

Applicant: Pater Dry Wall, INC

Date: 4/23/01

Address: 653 Riverside St

C-B-I: 311-A-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - Adding New bldg ^(inclusion) 4,700 sq ft for North Star Wood Works

Sevage Disposal - City

Lot Street Frontage - 60' req - 60' + shown

Front Yard - 1' for every 1' of height - 24' req - 40' scaled

Rear Yard - 1' for every 1' of height - 24' req - N/A - addition to bldg
Does not abut R. zone

Side Yard - 1' for every 1' of height - right side - 24' req - 105' scaled
2 ft high abuts MRS zone ← left side - 35' req 100' scaled

Projections -

Width of Lot - N/A

Height - 75' MAX. - 24' scaled (1/2 up pitched roof)

Lot Area - ~~10,000~~ Nom in - 115,333 sq ft shown

Lot Coverage / Impervious Surface - 75% MAX - 49% shown

Area per Family - N/A

Off-street Parking - ~~100~~ 1 per 1000 sq ft total - 13 req - 45 shown

Loading Bays - 2 req in on addition

Site Plan - minor review

Shoreland Zoning (Stream Protection -) # 2001-0037 75' from HWM (75' / 66' / 135' shown)

Flood Plains - Panel 6 - Zone X

PAVEMENT shall be 10' from boundaries - 12' at close of front sidewalk
12' at rear (pkg spec)

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

2001-0037

Application I. D. Number

03/15/2001

Application Date

4,600 s.f addition to building #2/16 parkl

Project Name/Description

Porter Drywall Inc

Applicant

655 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Mohr & SeredIn Landcape Architects

Consultant/Agent

Agent Ph: (207)871-0003

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

653 - 653 Riverside St, Portland, Maine

Address of Proposed Site

311 A006001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

4,700 s.f. .

Proposed Building square Feet or # of Units

Acreeage of Site

IM

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 03/15/2001

Insp Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions See Attached Denied

Approval Date 04/23/2001 Approval Expiration 04/23/2002 Extension to _____ Additional Sheets Attached

Condition Compliance Marge Schmuckal signature 04/23/2001 date

Performance Guarantee Required* Not Required

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

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

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

2001-0037

Application I. D. Number

03/15/2001

Application Date

4,600 s.f addition to building #2/16 parki

Project Name/Description

Porter Drywall Inc

Applicant

655 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Mohr & Sereidin Landcape Architects

Consultant/Agent

Agent Ph: (207) 871-0003

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

653 - 653 Riverside St, Portland, Maine

Address of Proposed Site

311 A006001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 The submittal of an acceptable infiltration trench detail prior to permit issuance.

Approval Conditions of Insp

- 1 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2 Separate permits are required for any new signage.

**CITY OF PORTLAND
LEGAL NOTICE**

March 14, 2001

Site Location: 655 Riverside Street
Nature of Project: 4,700 S.F. addition/16 additional parking spaces
C/B/L: 311-A-006

Dear Property Owner;

A Minor Site Plan Application was submitted to the City of Portland Inspections Office on March 14, 2001 from Mohr & Seredin Landscape Architects, Inc., representing Porter Drywall. The applicant is requesting to add a 4,700 S.F. addition to Building #2. The building will be leased to North Star Woodworking, currently occupying Building #2. The proposed addition will include a work area, storage and loading/docking space, which will service both buildings. The proposed project will also be expanding the (east) parking lot to include 16 additional parking spaces.

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4th floor.

Sara Hopkins

**CITY OF PORTLAND
LEGAL NOTICE**

March 14, 2001

Site Location: 655 Riverside Street
Nature of Project: 4,700 S.F. addition/16 additional parking spaces
C/B/L: 311-A-006

Dear Property Owner;

A Minor Site Plan Application was submitted to the City of Portland Inspections Office on March 14, 2001 from Mohr & Seredin Landscape Architects, Inc., representing Porter Drywall. The applicant is requesting to add a 4,700 S.F. addition to Building #2. The building will be leased to North Star Woodworking, currently occupying Building #2. The proposed addition will include a work area, storage and loading/docking space, which will service both buildings. The proposed project will also be expanding the (east) parking lot to include 16 additional parking spaces.

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to immediate abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

The technical submissions are available in the Planning Office, 389 Congress St., 4th floor.

Sara Hopkins

LJT LLC
53 INDUSTRIAL WAY
PORTLAND, ME 04103

LUCAS TREE EXPERT CO INC
636 RIVERSIDE ST
PORTLAND, ME 04103

MAINE TURNPIKE AUTHORITY
430 RIVERSIDE ST
PORTLAND, ME 04103

MAINE TURNPIKE AUTHORITY
430 RIVERSIDE ST
PORTLAND, ME 04103

MAINELY INVESTMENTS
587 RIVERSIDE ST
PORTLAND, ME 04103

NATIVE MAINE LLC
13 LOWER FALLS RD
FALMOUTH, ME 04105

NORTHERN N E DISTRICT
COUNCILS ASSEMBLIES OF GOD
PO BOX 3775
PORTLAND, ME 04104

NORTHERN NE DIST COUNCIL OF
ASSEMBLIES OF GOD
PO BOX 611
PORTLAND, ME 04104

NORTHERN NEW ENGLAND DIST
COUNCIL ASSEMBLIES OF GOD
PO BOX 611
PORTLAND, ME 04104

PIRONE JOSPEH D & ETALS JTS
ONE PARTRIDGE CIRCLE
PORTLAND, ME 04102

PORTER DRYWALL INC
655 RIVERSIDE ST
PORTLAND, ME 04103

PORTLAND HOUSING AUTHORITY
14 BAXTER BLVD
PORTLAND, ME 04101

PORTLAND WATER DISTRICT
225 DOUGLASS ST
PORTLAND, ME 04102

PORTLAND WATER DISTRICT
225 DOUGLASS ST
PORTLAND, ME 04102

POWELL REALTY
ATTN TORTILLA FLAT
317 RIVERSIDE AVE
BURLINGTON, VT 05401

RIVERSIDE WELDERS LIMITED
LIABILITY COMPANY
557 RIVERSIDE ST
PORTLAND, ME 04103

RODWAY JAMES A
1832 FOREST AVE
PORTLAND, ME 04103

ROSS S BYRL ENTERPRISES INC
PO BOX 1646
PARKERSBURG, WV 26102

SCA SERVICES OF MAINE INC
2000 FOREST AVE
PORTLAND, ME 04103

SHOEMAKER TERRANCE W SR &
CHARLOTTE R SHOEMAKER
736 RIVERSIDE ST
PORTLAND, ME 04103

SKINNER DANIEL H &
YVONNE I JTS
619 RIVERSIDE ST
PORTLAND, ME 04103

TERRACE POND LLC
305 COMMERCIAL ST
PORTLAND, ME 04101

WALDRON WAY PROPERTY LLC
92 WALDRON WAY
PORTLAND, ME 04103

WASTE MANAGEMENT OF MAINE INC
PO BOX 1450
CHICAGO, IL 60690

WHITAKER REAL ESTATE
INVESTMENTS LLC
84 BROOK RD
FALMOUTH, ME 04105

WHITSON LYLE F WWII VET &
LORRAINE M JTS
525 RIVERSIDE ST
PORTLAND, ME 04103

WORCESTER ROBERT W &
VICTORIA A JTS
737 RIVERSIDE ST
PORTLAND, ME 04103

BAILEY ROBERT H &
PATRICIA A JTS
5 LEIGHTON AVE
PORTLAND, ME 04103

BATSON ARTHUR W JR
PO BOX 958
PORTLAND, ME 04104

BENWELL JOHN H WWII VET
21 LEIGHTON AVE
PORTLAND, ME 04103

BRENNER HOWARD S &
ROBERT S BRENNER
62 CRAIGIE ST
PORTLAND, ME 04102

BROWN DANIEL A & NANCY E JTS
597 RIVERSIDE ST
PORTLAND, ME 04103

CAVE DAVID
4907 FREDERICA RD
ST SIMONS ISLAND, GA 31522

CLOSSON TODD L
745 RIVERSIDE ST
PORTLAND, ME 04103

DANFORTH ARNOLD D
1 BEECH ST
NEWMARKET, NH 03857

DELTA REALTY CO INC
120 EXCHANGE ST # 106
PORTLAND, ME 04101

DIPIETRANTONIO ANTONIO &
H DIANE JTS
20 CONTINENTAL DR
PORTLAND, ME 04103

DIPIETRANTONIO ANTONIO &
H DIANE JTS
20 CONTINENTAL DR
PORTLAND, ME 04103

DIXON PAMELA J
168 BROOK RD
FALMOUTH, ME 04105

DIXON WILLIAM F
1170 FOREST AVE
PORTLAND, ME 04103

FAY JOHN W
36 WALDRON WAY
PORTLAND, ME 04103

FENTON CLARENCE A
705 RIVERSIDE ST
PORTLAND, ME 04103

FRIENDS CHURCH
1837 FOREST AVE
PORTLAND, ME 04103

GILDART FREDERICK W
1824 FOREST AVE
PORTLAND, ME 04103

GOUGH MERLEN R
660 RIVERSIDE ST
PORTLAND, ME 04103

HOPKINS SCOTT W &
JOYCE M KENNEY
537 RIVERSIDE ST
PORTLAND, ME 04103

INGALLS CHRISTOPHER R
577 RIVERSIDE ST
PORTLAND, ME 04103

INGRAHAM BRIAN S &
SANDRA J JTS
109 ELMWOOD AVE
WESTBROOK, ME 04092

INGRAHAM BRIAN S &
SANDRA J JTS
109 ELMWOOD AVE
WESTBROOK, ME 04092

JACK KENNETH L
145 WARREN AVE
PORTLAND, ME 04103

JORDAN STEVEN M
625 RIVERSIDE ST
PORTLAND, ME 04103

KAD INC
PO BOX 150
LIMERICK, ME 04048

LEHR RONALD B
7 BEACH RD
RAYMOND, ME 04071

LIBBY MARK S
639 RIVERSIDE ST
PORTLAND, ME 04102

LINK DANIEL N
HCR 72 BOX 3161
EAST WATERBORO, ME 04030

LINK DANIEL N
HCR 72 BOX 3161
EAST WATERBORO, ME 04030

LJT LLC
53 INDUSTRIAL WAY
PORTLAND, ME 04103

Labels Requested For CBL:

306

311

312

321

322

323

324

327