

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

Location of Construction: 655 Riverside St		Owner: Porter Drywall		Phone: 878-2024		Permit No: 980545	
Owner Address:		Lessee/Buyer's Name: Porter Drywall		Phone:		Business Name:	
Contractor Name: Porter Drywall		Address: 89 Auburn St Ste 1004 Pald, ME 04103		Phone: 878-2024		Permit Issued: MAY 29 1998	
Past Use: XXXXXX Commercial		Proposed Use: Foundation for new building additional		COST OF WORK: \$ 35,000.00		PERMIT FEE: \$ 195.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: <i>Foundation</i> Site Work & Permit only for 4,800 Sq Ft Comm Bldg				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval:	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: XXXXXXXXXX Mary G.		Date Applied For: 22 May 1998				Zoning Appeal: <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

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 provisions of the code(s) applicable to such permit

22 May 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT

7

COMMENTS

6/4/98 talked w/ Ken Porter - w/ meet on Site 6/5/98 w/ PSH @

6/5/98 @ 11:55 AM inspected Footing 3/4 Footing open placing re-rod - OK #4 5' away

OK - Question on Corner Step-Footing Contractor noted my concern and stated he
WOULD CORRECT THIS -

6/9/98 - Ran tied Re-bar from Corner to Corner to reface Stepfooting as
noted above OK to pour foundation @

9/16/98 Foundation OK above

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 27 MAY 98 ADDRESS: 655 RIVERSIDE ST. (311-A-006)
REASON FOR PERMIT: To install 50' x 96' (Foundation only)
BUILDING OWNER: Porter Drywall
CONTRACTOR: SAA
PERMIT APPLICANT: SAA
USE GROUP _____ BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- A 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)
3. Precaution must be taken to protect concrete from freezing.
4. 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.
5. 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 ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. 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).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. 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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. 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.
13. 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.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. 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 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

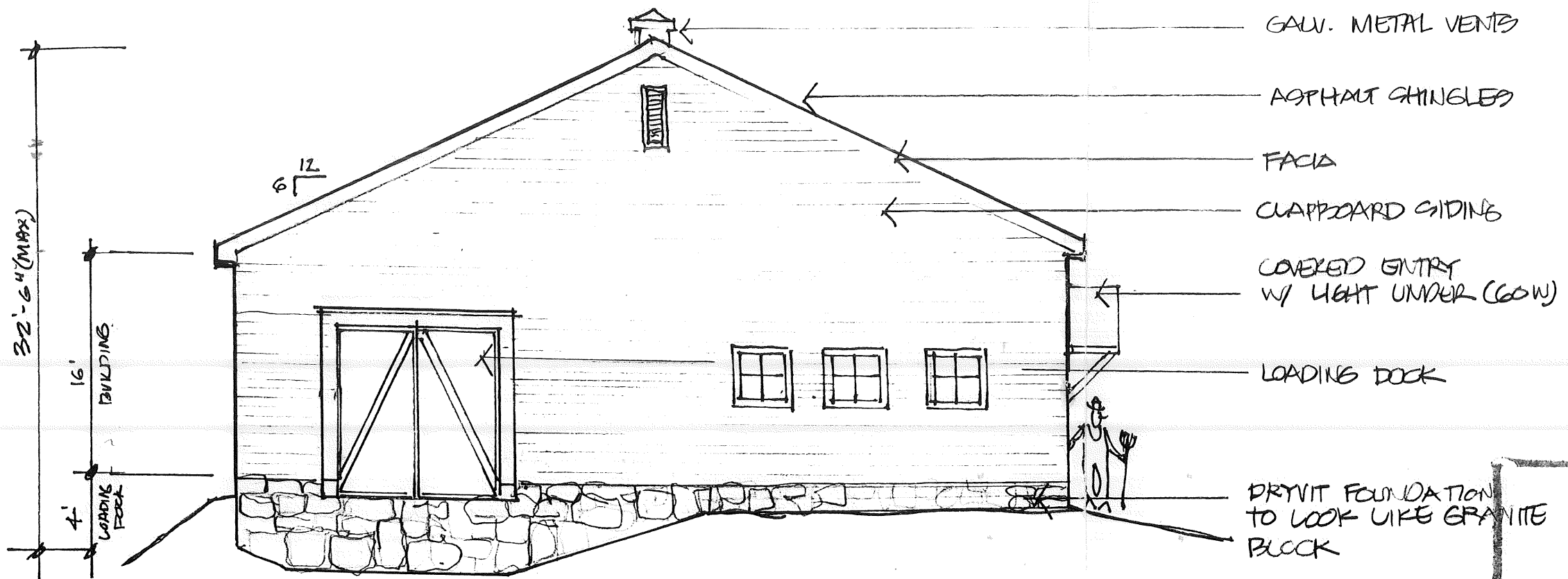
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
29. _____
30. _____
31. _____
32. _____

P. Samuel Hoffses, Code Enforcement

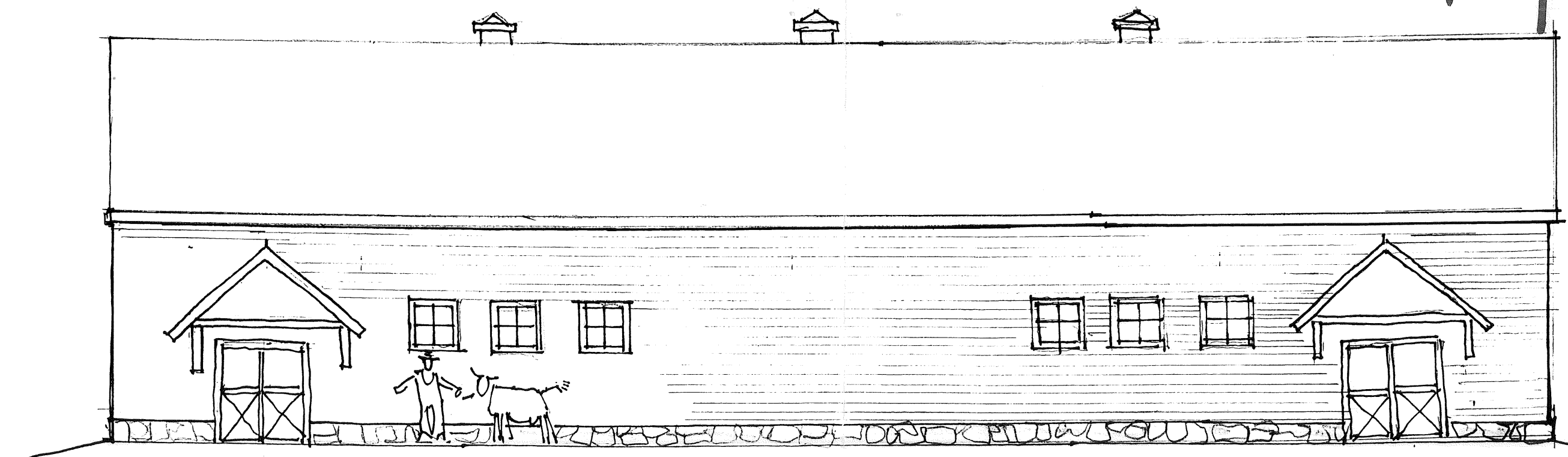
cc: Lt. McDougall, PFD
Marge Schmuckal



- GALV. METAL VENTS
- ASPHALT SHINGLES
- FACIA
- CLAPBOARD SIDING
- COVERED ENTRY W/ LIGHT UNDER (60W)
- LOADING DOCK
- DRYWIT FOUNDATION TO LOOK LIKE GRANITE BLOCK

WEST ELEVATION
(TOWARDS RIVERSIDE)

CITY OF PORTER AND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 COMMISSION
 DATE OF APPROVAL 5/22/98



SOUTH ELEVATION
(INTO SITE)

PORTER DRYWALL
PROPOSED BUILDING
 RIVERSIDE STREET
 MAY 5, 1998

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

19980040
I. D. Number

Porter Drywall
Applicant
655 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Mohr & Seredin
Consultant/Agent
871-0003
Applicant or Agent Daytime Telephone, Fax

5/6/98
Application Date
Riverside St 655
Project Name/Description

655 Riverside St
Address of Proposed Site
311-A-006
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

1. This permit is for site work and foundation only. A separate permit shall be necessary for the rest of the work.
2. A separate permit shall be required for any new signage on site

Fire Conditions of Approval

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

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

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

Location/Address of Construction (include Portion of Building): <i>655 Riverside St.</i>			
Total Square Footage of Proposed Structure <i>4800 #</i>		Square Footage of Lot <i>2.25 Acres</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>311</i> Block# <i>A</i> Lot# <i>006</i>		Owner: <i>PDL Inc. Kendall Porter</i>	Telephone#: <i>878 2024</i>
Owner's Address: <i>89 Auburn St. #1004 Portland, Me. 04103</i>		Lessee/Buyer's Name (If Applicable)	Cost Of Work: Fee <i>\$ 35,000.</i> <i>\$ 195-</i>
Proposed Project Description: (Please be as specific as possible) <i>site work and foundation for 4800 # Commercial Bldg. 50x96'</i>			
Contractor's Name, Address & Telephone <i>Porter DryWall Inc. SAA</i>			Rec'd By
Current Use: <i>N/A (vacant)</i>		Proposed Use: <i>electronics repair + education facility</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

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

4) Building Plans

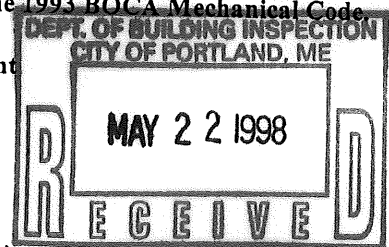
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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



Signature of applicant: <i>[Signature]</i>	Date: <i>5/22/98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

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

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

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 655 Riverside Street		
Total Square Footage of Proposed Structure: 1,900 sf	Square Footage of Lot: 2.25 acres	
Tax Assessor's Chart, Block & Lot Number Chart# 311 Block# A Lot# 006	Owner: Kendall Porter	Telephone#: 878-2024
Owner's Address: 655 Riverside Street Portland, ME 04103	Lessee/Buyer's Name (If Applicable) —	Cost Of Work: \$
Proposed Project Description:(Please be as specific as possible) this application is for minor site plan review to construct a 1,900 sf addition on an existing building for commercial use.		
Contractor's Name, Address & Telephone PORTER DRYWALL INC. Ken Porter 878 2024		
Current Use: drywall company	Proposed Use: electronics repair/education facility	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
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- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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Signature of applicant: <i>Kendall Porter</i> K.T	Date: 5/6/98
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

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

19980040
I. D. Number

Porter Drywall
Applicant
655 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Mohr & Seredin
Consultant/Agent
871-0003
Applicant or Agent Daytime Telephone, Fax

5/6/98
Application Date
Riverside St 655
Project Name/Description

655 Riverside St
Address of Proposed Site
311-A-006
Assessor's Reference: Chart-Block-Lot

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

50' x 96' Proposed Building square Feet or # of Units 2.25 Acre Acreage of Site I-M 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 \$300.00 Subdivision _____ Engineer Review _____ Date: 5/6/98

Inspections Approval Status:

- Approved **Approved w/Conditions**
see attached Denied

Reviewer Marge Schmuckal

Approval Date 5/27/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____
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	<u>5/22/98</u> date	<u>\$2,878.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>5/22/98</u> date	<u>\$50.00</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<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			

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

19980040

I. D. Number

Porter Drywall

Applicant

655 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Mohr & Seredin

Consultant/Agent

871-0003

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Riverside St 655

Project Name/Description

655 Riverside St

Address of Proposed Site

311-A-006

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) _____

2.25 Acre

Proposed Building square Feet or # of Units

Acreage of Site

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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **5/6/98**

Planning Approval Status:

Reviewer **sarah**

Approved Approved w/Conditions See Attached Denied

Approval Date **5/22/98** Approval Expiration **5/22/99** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **sarah hopkins** **5/22/98**
signature date

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	5/22/98 date	\$2,878.00 amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	5/22/98 date	\$50.00 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	date	<input type="checkbox"/> Conditions (See Attached)	
<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**

19980040

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Applicant
655 Riverside St, Portland, ME 04103
Applicant's Mailing Address
Mohr & Seredin
Consultant/Agent
871-0003
Applicant or Agent Daytime Telephone, Fax

5/6/98
Application Date
Riverside St 655
Project Name/Description

655 Riverside St
Address of Proposed Site
311-A-006
Assessor's Reference: Chart-Block-Lot

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

2.25 Acre

Proposed Building square Feet or # of Units _____ Acreage of Site _____ 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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **5/6/98**

DRC Approval Status:

Reviewer **Jim W**

Approved Approved w/Conditions see attached Denied
Approval Date **5/22/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance **jim w** **5/22/98**
signature date

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Inspection Fee Paid	5/22/98 date	\$50.00 amount	
<input type="checkbox"/> Building Permit	_____ 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)	
<input type="checkbox"/> Final Inspection	_____ date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19980040
I. D. Number

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Applicant
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5/6/98
Application Date
Riverside St 655
Project Name/Description

655 Riverside St
Address of Proposed Site
311-A-006
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) _____

2.25 Acre

Proposed Building square Feet or # of Units _____ Acreage of Site _____ 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 **\$300.00** Subdivision _____ Engineer Review _____ Date: **5/6/98**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *[Signature]*

- Approved Approved w/Conditions see attached Denied

Approval Date **5/6/98** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **5/6/98**
signature date

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<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		
<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: Kendall Porter
Address: 655 Riverside St

Date: 1/5/27/98
C-B-L: 311-A-006

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing developed site

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - Site Work - Foundation for new, additional
Sewage Disposal - electronics repair, educ. bldg, Bldg on site 4,800 sq ft
Lot Street Frontage - ok per low impact indust. uses

Front Yard - 1' for each 1' of height 28' - 100' + show

Rear Yard - 1' for each 1' of height up to 25' - 28' 100' + show

Side Yard - 1' of side yard for each 1' of height up to 25' 28' 70' + show

Projections -

Width of Lot -

Height - 75' MAX ~ 28' show

Lot Area -

Lot Coverage/Impervious Surface - shows 30% (75% is max)

Area per Family -

Off-street Parking -

Loading Bays - 1 show -

Site Plan - must

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

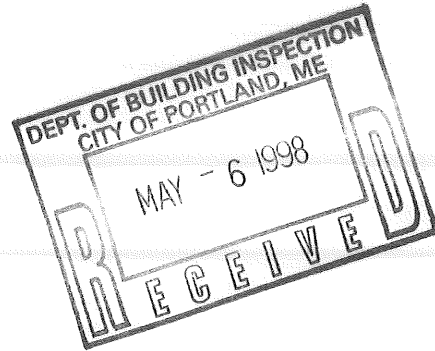
PAVEMENT shall be 10' from boundaries



M O H R & S E R E D I N

Landscape Architects, Inc.

April 27, 1998



Mr. Alex Jaegerman, Chief Planner
Portland Planning Dept.
City Hall
389 Congress St.
Portland, ME 04101

RE: 655 Riverside Street Minor Site Plan Review

Dear Alex:

On behalf of Ken Porter/Porter Drywall, we submit the attached site plan and supporting information for minor site plan review. As you may recall, Porter Drywall constructed a 1,750 square foot building in 1994, and a 900 square foot three sided shed in 1997. The three bedroom home on the site which was to be retained as a rental unit has been removed, and Porter Drywall is now seeking to add a 1,900 square foot addition to their building, and to construct a separate 4,800 square foot building for an electronics repair and education facility.

As shown on the attached site plan, the Porter Drywall addition is proposed to connect the main building to the shed site, and to cover the existing work yard. This is designed to provide a covered work yard for the business. No new additional impervious area will be created by the addition, and no new employees will be added as a result of the expansion. The addition will bring the building area total to 4900 square feet. The existing office area will remain at 700 square feet. Parking for six vehicles is currently provided for the business, which meets the parking requirements for the structure.

The new building is proposed as a 96 foot by 50 foot, 16' high building with a clapboard and stucco finish. In keeping with the agricultural vernacular of the existing building, the new structure is designed to look similar to a livestock barn. The pitch on the roof will be 6:12, and the overall height will be 30 feet. Of the 4,800 square feet, 800 square feet will be office space. Required parking is six cars, but 12 spaces are provided. They are located on existing paving on the east side of the new structure.

The new building and associated pavement total 9,270 square feet, which when added to the existing lot coverage brings the site impervious area to 29,798 square feet. This is a 30 percent impervious area ratio, with the new building and parking representing a 48 percent increase in lot

655 Riverside St

coverage. The existing storm drainage pattern will be maintained, and a new level lip spreader added at the outfall of the new culvert under the paving at the loading dock area.

The new building will be served by a 1 ½ " water service, and overhead electrical service. Sanitary waste will be less than 500 GPD, and a holding tank will be used to serve the new building. Solid waste will be stored in the building, and will be put out for weekly pickup. Lighting will be limited to a 75 watt wall mounted light over the loading dock, and two 60 watt lights at each entrance. A 100 watt wall pack will be mounted on the rear wall for parking illumination. An erosion control plan has been prepared for the project, as well as a cost estimate for the performance bond. Please review this submission and call if you have questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'SM', written over a horizontal line.

Stephen B. Mohr, ASLA

pj



M O H R & S E R E D I N

Landscape Architects, Inc.

**EROSION AND SEDIMENTATION CONTROL PLAN
PORTER DRYWALL, INC.
RIVERSIDE STREET, PORTLAND, ME**

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices as those outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices (March 1991), and Recommended Practices of the USDA Soil Conservation Service. Please refer to these sources and the Erosion Control Plan and Details included within the plan set.

SITE TOPOGRAPHY AND COVER COMPLEX

The property has been developed as a commercial site consisting of two buildings (2,650 square feet) and supporting paved surface. The remaining property is woodland and open fields, with the bulk of the property being in open field cover. The slopes vary between 3% and 35%, with the steepest grades located along the northern side of the property.

SITE SOILS

The site soils are marine deposited silts, silt loams and fine sandy loams. The Soil Conservation Service medium intensity mapping depicts the soils as follows:

Soil Name	Hydrologic Group
Buxton silt loam	C
Scantic silt loam	D

Soils mapping from the SCS handbook is included with the submission.

DRAINAGE

The site currently drains via sheet flow towards the north and south side of the property, with the majority of the site draining to the north. There are three 8" culverts presently on site. A culvert is proposed in this plan. See Minor Site Plan submission for details.

CONSTRUCTION SCHEDULE

The proposed sequence and scheduling of construction activities for the project is estimated as follows:

Place Erosion Controls	May 1998
Clear and Grub	May 1998
Earthwork & Paving	July 1998
Construction Utilities	May 1998
Seeding of Slopes and Drain Areas per erosion control plan	June 1998
Install site improvements	July 1998
Maintain lawns until seed catch	July-Sept., 1998
Remove erosion controls	October 1998

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to:

1. Limit disturbance and hence erosion;
2. correct any erosion problems immediately;
3. regularly monitor the practices implemented and
4. re-vegetate disturbed areas as soon as possible.

Haybales and/or Silt Fence

Haybales or silt fencing shall be installed at the toe of slopes along the new drive and parking lots.

The locations requiring haybales and/or silt fence are shown on the plans. This erosion protection is not limited to only these areas and may be required elsewhere as directed by the Engineer or the Project Designer.

CONSTRUCTION PHASE

General

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days (see Item 4).
2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed at the toe of slope and in areas as located on the plans to protect against any construction relation erosion.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles shall be:
 - a. Encircled with haybales or silt fence at the toe of the pile if it is expected to remain longer than 5 days.
 - b. Seeded with conservation mix if it is expected to remain longer than 15 days.
4. All disturbed areas expected to remain longer than 15 days shall be either:
 - a. Treated with mulch immediately, or
 - b. Seeded with conservation mix of annual rye grades (0.9 lbs/1000 s.f.) and mulched immediately.
5. All grading will be held to a minimum 3:1 slope where practical; greater slopes may be used in ledge cut. A 2:1 slope is necessary in the filled slope surrounding the new building. All slopes will be stabilized with permanent seeding immediately (within 5 days) after final grading is complete.

Post Construction Re-vegetation

The following general practices will be used to prevent erosion as soon as an area has undergone final grading, and is ready for loaming and seeding.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. If final grading is reached during the normal growing season (4/15 to 10/15), permanent seeding will be done as specified below. Prior to seeding, limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Seeding Slopes Mixture	Ditches, side slopes	MDOT Seeding Method 3 Per Unit (1000 sq.ft.) Measure 1 ½ lbs. Method 2 Seed ½ lbs. Crown Vetch seed with innoculent 8 lbs. Fertilizer 30 lbs. Lime
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3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of straw mulch, hydro-mulch or any suitable substitute deemed acceptable by the Project Designer.
 - a. Straw mulch shall be applied at a rate of 1 ½ to 2 bales per unit. Straw mulch shall be secured by tacked photo degradable/biodegradable netting on grades greater than 5%.
 - b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.
4. The following slope stabilization practices shall apply:

Slopes 3:1 and gentler 2:1 - 3:1	Stabilization Seed and Mulch Photo degradable/biodegradable netting or hydroseeding
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5. Construction shall be planned to eliminate the need for seeding between October 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:
 - a. Only unfrozen loam shall be used
 - b. Loaming, seeding and mulching will not be done over snow cover. If snow exists, it must be removed prior to placement of seed.
 - c. Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs./1000 s.f.) shall be added to the previously noted rates.
 - d. Where temporary seeding is required, Annual Winter Rye (2.6 lbs./1000 s.f.) shall be sown instead of the previously noted seeding rate.
 - e. Fertilizing, seeding and mulching shall be done on loam the day the loam is spread (at rates previously described in Section 2 and 3 above).

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Project Designer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified sub-contractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls to insure their continuing function as designed.

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall replace them and reinforce them with silt fencing.

EROSION CONTROL REMOVAL

1. An area is considered stable if:
 - a. It is paved
 - b. The seeded areas have 80% growth of planted seeds.
2. Haybales and silt fence shall be removed once the areas upstream are stable. The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
 - a. Distributed to an area undergoing final grading.
 - b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.
3. Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

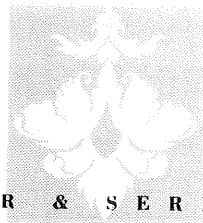
CONCLUSION

The construction of the Porter Drywall project, if implemented as detailed on these plans and according to this report, should not result in an significant erosion or sedimentation either on or off site.

Respectfully submitted,



Stephen B. Mohr, ASLA
RLA #75



M O H R & S E R E D I N

Landscape Architects, Inc.

April 27, 1998

Porter Drywall

655 Riverside St.
Portland, ME 04103

Performance Bond Cost Estimate

Erosion Controls

Siltatcon Fence	240 LF @ 3.20/ft	\$ 768.00
Haybale Check Dams	6 @ 15/each	90.00
Rip Rap	200 SF @ 3.00/SF	600.00
Level Lip Spreader	1 @ \$1,420	<u>1,420.00</u>
	TOTAL	\$2,878.00