



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 405 Riverside St

CBL 313 F039001

Issued to Harvey Industries Inc /RP Masiello, Inc.

Date of Issue 08/22/2003

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. 03-0065 , 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

Phase I Renovations

Limiting Conditions:

None

APPROVED OCCUPANCY

Warehouse w/ Office Space

Use Group: S-1

Type: 3B

BOCA 1999

**This certificate supersedes
certificate issued**

Approved:

(Date)

Inspector

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.

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

2002-0244
Application I. D. Number

11/25/2002
Application Date

Building Expansion
Project Name/Description

Harvey Industries Inc
Applicant
1400 Main St , Waltham , MA 02451
Applicant's Mailing Address

Consultant/Agent
Applicant Ph: (781) 398-7599 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

401 - 401 Riverside St, Portland, Maine
Address of Proposed Site
313 F039001
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) _____

19,614 s.f. Proposed Building square Feet or # of Units
Acreage of Site
B4 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 \$500.00 Subdivision _____ Engineer Review _____ Date 11/25/2002

Insp Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ 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 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	_____ 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 Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Dept.

Address of Construction: 401 Riverside Street, Portland, Maine																	
Zone: B-4 Zone																	
Total Square Footage of Proposed Structure: 19,614 ff²		Square Footage of Lot: 197,206 ff²															
Tax Assessor's Chart, Block & Lot <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Chart#</th> <th style="text-align: left;">Block#</th> <th style="text-align: left;">Lot#</th> </tr> </thead> <tbody> <tr> <td>317</td> <td>B</td> <td>1</td> </tr> <tr> <td>314</td> <td>A</td> <td>2</td> </tr> <tr> <td></td> <td>C</td> <td>1-7</td> </tr> <tr> <td>313</td> <td>F</td> <td>39, 27, 28</td> </tr> </tbody> </table>		Chart#	Block#	Lot#	317	B	1	314	A	2		C	1-7	313	F	39, 27, 28	Property owner, mailing address: Harvey Industries 1400 Main Street Waltham, MA 02451
Chart#	Block#	Lot#															
317	B	1															
314	A	2															
	C	1-7															
313	F	39, 27, 28															
		Telephone: (781) 398-7599															
Consultant/Agent, mailing address, phone & contact person Sebago Technics, Inc. P.O. Box 1339 Westbrook, ME 04098	Applicant name, mailing address, telephone #/Fax#/Pager#: Harvey Industries 1400 Main Street Waltham, MA 02451 (781) 398-7599	Project name: Harvey Industries - Building Expansion															
Proposed Development (check all that apply) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input checked="" type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots \$25.00 per lot \$_____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development <input checked="" type="checkbox"/> \$500.00 <input type="checkbox"/> Minor Development _____ \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00																	
Who billing will be sent to: Vincent Walsh Mailing address: 1400 Main Street State and Zip: Waltham, MA 02451 Contact person: James Seymour, P.E. Phone: (207) 856-0277 (Sebago Technics, Inc.)																	

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, and c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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: November 25, 2002
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This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimy Caron, Chair
Mark Malone, Vice Chair
Orlando E. Delogu
Kevin Beal
Lee Lowry III
Michael Patterson

February 12, 2003

Mr. James R. Seymour, P.E.
Project Manager
Sebago Technics
One Chabot Street
P.O. Box 1339
Westbrook, ME 04098-1339

RE: 401 Riverside Street, Warehouse Addition
ID #2002-0244, CBL #313-F-039

Dear Mr. Seymour:

On February 11, 2003, the Portland Planning Board voted 5-0 (Malone absent) to approve the site plan for the proposed 18,970 sq. ft. expansion of the existing building located at 401 Riverside Street. The approval was granted for the project with the following conditions:

- i. That the applicant contribute \$1,500 to the City for the improvement of an existing culvert at the Handyman property.
- ii. That the applicant submit to staff a stormwater maintenance agreement for the detention system and stormwater treatment system for review and approval.
- iii. The light fixture for this site shall be a cut-off type fixture and shall be submitted to staff for review and approval.
- iv. That the applicant revise the plans to address the concerns of the Development Review Coordinator's memo dated February 7, 2003 for review and approval by the Development Review Coordinator.

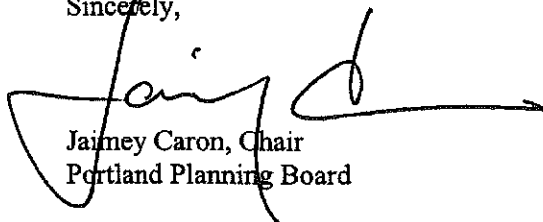
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #8-03, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Jaimy Caron, Chair
Portland Planning Board



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 405 Riverside St

CBL 313 F039001

Issued to Harvey Industries Inc /R. P. Morrison Builders

Date of Issue 09/17/2003

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. 03-0147, 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

Phase II rear

APPROVED OCCUPANCY

Warehouse

Use Group: S-1

BOCA 1999

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

9/17/03 *Marked*

(Date) Inspector

AW

Inspector of Buildings

POP
09/19/03

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