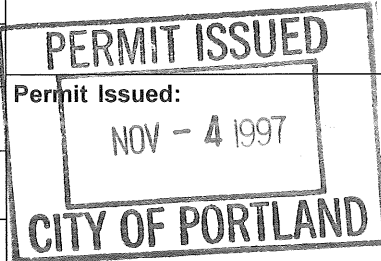


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 400 Riverside St		Owner: 400 Riverside Properties		Phone:		Permit No: 971192	
Owner Address: P.O. Box 334 Westbrook, ME 04098		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Bob Billings/400 Riverside Properties		Address: 797 2196		Phone:		Permit Issued: NOV - 4 1997	
Past Use: Warehouse/Office		Proposed Use: Same w/storage building		COST OF WORK: \$ 12,000.00		PERMIT FEE: \$ 80.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Construct storage building (40 x 60)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature:		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 14 July 1997					



Zone: CBL: 320-A-004
 Zoning Approval:
 Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: 11/7/97

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 October 1997 - Permit Routed
 14 July 1997

SIGNATURE OF APPLICANT *Bill Billings* ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT 7

COMMENTS

11/5/97 Called Bill Billing & left message on machine painting out

"Conditions of approval" #31 & 32

11/17/97 Work not started yet @

4/13/98 - Earth Work Started - Slow Because of freeze. @

5/4/98 - Still doing Earth Work - Also working on Hydronic problem (F.D. Requirement) @

5/29/98 - Set at final Grade Stage - Foundation to go in wk of 6/15 @

discussed Slab thickness / Roof Rafters / Hydronic Conditions

6/15/98 - Earth work changed by heavy rains - will be abt 2 wks (abt 6/29) for
Power @

10-4-00 Spoke to New owners (Galloway Group 236-6935) to verify the
discontinued work and per code The suspension of This permit. A new
application for permit may be submitted in The spring of 2001 JB

CBL: 320-A-004

Permit: 971192

Inspection Record

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

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

Location of Construction: 400 Riverside St		Owner: 400 Riverside Properties		Phone:		Permit No: 971192 PERMIT ISSUED Permit Issued: NOV - 4 1997 CITY OF PORTLAND			
Owner Address: P.O. Box 334 Westbrook, ME		Lessee/Buyer's Name: 04098		Phone:			BusinessName:		
Contractor Name: Bill Billings/400 Riverside		Address: Properties 797-2196		Phone:					
Past Use: Warehouse/Office		Proposed Use: Same w/storage building		COST OF WORK: \$ 12,000.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>			PERMIT FEE: \$ 80.00 INSPECTION: Use Group: 52 Type 5 Signature: <i>[Signature]</i>		
Proposed Project Description: Construct storage building (40 x 60)				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zone: <i>IM</i> CBL: 320-A-004 Zoning Approval: <i>ok - 10/29/97</i> Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 14 July 1997							

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

Bill Billings
 SIGNATURE OF APPLICANT Bill Billings ADDRESS: _____ DATE: 22 October 1997- Permit Routed 14 July 1997 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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: 10/23/97
DA

CEO DISTRICT **7**
L. Carroll

BUILDING PERMIT REPORT

DATE: 10/29/97 ADDRESS: 400 Riverside St
REASON FOR PERMIT: Construct Building
BUILDING OWNER: 400 Riverside Properties
CONTRACTOR: Bill Billings
PERMIT APPLICANT: Bill Billings APPROVAL: *1, *6, *8, *10, *12, *20, *30, *31, *32, DENIED
USE GROUP S-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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)
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".)
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.
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. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. 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).
- 29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

30. Please read and implement attached site plan review requirements

31. Your plan shows a 3" Floor slab, 3 1/2" is the minimum under the code.

32. The proposed 2x10 rafters @ 12" oc will not meet the building code minimum requirement - 2x12 @ 12" on center on an engineered Trusses must be used.

P. Samuel Hoffses, Code Enforcement
[Signature]
cc: Lt. McDougall, PFD
Marge Schmuckal

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

19970036

I. D. Number

400 Riverside Properties

Applicant

P.O. Box 334, Westbrook, ME 04098

Applicant's Mailing Address

Bob Billings

Consultant/Agent

797-2196

Applicant or Agent Daytime Telephone, Fax

7/14/97

Application Date

400 Riverside St

Project Name/Description

400 Riverside St

Address of Proposed Site

320-A-004

Assessor's Reference: Chart-Block-Lot

Fire Conditions for Approval

Applicant must provide a hydrant with 500 feet path of travel

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

19970035

I. D. Number

400 Riverside Properties

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7/14/97

Application Date

Riverside St 400

Project Name/Description

400 Riverside St

Address of Proposed Site

320-A-004

Assessor's Reference: Chart-Block-Lot

DRC Conditions for Approval

1. That a portion of the riprap drainage swale, located behind the proposed building be flattened to the extent possible, and the riprap extended to the toe of the embankment slope. Moreover, the riprap swale should match the existing width (approximately six feet) and have a six inch layer of gravel placed on top of the native soil. Geotextile fabric is to be placed on top of the gravel layer and a 20 inch thick layer of riprap stone be placed on top of the geotextile fabric. The riprap must have a D50 stone size of nine inches.
2. All runoff from the roof must be directed to the riprap swale.
3. Pavement runoff must continue to drain to the riprap swale.
4. Silt fence must be installed downslope of all disturbed soil. Additionally, other appropriate erosion control measures based on Maine Department of Environmental Protection Best Management Practices, Maine Erosion and Sediment Control Handbook, must be installed. All disturbed areas must be permanently or temporarily stabilized within 10 days of disturbance.
5. That the applicant be present at a pre-construction meeting to discuss these conditions of approval. The meeting should be held on site and include the Development Review Coordinator.

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

19970035

I. D. Number

400 Riverside Properties

Applicant

P.O. Box 334, Westbrook, ME 04098

Applicant's Mailing Address

Bob Billings

Consultant/Agent

797-2196

Applicant or Agent Daytime Telephone, Fax

7/14/97

Application Date

Riverside St 400

Project Name/Description

400 Riverside St

Address of Proposed Site

320-A-004

Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

- see Development Review Coordinator's conditions

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

19970035

I. D. Number

400 Riverside Properties

Applicant

P.O. Box 334, Westbrook, ME 04098

Applicant's Mailing Address

Bob Billings

Consultant/Agent

797-2196

Applicant or Agent Daytime Telephone, Fax

7/14/97

Application Date

Riverside St 400

Project Name/Description

400 Riverside St

Address of Proposed Site

320-A-004

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) storage

40 x 60 112,972
 Proposed Building square Feet or # of Units 112,972 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 7/14/97

Planning Approval Status:

Reviewer Dave Klenk

Approved Approved w/Conditions See Attached Denied

Approval Date 9/9/97 Approval Expiration 9/9/98 Extension to

OK to Issue Building Permit Kandi Talbot 10/22/97 Additional Sheets Attached
 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>10/22/97</u> date	<u>\$800.00</u> amount	<u>9/30/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>10/7/97</u> date	<u>\$300.00</u> amount	
<input type="checkbox"/> Building Permit Issued	<u> </u> date		
<input type="checkbox"/> Performance Guarantee Reduced	<u> </u> date	<u> </u> remaining balance	<u> </u> signature
<input type="checkbox"/> Temporary Certificate of Occupancy	<u> </u> date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	<u> </u> date	<u> </u> signature	
<input type="checkbox"/> Certificate Of Occupancy	<u> </u> date		
<input type="checkbox"/> Performance Guarantee Released	<u> </u> date	<u> </u> signature	
<input type="checkbox"/> Defect Guarantee Submitted	<u> </u> submitted date	<u> </u> amount	<u> </u> expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19970035

I. D. Number

400 Riverside Properties

Applicant

P.O. Box 334, Westbrook, ME 04098

Applicant's Mailing Address

Bob Billings

Consultant/Agent

797-2196

Applicant or Agent Daytime Telephone, Fax

7/14/97

Application Date

Riverside St 400

Project Name/Description

400 Riverside St

Address of Proposed Site

320-A-004

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) storage

40 x 60 112,972
 Proposed Building square Feet or # of Units 112,972 Acreage of Site Zoning

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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: 7/14/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attache Denied

Approval Date 9/9/97 Approval Expiration 9/9/98 Extension to _____ Additional Sheets Attached
 Condition Compliance Jim Wendel 10/22/97
 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>10/22/97</u> date	<u>\$800.00</u> amount	<u>9/30/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>10/7/97</u> date	<u>\$300.00</u> 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		
<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**

I. D. Number _____

400 Riverside Properties

7/14/97

Applicant _____

Application Date _____

P.O. Box 334, Westbrook, ME 04098

400 Riverside St

Applicant's Mailing Address _____

Project Name/Description _____

Bob Billings

400 Riverside St

Consultant/Agent _____

Address of Proposed Site _____

797-2196

320-A-004

Applicant or Agent Daytime Telephone, Fax _____

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) storage

40 x 60 112,972 _____
 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: 7/14/97

Fire Approval Status:

Reviewer Lt. Mc dougall *WJG*

Approved Approved w/Conditions see attached Denied

Approval Date 7/14/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc Dougall 7/14/97
 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 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	

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

19970035

I. D. Number

400 Riverside Properties

Applicant

P.O. Box 334, Westbrook, ME 04098

Applicant's Mailing Address

Bob Billings

Consultant/Agent

797-2196

Applicant or Agent Daytime Telephone, Fax

7/14/97

Application Date

Riverside St 400

Project Name/Description

400 Riverside St

Address of Proposed Site

320-A-004

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) **storage**

40 x 60

112,972

I-M

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: 7/14/97

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions see attached Denied

Approval Date 10/29/97 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

Performance Guarantee Accepted 10/22/97 \$800.00 9/30/98
date amount expiration date

Inspection Fee Paid 10/7/97 \$300.00
date amount

Building Permit Issued _____
date

Performance Guarantee Reduced _____
date remaining balance signature

Temporary Certificate of Occupancy _____
date Conditions (See Attached)

Final Inspection _____
date signature

Certificate Of Occupancy _____
date

Performance Guarantee Released _____
date signature

Defect Guarantee Submitted _____
submitted date amount expiration date

Defect Guarantee Released

Applicant: Bill Billings
Address: 400 Riverside St

Date: 10/29/97
C-B-L: 320-A-4

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing

Zone Location - IM

Interior or corner lot -

Proposed Use/Work - Construct 40'x60' Storage Bldg.

Sewage Disposal -

Lot Street Frontage - 60' min req - 100' shown

Front Yard - 1 foot for each foot height or 30' - 140' shown

Rear Yard - 30' req - 40' shown
1 foot for each ft of height -

Side Yard - 30' req - 37' & 110' shown

Projections - pavement req. to be 10' from property lines 10' shown

Width of Lot -

Height - 75' max height - 30' high - 2 stories shown

Lot Area -

Lot Coverage/ Impervious Surface -

Area per Family - N/A

Off-street Parking - 1 @ 1,000 - 3 req - 5 shown

Loading Bays - 1 shown

Site Plan - minor ✓

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

1. PROPOSED USES WILL BE STORAGE & WAREHOUSE.
2. TOTAL LAND AREA FOR THIS SITE IS 170' X 160'
3. NO EASEMENTS
4. NO SOLID WASTE TO BE GENERATED.
5. CITY WATER & EXISTING SEPTIC TANK & LEACH BED.
6. SURFACE WATER DRAINAGE SHOWN ON PLAN, RIP-RAP.
7. CONSTRUCTION PLAN PROVIDED.
8. NO FEDERAL REGULATIONS NEEDED.
9. EVIDENCE OF MONEY IN BANK, ATLANTIC BANK, FOREST AVE.
CONTACT JULIE WAGNER.
10. CITY TAX BILL.
11. NO UNUSUAL NATURAL AREA.

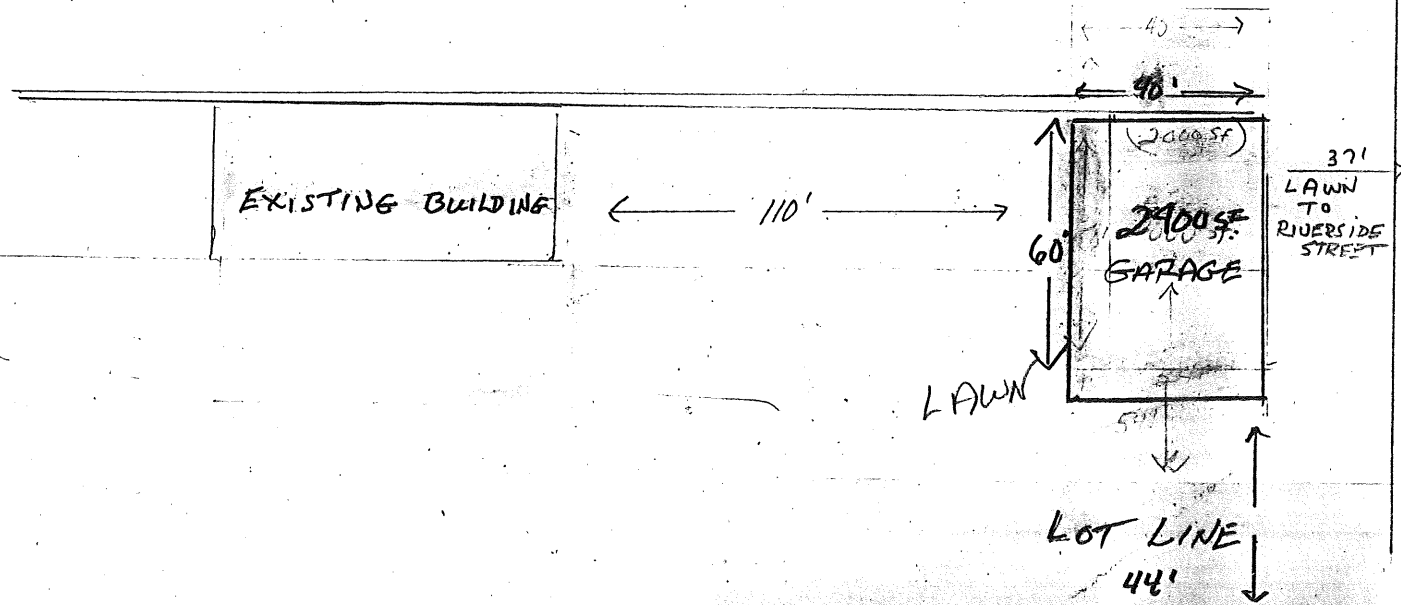
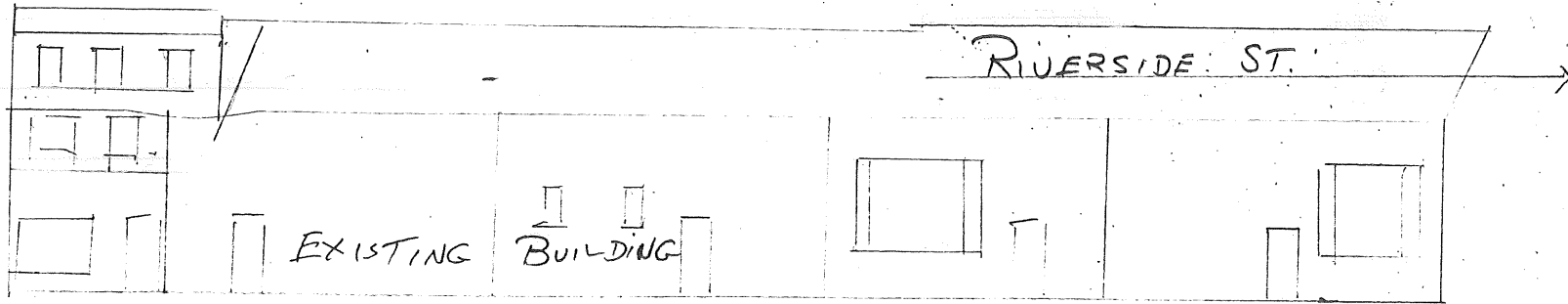
R. Gillies
400 RIVERSIDE PROPERTIES

400 Riverside Properties
Construction Plan

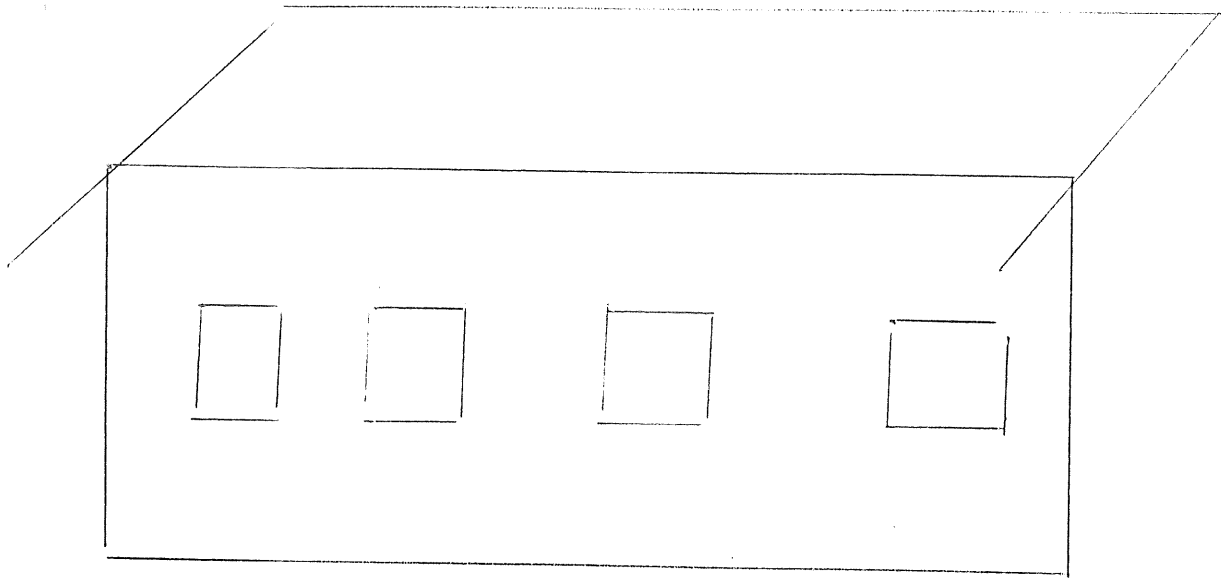
Build a 40' by 60' Garage

1. Footing 2'x1'
2. Frost wall 8"
3. Floor concrete 3"
4. Walls 8" block or 2x6 timbers *demint*
5. Roof 2x10 rafters 5/12 pitch *20' 51*
6. Roof cover 3/4" plywood
7. Siding TX-111 or block split=faced.
8. Insolation 6" wall & ceiling.
9. Doors 1 eight ft. overhead, 1 entry door 3-0.

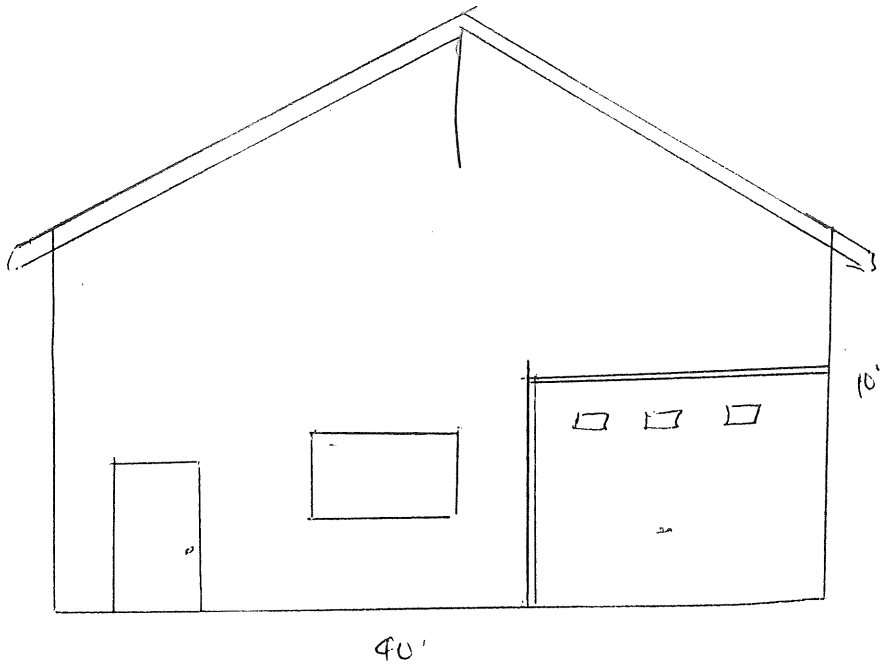
SEE Permit requirements



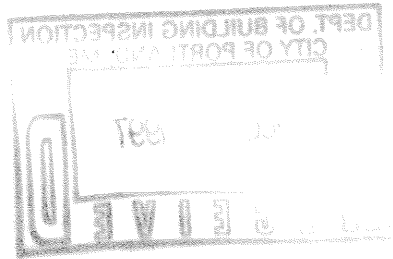
ONE TALK = 90 FT.



RIVERSIDE ST.



Parking Lot





CITY OF PORTLAND

September 9, 1997

Bob Billings
400 Riverside Street Properties
P.O. Box 334
Westbrook ME 04098

Re: 400 Riverside Street Site Plan

Dear Mr. Billings:

On September 9, 1997 the Portland Planning Authority granted conditional minor site plan approval for the 40' x 48' garage to be located at 400 Riverside Street. The conditions of approval are listed below:

1. That a portion of the riprap drainage swale, located behind the proposed building, be flattened to the extent possible, and the riprap extended to the toe of the embankment slope. Moreover, the riprap swale should match the existing width (approximately six feet) and have a six inch layer of gravel placed on top of the native soil. Geotextile fabric is to be placed on top of the gravel layer and a 20 inch thick layer of riprap stone be placed on top of the geotextile fabric. The riprap must have a D50 stone size of nine inches.
2. All runoff from the roof must be directed to the riprap swale.
3. Pavement runoff must continue to drain to the riprap swale.
4. Silt fence must be installed downslope of all disturbed soil. Additionally, other appropriate erosion control measures based on Maine Department of Environmental Protection Best Management Practices, Maine Erosion and Sediment Control Handbook, must be installed. All disturbed areas must be permanently or temporarily stabilized within 10 days of disturbance.
5. That the applicant be present at a pre-construction meeting to discuss these conditions of approval. The meeting should be held on site and include the Development Review Engineer.

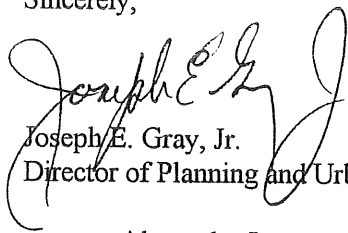
The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. 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. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. 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.
5. 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.)
6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This 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 the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Dave Klenk
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File