

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

Location of Construction: 1158 Riverside Street 04103		Owner: City of Portland		Phone: 874-8300		Permit No: 990843	
Owner Address: City Hall, 389 Congress St. Portland, ME 04101		Lessee/Buyer's Name:		Phone:		Business Name: Riverside Municipal Golf Course	
Contractor Name: The Sheridan Corporation		Address: P.O. Box 339, Fairfield, ME 04937-0339		Phone: (207) 453-9311		Permit Issued: AUG 10 1999	
Past Use: Vacant		Proposed Use: Maintenance Garage		COST OF WORK: \$ 320,000.00		PERMIT FEE: \$ 1,944.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>31</i> Type <i>2C</i> <i>NOCA 96</i>	
Proposed Project Description: Riverside Municipal Golf Course Maintenance Garage Concrete Foundation, Wood, Framing		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zone: <i>RUG</i> CBL: 355-A-001	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Signature]</i> 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: <i>UB</i>		Date Applied For: <i>August 2, 1999</i>		Signature: _____		Date: _____	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
 - Building permits do not include plumbing, septic or electrical work.
 - 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..
- *****Call Pete at Sheridan Corp for
Pick Up 774-6138

**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

8-2-99

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

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT
ub 1

17 Aug 99 Earthwork. ~~✓~~

31 Aug 99 - Footing placed without insp. Supt stated he call CSO and got OK. Will be placing Foundation end of week - 2 Sept. 99 OK. Setbacks OK ~~✓~~ Check Foundation as per revised plans. ~~✓~~

5 Sept. 99 Foundation placed, Foundation drain being placed. ~~✓~~

21 Sept. 99 Backfilling - No interior drainage as per plan. re-fitting replacing fill in some areas of interior backfill. ~~✓~~

27 Sept. 99 Exterior slab placed - only concrete to be placed back side of bldg. - Steel will be delivered this week. ~~✓~~

15 Oct. 99 Framing - ~~✓~~

19 Oct. 99 Placing roof trusses. ~~✓~~

26 Oct. 99 Trusses completed. ~~✓~~

3 Nov. 99 Exterior wall sheathing ~~✓~~

9 Nov. 99 Roof completed - interior work. ~~✓~~

15 Nov. 99 Interior work - PLBG. Closing - 17 - ~~✓~~

17 Nov. 99 PLBG, Water Lines. ~~✓~~

30 Nov. 99 Closing - 17. ~~✓~~

6 Dec 99 work 95% completed. ~~✓~~

15 Dec. 99 Finish work. ~~✓~~

20 Dec 99 - Cofo pre-insp. with LT. McDougall ~~✓~~

22 Dec 99 - Cofo Inspection with LT. McDougall
NOT ready

23. Dec. 99 Cofo. ~~✓~~

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1158 Riverside St. CBL# 355-A-001

Issued to City of Portland

Date of Issue January 14, 2000

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. 990843, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Structure

APPROVED OCCUPANCY

S-1/B Use Group
Type 2-C
Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

14 January 2000 *P. Samuel*

(Date) Inspector

P. Samuel

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.

Handwritten initials and date:
01/19/00

Handwritten number:
15
5



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 1158 Riverside St. CBL# 355-A-001

Issued to City of Portland

Date of Issue December 23, 1999

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. 990843, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Use Group S1/B
Type of Const. 2 C
BOCA 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

23/dec./99

(Date)

Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

LTmc

[Signature] 10/29/99

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT



Permit N° 10096

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:

City of Portland

389 Congress St.

Portland, ME 04101

Riverside

Portland, ME

Maintenance Garage for Riverside
Golf Course

OCCUPANCY CLASSIFICATION:

Industrial

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on December 14, 19 99

This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 15th day of June

A.D. 19 99

FEE \$ 150/50

NOT SPRINKLED


Commissioner - Public Safety

BUILDING PERMIT REPORT

DATE: 8/2/99 ADDRESS: 1158 Riverside St CBL: 355-A-001

REASON FOR PERMIT: New Construction

BUILDING OWNER: City of Portland

PERMIT APPLICANT: The Sheridan Corporation

USE GROUP: S1 BOCA 1996 CONSTRUCTION TYPE: 2-C

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 *3 *9 *11 *12 *13 *20 *23 *22 *28 *29 *30 *32 *33 *34 *35

This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.

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)

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

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)

Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.

Precaution must be taken to protect concrete from freezing. Section 1908.0

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.

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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)

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

Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.

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 3e4" 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)

Headroom in habitable space is a minimum of 7'6" (Section 1204.0) MEZZANINE STORAGE ONLY -

Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)

The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4

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 1018.6)

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)

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.) (Section 710.0)

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)

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/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) Section 920.3.2.

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)

20. The Fire Alarm System shall maintained to NFPA #72 Standard.
21. The Sprinkler System shall maintained to NFPA #13 Standard.
22. 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/1996)
23. 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".
24. 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.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code, (Crawl spaces & attics).
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
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). (Chapter M-16)
30. Please read and implement the attached Land Use Zoning report requirements.
31. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
32. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
33. General Notes S-3 STATES BOCA 93 The City of Portland adopted The 96 BOCA National Building Code in 1996. Please revise if necessary.
34. The STATE OF MAINE WAS NOT adopted The BOCA PLbg. Use STATE PLbg. Code
35. mezzanine For storage only - weight limits shall be place on access to mezzanine
- 36.

P. Samuel Hoffses, Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuçkal, Zoning Administrator

PSH-12-14-91

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.



CITY OF PORTLAND

August 9, 1999

Riverside Golf Course
1158 Riverside Street
Portland, ME 04103

re: 1158 Riverside Street, Maintenance Garage

Dear Sir:

On July 22, 1999 the Portland Planning Authority granted minor site plan approval for a maintenance building located at 1158 Riverside Street.

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. KT

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

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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):			1158 RIVERSIDE STREET	04103
Total Square Footage of Proposed Structure	5,000 S.F.	Square Footage of Lot	ACRES	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:		
Chart# 355 Block# A Lot# 001	CITY OF PORTLAND	207-874-8300		
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee	
CITY HALL 389 CONGRESS STREET PORTLAND, ME 04101		\$320,000.00	\$1,944.00	
Proposed Project Description:(Please be as specific as possible)				
RIVERSIDE MUNICIPAL GOLF COURSE MAINTENANCE GARAGE CONCRETE FOUNDATION, WOOD FRAMING			* CALL Pete at 774 6138 P/U Sheridan Corp	
Contractor's Name, Address & Telephone			THE SHERIDAN CORPORATION - P. O. BOX 359 FAIRFIELD, ME 04937-0359 (207-453-9311)	Rec'd By <i>UB</i>
Current Use:	RECREATION VACANT	Proposed Use:	MAINTENANCE GARAGE	

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.

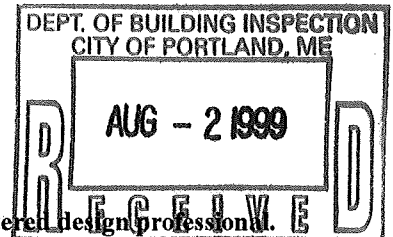
A complete set of construction drawings showing all of the following elements of construction:

- 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>Kenneth S. Lamoreaux</i>	KENNETH S. LAMOREAUX DIR. OF ENGINEERING THE SHERIDAN CORP.	Date: 2/2/99
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Building Permit Fee/ \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

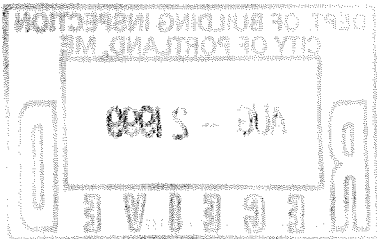
CITY OF PORTLAND

Congratulations!!!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ALL of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.





CITY OF PORTLAND

August 9, 1999

Riverside Golf Course
1158 Riverside Street
Portland, ME 04103

re: 1158 Riverside Street, Maintenance Garage

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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.

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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.
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Sincerely,

Joseph E. Gray, Jr. (KT)

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

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
✓ P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
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William Bray, Director of Public Works
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Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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

19990094

I. D. Number

of Portland

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Chris Dimatteo

Consultant/Agent

874-8901

Applicant or Agent Daytime Telephone, Fax

7/21/99

Application Date

Riverside Golf Course

Project Name/Description

1158 Riverside St

Address of Proposed Site

357-A-001

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

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

19990094

I. D. Number

City of Portland

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Chris Dimatteo

Consultant/Agent

874-8901

Applicant or Agent Daytime Telephone, Fax

7/21/99

Application Date

Riverside Golf Course

Project Name/Description

1158 Riverside St

Address of Proposed Site

357-A-001

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) **Maintenance Bldg**

5,000 sq. ft. ROS

Proposed Building square Feet or # of Units Acreage of Site 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 \$0.00 Subdivision _____ Engineer Review _____ Date: 7/21/99

Planning Approval Status:

Reviewer kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 7/22/99 Approval Expiration 7/22/00 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit Kandi Talbot 7/22/99
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 | | | |

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

19990094

I. D. Number

City of Portland

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Chris Dimatteo

Consultant/Agent

874-8901

Applicant or Agent Daytime Telephone, Fax

7/21/99

Application Date

Riverside Golf Course

Project Name/Description

1158 Riverside St

Address of Proposed Site

357-A-001

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) **Maintenance Bldg**

5,000 sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

ROS

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 \$0.00 Subdivision _____ Engineer Review _____ Date: 7/21/99

Fire Approval Status:

Reviewer Lt. Mc dougall *WMC*

- Approved
 Approved w/Conditions see attached
 Denied

Approval Date 7/27/99 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc dougall 7/27/99
 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

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

19990094

I. D. Number

City of Portland

Applicant

389 Congress St, Portland, ME 04101

Applicant's Mailing Address

Kandi Talbot

Consultant/Agent

874-8901

Applicant or Agent Daytime Telephone, Fax

7/21/99

Application Date

Riverside Golf Course

Project Name/Description

1158 Riverside St

Address of Proposed Site

357-A-001

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) **Maintenance Bldg**

5,000 sq. ft.

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Check Review Required:

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

Fees Paid: Site Plan \$0.00 Subdivision Engineer Review Date: 7/21/99

Inspections 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 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	

1158 Riverside St

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

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.**

City of Portland

7/21/99

Applicant
389 Congress St.

Application Date
Riverside Golf Course

Applicant's Mailing Address
Portland, ME 04101

Project Name/Description
1158 Riverside Street

Consultant/Agent

Address Of Proposed Site
357-A-001

Applicant/Agent Daytime telephone and 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 _____ Other(Specify) Maintenance Bldg

5,000 sq. ft.
Proposed Building Square Footage and /or # of Units

Acreage of Site

ROS
Zoning

You must include the following with you application: Previous application date: 8/15/97 - approved: 9/23/97
expired 9/23/98

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Randice Salvot</u>	Date: <u>7/21/99</u>
--	-------------------------

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

355-A-001

PROPERTY ADDRESS

Town Or Plantation	Pontland
Street Subdivision Lot #	1158 RIVERSIDE ST.
PROPERTY OWNERS NAME	
Last: Pontland	First: City
Applicant Name:	John Bellina
Mailing Address of Owner/Applicant (if Different)	980 RIVERSIDE ST. PONTLAND ME 04102

PORTLAND Date Permit Issued:	8/31/99	PERMIT #	7003	STATE COPY	<input type="checkbox"/> Double Fee Charged
FEE				\$ 1,616	
Local Plumbing Inspector Signature				L.P.I. #	011219

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for	Type Of Structure To Be Served:	Plumbing To Be Installed By:
	1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY <u>Commercial</u>

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number Type of Fixture		Column 1 Number Type of Fixture	
	HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. OR HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	2	Hosebibb / Silcock	
5		Floor Drain	1	Shower (Separate)
		Urinal	2	Sink
		Drinking Fountain	2	Wash Basin
		Indirect Waste	2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
Number of Hook-Ups & Relocations			8	Fixtures (Subtotal) Column 1
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	7	Fixtures (Subtotal) Column 2
			15	Total Fixtures
			\$ 4.	Fixture Fee
			\$ 60.	Hook-Up & Relocation Fee
			\$ 60.	Permit Fee (Total)

9/4/99 Under ground

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

From: Mike Nugent
To: "srbushey@maine.rr.com"@Portland.gwgwia
Date: Tue, Jan 18, 2000 4:16 PM
Subject: Re: Fw: Riverside Golf Course

Thank you!

>>> "Steve Bushey" <srbushey@maine.rr.com> 01/18 4:14 PM >>>

-----Original Message-----

From: Steve Bushey <srbushey@maine.rr.com>
To: mike nugent <MJN@ci.portland.me.us>
Date: Thursday, January 06, 2000 2:58 PM
Subject: Riverside Golf Course

Mike,

Our staff have reviewed the completed work at the Riverside Golf course maintenance garage and find the work to be substantially complete and in conformance with the approved plans. We recommend a Permanent Certificate of Occupancy can be issued pending no other codes issues.
Steve

CC: C.E.O.'s, Sam Hoffses

From: Steve Bushey <srbushey@maine.m.com>
To: mike rugent <MJN@ci.portland.me.us>
Date: Thursday, January 06, 2000 2:58 PM
Subject: Riverside Golf Course

Mike,
Our staff have reviewed the completed work at the Riverside Golf course maintenance garage and find the work to be substantially complete and in conformance with the approved plans. We recommend a Permanent Certificate of Occupancy can be issued pending no other codes issues.
Steve

*To: Sam Hoffeses
From: Steve Bushey*

1/14/00



The Sheridan Corporation
 P.O. Box 359
 Fairfield, Maine 04937

LETTER OF TRANSMITTAL

DATE	8/12/99	JOB NO.	9911
ATTENTION	Samuel Hoffsis, Director, B&I Dept		
RE	Riverside Golf Course 1158 Riverside Street Portland, ME 04101		

TO City of Portland
 389 Congress Street
 Portland, ME 04101

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via Priority Mail the following items:
- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
4	7/22/99	S-2	Revised Foundation Sections & Details By Steve Daicy, PE 3529

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Let us know if you require any additional information.

Thank you.

COPY TO: 9911, Andy Hyland @ Port City

SIGNED: _____

If enclosures are not as noted, kindly notify us at once.