

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

Location of Construction: 966 Riverside Street Portland 04103		Owner: Blackstrap Associates		Phone: 878-3313		Permit No: 990975	
Owner Address: SAA		Lessee/Buyer's Name: Land Use Consult.		Phone:		Business Name:	
Contractor Name:		Address:		Phone:		Permit Issued	
Past Use: Comm./office		Proposed Use: same		COST OF WORK: \$ 5000		PERMIT FEE: \$ 50	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: U Type: 5B	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: 24x24 garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: OK 9/10/99	
				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 checked="" type="checkbox"/> Site Plan major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: K.		Date Applied For: Aug. 26, 1999 K		Signature:		Date:	

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

Aug. 26, 1999

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

PERMIT ISSUED
SEP 10 1999
CITY OF PORTLAND
Zone: CBL: 360-2-005
Zoning Approval: OK 9/10/99
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: _____
**PERMIT ISSUED
WITH REQUIREMENTS**
CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 27 Aug. 99

ADDRESS: 966 Riverside ST.

CB#: 360-A-906

REASON FOR PERMIT: 24' x 24' detached garage

BUILDING OWNER: Black Strap Associates

PERMIT APPLICANT: SAA Contractor

USE GROUP U CONSTRUCTION TYPE 5B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

20

This permit is being issued with the understanding that the following conditions are met: *1*2*4*2*29*32*33
Approved with the following conditions:

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approval from ~~the Development Review Committee~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) All LOT Lines shall be Clearly Marked before Calling
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the pipe or tile shall not be higher than the floor 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)
4. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
5. Precastion must be taken to protect concrete from freezing. Section 1908.0
6. 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.
7. 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)
8. 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
9. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
10. 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 36" 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)
11. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
12. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
13. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6"8") 1014.4
14. 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)
15. 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)
- 16.

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

19990111
I. D. Number

Blackstrap Associates

8/17/99

Applicant

Application Date

966 Riverside Street, Portland, ME 04103

garage

Applicant's Mailing Address

Project Name/Description

966 Riverside St, Portland, Maine 04103

Consultant/Agent

Address of Proposed Site

878-3313 878-0201

360-A-006

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) 24'x24' garage
 576 sq.ft. 28033 sq.ft. IM

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 \$400.00 Subdivision _____ Engineer Revie _____ Date: 8/17/99

DRC Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions see attache Denied

Approval Date 8/25/99 Approval Expiration 8/25/00 Extension to _____ Additional Sheets Attached
 Condition Compliance Jim Wendel signature 8/26/99 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 _____ amount _____ expiration date

Inspection Fee Paid _____ amount _____ expiration date

Building Permit _____ date _____ amount _____ expiration date

Performance Guarantee Reduced _____ remaining balance _____ signature

Temporary Certificate Of Occupancy _____ date Conditions (See Attached) _____ signature

Final Inspection _____ date _____ signature

Certificate Of Occupancy _____ date _____ signature

Performance Guarantee Released _____ date _____ signature

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature

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Applicant

8/17/99

966 Riverside Street, Portland, ME 04103

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Application Date
garage

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Project Name/Description

Consultant/Agent

878-3313

878-0201

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360-A-006

Assessor's Reference: Chart-Block-Lot

Applicant or Agent Daytime Telephone, Fax

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New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 24'x24' garage

576 sq.ft.

28033 sq.ft

IM

Proposed Building square Feet or # of Units

Acreage of Site

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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

\$400.00

Subdivisio

Engineer Review

Date 8/17/99

Planning Approval Status:

Reviewer Kandi Talbot

Approved Approved w/Conditions See Attached Denied

Approval Date 8/25/99

Approval Expiration 8/25/00

Extension to

Additional Sheets Attached

OK to Issue Building Permit

Kandi Talbot

8/26/99

signature

date

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Required*

Not Required

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date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issue

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

date

signature

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

19990111
I. D. Number

Blackstrap Associates

8/17/99
Application Date

Applicant
966 Riverside Street, Portland, ME 04103

garage
Project Name/Description

Applicant's Mailing Address
Consultant/Agent
966 Riverside St, Portland, Maine 04103
878-3313
878-0201

Address of Proposed Site
360-A-006
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) 24'x24' garage
 576 sq.ft. 28033 sq.ft.
 Proposed Building square Feet or # of Units _____
 Acreage of Site _____
 Zoning IM

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____
 Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date: 8/17/99

Inspections Approval Status:

Approved Approved w/Conditions see attached Denied
 Reviewer Marge Schmuckal
 Approval Date 9/6/99 Approval Expiration _____ Extension to _____
 Condition Compliance signature _____ date _____
 Additional Sheets Attached

Performance Guarantee Required* Not Required

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

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

19990111
I. D. Number

Blackstrap Associates
Applicant
966 Riverside Street, Portland, ME 04103
Applicant's Mailing Address

8/17/99
Application Date
garage
Project Name/Description

Consultant/Agent
878-3313
878-0201
Applicant or Agent Daytime Telephone, Fax

966 Riverside St, Portland, Maine 04103
Address of Proposed Site
360-A-006
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Change Of Use Residential
 676 sq. ft. 28033 sq. ft. Other (specify) 24'x24' garage
 Proposed Building square feet or # of Units IM
 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/PPJ) Zoning Variance Other

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Certificate Of Occupancy _____ date _____ signature _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ date _____ amount _____ expiration date

Defect Guarantee Released _____ date _____ signature _____

966 Riverside Street - Blackstrap

**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 owns 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.**

Blackshard Associates Aug 13, 1999

Applicant Blackshard Associates Application Date 8/13/99
 Applicant's Mailing Address 4140 Riverside St.

Consultant/Agent SAA Address Of Proposed Site 4140 Riverside St.
3600 - A - 0006

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) _____

576 sq ft 28033 sq ft IM
 Proposed Building Square Footage and /or # of Units Areaage of Site Zoning

You must Include the following with you application:

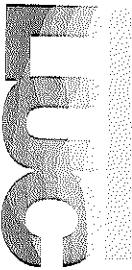
- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(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>D. A. Keel</u>	Date: <u>Aug. 13, 1999</u>
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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.



LAND USE CONSULTANTS INC

J. David Haynes, RLA
David A. Kamilla, PE
Frederic J. Licht, Jr., PE
Thomas N. Emery, RLA

Timothy A. Patch, PLS
Edward M. Lawrence, PLS

August 16, 1999

City of Portland
Inspection Services
389 Congress St., Room 315
Portland, ME 04101

Attn: Kathy Allen

RE: 966 Riverside Street, New Garage

Dear Kathy:

I have prepared the following narratives to address the issues under 14.525(c) as you requested:

General: The property is owned by Blackstrap Associates which is a general partnership between myself and David Haynes. We are also the principal owners of Land Use Consultants, Inc. which leases the existing office building. The proposed new garage is estimated to cost \$3,500.00.

1. The proposed garage will be used as storage for old files and records as well as field equipment. No one will occupy the building.
2. The existing lot contains 28,033 sq. ft. and the proposed new garage is 24' x 24' for a total floor area of 576 sq. ft. The existing building and parking area occupies 17,800± sq. ft. With the new garage and a small paved area from the existing pavement to the overhead door the net new impervious area will be 18,400± sq. ft. which equals 66% lot coverage. The IM zone allows up to 75% lot coverage.
3. There are no existing or proposed easements on the property.
4. No additional solid waste will be generated by the project after construction. All construction debris will be removed by the contractor or our commercial waste hauler.
5. No off-site utilities are needed. The building will be served by underground electricity from our existing panel box.
6. The existing site drains by sheet flow away from the existing building toward to Riverside Street or to the swale on the city recycling facility lot at the rear of our lot. The new garage will drain to the existing swale on the city recycling lot. We will loan seed and mulch all disturbed soil around the new building after final grading is completed.
7. The building construction work will start as soon as a permit is issued and should be completed in 2 months or less (September and October, 1999).
8. No State or Federal permits are required.
9. The project will be paid for out of cash reserves so no financing is necessary.
10. A copy of the deed is attached.
11. No unusual natural areas, wildlife or fisheries habitat or archeological sites are present on this site.

Garage.doc

LAND USE CONSULTANTS INC

I trust you will find this documentation sufficient to process our application. Please call with any questions or if you need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read "D. A. Kamila".

David A. Kamila P.E.
Vice President
Land Use Consultants Inc.
General Partner
Blackstrap Associates

DAK/wk

3848/87

(90)
Know all men by these presents,

\$5 (2)

That VERAC, INC.
a corporation organized and existing under the laws of the State
of Maine and located at Waterville
in the County of Kennebec and State of Maine
in consideration of One Dollar and other valuable considerations

paid by BLACKSTRAP ASSOCIATES, a Maine/partnership with a
Principal place of business in Portland, Maine organized under
the Uniform Partnership Act of the State of Maine
the receipt whereof it does hereby acknowledge, does hereby give,
grant, bargain, sell and convey, unto the said Blackstrap Associates,

its successors hereby and assigns forever,
A certain lot or parcel of land situated in Portland in the
County of Cumberland and State of Maine on the northwesterly
side of Riverside Street in said Portland, bounded and described
as follows:

Beginning at a point on said northwesterly side line of
Riverside Street said point of beginning being three hundred
seventy-five (375) feet southwesterly along said northwesterly
side line of Riverside Street from the most southerly corner
of land owned by the City of Portland as described in a deed
recorded in the Cumberland County Registry of Deeds, Book 2901,
Page 522; thence running southwesterly by said Deeds, Book 2901,
one hundred fifty (150) feet to a point; thence running north-
westerly at right angles with said Riverside Street one hundred
seventy-five (175) feet to a point; thence running northeasterly
at right angles with the last course and parallel with Riverside
Street 173.29 feet to a point; thence running southeasterly
at an included angle with said Riverside Street of 96 degrees
38 1/2 minutes, 176 feet, more or less, to the point of beginning.

Meaning and intending hereby to convey the premises acquired by
the within Grantor by deed of Hamlin Sand and Gravel Co., Inc.
dated May 26, 1972 and recorded in the Cumberland County
Registry of Deeds in Book 3248, Page 318.

The premises hereby conveyed are conveyed subject to real estate
taxes for the tax year beginning April 1 1976 which taxes the Grantee
herein assumes and agrees to pay.