

**CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form**

Applicant D. M. HARDY
 Mailing Address 46 GRAY RD
 Proposed Use of Site DIST. CENTER
 Acreage of Site 7.30 / Ground Floor Coverage 116,200

Date 9/17/74
 Address of Proposed Site 395-479 PRESUMPSCOOT ST.
 Site Identifier(s) from Assessors Maps 419-A-2 & 420-A-5
 Zoning of Proposed Site F-2

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No

Proposed Number of Floors 1
 Total Floor Area 16200

Other Comments: _____
 Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW Sept. 16, 1974
 (Date Received)

- Major Development — Requires Planning Board Approval; Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X	X	X	X	X	N.R.	X	N.R.	N.R.
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: * Not required in minor developments.

(Attach Separate Sheet if Necessary)

Sergeant A. K. Henrich
 SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION **393-479 Presuncott St.**

Date of Issue **April 30, 1975**

Issued to **Nisseta Baking Company**

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. **74/875**, 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
distribution center.

Limiting Conditions:

none

This certificate supersedes
certificate issued

Approved: **4/30/75**

[Signature]
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.



APPLICATION FOR PERMIT

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

ZONING LOCATION

PORTLAND, MAINE, August 19, 1974

PERMIT

SEP 18 1974

CITY OF PORTLAND

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 395-479... 219... Presumpscott, St. Fire District #1 , #2

1. Owner's name and address .. Nielsen Baking Co., Presumpscott, St. Telephone

2. Lessee's name and address .. Telephone

3. Contractor's name and address .. D.M. Hardy Inc., Falmouth, Maine Telephone 797-5630

4. Architect .. Specifications .. Plans .. yes .. No. of sheets 8

Projected use of building .. distribution center .. No. families ..

Last use .. No. families ..

Material .. metal .. No. stories 1 .. Heat .. none .. Style of roof .. pitch .. Roofing ..

Other buildings on same lot ..

Estimated contractual cost \$.. 152,000.00 Fee \$ 608.00

FIELD INSPECTOR—Mr. Hugh Irving

GENERAL DESCRIPTION

This application is for: @ 775-5451 Ext. 234 to construct a 100' x 162' metal distribution building per plan.

Dwelling ..

Garage ..

Masonry Bldg. ..

Metal Bldg. ..

Alterations ..

Demolitions ..

Change of Use ..

Other ..

PERMIT ISSUED WITH LETTER

Stamp of Special Conditions (PLAN FILED IN OTHER ROOM)

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

PERMIT IS TO BE ISSUED TO 1 2 3 4 Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? .. yes

Is any electrical work involved in this work? .. yes

Is connection to be made to public sewer? .. no If not, what is proposed for sewage? mound sewerage system

Septic tank noticed been sent? .. yea Form notice sent? .. yes

Height average grade to top of plate .. Height average grade to highest point of roof ..

Grade, front .. depth .. No. stories .. solid or filled land? .. earth or rock?

Material of foundation .. Thickness, top .. bottom .. cellar ..

Kind of roof .. Rise per foot .. Roof covering ..

No. of chimneys .. Material of chimneys .. of lining .. Kind of heat .. fuel ..

Framing Lumber—Kind .. Dressed or full size? .. Corner posts .. Sills ..

Size Girder .. Columns under girders .. Size .. Max. on centers ..

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet

Joists and rafters: 1st floor .. 2nd .. 3rd .. roof ..

On centers: 1st floor .. 2nd .. 3rd .. roof ..

Maximum span: 1st floor .. 2nd .. 3rd .. roof ..

If one story building with masonry walls, thickness of walls? .. height? ..

IF A GARAGE

No. cars now accommodated on same lot .. to be accommodated .. number commercial cars to be accommodated ..

Will automobile repaling be done other than minor repairs to cars habitually stored in the proposed building? ..

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER ..

Will work require disturbing of any tree on a public street? .. no

ZONING: CLK ... M.F.P. 9/10/74

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? .. yes

BUILDING CODE: CLK ... E.B. 9/15/74

Fire Dept.: ..

Health Dept.: ..

Others: ..

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
Processing Form

294

Client: Hessen Baking Company
 Address: Washington Avenue, Portland, Maine
 Proposed Use of Site: Repair Garage
 Area of Site: 7.3 / 6120 sq. ft.
 Ground Floor Coverage

Date: October 20, 1982
 Address of Proposed Site: 395-467 Presumpscot Street
 Site Identifier(s) from Assessors Maps: 419-A-2
 Zoning of Proposed Site: I-2

Site Location Review (DEP) Required: () Yes () No
 Board of Appeals Action Required: () Yes () No
 Planning Board Action Required: () Yes () No
 Proposed Number of Floors: _____
 Total Floor Area: _____
 Other Comments: _____
 Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW
 (Does not include review of construction plans)

Use does NOT comply with Zoning Ordinance
 Requires Board of Appeals Action
 Requires Planning Board/City Council Action

Explanation _____
 Use complies with Zoning Ordinance --- Staff Review Below

Zoning: SPACE & BULK, as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWER DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES																		
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW
 REASONS SPECIFIED BELOW

REASONS: _____

M. M. M. S. Adams 10/26/82
 SIGNATURE OF REVIEWING STAFF/DATE

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP B

B.O.C.A. TYPE OF CONSTRUCTION 2C 01001

NOV 8 1982

ZONING LOCATION F-2 PORTLAND, MAINE Oct 18, 1982

CITY OF PORTLAND

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 413 Presumpscot St. Fire District #1 [] #2 []
1. Owner's name and address John J. Nissen Baking Co., 59 Washington Ave., Telephone
2. Lessee's name and address P. O. Box 1158 Telephone
3. Contractor's name and address F.W. Cunningham & Sons, P. O. Box 1140 04104 Telephone 773-0246
Proposed use of building No. of sheets
Last use No. families
Material No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 165,000

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$
site plan review 200.00
misc fee 835.00
Late Fee app/site 100.00
TOTAL plans 735.00

Major site plan review
To construct 60' x 100' steel building
to be used for truck repairs as per plans.
5 sheets of plans.

Stamp of Special Conditions

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? yes
Is connection to be made to public sewer? no
Has septic tank notice been sent? existing
Height average grade to top of plate 21' 6"
Form notice sent? 22' 6"
Size, front 100 depth 60 No. stories 1
solid or filled land? filled earth or rock? earth
Material of foundation concrete Thickness, top 8" bottom 8"
Kind of roof steel Rise per foot 1-24 spread footing steel
No. of chimneys none Material of chimneys of lining Kind of heat gas propane
Framing Lumber—Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor 2nd 3rd roof
On centers: 1st floor 2nd 3rd roof
Maximum span: 1st floor 2nd 3rd roof
c story building with masonry walls, thickness of walls? height?

IF A GARAGE

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
ZONING: Will there be in charge of the above work a person competent
BUILDING CODE: to see that the State and City requirements pertaining thereto
Fire Dept: are observed?
Health Dept:
Others:

Signature of Applicant Phone # same



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 413 Presumpscot Street

Issued to John J Nissen Baking Co.

Date of Issue March 17, 1983

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. 82-1001, 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 by:

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Truck Repairs

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notices 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.

PERMIT # _____ PORTLAND BUILDING PERMIT APPLICATION DATE 6/19/87 **PERMIT ISSUE**
 128 JUN 23 1987
 City Of Portland

I. GENERAL INFORMATION
 Location/address of construction 413 Presumpscot Street
 1. Owner's name John A. Nilsson Bakery Co Tel. 725-3461
 Address 59 Washington Avenue
 2. Lessee's name _____ Tel. _____
 Address _____
 3. Contractor's name Frank DiNato Tel. _____
 Address _____
 4. Is this a legally recorded lot? yes _____ no _____

II. DESCRIPTION OF WORK:
 to construct 12x22 cement building to used for storage
 as per plans
 permit to #1 04104

III. BUILDING DIMENSIONS: length _____ width _____ square footage _____ height _____ #stories _____
IV. ZONE _____ street frontage _____ Zoning board approval: no yes date _____
 Setbacks: front _____ back _____ side _____ side _____ Planning board approval: no yes date _____
V. REVIEW REQUIRED: variance _____ other _____ Number of off-street parking spaces:
 site plan _____ #. subdivision _____ shore _____ floodplain mgmt _____ enclosed outdoors _____
VI. FEES:
 base fee _____ other fees _____
 subdivision fee _____ late fee _____
 site plan review fee _____ TOTAL \$115.00

VII. DETAILS OF WORK

1. WATER SUPPLY: <input type="checkbox"/> public <input type="checkbox"/> private	7. ELECTRICAL: service entrance size _____ # smoke detectors _____	8. CHIMNEY: # flues _____ material _____ # fireplaces _____
2. SEWER: <input type="checkbox"/> public <input type="checkbox"/> private, type _____	9. FRAMING: floor joists _____ size _____ max. on center _____ ceiling joists _____ rafters _____ studs _____ wall studs _____	11. BEDROOM WINDOWS: height _____ width _____ at height _____ egress window? yes <input type="checkbox"/> no <input type="checkbox"/>
3. HEAT: type _____ fuel _____	10. If 1-story building w/ masonry: walls _____ wall thickness _____ height _____	
4. FOUNDATION: type _____ thickness _____ footing _____		
5. ROOF: type _____ pitch _____ covering _____ load _____		
6. PLUMBING: SPRINKLER SYSTEM? yes <input type="checkbox"/> no <input type="checkbox"/>		

VIII. OFFICE USE:
 TAX MAP # _____
 LOT # _____
 VALUE/STRUCTURE _____
 PERMIT EXPIRATION _____

IX. NEW OR PHASED SUBDIVISION REFERENCE:
 Name _____
 Lot _____
 Block _____

CODE _____ (if other, explain _____) Sectional Condominium Apartment
 X. PROPOSED USE: R-37 _____
 XI. FACTORY _____
 XII. OWNERSHIP: PUBLIC PRIVATE
 XIII. EST. CONSTRUCTION COST: 15,700 _____
 XIV. OR SPLIT OR LOT BUILDING _____

COMPLETE XV AND XVI ONLY IF THE NUMBER OF UNITS WILL CHANGE

XV. RESIDENTIAL BUILDINGS ONLY	XVI. PRESIDENTIAL UNITS
BEDROOMS: _____ 1 BRDM _____ 2 BRDM _____ 3 BRDM _____	NEW DWELLINGS _____ EXISTING DWELLINGS _____ TOTAL RESIDENTIAL UNITS _____
NEW DWELING UNITS WITH _____ EXISTING DWELING UNITS WITH _____	

APPROVALS BY: DATE _____
 BUILDING INSPECTION PLAN EXAMINER _____
 ZONING _____
 C.E.O. _____
 FIRE DEPT. _____

MISCELLANEOUS
 Will work require disturbing of any tree on a public street?
 Will there be in charge of the above work a person competent to see that the state and city requirements pertaining thereto are observed? _____

NOTE TO APPLICANT: Separate permits are required by the jurisdiction and subordination of heating, plumbing, electrical and mechanical.