

650-662

598-858 RIVERSIDE STREET

SHAW-WALKER

Full cut #920H - Half cut #9202R - Third cut #9203R - Fifth cut #9203R

CITY OF PORTLAND, MAINE
BUILDING & INSPECTION SERVICES

Date Feb. 28, 1980

To: Blue Rock Industries
(contractor)

58 Main St.

Westbrook, Maine

With relation to permit applied for to demolish a dwelling

at (address) 658 Riverside St. belonging to

(owner) Blue Rock Industries. It is unlawful to commence demolition work until a permit has been issued from this department.

Section 6 of the Ordinance for rodent and vermin control provides, "It shall be unlawful to demolish a building or structure unless provision is made for rodent and vermin eradication. No permit for the demolition of a building or structure shall be issued by the Building and Inspection Services Department until and unless provisions for rodent and vermin eradication have been carried out under supervision of a pest control operator registered with the Health Department."

The building permit for demolition cannot be issued until the provisions of this section have been satisfied. It is the obligation of owner or demolition contractor or both to take up with the Health Department the matter of complying with this section, being prepared to inform that department what registered pest control operator is to be employed.

NOTICE - PER MUNICIPAL CODE
A PERMIT TO DEMOLISH OR REMOVE A
STRUCTURE SHALL EXPIRE THIRTY
(30) DAYS AFTER THE DATE OF
ISSUANCE.

Very truly yours,



Walter W. Hilton
chief Building Inspector

Health Department comments:

NO EVIDENCE OF VERMIN
ACTIVITY 3/3/80 Cam C. [unclear]

Copies to:

- 2 - Health - Environ. (Mr. Vandoloski)
- 1 - Health - (Mr. Noyes)
- 1 - Public Works (Phil Mullin)
- 1 - Fire Dept.

CITY OF PORTLAND
MAINE

FEB 29 1980

ENVIRONMENTAL
HEALTH SERVICES



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP ... 00 100 ... B.O.C.A. TYPE OF CONSTRUCTION ...

MAR 3 1980

ZONING LOCATION ... PORTLAND, MAINE, Feb. 28, 1980

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: 658 Riverside St. Fire District #1 [], #2 []
1. Owner's name and address: Blue Rock Ind. 58 Main St. Westbrook Telephone: 854-2561
2. Lessee's name and address:
3. Contractor's name and address: owner Telephone:
4. Architect: Specifications: Plans: No. of sheets:
Proposed use of building: No families:
Last use: dwelling No. families:
Material: No. stories: Heat: Style of roof: Roofing:
Other buildings on same lot:
Estimated contractual cost \$: Fee \$: 25

FIELD INSPECTOR—Mr. ... GENERAL DESCRIPTION cost of work \$800
This application is for: @ 775-5451 2
Dwelling Ext. 234 To demolish former 1 story 25.
Garage dwelling 5.50
Masonry Bldg. 30.50
Metal Bldg. Stamp of Special Conditions
Alterations Sent to Health Dept 2-28-80
Demolitions Rec'd from Health Dept 3-4-80
Change of Use
Other

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 [x] 2 [] 3 [] 4 []
Other:

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, 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
Suds (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 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? yes
Health Dept.: J.E.V.
Others:

Signature of Applicant William Wood Phone #
Type Name of above William Wood 1 [] 2 [] 3 [] 4 []
Other
and Address



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, June 7, 1962

PERMIT ISSUED JUN 7 1962 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 650 Riverside St. Use of Building Dwelling No. Stories 2 New Building Existing
Name and address of owner of appliance A.H. Ware, 658 Riverside St.
Installer's name and address Randall & McAllister 24 Commercial St. Telephone 4-4554

General Description of Work

To install Oil burning equipment in connection with forced hot water heat (conversion) central heating system.

IF HEATER, OR POWER BOILER

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Kind of fuel?
Minimum distance to burnable material, from top of appliance or casing top of furnace
From top of smoke pipe From front of appliance From sides or back of appliance
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion?

IF OIL BURNER

Name and type of burner Tanken-rotary Labelled by underwriters' laboratories? yes
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank? bottom
Type of floor beneath burner concrete Size of vent pipe 3 1/2"
Location of oil storage basement Number and capacity of tanks 2-275 gals.
Low water shut off Make No.
Will all tank be more than five feet from any flame? yes How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Blank lines for miscellaneous information.

Amount of fee enclosed? 2.00 (\$2.00 for one heater, etc., \$1.00 additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 6/7/62

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
Randall & McAllister

CS 300

INSPECTION COPY

Signature of Installer by: [Signature]

Handwritten initials



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, Dec. 5, 1956

PERMIT ISSUED

DEC 5 1956

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location 658 Riverside St. Use of Building 2-family dwelling No. Stories New Building Existing
Name and address of owner of appliance A. R. Ware, 658 Riverside St.
Installer's name and address Earl Elliott, 68 Best St. Telephone

General Description of Work

To install domestic hot water heater for the entire house
Sepco heater

IF HEATER, OR POWER BOILER

Location of appliance basement Any burnable material in floor surface or beneath? YES NO
If so, how protected? Kind of fuel? electric
Minimum distance to burnable material, from top of appliance or top of furnace 6"
From top of smoke pipe From front of appliance over 4 ft. From sides or back of appliance over 31
Size of chimney flue Other connections to same flue
If gas fired, how vented? Rated maximum demand per hour
Will sufficient fresh air be supplied to the appliance to insure proper and safe combustion? YES

IF OIL BURNER

Name and type of burner Labelled by underwriter's laboratories?
Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
Type of floor beneath burner Size of vent pipe
Location of oil storage Number and capacity of tanks
Low water shut off Make No.
Will all tanks be more than five feet from any flame? How many tanks enclosed?
Total capacity of any existing storage tanks for furnace burners

IF COOKING APPLIANCE

Location of appliance Any burnable material in floor surface or beneath?
If so, how protected? Height of Legs, if any
Skirting at bottom of appliance? Distance to combustible material from top of appliance?
From front of appliance From sides and back From top of smokepipe
Size of chimney flue Other connections to same flue
Is hood to be provided? If so, how vented? Forced or gravity?
If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

[Blank lines for miscellaneous information]

Amount of fee enclosed? 2.50 (\$2.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED: [Signature] 12-5-56

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

INSPECTION COPY

Signature of Installer [Signature]



(RA) RESIDENCE ZONE - A

APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class
Portland, Maine, October 14, 1949

PERMIT ISSUED

01762
OCT 18 1949

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

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

Location 658 Riverside Street Within Fire Limits? no Dist. No. _____
 Owner's name and address Rev. Lindley J. Cook, 658 Riverside Street Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Owner Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building 5-car garage No. families _____
 Last use 2-car garage No. families _____
 Material frame No. stories 1 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot Dwelling
 Estimated cost \$ 1,000. Fee \$ 4.00

General Description of New Work

To demolish 2-car frame garage 18' x 22', 18'.
To construct 5-car frame garage 20' x 30'.

CERTIFICATE OF OCCUPANCY
REQUIREMENT IS WAIVED

NOTIFICATION BEFORE LATHING
OR CLOSING-IN IS WAIVED

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO Owner

Details of New Work

Is any plumbing involved in this work? No Is any electrical work involved in this work? No
 Height average grade to top of plate 8' Height average grade to highest point of roof 13'
 Size, front 30' depth 20' No. stories 1 solid or filled land? solid earth or rock? earth
 Material of foundation concrete block ^{at least 4' below grade} thickness, top 3' x 8' bottom _____ cellar _____
 Material of underpinning _____ Height _____ Thickness _____
 Kind of roof Pitch Rise per foot 6" Roof covering Asphalt Glass Günd. Lab.
 No. of chimneys no Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing lumber - kind spruce and hard lumber Dressed or full size? _____
 Corner posts 3x3 Sills 8x8 Girt or ledger board? _____ Size _____
 Girders _____ Size _____ 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 stone 2nd _____ 3rd _____, roof 2x6
 On centers _____ 1st floor _____, 2nd _____, 3rd _____, roof 24"
 Maximum span _____ 1st floor _____, 2nd _____, 3rd _____, roof 10'
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot 2, to be accommodated 5 number commercial cars to be accommodated no.
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

10-15-49 JCB

Miscellaneous

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

Signature of owner

Lindley J. Cook

INSPECTION COPY

5-5

NOTES

10/14/49 - Location ~~at~~ ^{E 88}

11/19/49 - Work started 7/14

4-14-50 ~~Starting and change in use~~

~~for construction etc.~~
9/15/50 Work completed 1/15/51

A* 7-25

Permit No. 119/1762

Location: 658 Riverside St.

Owner: R. C. Kelley, Corp.

Date of permit 10/18/49

Notif. closing-in

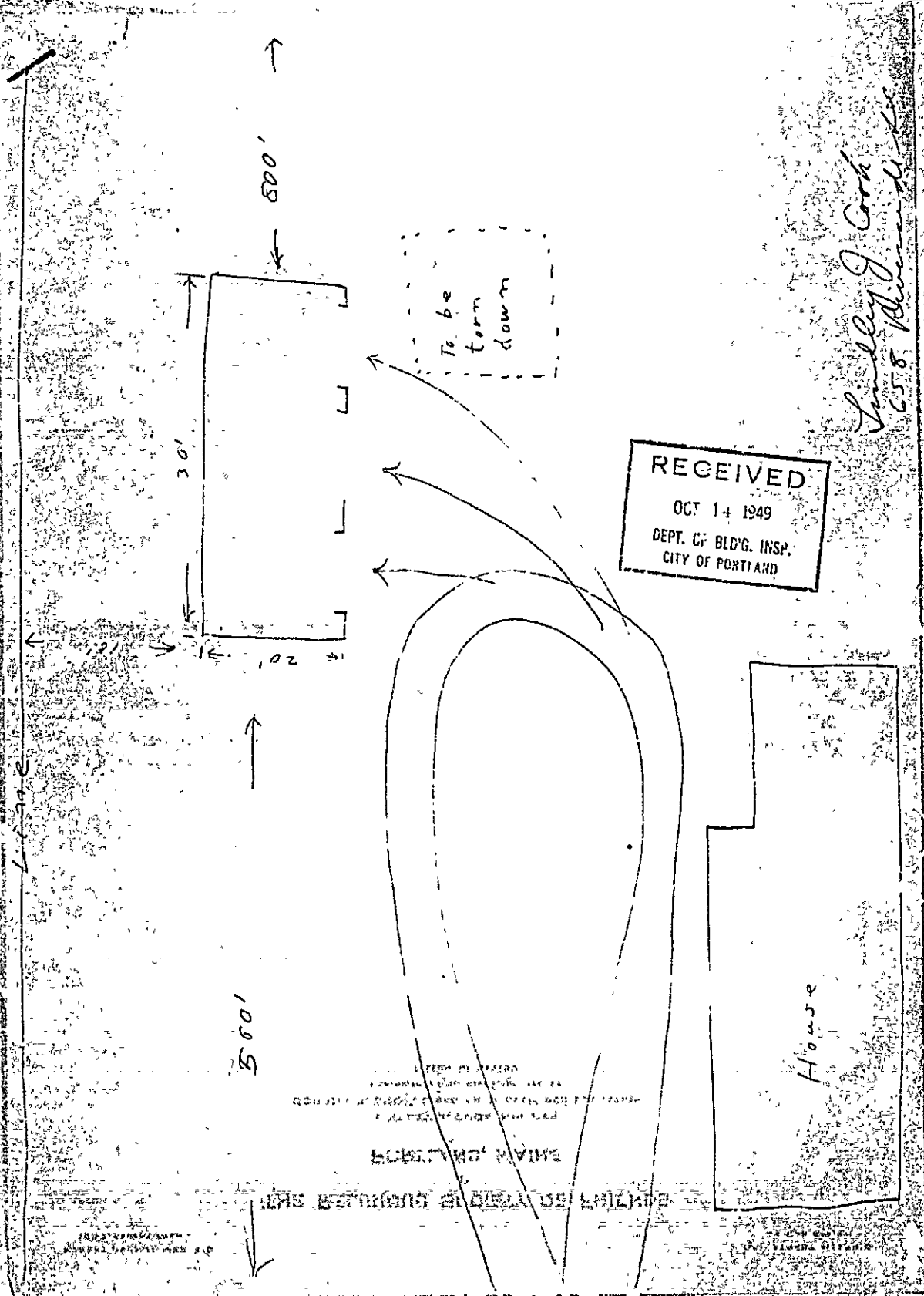
Inspn. closing-in

Final Notif.

Final Inspn: 7/15/50 W. J. M.

Cert. of Occupancy issued

in work done



RECEIVED
OCT 14 1949
DEPT. OF BLD'G. INSP.
CITY OF PORTLAND

*Samuel J. Cook
258 Portland Ave*

House

To be
torn
down

500'

30'

500'

500'

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CITY OF PORTLAND

PORTLAND, MAINE

THE ENGINEERING SOCIETY OF PORTLAND



FILL IN AND SIGN WITH INK
**APPLICATION FOR PERMIT FOR
 HEATING COOKING OR POWER EQUIPMENT**

PERMIT ISSUED
02095
OCT 24 1946

Portland, Maine October 23, 1946 ...

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location **658 Riverside Street** Use of Building **Dwelling** No. Stories **2** ~~xxx~~ Building Existing "
 Name and address of owner of appliance **Lindley J. Cook, 658 Riverside Street**
 Installer's name and address **Owner** Telephone

General Description of Work

To install **gravity hot water boiler (Replacement)**

IF HEATER, OR POWER BOILER

OK 10/24/46 - JJC

Location of appliance or source of heat **Cellar** Type of floor beneath appliance **Concrete**
 If wood, how protected? Kind of fuel **coal**
 Minimum distance to wood or combustible material, from top of appliance or casing top of furnace **15"**
 From top of smoke pipe **15"** From front of appliance **over 4'** From sides or back of appliance **over 3'**
 Size of chimney flue **8 1/2 x 13** Other connections to same flue **none**
 If gas fired, how vented? Rated maximum demand per hour

IF OIL BURNER

Name and type of burner Labelled by underwriters' laboratories?
 Will operator be always in attendance? Does oil supply line feed from top or bottom of tank?
 Type of floor beneath burner
 Location of oil storage Number and capacity of tanks
 If two 275-gallon tanks, will three-way valve be provided?
 Will all tanks be more than five feet from any flame? How many tanks fire proofed?

IF COOKING APPLIANCE

Location of appliance Kind of fuel Type of floor beneath appliance
 If wood, how protected?
 Minimum distance to wood or combustible material from top of appliance
 From front of appliance From sides and back From top of smoke pipe
 Size of chimney flue Other connections to same flue
 Is hood to be provided? If so, how vented?
 If gas fired, how vented? Rated maximum demand per hour

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

..... **This boiler to be larger than the one now in there.**
 **This automatic stoker to be transferred from the smaller**
 **boiler to the larger one. (See permit 46/578)**

Amount of fee enclosed? **\$1.00** (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

.....

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**.....

Signature of Installer

Lindley J. Cook

INSPECTION COPY

Sec 116/363
Permit No. ~~44/2095~~ 2101
Location 658 Riverside St.
Owner Lindley J. Cook
Date of permit 10/24/46
Approved 4/22/47

NOTES

4/23/47 - Boiler
not approved S.D.
@ 0 boiler approved
S.D.



FILL IN AND SIGN WITH INK

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, April 10, 1946

PERMIT ISSUED 00578 APR 11 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location .. 658 Riverside Street - Use of Building Dwelling .. No. Stories .. New Building Existing "
Name and address of owner of appliance .. Lindley J. Cook, 16 Parnham Street
Installer's name and address .. owner .. Telephone ..

General Description of Work

To install .. automatic stoker in connection with existing gravity hot water heat

IF HEATER, OR POWER BOILER

Location of appliance or source of heat .. Type of floor beneath appliance .. Kind of fuel ..
If wood, how protected? ..
Minimum distance to wood or combustible material, from top of appliance or casing top of furnace ..
From top of smoke pipe .. From front of appliance .. From sides or back of appliance ..
Size of chimney flue .. Other connections to same flue ..
If gas fired, how vented? .. Rated maximum demand per hour ..

IF OIL BURNER

Name and type of burner .. Labelled by underwriters' laboratories? ..
Will operator be always in attendance? .. Does oil supply line feed from top or bottom of tank? ..
Type of floor beneath burner .. Number and capacity of tanks ..
Location of oil storage ..
If two 275-gallon tanks, will three-way valve be provided? ..
Will all tanks be more than five feet from any flame? .. How many tanks fire proofed? ..

IF COOKING APPLIANCE

Location of appliance .. Kind of fuel .. Type of floor beneath appliance ..
If wood, how protected? ..
Minimum distance to wood or combustible material from top of appliance ..
From front of appliance .. From sides and back .. From top of smokepipe ..
Size of chimney flue .. Other connections to same flue ..
Is hood to be provided? .. If so, how vented? ..
If gas fired, how vented? .. Rated maximum demand per hour ..

MISCELLANEOUS EQUIPMENT OR SPECIAL INFORMATION

Iron Fireman stoker

Amount of fee enclosed? .. 1.00 .. (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

APPROVED:

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

INSPECTION COPY

Signature of Installer

Lindley J. Cook

Permit No. 46/578

Location 658 Riverside St

Owner Lindley Cook

Date of permit 4/11/46

Approved 4/22/47

NOTES

~~4/22/47 - 11/1/47
R. C. Cook~~



FILL IN COMPLETELY AND SIGN WITH INK

PERMIT ISSUED

Permit No. 2047
DEC 23 1929

APPLICATION FOR PERMIT FOR HEATING, COOKING OR POWER EQUIPMENT

Portland, Maine, December 23, 1929

To the INSPECTOR OF BUILDINGS, PORTLAND, ME.

The undersigned hereby applies for a permit to install the following heating, cooking or power equipment in accordance with the Laws of Maine, the Building Code of the City of Portland, and the following specifications:

Location Rear 658 Riverside Street Use of Building dwelling house No. Stories 2 1/2 REPAIRING
Existing

Name and address of owner of appliance F. A. Walker, Riverside St.

Installer's name and address A. E. Moody, Auburn Street Telephone 2-0072

General Description of Work

To install hot water heating system in place of Hot air

IF HEATER, POWER BOILER OR COOKING DEVICE

Is appliance or source of heat to be in cellar? yes If not, which story _____ Kind of Fuel _____

Material of supports of appliance (concrete floor or what kind) concrete

Minimum distance to wood or combustible material, from top of appliance or casing top of furnace, 30"

from top of smoke pipe 15" from front of appliance 5' from sides or back of appliance 5'

Size of chimney flue 8x2 Other connections to same flue none

IF OIL BURNER

Name and type of burner _____ Labeled and approved by Underwriters' Laboratories? _____

Will operator be always in attendance? _____ Type of oil feed (gravity or pressure) _____

Location oil storage _____ No. and capacity of tanks _____

Will all tanks be more than seven feet from any flame? _____ How many tanks fireproofed? _____

Amount of fee enclosed? 1.00 (\$1.00 for one heater, etc., 50 cents additional for each additional heater, etc., in same building at same time.)

INSPECTION COPY

of Installer A. E. Moody 80120

Permit No. 40/2047
Location R 658 Riverside St.
Owner F. A. Walker
Date of Permit 12/23/40.
Post Card sent _____
Notif. for insp. None
Approval 7/21/41. C.B.

- ~~(For inspector check list - date)~~
1. Kind of heat Hot Water
 2. Label
 3. Anti-siphon
 4. Oil storage
 5. Tank distance
 6. Vent Pipe
 7. Fill Pipe
 8. Gauge
 9. Rigidity
 10. Feed safety
 11. Pipe sizes and material
 12. Control valve
 13. Ash pit vent
 14. Temp. or pressure safety
 15. Instruction card
 - 16.

NOTES

W.M. Beckwith and
Charles W. King
Inspection Co.

These plans (/ sheets) and the specifications accompanying the same, covering construction work on Raise

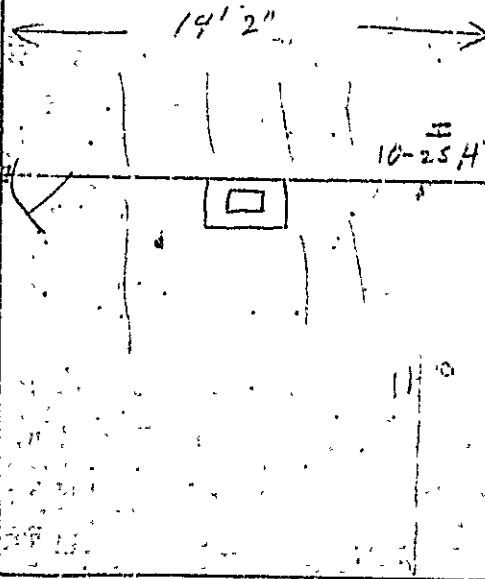
at 658 Riverside St. By L.J. Cook

have been designed and drawn up by the undersigned according to the latest rules of engineering practice and to comply with the allowable working stresses, floor loads, etc. required by the Building Code of the City of Portland.

(Signature) H. O. Elliott

By

(This statement is to be signed by the individual responsible for the design, and he should indicate in the blank provided the particular work to which the statement applies.)



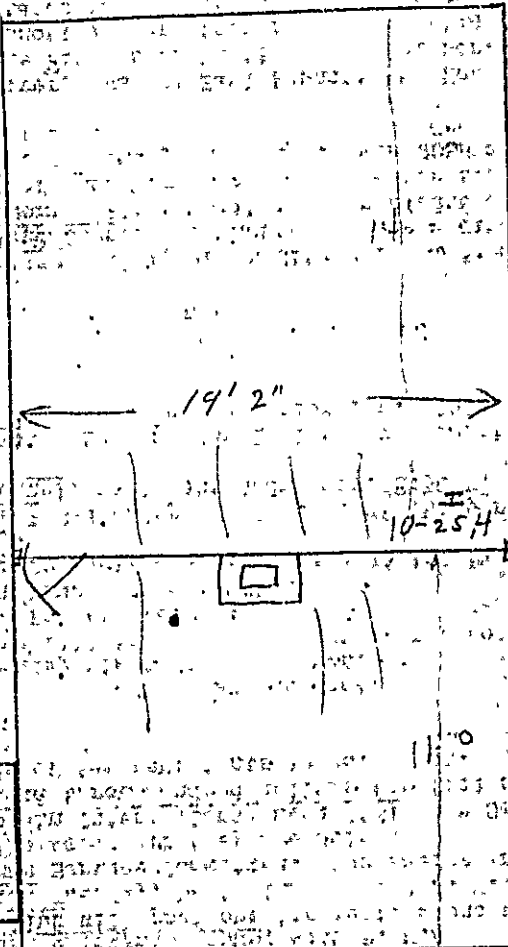
or 10'-2 1/2" WF
 6 x 4 Post 14
 Wood 14
 or 4" x 6" Plc 56
 14
 40 19 80
 10
 20 15, 66 0
 80

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 MAR. 15 1946
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 CITY OF PORTLAND

14 x 12 x 45 + 35 = 13280
 14 x 9 x 18 = 2268
 15548
 ML 1.6 @ 25.4 #1 on 14' = 28000

21000
 24000

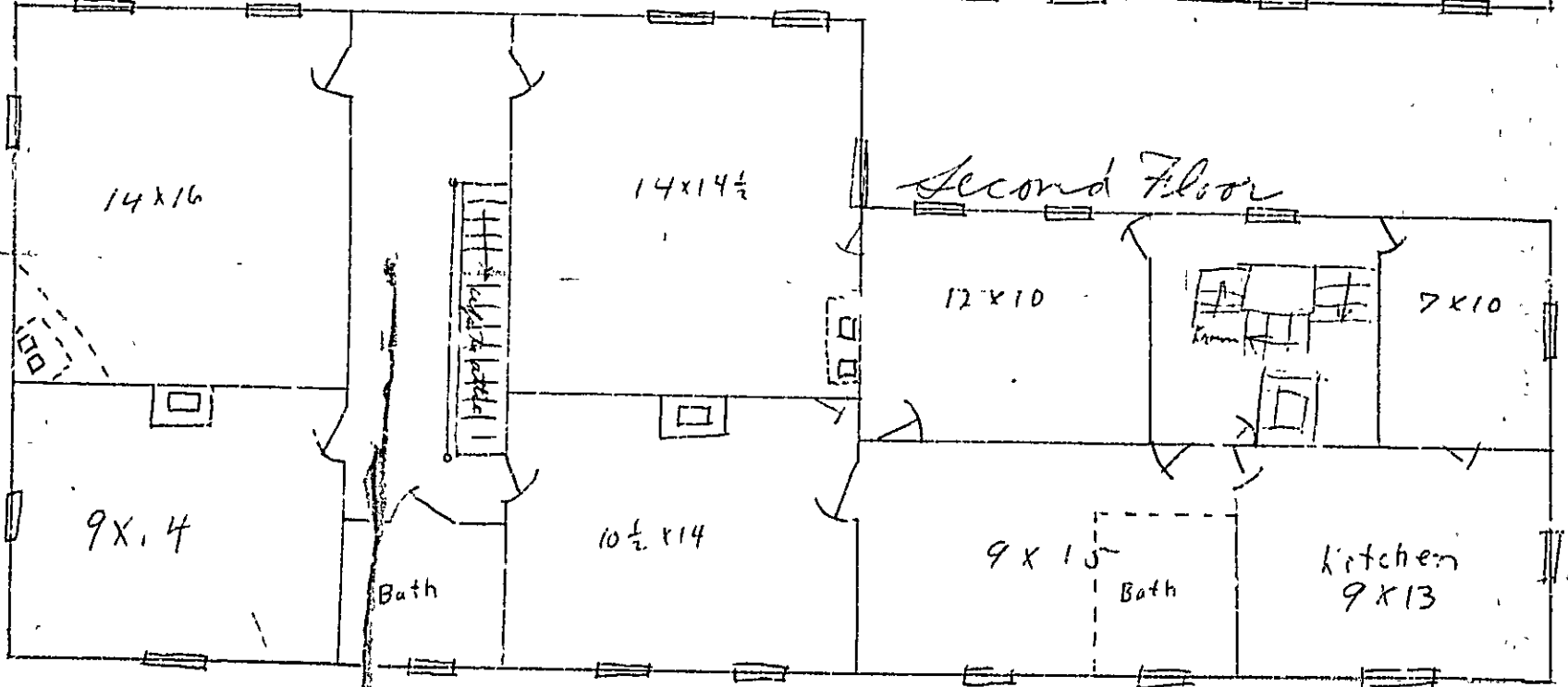
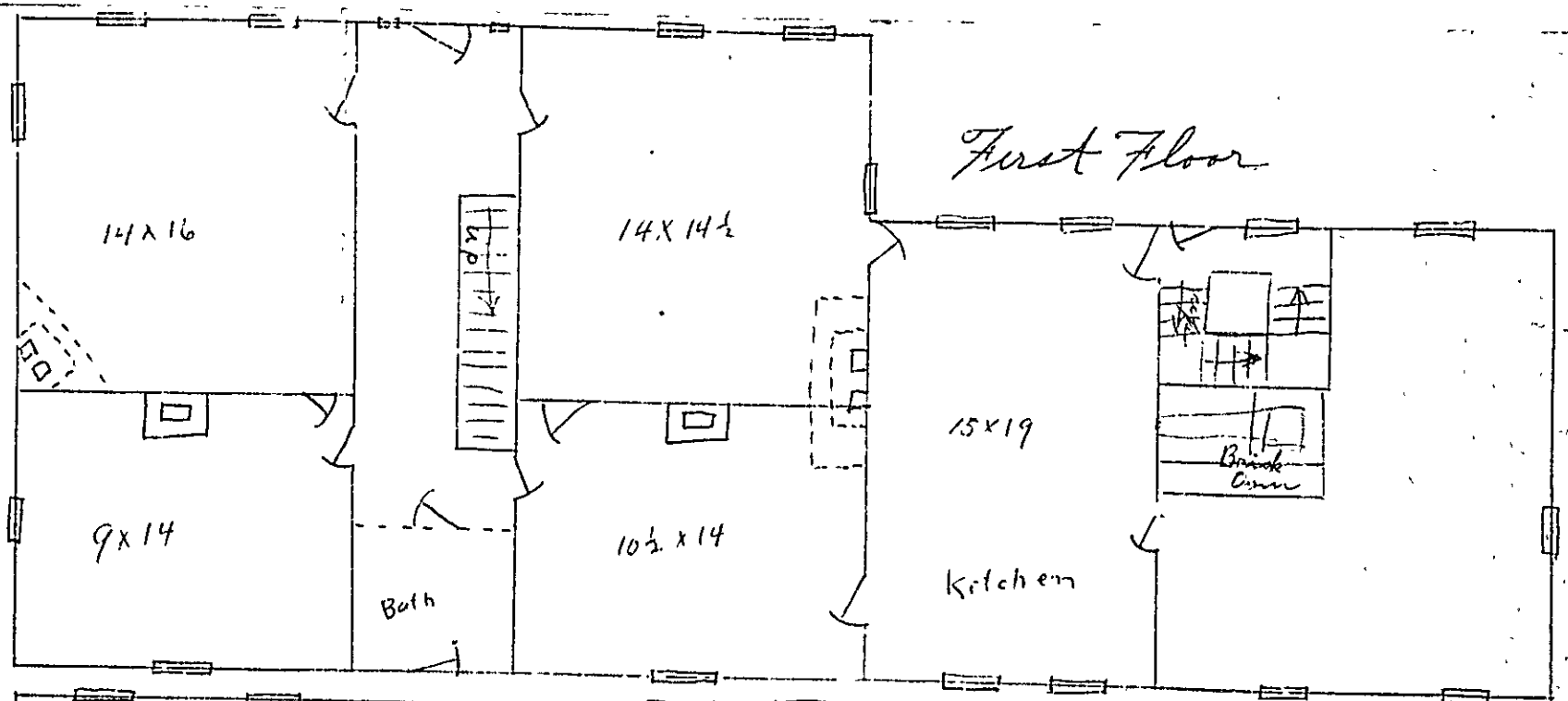
THE CITY OF PORTLAND
 DEPARTMENT OF BUILDINGS
 1000 COMMERCIAL AVENUE
 PORTLAND, OREGON



RECEIVED
 MAR 15 1946
 DEPT. OF BLD'G. INSP.
 CITY OF PORTLAND

on 10-21 K = 14
 on 4' x 4' Ppc = 14
 on 4' x 4' Ppc = 56
 40
 10
 20
 80
 19680

$14 \times 12 \times 45 + 35 = 13280$
 $14 \times 9 \times 18 = 2268$
 $13280 + 2268 = 15548$
 ML. 10" @ 25¢ per sq ft = 28000



AP-658 Riverside Street-I

March 16, 1946

Rev. Lindley J. Cook
16 Farnham Street
Portland, Maine

Subject: Building permit for alteration in the
2-family dwelling house at 658 Riverside
Street

Dear Mr. Cook:

Permit for the above work is granted, subject to the following:

We talked about the supports of the beams to take the place of the bear partition to be removed, and I do not remember whether you decided to place the place and chimney off center in order to escape the supports for the beam or to try to find some way of running the flues around the supports for the beam. I note that the designer has shown a 6x4 post under each end of the proposed steel beam, and of course such a wooden post should not in any way be in the chimney or closer than one inch to the outside wall. The steel beam will develop considerable strength, and therefore care should be exercised as to where the 6x4 posts support it land, as regards supports below the first floor. Should these posts land in any other place than over a post or pier in the cellar, the girder in the cellar would likely be overloaded.

In the construction of the fire places, please note the requirements relative thereto as contained in Section 308e1 of the Building Code, especially those which stipulate that woodwork or other burnable material shall not be closer than two feet to the back wall of a fire place; that the hearths shall be at least eighteen inches deep measured from the face of chimney breast and that hearths shall extend not less than eight inches beyond the fire place opening on each side.

Very truly yours,

Inspector of Buildings

WMD/S

GENERAL RESIDENCE ZONE - C

APPLICATION FOR PERMIT

PERMIT NO. 00383
MAR 16 1946

Class of Building or Type of Structure Third Class

Portland, Maine, March 13, 1946

To the INSPECTOR OF BUILDINGS, PORTLAND, ME. New plan 3/15/46

The undersigned hereby applies for a permit to ~~alter~~ alter ~~repair~~ ~~and~~ ~~add~~ the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 652 Riverside Street Within Fire Limits? no Dist. No. _____

Owner's name and address Lindley J. Cook, 16 Farnham St. Telephone 3-2

Lessee's name and address _____ Telephone _____

Contractor's name and address owner Telephone _____

Architect _____ Specifications _____ Plans yes No. of sheets _____

Proposed use of building Dwelling No. families 2

Material frame No. stories 2 Heat _____ Style of roof pitch Roof wood asphalt

Other buildings on same lot garage and shed

Estimated cost \$ 3000. Fee \$ 4.50

General Description of New Work

- To remove 14' bearing partition, first floor, to be supported as per plan.
- To partition off bathroom at end of hall, first floor, approx. 7'x7'
- To change door to window in new bathroom. 2
- To remove existing chimneys (3) and to construct 3 new brick chimneys in different loca
- To provide new concrete floor for entire basement.
- To partition off new bathroom in bedroom, second floor.
- To construct ~~the~~ fire escape place on first floor and ~~second floor~~
- To change 1 existing window, first floor living room to two windows. French doors
- To cover roof of rear portion of building, Class C Und. lab. asphalt
- To remove 1 story ell on rear of building.
- To demolish existing shed on same property - 1 story frame building. not done
- To construct stairway from basement to first floor beneath existing front stairwa
- Studs 2x3, 16" O.C., plastered both sides. not done
- To finish off walls of living room with knotty pine. not done

Permit Issued with Letter

CERTIFIED REQUIREMENT

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor.

Details of New Work

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

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

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

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

Material of underpinning _____ Height _____ Thickness _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys 2 Material of chimneys brick of lining tile Kind of heat hot fuel coal water _____

Framing lumber—Kind _____ Dressed or full size? _____

Corner posts _____ Sills _____ Girt or ledger board? _____ Size _____

Girders _____ Size _____ 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 auto-mobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

Miscellaneous

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

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

Signature of owner Lindley J. Cook

INSPECTION COPY

Permit No. 1363
 Location 68 Riverside St.
 Name of permit holder Lendley Cook
 Date of permit 3/16/46
 Date of closing
 Date of inspection closing-in
 Date of final notice
 Date of final inspection 3/30/46
 Date of certificate of occupancy issued

no work done
 E.H.

NOTICE
 3/2/46
 no work done
 7/2/46 same lot
 8/17/46 work started
 E.H.
 7/2/46 all work completed
 E.H.
 4/20/45 - Work progressing
 E.H.
 3/30/45 - no construction
 chimney and chimney
 and fireplace
 masonry work
 chimney next to

322 New

George 2

J. A. Walker

9/23/25

~~11/18/25~~
sent off for
home X 10/30/26



Location, ownership, and **YOU!** must be correct, complete and legible. Separate application required for every building. **YOU!** are responsible for complying with the law, whether you know the requirements or not.

READ!

APPLICATION FOR PERMIT TO BUILD

BEFORE GOING TO WORK ON GARAGE

Failure To Do So

Portland, Me., Sept. 23/25 1925

TO THE
INSPECTOR OF BUILDINGS

The undersigned hereby applies for a permit to build, according to the following Specifications:-

Location 322 Riverside Street Fire Districts no Ward 9

Name of owner is? F A Walker Address 322 Riverside Street

Name of mechanic is? owner Address _____

Proposes occupancy of building (purpose)? wood Private garage for two

cars only, and no space to be let.

All parts of garage will be at least two feet from all lot lines.

Garage will be at least 16 feet from all windows of adjoining property.

A fire extinguisher to be kept in garage.

NOTIFICATION
before
LATHING OR CLOSING IN
is
WAIVED

Size of building. No. of feet front? 18ft; No. of feet rear? 18ft; No. of feet deep? 20ft

No. of stories? 1

No. of feet in height from the mean grade of street to the highest part of the roof? 12ft

Floor to be? cement

Will the roof be flat, pitch, mansard, or hip? pitch Material of roofing? asphalt

Will there be a chimney? no Will the flues be lined? _____ No stoves to be used.

Will the building conform to the requirements of the law? yes

Will the building be as good in appearance as other surrounding buildings? yes

Have you or any person acting for you previously applied for a permit to build a private garage? no

If so, state the particulars _____

The above construction will not require the removal of or disturbing or any shade tree on the public street

Estimated Cost,

\$ 150.

Signatures of owner or authorized representative,

F A Walker

Address, Woodford's Ave

APPROVED

Olivia P. Saubon

CLERK OF CITY DEPT.

2207

558-668

822 Riverside

Sept 23/25

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tion, Ownership and detail must be correct, complete and legible.
 Separate application required for every building.
 Plans must be filed with this application.

Application for Permit for Alterations, etc.

To the Portland, 1-17-1916
 INSPECTOR OF BUILDINGS:

The undersigned applies for a permit to alter the following-described building: --
 Location, 322 Riverside St Ward, 9 In fire-limits? no
 Name of Owner or Lessee, F. A. Walker Address, Woodford St
 " " Contractor, Owner " " " " " "

Descrip- " " Architect, _____
 tion of Material of Building is Wood Style of Roof, pitch Material of Roofing, shingles
 Present Size of Building is 75 feet long; 45 feet wide. No. of Stories, 2 1/2
 Bldg. Cellar Wall is constructed of Stone is _____ inches wide on bottom and batters to _____ inches on top.
 Underpinning is _____ is _____ inches thick; is _____ feet in height.
 Height of Building, _____ Wall, if Brick; 1st, _____ 2d, _____ 3d, _____ 4th, _____ 5th, _____
 What was Building last used for? _____ No. of Families? _____
 Building to be occupied for Stable Estimated Cost, \$ 150

DETAIL OF PROPOSED WORK

To repair foundations and re-sill
other repairs

IF EXTENDED ON ANY SIDE

Size of Extension, No. of feet long? _____; No. of feet wide? _____; No. of feet high above sidewalk? _____
 No. of Stories high? _____; Style of Roof? _____, Material of Roofing? _____
 Of what material will the Extension be built? _____ Foundation? _____
 If of Brick, what will be the thickness of External Walls? _____ inches; and Party Walls _____ inches.
 How will the Extension be occupied? _____ How connected with Main Building? _____

WHEN MOVED, RAISED OR BUILT UPON

No. of Stories in height when Moved, Raised or Built upon? _____ Proposed Foundations? _____
 No. of feet high from level of ground to highest part of Roof to be? _____
 How many feet will the External Walls be increased in height? _____ Party Walls _____

IF ANY PORTION OF THE EXTERNAL OR PARTY WALLS ARE REMOVED

Will an opening be made in the Party or External Walls? _____ in. _____ Story.
 Size of the opening? _____ How protected? _____
 How will the remaining portion of the wall be supported? _____

Signature of Owner or
 Authorized Representative

J. B. Aldrich
342 Woodford St.

PERMIT MUST BE OBTAINED BEFORE BEGINNING WORK

322 Riverside St.
568-568 (new 710)

FINAL REPORT

_____ 191
Has the work been completed in accordance with
this application and plans filed and approved?

Law been violated? _____ Doc. No. _____ of 191

Nature of violation? _____

PERMIT GRANTED

Jan 17 1916

Permit filled out by _____

Permit number _____

Location 322 Riverside St.

Violation removed, when? _____ 191

Estimated cost of alterations etc., \$ _____

Inspector of Buildings.

PLUMBING APPLICATION

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

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 6 Riverside St

PROPERTY OWNERS' NAME

Last: Porter Draywall Inc.

Applicant Name: William Carr

Mailing Address of Owner/Applicant (if Different): 368 Gray Rd Fal

7

Date Permit Issued: 11.7.94

FEE: 245 Double Fee Charged:

L.P.I. #: 01.29

Local Plumbing Inspector Signature: _____

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: William Carr Date: 11/7/94

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: Dawn Jordan Date Approved: 8-8-95

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER — SPECIFY <u>Commercial Office Warehouse</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>12.16.3.21</u>
--	--	---

	Column 2		Column 1	
	Number	Type of Fixture	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 Number of Hook-Ups & Relocations Hook-Up & Relocation Fee OR TRANSFER FEE: (\$6.00)	2	Hosobibb / Siltcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
		Indirect Waste	1	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
	Fixtures (Subtotal) Column 2		4	Fixtures (Subtotal) Column 1
			26	Fixtures Fee
			24	Transfer Fee
				Hook-Up & Relocation Fee
			24	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

City of Portland, Maine - Building or Use Permit Application 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 635 Riverside St		Owner: To Be: Porter Drywall, Inc.		Phone: 878-2024	Permit No: 941168
Owner Address:		Leasee/Buyer's Name:		Phone:	Business Name: Green
Contractor Name:		Address:		Phone:	
Past Use: COMM	Proposed Use: CLASS w/warehouse	COST OF WORK: \$ 70,000.	PERMIT FEE: \$ 300. + 379.	INSPECTION: Use Group: Type:	
Proposed Project Description: Construct building 1,750 sq ft (50 x 35) as per plans		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		Signature: _____	
		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: _____ Date: _____	

PERMIT ISSUED
OCT 24 1994
CITY OF PORTLAND

- This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

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 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

20 Oct '94
15 Sept '94

SIGNATURE OF APPLICANT: *Ken Porter* ADDRESS: _____ DATE: _____ PHONE: _____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: _____ PHONE: _____

Zoning Approval:
Special Zone or Review:
 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: 10/21/94

CEO DISTRICT: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

COMMENTS

- 11-1-94 Footing Insp. - 5th checks approx. OK (Footing is 20" wide)
 not much of a lean on floor
- 11-7-94 - Forms OK per plans (4" deep form wall 8" under)
- 11-8-94 - 1st Plumbing sewer lines under slab (OK)
- 11-21-94 - Framing started
- 11-28-94 - 2X6 heavy cgr. ext. wall studs (w/insul) (Bga.) (24" OC) 2nd Floor joist 2X12 (18ga.) 24" OC (w/insul)
- 12-7-94 - Metal Trusses on site 8/12 pitch OK per plans (size, not yet installed)
- 12-21-94 - Framing Insp. (Metal Trusses 24" OC) Measure and decked (South + West walls 2X6 24" OC w/insul 2X6 back to back) OK per plans, (sh. ins.) roofing started
- 1-11-95 - 1st Plumbing above slab - 3 vent not through roof yet / Bathroom vented to ext.
- 1-27-95 Final NFO Insp. See plan for fire extinguisher size + placement and Exits light placement - / need site elevator inspection - (2 layers 5/8" type rock separating office from warehouse section)

Inspection Record

	Type	Date
Foundation	All OK	11-7-94
Framing	OK	12-21-94
Plumbing	1st OK	
Final		
Other		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 655 Riverside St.

Issued to: Porter Drywall

Date of Issue: 07 August 1995

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. 941156, 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

APPROVED OCCUPANCY

Entire

Drywall Company Office/Comb
w/related warehouse

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8-9-95 [Signature]
(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 leasee for one dollar.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 655 Riverside St.

Issued to: Porter Drywall, Inc.

Date of Issue: 03 Feb 95

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. 94/1166, 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

APPROVED OCCUPANCY

Entire

Warehouse

Limiting Conditions: FEBRUARY:

See attached memo regarding above address dated 01 Feb 95.]

This certificate supersedes
certificate issued

Approved:

2-3-95 [Signature]
(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 leasee for one dollar.

TO: Dave Jordan, Code Enforcement Officer
FROM: Michael O'Sullivan, Development Review Coordinator
DATE: August 3, 1995
SUBJECT: Permanent Certificate of Occupancy for 655 Riverside Street

I have reviewed the site construction at 655 Riverside Street and believe it would be acceptable to issue a permanent Certificate of Occupancy. All three (3) conditions listed in Mr. James Seymour's memo dated February 1, 1995 have been completed.

cc: Kathi Staples, City Engineer

Kelly Park

CITY OF PORTLAND
MEMORANDUM

TO: Mary Gresik, Permit Secretary
FROM: James Seymour, Acting Development Review Coordinator
DATE: February 1, 1995
RE: Porter Drywall, Inc.; 655 Riverside Street

I have reviewed site construction at the Porter Drywall, Inc. site at 655 Riverside Street and would be agreeable to issuing a temporary Certificate of Occupancy. Prior to issuance of a permanent Certificate of Occupancy or release of the Performance Guarantee, the following must be completed.

1. Construction of a level lip spreader to be located east of gravel storage area. This construction work also includes ditch grading from the easterly edge of the fenced storage area to the level lip spreader, stabilization of disturbed areas by loaming, seeding and mulching in accordance with the detail and erosion control notes as shown on the approved site plan.
2. Installation of a culvert crossing the private driveway with riprap outlet and inlet protection or construction of a depressed ponding area for drainage collection as shown on the approved site plan.

It was my understanding that Mr. Porter was intending to install a culvert. This work shall also include installation of erosion control measures to protect and stabilize down gradient slopes. Riprap aprons shall also be installed at the culvert inlet and outlet to prevent erosion and scouring.

3. All grading, seeding, and landscaping shall be completed such that all disturbed areas are 85% vegetated and conform to the Erosion Control notes as shown on the plans. All grading shall be performed in such a manner that all sideslopes are stabilized and grades blend with existing contours. Prior to final seeding, please contact the Development Review Coordinator to review the conditions described above.

Once the above conditions are met and approved by the Development Review Coordinator, the applicant may be issued a permanent Certificate of Occupancy. The Performance Guarantee may also be released at that time provided a defect Guarantee for 10% of the Performance Guarantee amount is posted. If you have any questions, please feel free to contact me.

CC: Paul Niehoff, Material Engineer

CITY OF PORTLAND
MEMORANDUM

TO: Mary Gresik, Permit Secretary
FROM: James Seymour, Acting Development Review Coordinator
DATE: February 1, 1995
RE: Porter Drywall, Inc.; 655 Riverside Street

I have reviewed site construction at the Porter Drywall, Inc. site at 655 Riverside Street and would be agreeable to issuing a temporary Certificate of Occupancy. Prior to issuance of a permanent Certificate of Occupancy or release of the Performance Guarantee, the following must be completed.

1. Construction of a level lip spreader to be located east of a gravel storage area. This construction work also includes ditch grading from the easterly edge of the fence storage area to the level lip spreader, stabilization of disturbed areas by loaming, seeding and mulching in accordance with the detail and erosion control notes as shown on the approved site plan.
2. Installation of a culvert crossing the private driveway with riprap outlet and inlet protection or construction of a depressed ponding area for drainage collection as shown on the approved site plan.

It was my understanding that Mr. Porter was intending to install a culvert. This work shall also include installation of erosion control measures to protect and stabilize down gradient slopes. Riprap aprons shall also be installed at the culvert inlet and outlet to prevent erosion and scouring.

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CC: Paul Niehoff, Material Engineer

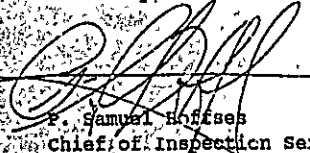
Porter Drywall, Inc.

10/21/94

6. Guards shall be installed as per Chapter 10 Section 21, of the city's building code.
7. The minimum uniformly distributed live load for light storage area is 125 psf., for heavy storage area is 250 psf. as per table 1606.1 of the city's building code.
8. A portable fire extinguisher shall be installed in the following locations in accordance with NFPA #10.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



Samuel Hoffses
Chief of Inspection Services

/s/

cc: Mr. Owens McCullough, Planning
LT. Gaylen McDougal, Fire Prevention Bureau

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW (ADDENDUM)
CONDITIONS OF APPROVAL

APPLICANT: PORTER Dry Wall, Inc.

ADDRESS: 155 Avenida Street

SITE ADDRESS/LOCATION: _____

DATE: 10/3/94

Review by the Development Review Coordinator is for General Conformance with ordinances and standards only and does not relieve the applicant, his contractors or agents from the responsibility to provide a completely finished site, including but not limited to not increasing or concentrating of all surface runoff onto adjacent or downstream properties, issues regarding vehicle sight distance, location of public utilities and foundation elevations.

CONDITIONS CHECKED OFF BELOW ARE IN FORCE FOR YOUR SITE PLAN

All damage to sidewalk, curb, street, or public utilities shall be repaired prior to issuance of a Certificate of Occupancy.

Two(2) City of Portland approved species and size trees must be planted on your street frontage prior to issuance of a Certificate of Occupancy.

Your new street address is now _____, the number must be displayed on the street frontage of your house prior to issuance of a Certificate of Occupancy.

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 is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

A sewer permit is required for your project. Please notify Paul Niehoff at 874-8300, ext. 8838. The Sewer Division of Parks and Public works (Jackie Wurslin at 797-5302) must be notified five(5) working days prior to sewer connection to schedule an inspector for your site.

As-built record information for sewer and storm service connections must be submitted to Parks and Public Works engineering Division (55 Portland Street) and approved prior to issuance of a Certificate of Occupancy.

A street opening permit is required for your site. Please contact Carol Poliske at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvement as necessary due to field conditions.

The site contractor shall establish finish grades at the building foundation to provide positive drainage. Finish grades at front of foundation (street side) shall be set above finish street / *curb* elevation to provide positive drainage.

The Development Review Coordinator (874-8300; ext. 8722) must be notified at the time the building foundation is completed to perform an inspection.

cc: Paul Niehoff, Materials Engineer

Applicant: Porter Drywall
Address: 655 Riverside ST
Assessors No.: 311-A-006

Date: 21/OCT/94

CHECK LIST AGAINST ZONING ORDINANCE

Date - 21/OCT/94

Zone Location - I-1

Interior or corner lot - Interior

Use - Storage / warehouse

Sewage Disposal - ~~Public~~ Private

Rear Yards - 45' req. A 60 + shown

Side Yards - 25' required 30 shown

Front Yards - 25' req.

Projections - NA

Height - Max 4 stories

Lot Area - 115,333 $\frac{1}{4}$

Building Area - 1,750 $\frac{1}{4}$

Area per Family - N/A

Width of Lot -

Lot Frontage - 60 req.

Off-street Parking - OK.

Loading Bays -

Site Plan - yes

Shoreland Zoning - N/A

Flood Plains - N/A

Planning & Urban Development



Joseph E. Gray Jr.
Director

October 3, 1994

CITY OF PORTLAND

Ken Porter
Porter Drywall
89 Auburn Street
Portland, ME 04103

Re: Porter Drywall, Inc. - 655 Riverside Street

Dear Mr. Porter:

On September 30, 1994, the Portland Planning Authority granted minor site plan approval for construction of a 1,750 sq. ft. building, parking lot and access road at 655 Riverside Street.

The approval is based on the submitted site plan dated September 15, 1994, last revised 9/23/94. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

The site plan approval is conditional upon the following:

1. The level lip spreader detail, sediment filter barrier detail and hay bale barrier detail provided in the September 28, 1994 submittal by Mohr & Seredin shall be placed on the plans for construction reference.
2. A performance bond shall be posted for the cost of providing and installing 80 l.f. of new granite curb extending from the limit of existing curb to the guardrail located at the northerly corner of the parcel. The applicant may reset existing curb that will be removed upon approval of the Development Review Coordinator prior to construction. Granite curb shall be installed in accordance with city of Portland standards. The performance bond shall also include the costs for paving within the public R.O.W., installation of erosion control measures and the level lip spreader.
3. If outdoor storage of a dumpster will occur, a 6' stockade fence shall enclose the container.
4. The proposed swale located adjacent the easterly end of the gravel storage area shall be graded with a minimum depth of 12".
5. Prior to construction, the constructor/owner shall contact the Development Review Coordinator (8300) to schedule a pre-construction meeting.
6. The entrance ramp shall be 25' instead of 35' as shown on the site plan.

**Mark Shimon Associates
CONTRACT FOR SALE OF REAL ESTATE**

7/12/84

RECEIVED OF Keith & Jack Peter, whose mailing address is 1021 Riverside St, Portland
 hereinafter called "Purchaser," the sum of (\$ 5000), Five Thousand Dollars as earnest money
 and in part payment on amount of the purchase price of the real estate at 1441-1677 Alder St
 in the township of Portland, in the County of Columbia, State of Maine, currently owned
 by Andy Schudring, hereinafter called "Seller," described as follows:
2 1/2 story vacant home w/145,313 s.f. lot for Road Annex 323'
Map 311 Lot A6

(This Reference Book 1057, Page 31, Columbia County Registry of Deeds;

1. FIXTURES: All fixtures are to be included in this sale, including all existing storm windows and screens, shades and/or blinds, shutters, curtain rods, and electrical fixtures, but excluding:

2. PERSONAL PROPERTY: The following items of personal property are included in this sale:

3. PURCHASE PRICE: The total purchase price is (\$)
 dollars, with payment to be made as follows:

4. ACCEPTANCE: Seller's acceptance shall be given on or before 7/13/84

5. EARNEST MONEY: Earnest money is received and held by Robert Vaccinland, who shall act as escrow agent until transfer of title. In the event of Seller's non-acceptance, this earnest money shall be promptly returned to Purchaser.

6. CLOSING DATE: A good and sufficient deed conveying marketable title shall be delivered to Purchaser, and this transaction shall be closed and Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of the purchase within 45 days of Effective Date of this Contract.

7. POSSESSION/OCCUPANCY: Full possession will be given immediately upon transfer of title, unless otherwise agreed to in writing by both Purchaser and Seller.

8. FINANCING: This Contract is subject to Purchaser obtaining a Commercial loan of 75% of the purchase price, at a fixed or an adjustable (legal) interest rate of not more than 10 1/2% and amortized over a period of 25 years. Purchaser to pay not more than 0 points. If Purchaser is unable to obtain said loan, Purchaser may declare this Contract null and void and the earnest money shall be promptly returned to Purchaser.

a. Purchaser is under a good-faith obligation to actively seek and accept financing on the above described terms and shall make application for said mortgage within 7 days of Effective Date of this Contract. Purchaser acknowledges that a breach of this good-faith obligation will be a breach of this Contract.

b. This Contract is subject to (1) a written statement from the lender within 15 days of Effective Date of this Contract indicating that Purchaser has made application and that, based upon the information given and subject to verification, is qualified for the loan requested, and (2) final loan approval within 30 days of Effective Date of this Contract.

If either of such loan approvals is not obtained within said time periods, Seller may declare this Contract null and void, and earnest money shall be promptly returned to Purchaser.

9. POINTS: Seller agrees to pay \$ 0 towards points and/or closing costs.

10. INSPECTIONS: This Contract is subject to the following inspections with results being satisfactory to Purchaser:

TYPE OF INSPECTION	YES	NO	
a. General Building	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>14</u> days from Effective Date
b. Sewage disposal <u>upgraded for Septic System</u>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	within <u>14</u> days from Effective Date
c. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u> </u> days from Effective Date
d. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u> </u> days from Effective Date
e. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u> </u> days from Effective Date
f. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u> </u> days from Effective Date
g. Other <u> </u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	within <u> </u> days from Effective Date

All inspections will be done by inspectors chosen and paid for by Purchaser. If the result of any inspection is unsatisfactory to Purchaser, Purchaser may, by notifying Seller in writing within the specified number of days, declare this Contract null and void and any earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that an inspection is unsatisfactory within the time period set forth above, the contingency shall be deemed to have been waived by Purchaser with respect to that inspection. In the absence of the inspections listed above, Purchaser is relying completely upon Purchaser's own opinion as to the condition of the premises.

11. WATER TEST: If the water supply to the premises is private, Seller will provide, at Seller's expense, a New Water Supply test with "Satisfactory" results in accordance with the requirements of the State Bureau of Health and/or lending institution within 14 days of Effective Date of this Contract. If the water supply test results are "Unsatisfactory" or "Satisfactory" with any qualification, the water test results must be acceptable to Purchaser. If the results are unacceptable to Purchaser, Purchaser may, by notifying Seller in writing within 3 days after receiving the test results, declare this Contract null and void and earnest money shall be returned to Purchaser. If Purchaser does not notify Seller that the water test results are unacceptable within the time period set forth above, this contingency shall be deemed to have been waived by Purchaser.

12. DISCLOSURE: Purchaser acknowledges receipt of Seller's written disclosures regarding:
 Water source: yes no Sewage disposal: yes no
 Insulation: yes no Hazardous waste: yes no

If any of the above items is marked "no," the information is not currently available and this Contract is subject to Purchaser receiving and approving that information within 3 days of Effective Date of this Contract.

13. PRORATIONS: The following items shall be prorated as of transfer of title: fuel oil; rent; association fees; and real estate taxes for the fiscal year. (Seller is responsible for any unpaid taxes for prior years). Metered utilities such as electricity, water and sewer will be paid through date of closing by Seller. Purchaser and Seller will each pay their transfer tax as required by the State of Maine.

14. DEED: The property shall be conveyed by a Warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, assessments and restrictions of record and shall be subject to applicable land use laws and regulations.

15. TITLE: Should the title prove defective, then Seller shall have a reasonable time, not to exceed 30 days after receiving written notice of such defect or defects, to remedy the title and hereby agree to use diligent efforts to cure any such defects. If, within such 30 days, the defect or defects are not corrected so that there is a marketable title, the Purchaser may, within 5 days thereafter, at Purchaser's option, declare this Contract null and void and withdraw said earnest money and be relieved from all obligations hereunder.

16. RISK OF LOSS: The risk of loss or damage to the premises by fire or otherwise until transfer of title is assumed by Seller. Purchaser may do a walk-through inspection of the property within 48 hours prior to closing to ascertain that the premises are in substantially the same condition as of the date of this contract, reasonable wear and tear accepted.

17. DEFAULT: In the event of a default by Purchaser, Seller may employ all legal and equitable remedies, including without limitation, termination of this Contract and forfeiture by Purchaser of the earnest money. In the event of a default by Seller, Purchaser may employ all legal and equitable remedies, including without limitation, termination of this Contract and return to Purchaser of the earnest money. In the event of an asserted default, the escrow agent at its option may either (i) refuse to release the earnest money without a written release signed by both parties consenting to its disposition or (ii) after providing 30 days written notice to both parties, release the earnest money to the party whom the escrow agent believes in good faith is entitled to it.

18. AGENCY DISCLOSURE: Unless Purchaser has hired an agent to represent Purchaser's interest in the transaction, Purchaser acknowledges having been informed that listing and selling agents represent the interest of Seller and have a duty to relay to Seller information material to the sale acquired from Purchaser or other sources. The following agency relationships are confirmed for this transaction. (Check and complete either A or B)

A. Listing Agency Re/Max and listing associate Peter McLeod represent Seller exclusively
 Selling Agency M.S.A. and selling associate Shirley Banks represent Seller exclusively
 Purchaser exclusively

B. Mark Simson Associates is a Disclosed Dual Agent as described in the Disclosed Dual Agency Consent form attached.

19. HOME WARRANTY: Home is is not covered by a Home Warranty contract.

20. DISPUTE: Any dispute or claim arising out of or relating to this Contract or the property addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.

21. WITHHOLDING: Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sale proceeds unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

22. HEIRS: This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the respective parties.

23. WRITTEN AGREEMENT: This Contract completely expresses the obligation of the parties and is entered into by each party after opportunity for reasonable investigation, neither party relying on any statements or representations not contained in this Contract made by the other or on their behalf. This Contract will be construed according to the laws of the State of Maine.

24. EFFECTIVE DATE: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when the fact has been communicated to all parties or to their agents.

Addendum attached

25. Subject to City approval for a single family home plus office/business within 7 days of effective date of this Contract

26. This contract is subject to the verification of existing, future and pending zoning laws for subject property. This verification must meet buyer's needs and approval within 7 days. A copy of this Contract is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, consult an attorney. if off 0.2

I/We hereby agree to purchase the premises at the price and upon the terms and conditions set forth in this Contract.

Date 7/12/94 Purchaser Michael Banks 212 64 6327
 Soc. Sec.#
 Date 7/12/94 Purchaser Shirley Banks 212-57-3535
 Soc. Sec.#

I/We hereby accept the offer and agree to deliver the premises at the price and upon the terms and conditions above stated. I/We further agree to pay Broker for services according to the terms of the listing agreement. In the event earnest money is forfeited by Purchaser, one-half thereof shall be paid to Broker and the remainder to seller, provided, however, that Broker's portion shall not exceed the full amount of the commission specified.

Date 07-12-94 Seller Shirley 104-82-1978
 Soc. Sec.#

Date _____ Soc. Sec.# _____

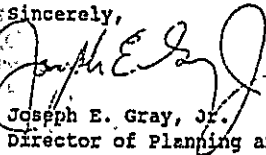
Effective Date 7/12/94
 Throughout this Contract, the term "days" means calendar days

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 a building permit can be issued.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

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
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer, Parks and Public Works
- Owens McCullough, PE, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Approval Letter File

M O H R & S E R E D I N

Landscape Architects, Inc.

September 15, 1994

Mr. Alexander Jaegerman
Chief Planner
Portland Planning Department
City Hall
389 Congress Street
Portland, ME 04101

Re: Porter Drywall Site Plan Review

Dear Alex,

On behalf of the applicant, Porter Drywall, Inc., we submit the attached seven copies of the site plans and supporting documentation for staff review. The plans have been prepared in conformance with the Land Use ordinances of the City of Portland, and reflect our conversations with City staff.

The site for the development is a 2.25 acre lot on Riverside Street, located in the Industrial 1 Zone. The property is currently under option for purchase by Kendall Porter. There is an existing house on the site that Mr. Porter will retain as a three bedroom rental home. The applicant proposes to construct a new 1,750 s.f. structure containing 700 s.f. of office space with the balance of the building to be warehoused for the materials and equipment for the drywall operations of the company.

The site plan has been designed to reflect both the commercial character of the site and the functional needs of the tenant. Vehicular access occurs from the relocated curb cut on Riverside Street, and accesses a 4 car parking area designed to accommodate customers/ handicapped parking. Employee and owner parking will occur in the gravel lot east of the building. Required parking for the proposed use is 2 vehicles per the City ordinance, with actual parking demand anticipated to be 4 to 6 cars.

The new building will be served by a new 1" waterline service from the existing water main in Riverside Street, by new underground electrical service extending from an existing pole at the south-west corner of the site, and by a new subsurface wastewater disposal system. All the existing utilities are sufficiently sized to meet the requirements of the Porter Drywall operations.

Storm drainage and runoff will not significantly increase due to the proposed development and will continue to sheet flow off three sides of the site as it does presently. Erosion controls are detailed on the plan per Soil Conservation Service standards, and an erosion control plan has been prepared for the project and reviewed with the client.

18 Pleasant Street, Portland, Maine 04101
(207) 871-0003

655 Riverside St

The proposed site plan includes a new access drive, parking and gravel work yard, a paved entrance with granite curbing, a paved pedestrian walkway at the new building and landscape plantings on the west side of the new structure. Site lighting will be limited to 60-watt, wall-mounted down-lights on the west and north sides, and 100-watt wall packs on the east side. A seven-foot wide easement is proposed to be deeded to the City, adjacent and parallel to the Riverside Street right-of-way, as requested by City staff.

Solid waste will be handled by a private contractor as will snow removal for the existing house and new business.

This submission includes the following:

- 1) Site Plan, Drawing L-1
- 2) Erosion and Sedimentation Control Plan
- 3) SCS Med. intensity soils map and soils information
- 4) Subsurface disposal system variance request and a new system application (HHE-200)

Respectfully submitted,



Stephen Mohr, ASLA

SBM/sd

cc: Kendall Porter

Attachments

285\ecgtr

**EROSION AND SEDIMENTATION CONTROL PLAN
PORTER DRYWALL, INC.,
RIVERSIDE STREET, PORTLAND, ME.**

The following plan for controlling sedimentation and erosion from this project is based upon sound conservation practices as those outlined in the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, (March 1991) and Recommended Practices of the USDA Soil Conservation Service. Please refer to these sources and the Erosion Control Plan and Details included within the plan set.

SITE TOPOGRAPHY AND COVER COMPLEX

The property is currently woodland and open fields, with the bulk of the property being in open field cover. The slopes vary between 3% and 35%, with the steepest grades located along the northern side of the property. With the exception of the existing house near Riverside Street, the property is undeveloped.

SITE SOILS

The site soils are marine deposited silts, silt loams and fine sandy loams. The Soil Conservation Service medium intensity mapping depicts the soils as follows:

Soil Name	Hydrologic Group
Buxton silt loam	C
Scantic silt loam	D

Soils mapping from the SCS handbook is included with the submission.

DRAINAGE

The site currently drains via sheet flow towards the north and south side of the property, with the majority of the site draining to the north. There are no culverts on site and no culverts or subsurface drains are proposed for this development.

CONSTRUCTION SCHEDULE

The proposed sequence and scheduling of construction activities for the project is estimated as follows:

Place Erosion Controls	September 1994
Clear and Grub	September 1994
Earthwork & Paving	October-November 1994

Construct Utilities	October 1994
Seeding of Slope erosion control	September - October 1994
Install site improvements	October - November
Maintain lawns until seed catch	October - November
Remove erosion controls	May 1995

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

The following general erosion control practices will be used to prevent erosion and sedimentation before, during and after the construction of this project. Special care shall be used at all times in an effort to:

1. Limit disturbance and hence erosion;
2. correct any erosion problems immediately;
3. regularly monitor the practices implemented and
4. re-vegetate disturbed areas as soon as possible.

Haybales and/or Silt Fence

Haybales or silt fencing shall be installed at the toe of slopes along the new drive and parking lots.

The locations requiring haybales and/or silt fence are shown on the plans. This erosion protection is not limited to only these areas and may be required elsewhere as directed by the Engineer or the Project Designer.

CONSTRUCTION PHASE

General

The following general practices will be used to prevent erosion during construction of this project.

1. Only those areas under active construction will be cleared and left in an untreated or unvegetated condition. If final grading, loaming and seeding will not occur within 15 days (see Item 4).
2. Prior to the start of construction in a specific area, silt fencing and/or haybales will be installed at the toe of slope and in areas as located on the plans to protect against any construction related erosion.
3. Topsoil will be stockpiled when necessary in areas which have minimum potential for erosion and will be kept as far as possible from existing drainage areas. All stockpiles shall be:

- a. Encircled with haybales or silt fence at the tow of the pile if it is expected to remain longer than 5 days.
 - b. Seeded with conservation mix if it is expected to remain longer than 15 days.
4. All disturbed areas expected to remain longer than 15 days shall be either:
 - a. Treated with mulch immediately, or
 - b. Seeded with conservation mix of annual rye grass (0.9 lbs/1000 s.f.) and mulched immediately.
 5. All grading will be held to a minimum 3:1 slope where practical. Greater slopes may be used in ledge cut. All slopes will be stabilized with permanent seeding immediately (within 5 days) after final grading is complete.

Post Construction Re-vegetation

The following general practices will be used to prevent erosion as soon as an area has undergone final grading, and is ready for loaming and seeding.

1. A minimum of 4" of loam will be spread over disturbed areas and graded to a uniform depth and natural appearance.
2. If final grading is reached during the normal growing season (4/15 to 10/15), permanent seeding will be done as specified below. Prior to seeding limestone shall be applied at a rate of 138 lbs/1000 sq. ft. and 10:20:20 fertilizer at a rate of 18.4 lbs/1000 sq. ft. will be applied. Broadcast seeding at the following rates:

Seeding Slopes Mixture	Ditches, side slopes	MDOT Seeding Method 3 Per Unit (1000 sq. ft.) Measure
		1 1/2 lbs. Method 2 Seed
		1/2 lbs. Crown Vetch seed with innoculant
		8 lbs. fertilizer
		30 lbs. lime

3. An area shall be mulched immediately after it has been seeded. Mulching shall consist of straw mulch, hydro-mulch or any suitable substitute deemed acceptable by the Project Designer.
 - a. Straw mulch shall be applied at a rate of 1 1/2 to 2 bales per unit. Straw mulch shall be secured by tacked photo degradable/biodegradable netting on grades greater than 5%.

b. Hydro-mulch shall consist of a mixture of either asphalt, wood fiber or paper fiber and water sprayed over a seeded area. Hydro-mulch shall not be used between 9/15 and 4/15.

4. The following slope stabilization practices shall apply:

Slopes	Stabilization
3:1 and gentler	Seed and Mulch
2:1 - 3:1	Photo degradable/biodegradable netting or hydroseeding

5. Construction shall be planned to eliminate the need for seeding between October 15th and April 15th. Should seeding be necessary between these dates, the following procedure shall be followed:

- Only unfrozen loam shall be used.
- Loaming, seeding and mulching will not be done over snow cover. If snow exists, it must be removed prior to placement of seed.
- Where permanent seeding is necessary, Annual Winter Rye (1.2 lbs./1000 s.f.) shall be added to the previously noted rates.
- Where temporary seeding is required, Annual Winter Rye (2.6 lbs./1000 s.f.) shall be sown instead of the previously noted seeding rate.
- Fertilizing, seeding and mulching shall be done on loam the day the loam is spread (at rates previously described in Section 2 and 3 above).

6. Following final seeding, the site will be inspected every 30 days until 80% cover has been established. Reseeding will be carried out by the contractor within 10 days of notification by the Project Designer that the existing catch is inadequate.

MONITORING SCHEDULE

The contractor shall be responsible for installing, monitoring, maintaining, repairing, replacing and removing all of the erosion and sedimentation controls or appointing a qualified subcontractor to do so.

Maintenance measures will be applied as needed during the entire construction cycle. After each rainfall, a visual inspection will be made of all erosion and sedimentation controls to insure their continuing function as designed.

1. Hay bale barriers and silt fence shall be inspected and repaired once a week or immediately following any significant rainfall. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6" and redistributed to areas undergoing final grading. Should the hay bale barriers prove to be ineffective, the contractor shall replace them and reinforce them with silt fencing.

EROSION CONTROL REMOVAL

1. An area is considered stable if:
 - a. It is paved
 - b. The seeded areas have 80% growth of planted seeds
2. Haybales and silt fence shall be removed once the areas upstream are stable. The haybales and silt fence shall be disposed of legally and properly off-site. All sediment trapped behind these controls shall be:
 - a. Distributed to an area undergoing final grading.
 - b. Graded in an aesthetic manner to conform to the topography, fertilized, seeded and mulched in accordance with the rates previously stated.
3. Once all the trapped sediments have been removed from the temporary sedimentation devices, the disturbed areas must be regraded in an aesthetic manner to conform to the surrounding topography. Once graded these disturbed areas must be loamed (if necessary) fertilized, seeded and mulched in accordance with the rates previously stated.

CONCLUSION

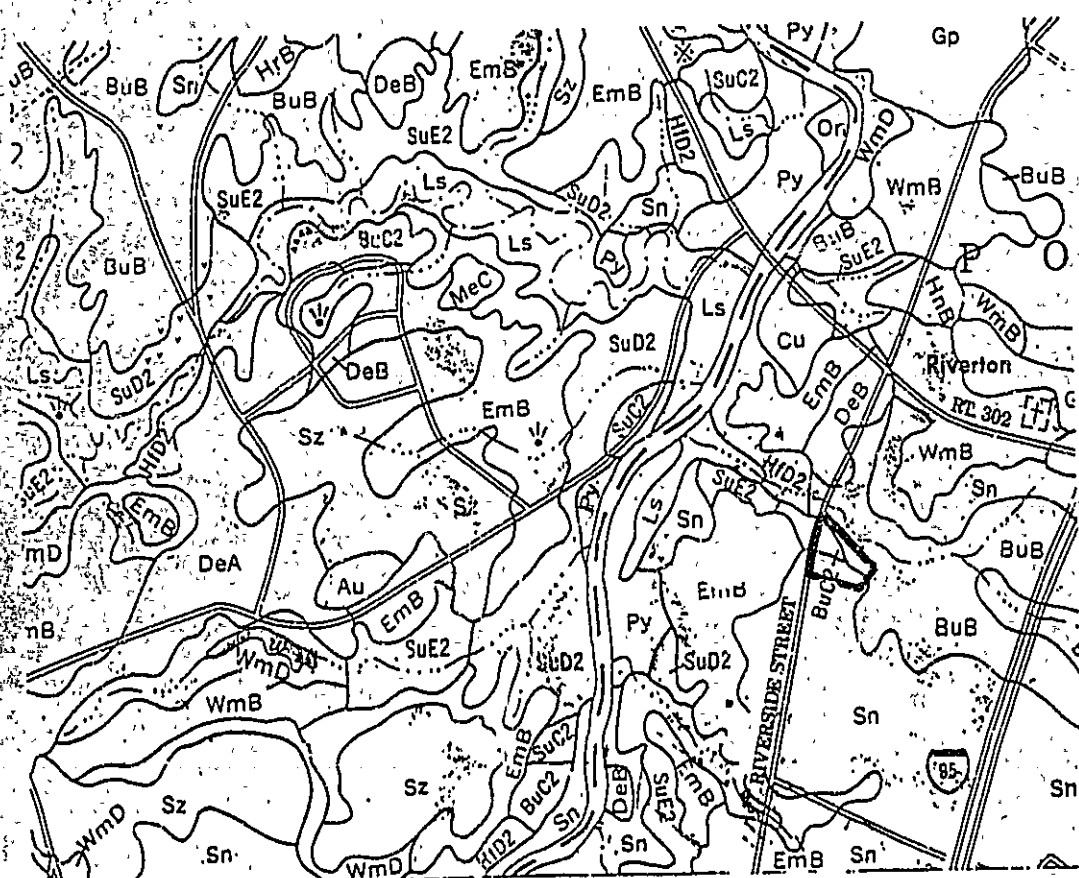
The construction of the Porter Drywall project, if implemented as detailed on these plans and according to this report, should not result in any significant erosion or sedimentation either on or off site.

Respectfully submitted,



Stephen B. Mohr, ASI A
RLA #75

285100000



PORTER DRUMWALL INC.
 Riverside St. Portland Me.

— SOILS MAP —
 • SCS MED. INTENSITY
 SOILS SURVEY
 • MAP # 75
 1" = 1000' ±

SOIL LEGEND

The initial one or two letters of the soil name. A second capital letter, A, C, or E, indicates the soil's position in the soil profile. Most symbols without a slope letter are those used for soil types that have a considerable range of slopes. A slope letter (S, V, or E) indicates that the soil is eroded.

SYMBOL	NAME	SYMBOL	NAME
Au	Au Grass loamy sand	La	Limerick-Saco silt loam
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	LyB	Lyman fine sandy loam, 0 to 8 percent slopes
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded	LyC	Lyman fine sandy loam, 8 to 15 percent slopes
Ba	Biddford silt loam	LzB	Lyman very rocky fine sandy loam, 3 to 8 percent slopes
BuB	Buxton silt loam, 3 to 8 percent slopes	LzC	Lyman very rocky fine sandy loam, 8 to 20 percent slopes
BuC2	Buxton silt loam, 8 to 15 percent slopes, eroded	LzE	Lyman very rocky fine sandy loam, 20 to 45 percent slopes
CaJ	Canaan sandy loam, 3 to 8 percent slopes	Md	Made land
CaC	Canaan sandy loam, 8 to 15 percent slopes	MaC	Melrose fine sandy loam, 8 to 15 percent slopes
CaU	Canaan very rocky sandy loam, 3 to 8 percent slopes	MaB	Marimac fine sandy loam, 3 to 8 percent slopes
CaC	Canaan very rocky sandy loam, 8 to 20 percent slopes	MaC	Marimac fine sandy loam, 8 to 15 percent slopes
CaE	Canaan very rocky sandy loam, 20 to 60 percent slopes	On	Ondawa fine sandy loam
Ct	Coastal beaches	PuB	Paxton fine sandy loam, 3 to 8 percent slopes
Cu	Cut and fill land	PuC	Paxton fine sandy loam, 8 to 15 percent slopes
DaA	Deerfield loamy sand, 0 to 3 percent slopes	PuD	Paxton fine sandy loam, 15 to 25 percent slopes
DaB	Deerfield loamy sand, 3 to 8 percent slopes	PuB	Paxton very stony fine sandy loam, 3 to 8 percent slopes
Du	Dune land	PuE	Paxton very stony fine sandy loam, 8 to 15 percent slopes
EaB	Elmwood fine sandy loam, 0 to 8 percent slopes	PuE	Paxton very stony fine sandy loam, 15 to 25 percent slopes
Go	Gravel pits	PuB	Peru fine sandy loam, 0 to 8 percent slopes
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes	PuC	Peru fine sandy loam, 8 to 15 percent slopes
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded	PuB	Peru very stony fine sandy loam, 0 to 8 percent slopes
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded	PuE	Peru very stony fine sandy loam, 8 to 15 percent slopes
HgB	Herron sandy loam, 3 to 8 percent slopes	Py	Paduak fine sandy loam
HgC	Herron sandy loam, 8 to 15 percent slopes	RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes
HgD	Herron sandy loam, 15 to 25 percent slopes	RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes
HfB	Herron very stony sandy loam, 3 to 8 percent slopes	Ra	Rock land
HfC	Herron very stony sandy loam, 8 to 15 percent slopes	Ru	Runney fine sandy loam
HfD	Herron very stony sandy loam, 15 to 30 percent slopes	Sd	Saugatuck loamy sand
HfE	Herron extremely stony sandy loam, 8 to 20 percent slopes	Sn	Scenic silt loam
HfE	Herron extremely stony sandy loam, 20 to 60 percent slopes	So	Scarboro sandy loam
HfB	Hinchley gravelly sandy loam, 3 to 8 percent slopes	Sp	Saloga mucky peat
HfC	Hinchley gravelly sandy loam, 8 to 15 percent slopes	SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded
HfD	Hinchley gravelly sandy loam, 15 to 25 percent slopes	SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded
HfB	Hinchley-Suffield complex, 3 to 8 percent slopes	SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded
HfC	Hinchley-Suffield complex, 8 to 15 percent slopes	Sc	Swanton fine sandy loam
HfD	Hinchley-Suffield complex, 15 to 25 percent slopes	Tm	Tidal marsh
HfB	Hollis fine sandy loam, 3 to 8 percent slopes	Wa	Walpole fine sandy loam
HfC	Hollis fine sandy loam, 8 to 15 percent slopes	Wb	Whately fine sandy loam
HfD	Hollis fine sandy loam, 15 to 25 percent slopes	Wh	Whitton fine sandy loam
HfB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes	WnB	Windsor loamy sand, 0 to 8 percent slopes
HfC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes	WnC	Windsor loamy sand, 8 to 15 percent slopes
HfD	Hollis very rocky fine sandy loam, 20 to 35 percent slopes	WnD	Windsor loamy sand, 15 to 30 percent slopes
		WfB	Woodbridge fine sandy loam, 0 to 8 percent slopes
		WfC	Woodbridge fine sandy loam, 8 to 15 percent slopes
		WfB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes
		WfC	Woodbridge very stony fine sandy loam, 8 to 15 percent slopes

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Drywall, Inc.

15 Sept '94

Applicant

Date

Mailing Address
Warehouse

655 Riverside St
Address of Proposed Site
311-A-006

Proposed Use of Site
115,333 sq ft / 1,750 sq ft

Site Identifier(s) from Assessors Maps

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,750 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Stephen Mohr - Contact 871-0003

Date Dept. Review Due:

PUBLIC WORKS DEPARTMENT REVIEW

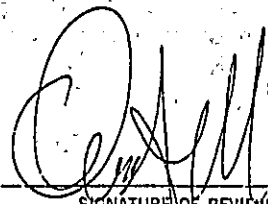
9/24

(Date Received)

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED:	WITH ATTACHED CONDITIONS AND PER														CONDITIONS SPECIFIED BELOW	
APPROVED CONDITIONALLY	CONDITIONS OF APPROVAL LETTER															
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS:

(Attach Separate Sheet if Necessary)

 10/3/94

SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Drywall, Inc.

15 Sept '94

Applicant

Date

Mailing Address
Warehouse

655 Riverside St
Address of Proposed Site
311-A-006

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Board of Appeals Action Required: () Yes () No

Total Floor Area 1,750 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Stephen Mohr - Contact 871-0003

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 (REG-21)	USE	SEWAGE 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	9/15/94	I-1	INT.	YES	Private Use	Private	40+	25+	100+	N/A	25'			N/A	OK.		Yes		
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: _____

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

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

Porter Drywall, Inc.

15 Sept '94

Applicant _____

Date _____

Mailing Address
Warehouse _____

655 Riverside St

Address of Proposed Site

311-A-006

Proposed Use of Site
115,333 sq ft / 1,750 sq ft

Site Identifier(s) from Assessors Maps

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,750 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Stephen Nohr - Contact 871-0003

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received) 7/74

- 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												
APPROVED CONDITIONALLY												
DISAPPROVED												

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Porter Dr. Wall, Inc.

15 Sept. '94

Applicant

Date

505 Riverdale St

Mailing Address
Warehouse

Address of Proposed Site
31. 000

Proposed Use of Site
115,333 sq ft / 1,750 sq ft

Site Identifier(s) from Assessors Maps

Acres of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 1

Board of Appeals Action Required: () Yes () No

Total Floor Area 1,750 sq ft

Planning Board Action Required: () Yes () No

Other Comments: Steph. Mohr - Contact 871-0003

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

9/19/94
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	ETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: ^{effect} Applicant must show hydrant within 500' path of travel

(Attach Separate Sheet if Necessary)

H. H. O.
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

Inspection Services
Samuel P. Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 21, 1994

RE: 655 Riverside Street

Porter Drywall, Inc.
655 Riverside St.
Portland, Maine 04103

Dear Sir:

Your application to construct a 35' x 75' building (warehouse), has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not preclude the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy can be issued until all requirements of this letter are met.

Inspection Services	Approved	Site Plan Review Requirements	P. S. Hoffses
Public Works	Approved with conditions	(see attached)	O. McCullough
Planning Div.	Approved with conditions	(see attached)	
Fire Department	Applicant must show hydrant	within 500' path of travel	
LT. McDougal			

USE GROUP S2

BUILDING & FIRE CODE REQUIREMENTS

TYPE 5B

1. Before concrete for foundation is placed, approvals from Public Works and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section 4 and subsections 1023. & 1024.0 of the city's building code. (The BOCA National Building Code/1993)
4. The wall between the warehouse and office shall have a fire resistance rating assembly of two(2) hours.
5. Your plan does not show access to the second floor. If stairs are being constructed, they shall meet the requirements of Chapter 10 section 14 of the city's building code.