

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DAKOTA BEAR PROPERTIES

Located At 135 WALTON ST

Job ID: 2012-04-3870-ALTCOMM

CBL: 142- I-001-001

has permission to Alter Loading area, add new door, ramp & loading platform provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

 7/3/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, FAX: (207) 8716

Job No: 2012-04-3870-ALTCOMM	Date Applied: 4/27/2012	CBL: 142- I-001-001	
Location of Construction: 135 WALTON ST	Owner Name: DAKOTA BEAR PROPERTIES	Owner Address: 45 SOME VIEW DR  SWEDEN, ME 04040	Phone:  207-890-9199
Business Name:	Contractor Name: JS Jollotta Construction	Contractor Address: 18 Ridgewood TER LIMERICK ME 04048	Phone:  (207) 653-4200
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  I-M
Past Use:  Mixed use including Warehouse, Production, Commercial laundry	Proposed Use:  Same – alterations to loading dock – add new door & ramp	Cost of Work: 15000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: S Type: N/A IBC 2009 Signature: <i>[Signature]</i>
Proposed Project Description: Alter Loading area		Pedestrian Activities District (P.A.D.)  <i>7/3/12</i>	
Permit Taken By:	<b>Zoning Approval</b>		

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>Admin Author.</i></p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK 5/11/12</i> <i>[Signature]</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	<b>CERTIFICATION</b>		

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 appication is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Foundation/Rebar

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

Job ID: 2012-04-3870-ALTCOMM

Located At: 135 WALTON ST

CBL: 142- I-001-001

## **Conditions of Approval:**

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.
6. Fire extinguishers are required per NFPA 1.
7. All means of egress to remain accessible at all times.
8. No means of egress shall be affected by this renovation.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant, including plans received dated 6/25/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans for the guardrail along the new loading pad to be at 42".
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

## Jeanie Bourke - Re: New Loading Dock - Walton Street

---

**From:** Barbara Barhydt  
**To:** Hall, Rickie  
**Date:** 6/29/2012 9:57 AM  
**Subject:** Re: New Loading Dock - Walton Street  
**CC:** Bourke, Jeanie; Dobson, Lannie; Yeaton, Jennifer

---

Hi Rickie:

I have just signed off on the administrative authorization with the one condition that you obtain a building permit. I have given it to the administrative personnel to process.

Thank you for the revised plan that was delivered this week.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
(207) 874-8699  
Fax: (207) 756-8256

bab@portlandmaine.gov >> "Rickie Hall" <rickie@dakotabearproperties.com> Thursday, June 28, 2012 11:30 AM >>>  
Hi Barbara,

I stopped by your office around 3:00 yesterday to find out about the progress of the permit for the loading dock at 135 Walton Street. Could you please give me an update or time frame as to how soon a permit will be issued.

I will be in Portland again tomorrow if you need anything from me or my contractor.

Thanks  
Rickie Hall  
Dakota Bear Properties

Entered 4/27/12 (13)



# General Building Permit Application

# 2012-04-3870 Altcomm

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>135 WALTON ST</u>		
Total Square Footage of Proposed Structure/Area <u>15 - 18 00 SF</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>142</u> Block# <u>I 001</u> Lot#	Applicant *must be owner, Lessee or Buyer* Name <u>DAKOTA BEAR PROPERTIES</u> Address <u>135 WALTON ST</u> City, State & Zip <u>PORTLAND ME 04102</u>	Telephone: <u>890 9199</u> <u>15,000</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>14,000.00</u> Admin. Fee: \$ <u>50</u> Total Fee: \$ <u>170.00</u>
Current legal use (i.e. single family) <u>COMMERCIAL w/ MAN</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>SAME</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>ALTER LOADING AREA ADD NEW LOADING DOOR + RAMP</u>		
Contractor's name: <u>JS JOLLOTTA CONSTRUCTION</u>		
Address: <u>135 WALTON ST</u>		
City, State & Zip <u>PORTLAND ME 04102</u>		Telephone: _____
Who should we contact when the permit is ready: <u>Josipa Jolotta</u>		Telephone: _____
Mailing address: <u>18 RIDGEWOOD TERRACE LIMERICK 04048</u>		

30  
220.00

RECEIVED  
APR 27 2012  
Dept. of Building Inspections  
City of Portland Maine

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 4/27/12

This is not a permit; you may not commence ANY work until the permit is issued



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , Check Number: 611141

**Tender Amount:** 170.00

## Receipt Header:

**Cashier Id:** bsaucier

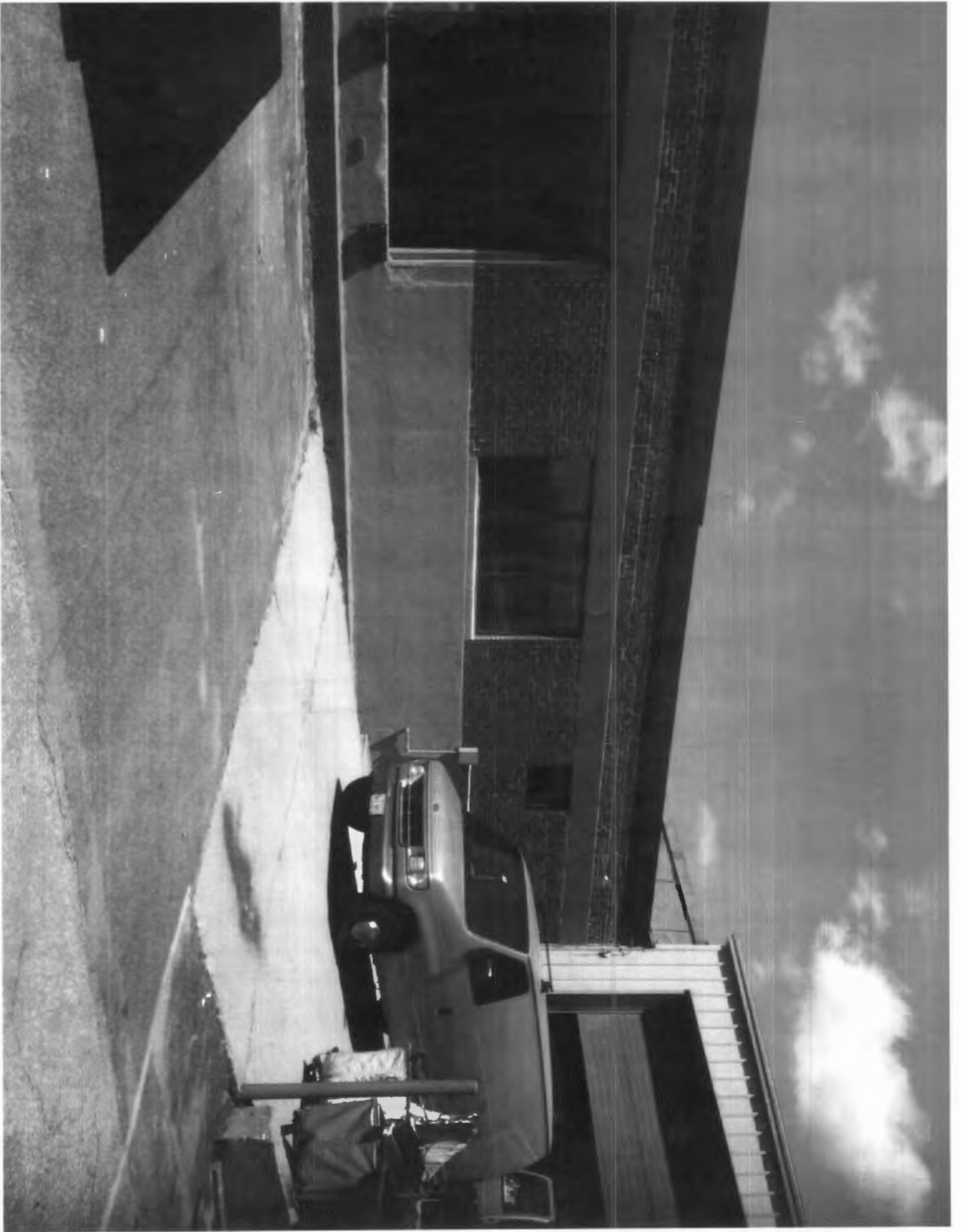
**Receipt Date:** 4/27/2012

**Receipt Number:** 43336

## Receipt Details:

Referance ID:	6294	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	170.00	Charge Amount:	170.00
Job ID: Job ID: 2012-04-3870-ALTCOMM - Alter Loading area			
Additional Comments: 135 Walton			

Thank You for your Payment!



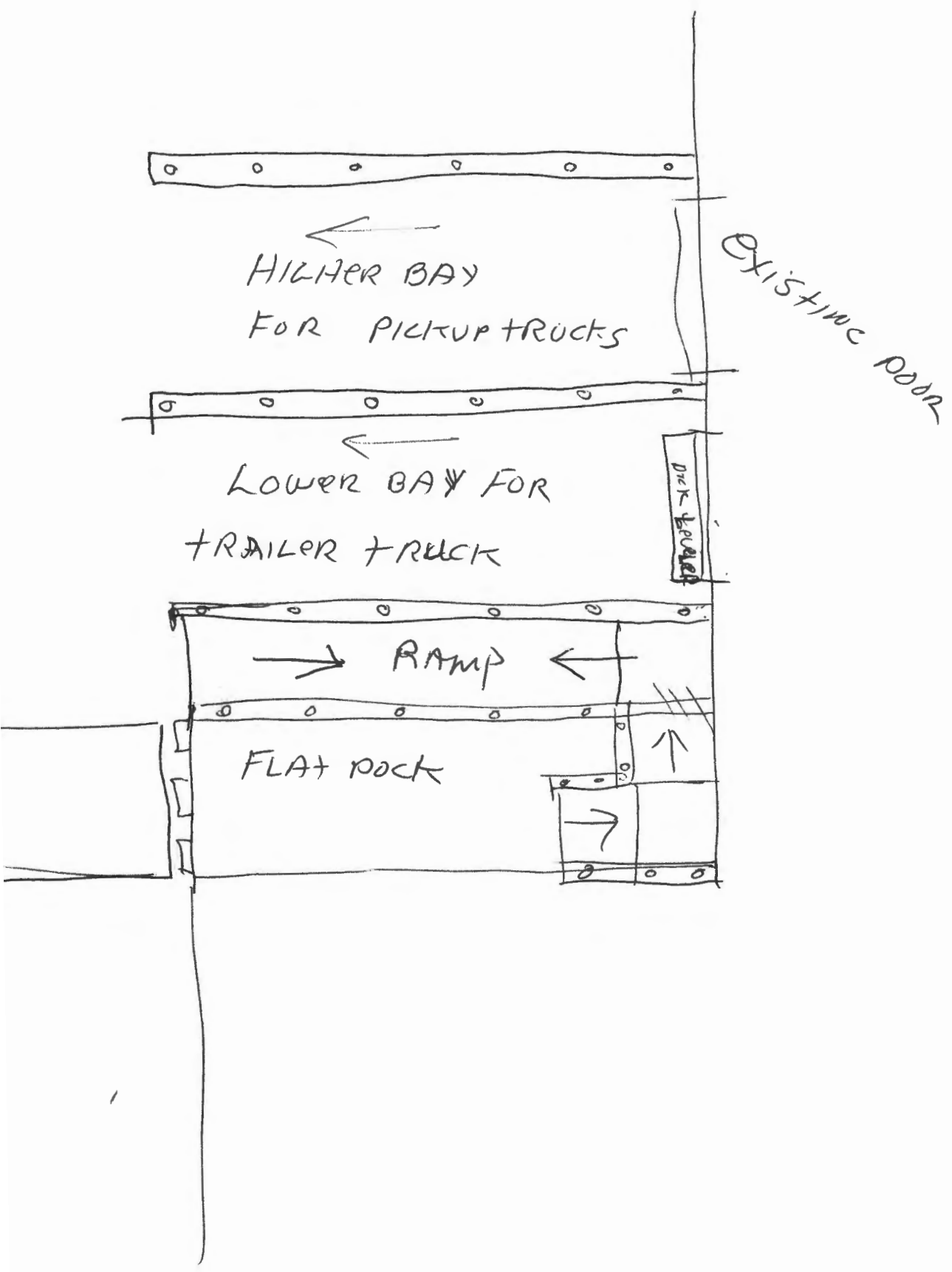
10/21/71  
Eric  
" [ ]



#1

# ABOVE VIEW

LORDS AREA-R2  
135 WATSON ST  
PROPOSED

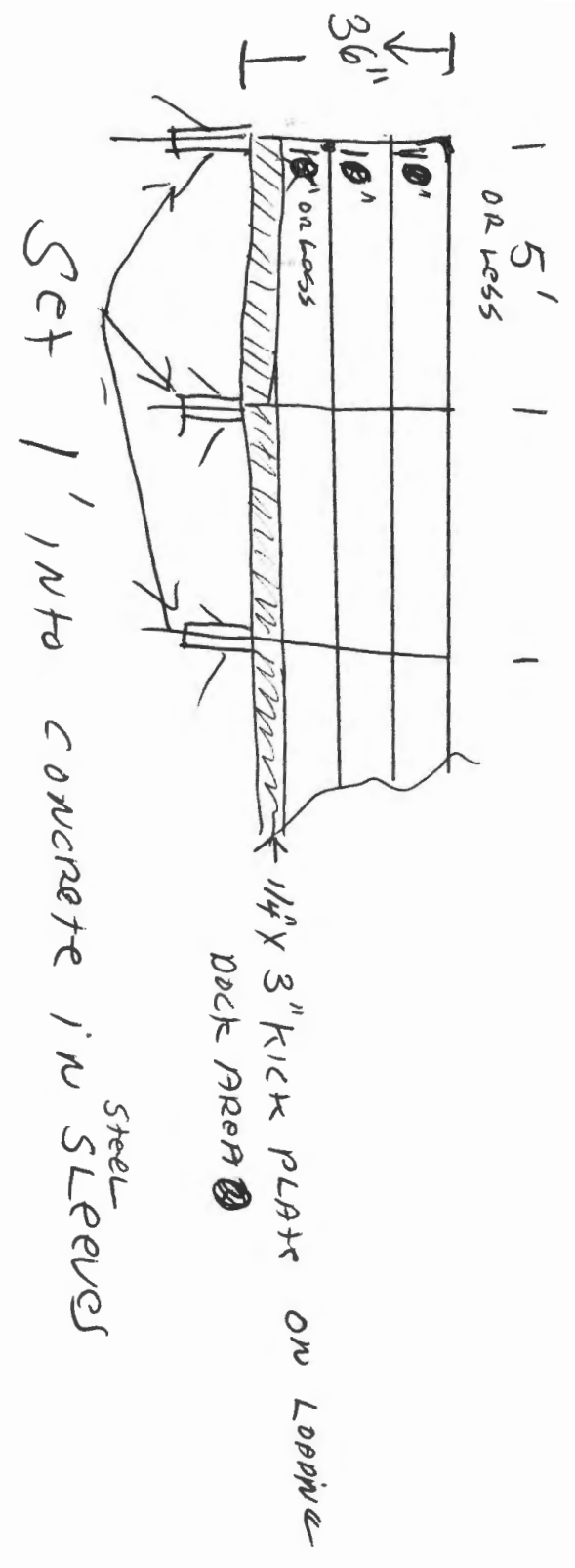


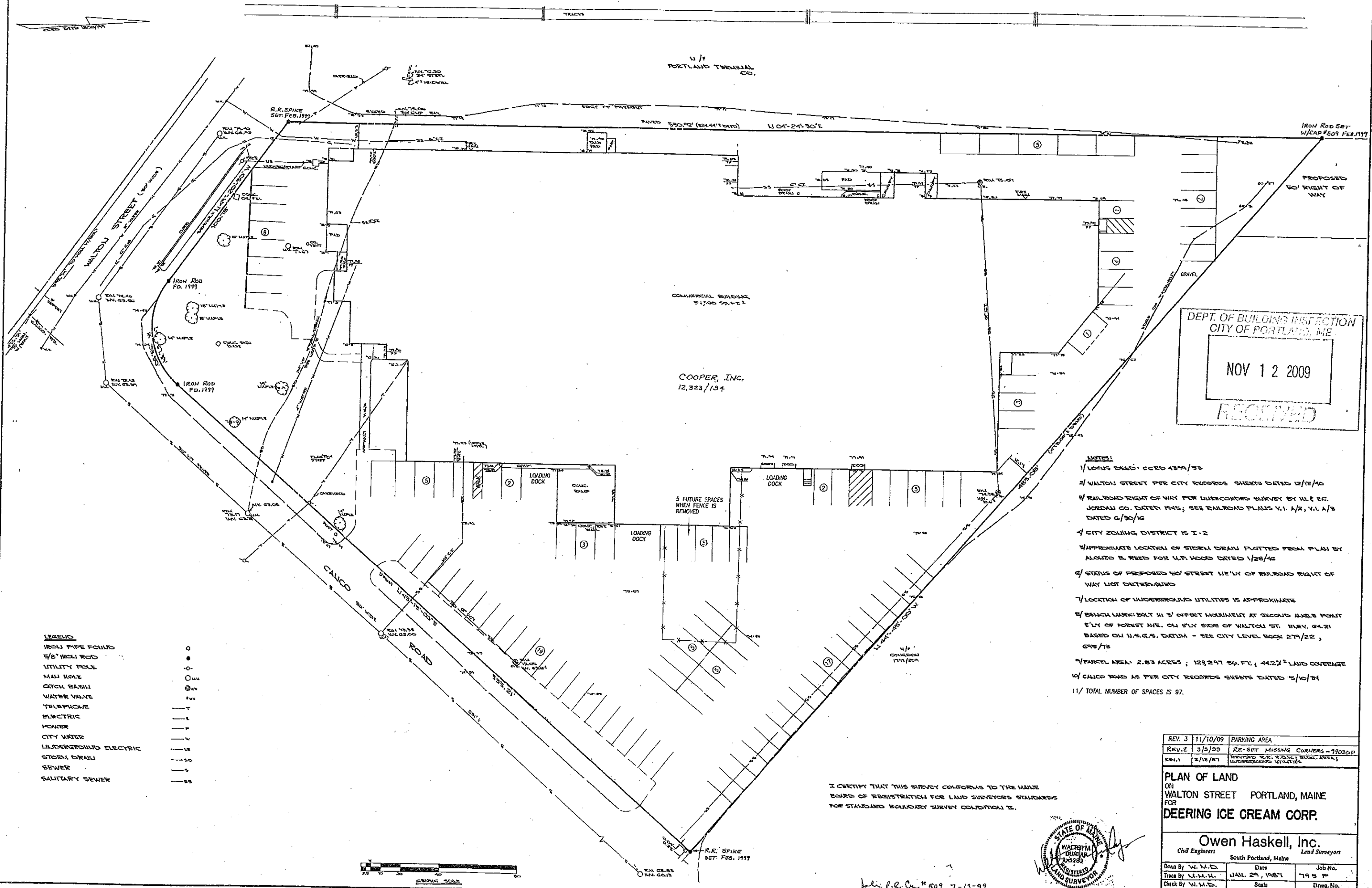
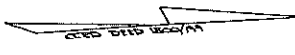
LONG BECK P3  
135 WALTER ST

# RAILING DETAILS

1 1/4" SCH 40 PIPE WELDED RAILS

PAINTED. RED



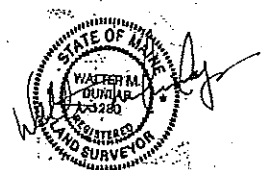


DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
NOV 12 2009  
RECEIVED

- NOTES:**
- 1/ LOCUS DEED: CCED 4349/53
  - 2/ WALTON STREET PER CITY RECORDS SHEETS DATED 12/12/40
  - 3/ RAILROAD RIGHT OF WAY PER UNRECORDED SURVEY BY H.L. & C. JORDAN CO. DATED 1945; SEE RAILROAD PLANS V.I. A/2, V.I. A/3 DATED 6/30/16
  - 4/ CITY ZONING DISTRICT IS I-2
  - 5/ APPROXIMATE LOCATION OF STORM DRAIN PLATTED FROM PLAN BY ALONZO B. REED FOR U.P. HOOD DATED 1/28/46
  - 6/ STATUS OF PROPOSED 50' STREET 116' WLY OF RAILROAD RIGHT OF WAY NOT DETERMINED
  - 7/ LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE
  - 8/ BENCH MARK: BOLT IN 3" OFFSET MONUMENT AT SECOND ANGLE POINT E'LY OF FOREST AVE. ON S'LY SIDE OF WALTON ST. ELEV. 64.21 BASED ON U.S.G.S. DATUM - SEE CITY LEVEL BOOK 274/22, 695/78
  - 9/ PARCEL AREA: 2.83 ACRES; 123,297 SQ. FT.; 44.2% LAND COVERAGE
  - 10/ CANCO ROAD AS PER CITY RECORDS SHEETS DATED 5/10/81
  - 11/ TOTAL NUMBER OF SPACES IS 97.

- LEGEND**
- IRON PIPE FOUND ○
  - 5/8" IRON ROD ●
  - UTILITY POLE ○
  - MAN HOLE ○
  - CATCH BASIN ○
  - WATER VALVE ○
  - TELEPHONE —
  - ELECTRIC —
  - POWER —
  - CITY WATER —
  - UNDERGROUND ELECTRIC —
  - STORM DRAIN —
  - SEWER —
  - SANITARY SEWER —

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR STANDARD BOUNDARY SURVEY CONDITION II.



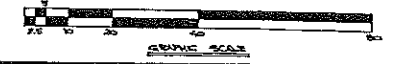
REV. 3	11/10/09	PARKING AREA
REV. 2	3/3/08	RE-SET MISSING CORNERS - 99080P
REV. 1	2/12/87	REMOVED W.C. WELLS' BENCH MARK; UNDERGROUND UTILITIES

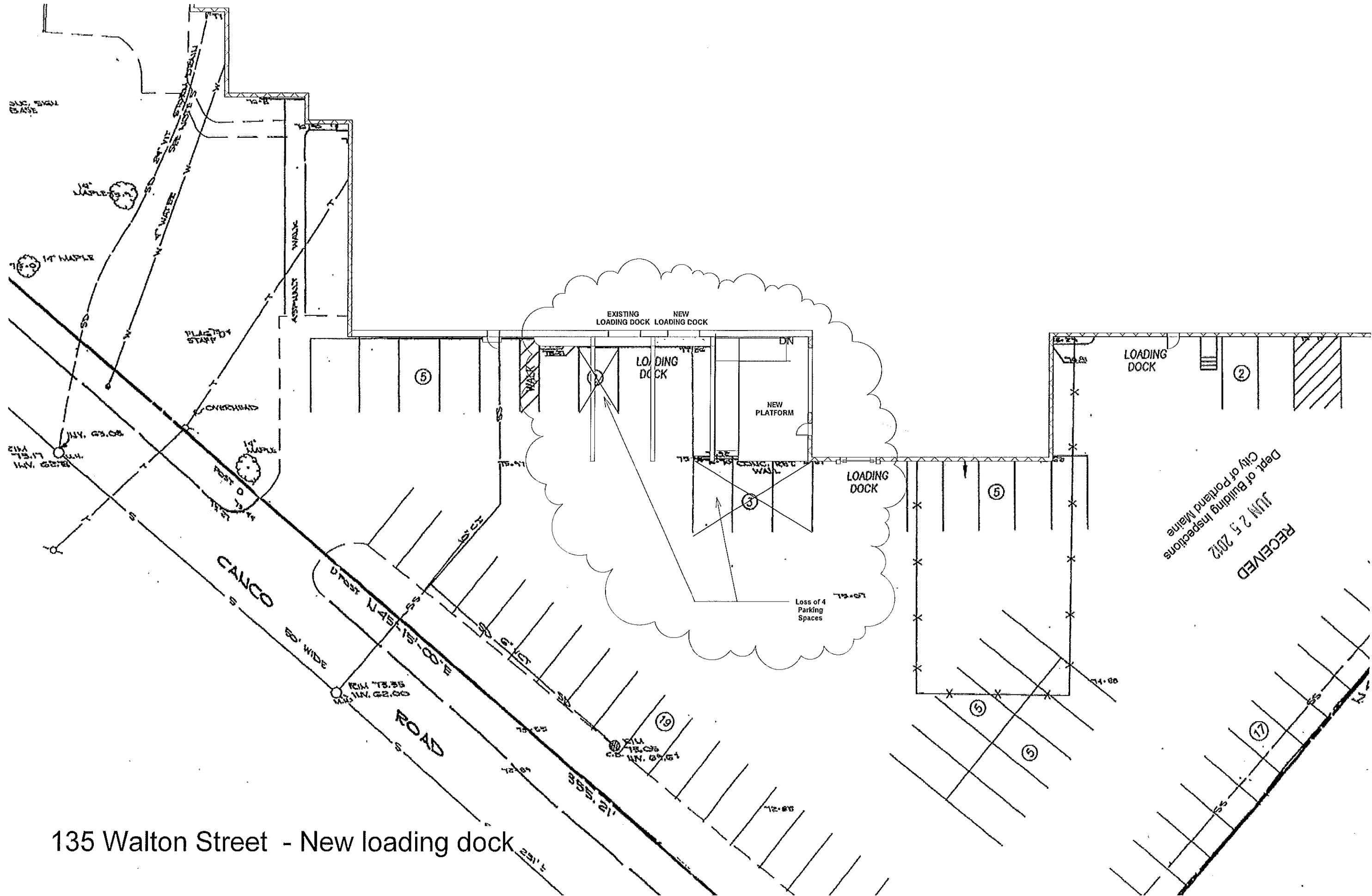
**PLAN OF LAND**  
ON  
WALTON STREET PORTLAND, MAINE  
FOR  
**DEERING ICE CREAM CORP.**

**Owen Haskell, Inc.**  
Civil Engineers South Portland, Maine Land Surveyors

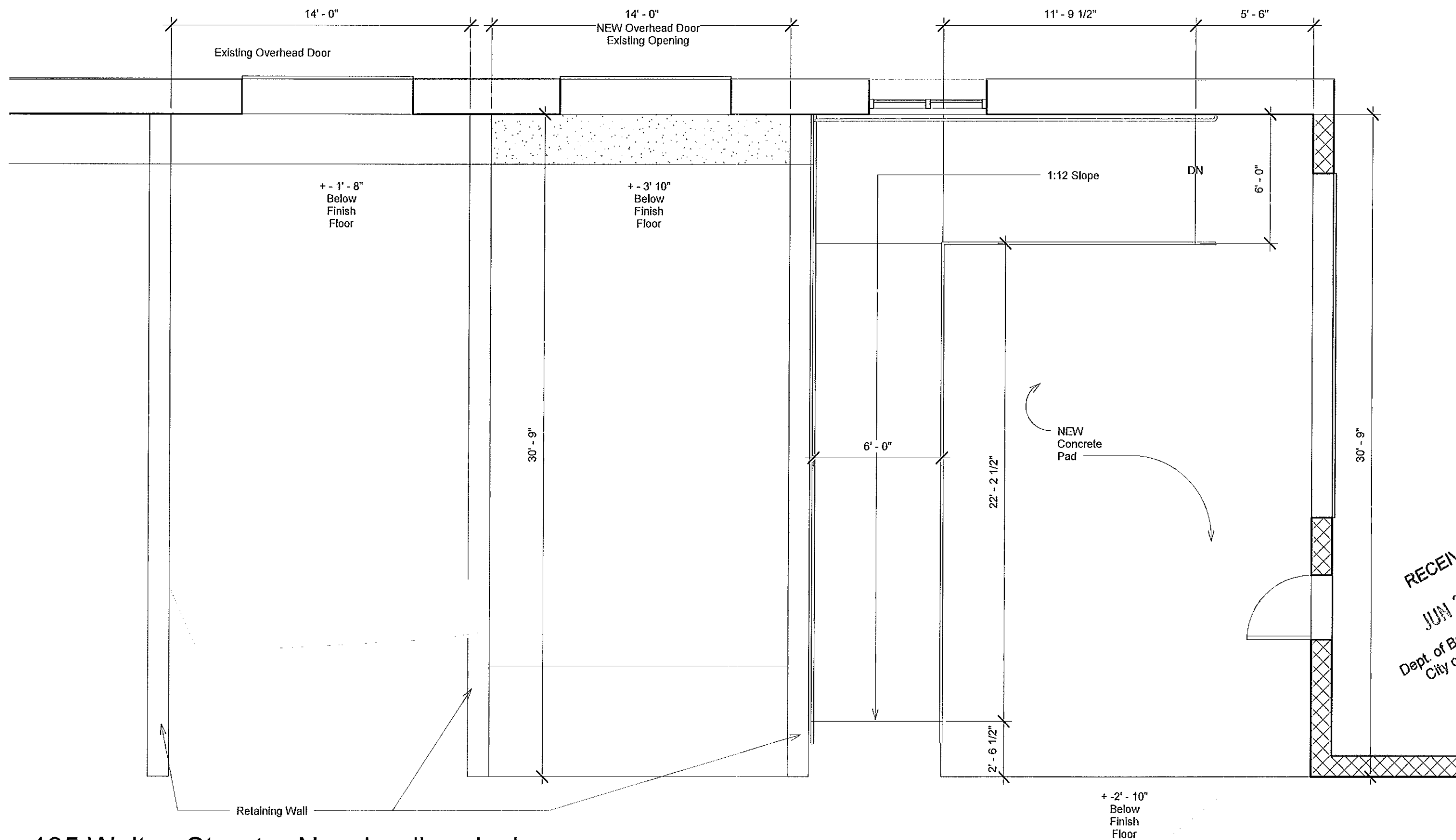
Drawn By	W.M.D.	Date	JAN. 29, 1987	Job No.	795 P
Traced By	W.M.D.	Scale	1" = 20'	Drawn No.	2
Check By	W.M.D.	Scale	1" = 20'	Drawn No.	2
Rk No	568				

July P.R. Op. # 509 7-13-99



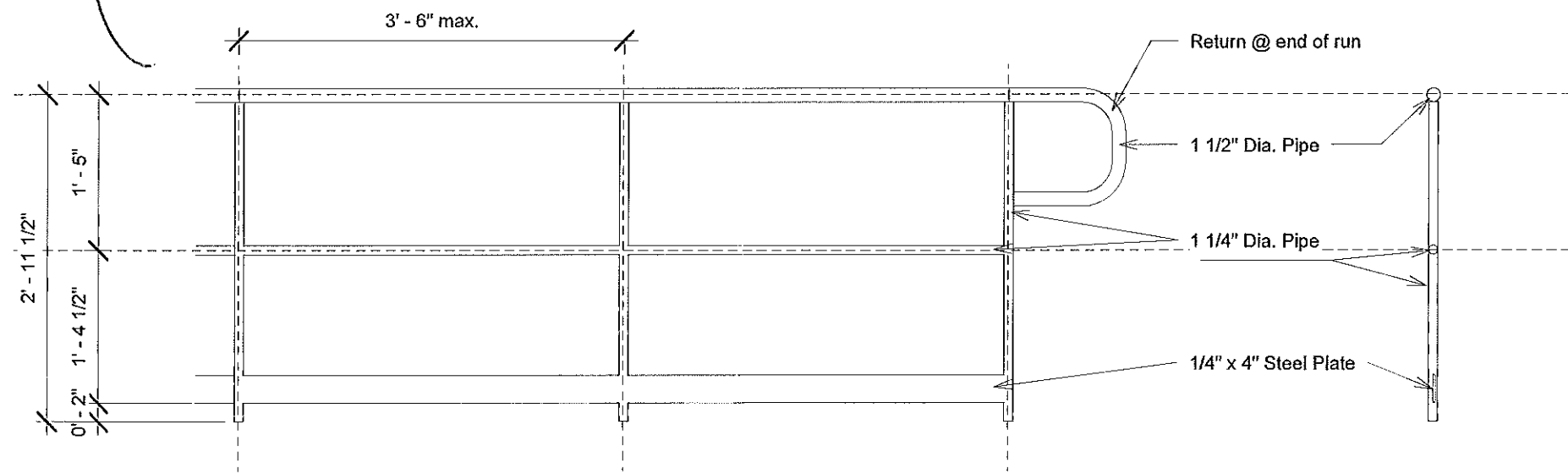


135 Walton Street - New loading dock



135 Walton Street - New loading dock

6/26/12  
per Joe J.  
Height on New concrete  
pad will be 42"  
This ok for Ramp



Guardrail - Typical Details

RECEIVED  
JUN 25 2012  
Dept. of Building Inspections  
City of Portland Maine