



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND BUILDING PERMIT



This is to certify that LCH PROPERTIES INC

Located At 1139 FOREST AVE

Job ID: 2012-09-4953-SIGN

CBL: 146- H-012-001

has permission to to install 6' x 12' face replacement panel in existing sign
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

N/A

Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

9/14/12

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

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

Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-09-4953-SIGN

Located At: 1139 FOREST AVE

CBL: 146- H-012-001

Conditions of Approval:

Zoning

1. The existing sign is legally nonconforming. A pole sign 20'8" high was approved in 1971 with a 3' x 8' sign under the main sign. A 7' x 12' sign was approved in 1982.

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-09-4953-SIGN	Date Applied: 9/13/2012	CBL: 146- H-012-001	
Location of Construction: 1139 FOREST AVE	Owner Name: LCH PROPERTIES INC.	Owner Address: 11 LIGHTHOUSE LN SACO, ME 04072	Phone: 207-797-7283
Business Name:	Contractor Name: Sign Design Inc.	Contractor Address: P.O. Box 207 Westbrook ME 04098	Phone: (207) -856-2600
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-2
Past Use: Car Wash	Proposed Use: Same - Car Wash - "Classy Chassie" - replace 6' x 12' panel in freestanding sign	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: Sign Signature: ABU 9/11/12
Proposed Project Description: Install Face replacements for Car Wash		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
2. Building Permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

Special Zone or Reviews

☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan

___ Maj ___ Min ___ MM

Date: OK w/condition
9/11/12 ABU

Zoning Appeal

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: ABU

CERTIFICATION

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

SIGNATURE OF APPLICANT

ADDRESS

DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHONE



Signage/Awning Permit Application

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>1139 Forest Ave.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>146</u> Block# <u>H</u> Lot# <u>12:17</u>	Owner: <u>LCH Properties Inc.</u> <u>11 Lighthouse Ln</u> <u>Westbrook, ME 04092</u>	Telephone: <u>797-7283</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Contractor name, address & telephone: <u>Sign Design, Inc.</u> <u>P.O. Box 201</u> <u>Westbrook, ME 04098</u> <u>856-2600</u>	Total s.f. of signage \times \$2.00 <u>725 sq ft</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ Awning Fee = cost of work Total Fee: \$ <u>174</u>
Who should we contact when the permit is ready: <u>Roger/Diana</u> phone: <u>856-2600</u>		
Tenant/allocated building space frontage (feet): Length: <u>30</u> Height: <u>14'</u> Lot Frontage (feet) <u>100'</u> Single Tenant/or Multi Tenant Lot <u>Single</u>		
Current Specific use: <u>Car Wash</u>		
If vacant, what was prior use: _____		
Proposed Use: _____		
Information on proposed sign(s): <u>face replacements</u> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>6' X 12'</u> Height from grade: <u>14'</u> Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> Is awning backlit? Yes _____ No _____ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes _____ No _____ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions: <u>6' X 12' X 20' OAH</u> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions: _____ Awning? Yes _____ No _____ Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

RECEIVED
SEP 13 2012
Dept. of Building Inspections
City of Portland Maine

Please submit all of the information outlined in the Sign/Awning Application Checklist.
Failure to do so may 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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.

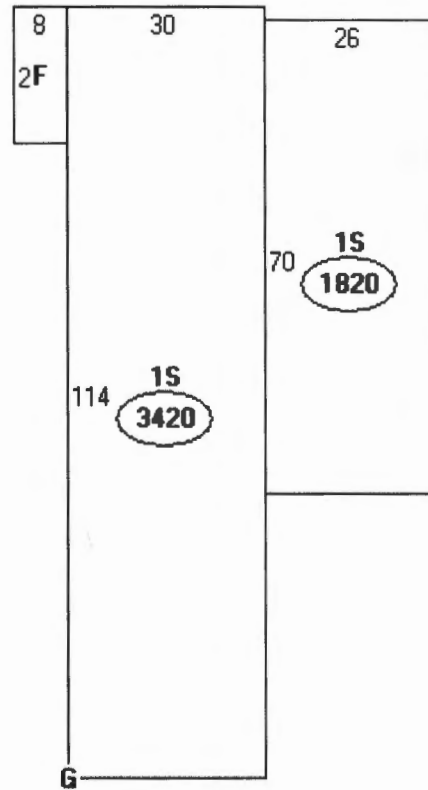
Signature of applicant: Diana Olmstead

Date: 9/ /12

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

single tenant - street frontage < 200'
65' max
18' high

Mornill St.



sign
x

entrance

Forest Ave

Descriptor/Area

- A: 075
3420 sqft
- B: ENCLOSED ENTRY
160 sqft
- C: CANOPY ROOF/SLAB
1820 sqft
- D: 1S
3420 sqft
- E: 1S
1820 sqft
- F: ENTRY
160 sqft
- G: PA1
15000 sqft

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

[City](#) [Home](#) [Departments](#) [City Council](#) [E-Services](#) [Calendar](#) [Jobs](#)

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

[browse city services a-z](#)

[browse facts and links a-z](#)

CBL 146 H012001
Land Use Type RETAIL & PERSONAL SERVICE
Property Location 1139 FOREST AVE
Owner Information LCH PROPERTIES INC
 11 LIGHTHOUSE LN
 SACO ME 04072
Book and Page 25522/180
Legal Description 146-H-12-17
 FOREST AVE 1135-1143
 MORRILL ST 1-15
 32483 SF
Acres 0.7457

Current Assessed Valuation:

TAX ACCT NO. 21578 **OWNER OF RECORD AS OF APRIL 2012**
 LCH PROPERTIES INC
LAND VALUE \$414,200.00 11 LIGHTHOUSE LN
BUILDING VALUE \$155,640.00 SACO ME 04072
NET TAXABLE - REAL ESTATE \$569,840.00
TAX AMOUNT \$10,724.40

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).



Best viewed at 800x600, with Internet Explorer

Building Information:

Building 1
Year Built 1961
Style/Structure Type CAR WAHS AUTOMATIC
Units 1
Building Num/Name 1 - CLASSIC CHASSIE
Square Feet 3420

[View Sketch](#)

[View Map](#)

[View Picture](#)



3'x8' road hand

Exterior/Interior Information:

Building 1
Levels 01/01
Size 3420
Use CAR WASH - AUTOMATIC
Height 10
Walls CONC. BLOCK
Heating NONE
A/C NONE

Other Features:

Building 1
Structure ENCLOSED ENTRY
Size 160X1

Building 1
Structure CANOPY - ROOF/SLAB
Size 1X1820

Outbuildings/Yard Improvements:

Building 1
Year Built 1980
Structure ASPHALT PARKING
Size 15000
Units 1

This design is the property of

Sign Design Inc.

306 Warren Ave. Portland, Maine

Tel. 207.856.2600 Fax 207.856.7600

email: signdesi@maine.rr.com

Client: Classy Chassie

File: classy chassie

Revision: 5

Date: 9.12.12

needs
Per Survey, Lexan Face Replacements With Vinyl Graphics



This job proof may reflect color shifts due to the conversion from ink to paint and/or vinyl. PMS colors will be approximated to the best of our ability. Client provided artwork will be used as is and Sign Design Inc. is not responsible for any artwork design faults nor for errors occurring due to improper review of this submitted job proof.

Design By: E.F.C. Comp. 2

- ☐ I Have Checked The Above Drawing For Layout And Spelling. I Find No Mistakes Or Errors. I Approve This Drawing For Final Completion.
- ☐ Do Not Proceed - Changes Requested

APPROVAL SIGNATURE

net



Sign Contractors

P.O. Box 207
Westbrook, ME 04098
(207) 856-2600 * FAX: (207) 856-7600
1-800-949-9037
signdesi@maine.rr.com
A Full Service Sign Company

RE:

To Whom It May Concern:

As the owner (or owner representative) of the property located at:

1139 Forest Ave.
Portland, ME 04103

I authorize Sign Design Inc. to install signs/sign face replacements
as detailed on attached paperwork.

[Signature]
Signature

9/12/12
Date

Leonard C. Hurrell
Print Name



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/13/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Phone: 207-856-5500 Fax: 207-856-0004
ANDERSON WATKINS ASSOCIATES, INC
31 CENTRAL STREET
WESTBROOK ME 04092

CONTACT NAME: **Joanne Desjardins**
PHONE (A/C, No, Ext): **207-856-5500** FAX (A/C, No): **207-856-0004**
E MAIL ADDRESS: **jdesjardins@andersonwatkinsinsurance.com**

INSURED
LCH PROPERTIES
DBA CLASSY CHASSIE
1139 FOREST AV
PORTLAND ME 04103

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Patriot Insurance Co	32069
INSURER B :		
INSURER C :		
INSURER D :		
INSURER E :		
INSURER F :		

COVERAGES**CERTIFICATE NUMBER: 31744****REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY	X		CCP6058332	09/28/11	09/28/12	EACH OCCURRENCE \$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED. EXP (Any one person) \$ 5,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$ 1,000,000
	ANY AUTO						
	ALL OWNED						COMBINED SINGLE LIMIT (Ea accident) \$
	AUTOS						BODILY INJURY (Per person) \$
	HIRED AUTOS						BODILY INJURY (Per accident) \$
	SCHEDULED AUTOS						PROPERTY DAMAGE (per accident) \$
	NON-OWNED AUTOS						
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS \$
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N	N / A				OTH ER \$
							E.L. EACH ACCIDENT \$
							E.L. DISEASE-EA EMPLOYEE \$
							E.L. DISEASE-POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER ADDED AS ADDITIONAL INSURED ONLY AS THEIR INTERESTS MAY APPEAR.
SIGN IN FRONT OF PREMISES

CERTIFICATE HOLDER**CANCELLATION**

The City of Portland
389 Congress St
Portland, Me 04101

Attention:

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Joanne R. Desjardins