

# City of Portland, Maine – Building or Use Permit Application

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

|   |  |   |  |  |  |   |  |
|---|--|---|--|--|--|---|--|
| Location of Construction:<br>190 Riverside St                 |  | Owner:<br>Bounty Realty   |  | Phone:<br>871-1290   |  | Permit No:<br>981335  |  |
| Owner Address:<br>2 City Ctr Sta 301 Ptld, ME                 |  | Lessee/Buyer's Name:<br>H & R Block   |  | Phone:   |  | BusinessName:   |  |
| Contractor Name:<br>Sign Design, Inc.                         |  | Address:<br>P.O. Box 207 Westbrook, ME 04098  |  | Phone:<br>856-2600   |  | Permit Issued   |  |
| Past Use:<br>Office   |  | Proposed Use:<br>Same   |  | COST OF WORK:<br>\$  |  | PERMIT FEE:<br>\$ 37.00   |  |
| Proposed Project Description:<br>Install Signage (2) 2' x 15' |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied   |  | INSPECTION: <i>9/4/98</i><br>Use Group: <i>BOCA 98</i> Type: <i>Hall</i> |  | Zone: CBL: 267-A-005  |  |
|   |  | Signature:  |  | Signature:   |  | Zoning Approval:  |  |
|   |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied <input type="checkbox"/> |  | Signature: Date:   |  | Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |
| Permit Taken By:<br>RG  |  | Date Applied For:<br>25 November 1998   |  |  |  |   |  |

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..

## CERTIFICATION

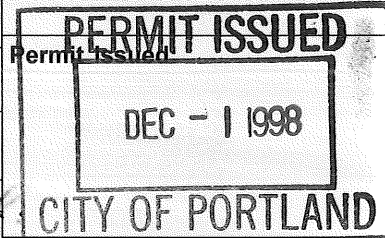
I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition,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

25 November 1998

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

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



|  |  |
|--|--|
| Zoning Appeal  |  |
| <input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied |  |
| Historic Preservation  |  |
| <input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review   |  |
| Action:  |  |
| <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied  |  |
| Date: <i>9</i>   |  |

|  |  |
|--|--|
| Historic Preservation  |  |
| <input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review |  |

|   |  |
|---|--|
| Action:   |  |
| <input type="checkbox"/> Approved<br><input type="checkbox"/> Approved with Conditions<br><input type="checkbox"/> Denied |  |

Date: *9*

Done  
CEO DISTRICT  
TR/mw  
3

## COMMENTS

5/9/00 Signage installed as in plans. JR

## Inspection Record

| Type              | Date  |
|-------------------|-------|
| Foundation: _____ | _____ |
| Framing: _____    | _____ |
| Plumbing: _____   | _____ |
| Final: _____      | _____ |
| Other: _____      | _____ |

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <u>190 RIVERSIDE ST</u>   |  |  |   |
| Total Square Footage of Proposed Structure  |  | Square Footage of Lot  |   |
| Tax Assessor's Chart, Block & Lot Number<br>Chart# <u>267</u> Block# <u>A</u> Lot# <u>005</u>   |  | Owner: <u>BOULOS PROPERTY</u><br><u>Bourly Realty MANAGEMENT</u> | Telephone#: <u>871-1290</u>                                 |
| Owner's Address: <u>TWO CITY CENTER</u><br><u>SUITE 301</u><br><u>PTLD, ME 04101</u>  |  | Lessee/Buyer's Name (If Applicable)<br><u>H &amp; R Block</u>    | Cost Of Work: <u>\$ 60 FT<sup>2</sup></u> Fee <u>\$ 37-</u> |
| Proposed Project Description: (Please be as specific as possible) <u>INSTALL SIGNS (2) 2'X15' ON RACENWAY</u>                                 |  |  |   |
| Contractor's Name, Address & Telephone<br><u>SYN DESIGN, INC PO BOX 207, WESTBROOK, ME 04098</u> <u>856-2600</u> Rec'd By <u>DAN FLANNERY</u> |  |  |   |
| Current Use: <u>NORTH FACE/EAST FACE office</u>   |  | Proposed Use: <u>INFORMATION same</u>                            |   |

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

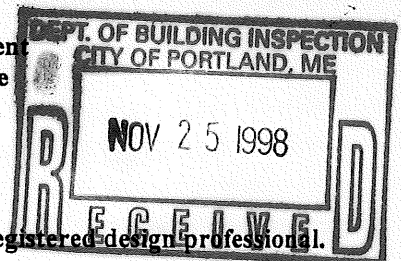
**Certification**

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/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: <u>D Dan Flannery</u> | Date: <u>11/18/98</u> |
|---|-----------------------|

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum





# SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 190 RIVERSIDE ST ZONE: B-4

OWNER: H&R BLOCK

APPLICANT: SIGN DESIGN, INC

ASSESSOR NO. \_\_\_\_\_

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO

FREESTANDING SIGN? (ex. Pole Sign) YES NO DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

MORE THAN ONE SIGN? YES NO DIMENSIONS \_\_\_\_\_ HEIGHT \_\_\_\_\_

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS \_\_\_\_\_

MORE THAN ONE SIGN? YES NO DIMENSIONS (2) 24" X 15' = 30' each

AWNING: YES NO IS AWNING BACKLIT? YES NO HEIGHT OFF SIDEWALK \_\_\_\_\_

IS THERE ANY MESSAGE, TRADEMARK OR SYMBOL ON IT? \_\_\_\_\_

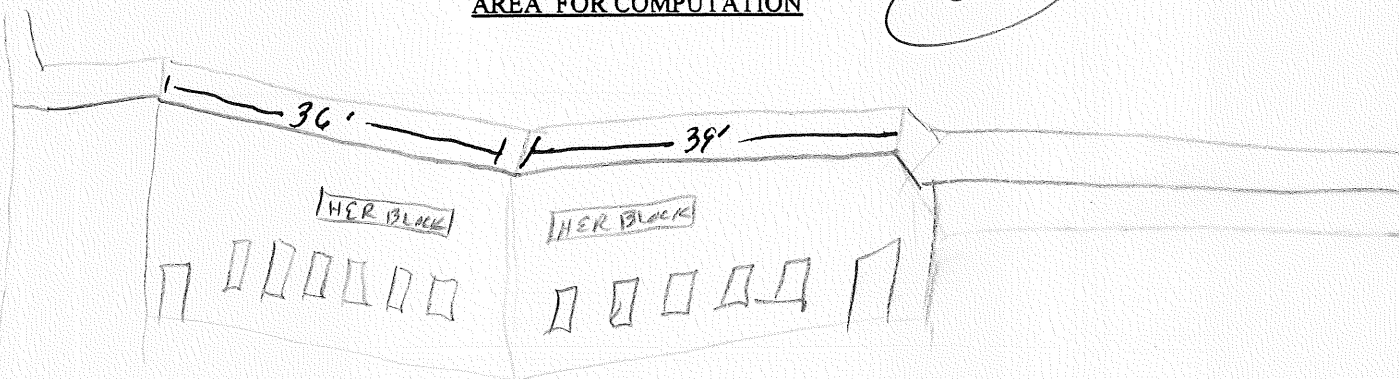
LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: ACCENT DRY CLEANERS (45), MBF WINDOWS (30)  
TRIUMPH GLASS (8), PATTERSON DENTAL (26), CHARTWELL (24), ATWORK PERSONNEL SERVICES (44)  
CORPORATE EXPRESS (32) (TOTAL 209 FT SQ)

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): 75'

\*\*\* REQUIRED INFORMATION

AREA FOR COMPUTATION

$$\begin{aligned} 36 \times 1.5 &= 54' \\ 39 \times 1.5 &= 58.5' \end{aligned}$$



RIVERSIDE ST

**YOU SHALL PROVIDE:**

**A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: [Signature] DATE: 11/18/98



NOT TO  
SCALE



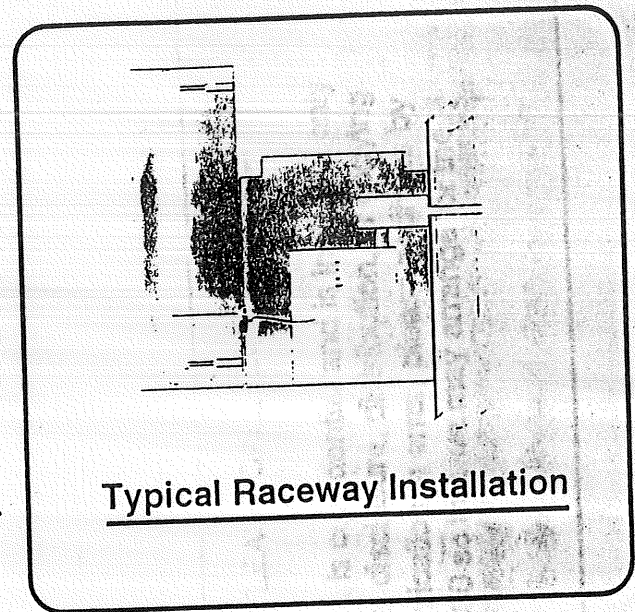
Receiving

12" 7'-9" H&R BLOCK

18" 11'-8" H&R BLOCK

24" 15'-5" H&R BLOCK

**H&R BLOCK Building Letter Family**



← THIS IS SET  
PROPOSED BY CLIENT

Inc.

Property of H&R BLOCK, Inc. Not to be reproduced

File Name: H&R BLOCK LETTERS

Scale:

Date: 3-22-1995

Approved By:

Date:

November 19, 1998

Codes Enforcement  
City of Portland

RE: H & R Block

Dear Sir:

The two 24" x 15' raceways being installed at 190 Riverside Street are constructed of aluminum cans and raceway with neon as the illuminating source. the signs will be attached tot he building using (6) 4" anchor bolts into the brick facade.

Please don't hesitate to call with any questions.

Sincerely,

  
Dan Flannery



11/19/1998 10:45 2078567600

SIGN DESIGN INC

PAGE 02  
NO. 125 P001/001

11/19/98 08:58 2078567600

2078567600

SIGN DESIGN INC

PAGE 02

11/18/1998 16:21 2078567600

## CONSENT AND AGREEMENT

I, Paul Paul Hancock, being the owner of the premises located at  
(print property owners name)  
190 RIVERSIDE ST in Portland, Maine, hereby give consent to the  
(print property address)  
erection of a certain sign/awning/banner owned by H&R Block  
(print lessee's name)

over the sidewalk or on building from said premises as described in  
application to the Division of Inspection Services.

And in consideration of the issuance of said permit, owner of said premises,  
in event said sign shall cease to serve the purpose for which it was erected  
or shall become dangerous and in event the owner of said sign shall fail to  
remove said sign or make it permanently safe in case the sign still serves  
the purpose for which it was erected, hereby agree for himself or itself,  
for his heirs, its successors, and his or its assigns, to completely remove  
said sign.

Paul Hancock  
Signature of Property Owner

11/19/98  
Date

BPMc for  
Bouty Realty

Joseph A. Juncos  
Signature of Lessee  
11-19-98  
Date




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**COVERAGES** **95**

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. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

DESCRIPTION OF OPERATIONAL RELATIONS WITH OTHER AGENCIES ADDED BY ENGINEERING SPECIAL PROVISIONS

RE: OFFICE LOCATION- 190 RIVERSIDE STREET, PORTLAND, ME 04103.

|   |   |  |
|---|---|--|
| <b>CERTIFICATE HOLDER</b>   | <b>ADDITIONAL INSURED: ONE&amp;A LETTER</b> | <b>CANCELLATION</b>  |
| 301940<br>10 18901-01<br>BOUNTY REALTY<br>C/O BRULOS PROPERTY MANAGEMENT<br>ONE CANAL PLAZA<br>PORTLAND, ME 04101 |   | SHOULD ANY OF THE ABOVE DESCRIBED POLICES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL endeavor to MAIL <u>90</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.<br>AUTHORIZED REPRESENTATIVE  |

WORLD CORPORATION 1988

TOTAL P. 02