

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 921 Riverside St		Owner: Lot 13 Limited Liability Co.		Phone: 774-1865		Permit No: 980733	
Owner Address: 100 Silver St 04101		Lessee/Buyer's Name: Lindenmeyr Munroe		Phone:		Business Name:	
Contractor Name: Bailey Sign Co., Inc.		Address: 9 Thomas Dr Westbrook, ME 0409		Phone: 774-2843		Permit Issued: JUL - 7 1998	
Past Use: Paper Company		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$ 37.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
Proposed Project Description: Install Signage				Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Action: Approved <input type="checkbox"/>				Approved with Conditions: <input type="checkbox"/>			
Denied <input type="checkbox"/>				Signature:		Date:	
Permit Taken By: MG		Date Applied For: 02 July 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

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 06 July 1998	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

PERMIT ISSUED

Permit Issued:
JUL - 7 1998

CITY OF PORTLAND

Zone: CBL: 329-B-006
I-M ATTACHED

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:

CEO DISTRICT 7

COMMENTS

9/27/98 Called Linda - she will call back

10/22/98 Signage appears to be installed per plan (X)

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 7 July 98 ADDRESS: 921 Riverside ST. 329-B-006
REASON FOR PERMIT: To install Signage
BUILDING OWNER: Lot #13 Limited Liability Co.
CONTRACTOR: Barley Sign Co
PERMIT APPLICANT: ↑
USE GROUP Signage BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1/

- ✓1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material.
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread. 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension

shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.

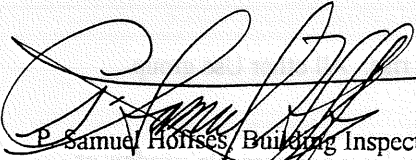
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)
17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.

29. _____

30. _____

31. _____

32. _____



P. Samuel Hennes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal

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

**Building or Use Permit 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.

NOTEIf 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>921 Riverside Street Portland ME</u>		
Total Square Footage of Proposed Structure: <u>1104</u>	Square Footage of Lot <u>6 acres</u> : <u>261,360.59 sq ft</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>329</u> Block# <u>B</u> Lot# <u>006</u>	Owner: <u>LOT 13 Limited Liability Company</u>	Telephone#: <u>774 1885</u>
Owner's Address: <u>100 Silver Street Portland, Maine 04119</u>	Lessee/Buyer's Name (If Applicable) <u>Lindenmyr Munroe</u>	Cost Of Work: <u>\$ 1104</u> <u>\$ 2500.00</u> <u>37</u>
Proposed Project Description:(Please be as specific as possible) <u>Install signage</u> <u>MM</u>		
Contractor's Name, Address & Telephone <u>Baker Sign Company Inc: 9 Thomas Drive Westbrook ME 04092 774 2843</u>		
Current Use: <u>NA new Building</u>	Proposed Use: <u>PAPER COMPANY</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, Ventillation 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.

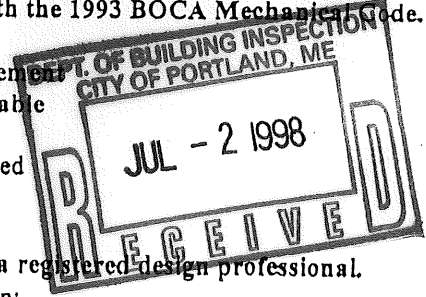
Certification

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>Jeremy Bailey</u>	Date: <u>10-20-98</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

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



ACORD CERTIFICATE OF LIABILITY INSURANCE

PRODUCER

203-863-6346

AON RISK SERVICES, INC.
55 RAILROAD AVENUE
GREENWICH, CT 06830

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY A THE TRAVELERS INDEMNITY CO. OF ILLINOIS
- COMPANY B
- COMPANY C FEDERAL INSURANCE COMPANY
- COMPANY D

INSURED

CENTRAL NATIONAL-GOTTESMAN INC./LINDENMEYR
MUNROE
THREE MANHATTANVILLE ROAD
PURCHASE, NY 10577-2110

COVERAGES

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.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT	UJ-SLS-186K0375	07/01/97	07/01/99	GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 PERSONAL & ADV INJURY \$ 1,000,000 EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 100,000 MED EXP (Any one person) \$ 10,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	UJCAP185K9303	07/01/97	07/01/99	COMBINED SINGLE LIMIT \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EACH ACCIDENT \$ AGGREGATE \$
C	EXCESS LIABILITY <input checked="" type="checkbox"/> UMBRELLA FORM <input type="checkbox"/> OTHER THAN UMBRELLA FORM	7973-7718	07/01/97	07/01/99	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000
A	WORKER'S COMPENSATION AND EMPLOYERS' LIABILITY	UC2JUB185K9192 N. J.	07/01/97	07/01/99	<input checked="" type="checkbox"/> WC STATUTORY LIMITS <input type="checkbox"/> OTHER
A		UC2JUB185K9296 PA	07/01/97	07/01/99	EL EACH ACCIDENT \$ 1,000,000
A	THE PROPRIETOR/PARTNER/EXECUTIVE OFFICERS ARE: <input checked="" type="checkbox"/> INCL <input type="checkbox"/> EXCL	UC2JUB186K0363	07/01/97	07/01/99	EL DISEASE - POLICY LIMIT \$ 1,000,000
A		UDRJUB185K947A	07/01/97	07/01/99	EL DISEASE - EA EMPLOYEE \$ 1,000,000
	OTHER				

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

CERTIFICATE HOLDER

CITY OF PORTLAND, MAINE

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

**LOT 13 L.L.C.
100 SILVER STREET
PORTLAND, MAINE 04101
(207) 774-1885**

June 26, 1998

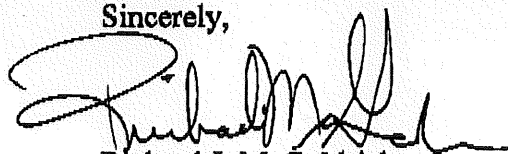
Bailey Sign
9 Thomas Drive
Westbrook, Maine 04092

RE: Lindermeyr Munroe Paper Co.
921 Riverside Street, Portland, Me

To Whom It May Concern:

As a member of Lot 13 L.L.C., owner of 921 Riverside Street, I give Bailey Sign
permission to install signage on this property.

Sincerely,



Richard J. McGoldrick

RJM:kka

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 921 Riverside Street Portland ME ZONE: B-1-M

OWNER: LOT 13 Limited Liability Company

APPLICANT: Bailey Sign / Lindenmeyr Munroe

ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

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

FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS 3' X 6' 6" HEIGHT 6' → 10' max

MORE THAN ONE SIGN? YES NO DIMENSIONS _____ HEIGHT showing from top

SIGN ATTACHED TO BLDG.? YES NO DIMENSIONS 3' 10" X 23' 10"

MORE THAN ONE SIGN? YES NO DIMENSIONS 3.03 x 23.83 = 91.27 ft

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: no existing signage

*** TENANT BLDG. FRONTAGE (IN FEET): 348 ft

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

Size of wall where sign is to be installed is
28' X 160' ~~16' height~~ = 4480
268.8 ft

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: Judy Bailey DATE: 6-26-98

Plot Plan for 921 Riverside Street - see Attached picture
picture

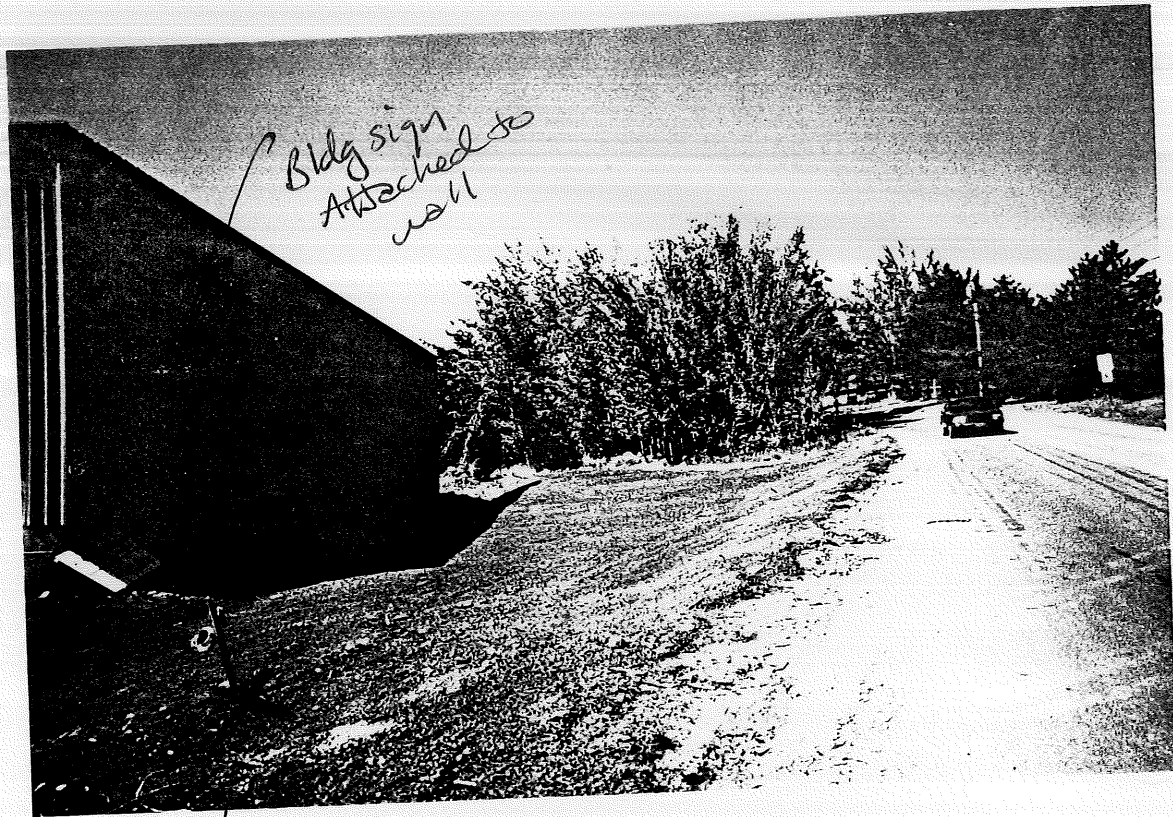
Riverside Street

X - Freestanding sign
Set Back 8' from
property line

X - Building sign
Attached to
wall

Drive way

921



Freestanding sign
Set Back 8' from property line

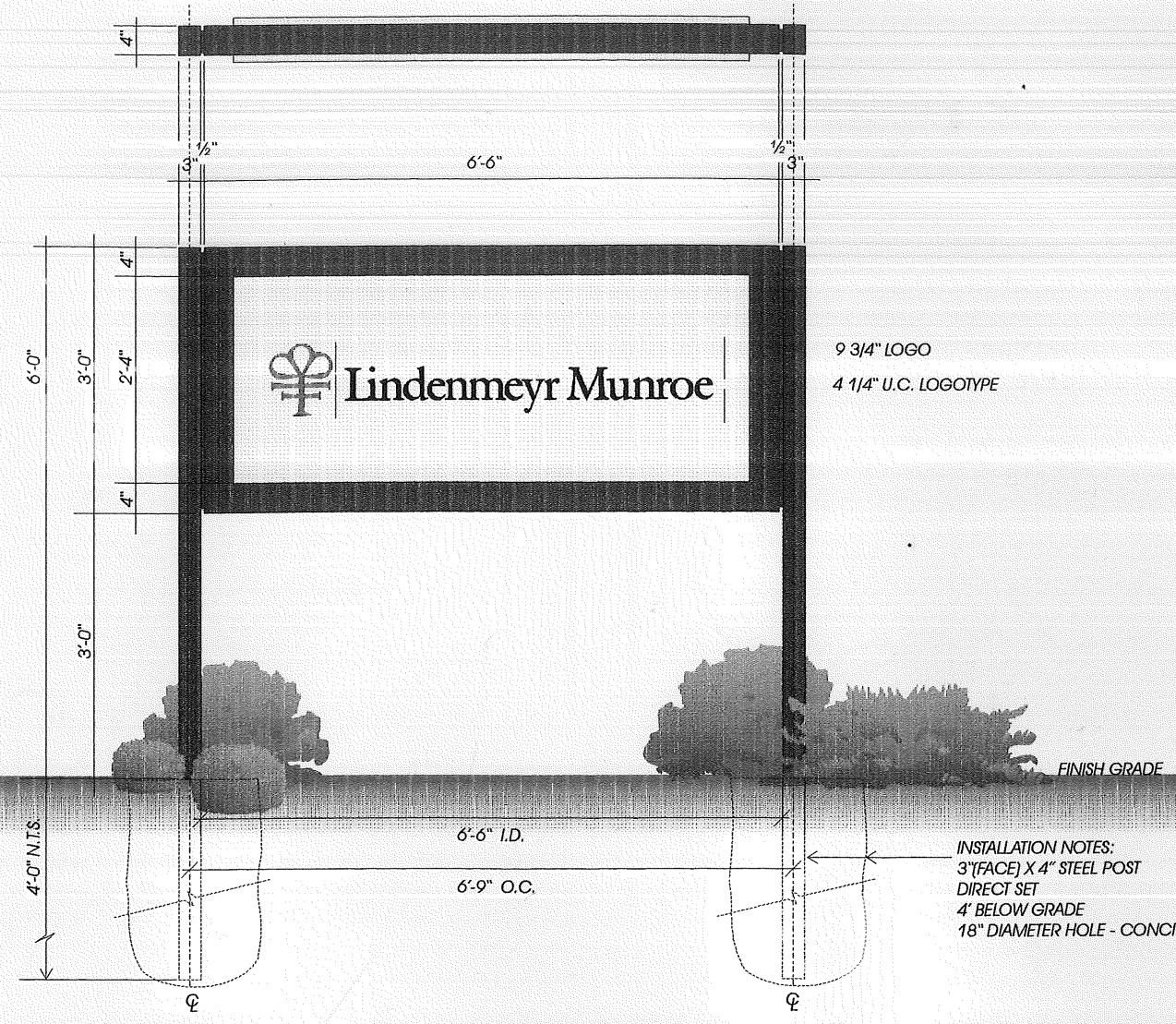
SPECIAL INFORMATION

VOLTAGE

PLEASE NOTE:
 THIS IS A PROGRESS PRINT - FIELD MEASUREMENTS MAY OR MAY NOT NEED TO BE VERIFIED.
 THIS DESIGN IS THE EXCLUSIVE PROPERTY OF BAILEY SIGN INCORPORATED AND ALL RIGHTS TO ITS USE OR REPRODUCTION ARE RESERVED.
 COLORS SHOWN HERE ARE FOR DISTRIBUTION ONLY COLOR MATCH NUMBERS WILL BE NEEDED
 IF AN ELECTRIC SIGN, THEN INSTALLATION MUST BE ACCOMPLISHED IN TOTAL COMPLIANCE WITH THE NATIONAL ELECTRIC CODE, THE REQUIREMENTS OF UNDERWRITERS LABORATORY, CANADIAN STANDARDS ASSOCIATION, AND APPLICABLE LOCAL CODES.

Bldg. sign - 9044
 Freestanding sign - 19.50 #

PERMIT PRINT



(1) D.F. 3'-0" X 6'-6" X 4" NO
 3'-0" X 6'-6" X 4" B/G / 3" X 4" X 10'-0" POLE / REVEAL
 2'-4" X 5'-10" X 1" B/G = IVORY ALUMINUM
 LOGO = PMS #167 / GERBER H.P. TERRA COTTA VIN
 LETTERS = BLACK VINYL
 B/G MOUNTING: _____

INSTALLATION NOTES:
 3" (FACE) X 4" STEEL POST
 DIRECT SET
 4" BELOW GRADE
 18" DIAMETER HOLE - CONCRETE

9 Thomas Drive
 Col. Westbrook Executive Park
 Westbrook, ME 04092
 207-774-2843 / 1-800-539-SIGN
 © COPYRIGHT 1998

CUSTOMER:
LINDENMYER MUNROE
 LOCATION:

SALESPERSON:
 DRAWN BY: **L.W. MERRIFIELD**

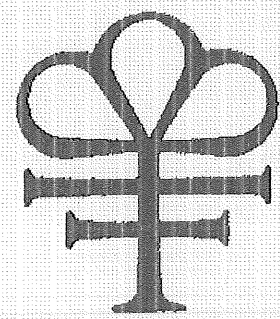
ACCEPTANCE SIGNATURE _____ DATE _____
 CLIENT _____
 SALES _____

RS. # _____ W.O. # **00635**

SCALE **1/2" = 1'** DATE **6/12/98**

REVISIONS: 7/1/98 OMIT TAG LINE & INSTALLATION NOTES

DRAWING NO: **03858 R1**
 SHEET _____ / _____

3'-10"  **Lindenmeyr Munroe**

(1) SET of EXISTING LETTERS & LOGO MOUNTED TO NEW 3'-10" X 23'-10" X 1" B/G

3'-10" X 23'-10" X 1" B/G = IVORY ALUMINUM
 2 SETS OF LETTERS NOW EXIST - USE LETTERS & LOGO IN BEST CONDITION
 PLEASE NOTE LOWERCASE "R" WITH EXAGGERATED ENDING IS NO LONGER USED
 LOGO = PMS #167
 LETTERS = BLACK
 LETTER MOUNTING: _____
 B/G MOUNTING: _____

