

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

Permit No: 03-1474 Issue Date: **DEC 22 2003** CBL: 360 A004001

Location of Construction: 1000 Riverside St	Owner Name: Tuchenhagen-zajac Llc	Owner Address: 1000 Riverside St	Phone: 784-4437
Business Name: n/a	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone: 2077829654
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: IM

Past Use: Commercial / Printing	Proposed Use: Printing / Erect 71 sq. Ft. Aluminum & Plastic Sign to sit on two 3" steel posts set in concrete 16" in diameter 5 ft. Deep.	Permit Fee: \$172.00	Cost of Work: \$0.00	CEO District: 5
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Proposed Project Description:
 Erect 71 sq. Ft. Aluminum & Plastic Sign to sit on two 3" steel posts set in concrete 16" in diameter 5 ft. Deep.
12/10/03 - request now is to only replace the face panel in the existing sign. NO NEW SIGN & BASE

FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Sign</i> Type: <i>WA</i> <i>12/18/03</i>
Signature:	Signature: <i>[Signature]</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 12/02/2003	Zoning Approval
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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 <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"/> Date: <i>12/10/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 031474

This is to certify that Tuchenhagen-zajac Llc/Neobest Signs
has permission to Erect 71 sq. Ft. Aluminum & Plastic Sign sit on 3" steel posts set in concrete 16" in diameter 5 ft. Deep.
AT 1000 Riverside St 360 A004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is occupied or closed-in.
24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services
12/18/03

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1474	Date Applied For: 12/02/2003	CBL: 360 A004001
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Location of Construction: 1000 Riverside St	Owner Name: Tuchenhagen-zajac Llc	Owner Address: 1000 Riverside St	Phone:
Business Name: n/a	Contractor Name: NeoKraft Signs	Contractor Address: 686 Main St. Lewiston	Phone (207) 782-9654
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	

Proposed Use: Printing / 12/10/03 Alex McCulloch revised his plans to ONLY replace the face panel on the existing free standing sign - no new sign	Proposed Project Description: To replace only the face panel on the existing free standing sign - no new sign proposed at this time
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 12/10/2003
 Note: Ok to Issue:

1) This permit reflects the conversation on 12/10/03 with Alex McCulloch when he stated that he has revised his plans to now ONLY replace the face panel on the existing sign. There is no longer a request to install a new sign and remove the old sign.

Dept: Building Status: Approved Reviewer: Mike Nugent Approval Date: 12/18/2003
 Note: Ok to Issue:

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1474	Date Applied For: 12/02/2003	CBL: 360 A004001
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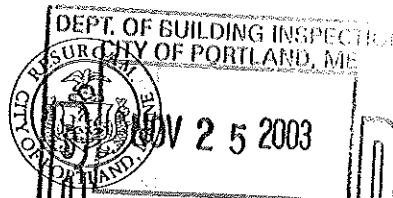
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/10/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit reflects the conversation on 12/10/03 with Alex McCulloch when he stated that he has revised his plans to now ONLY replace the face panel on the existing sign. There is no longer a request to install a new sign and remove the old sign.			
Dept: Building	Status: Pending	Reviewer:	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		

ELECTRICAL PERMIT

City of Portland, Me.



NOV 25 2003

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

RECEIVED
Date 11/25/03
Permit # 2003-5121
CBL# 360 A 004001

LOCATION: 1000 RIVERSIDE METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER SPECTRUM PRINTING
 TENANT SAME PHONE # 207-784-4437

							TOTAL EACH FEE	
OUTLETS		Receptacles		Switches		Smoke Detector	.20	
FIXTURES		Incandescent		Fluorescent	120	Strips	.20	24.00
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
MISC. (number of)		Air Cond/win					3.00	
	2	Air Cond/cent				Pools	10.00	20.00
		HVAC		EMS		Thermostat	5.00	
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
	35	Heavy Duty(CRKT)					2.00	70.00
		Circus/Carnv					25.00	
	1	Alterations					5.00	5.00
		Fire Repairs					15.00	
		E Lights					1.00	
		E Generators					20.00	
PANELS		Service	6	Remote		Main	4.00	24.00
TRANSFORMER		0-25 Kva					5.00	
	6	25-200 Kva					8.00	48.00
		Over 200 Kva					10.00	
TOTAL AMOUNT DUE								\$ 191.00
MINIMUM FEE/COMMERCIAL 45.00							MINIMUM FEE	35.00

CONTRACTORS NAME DeBlais Electric COMPANY # 16958
 ADDRESS 1033 SABATTUS ST. MASTER LIC. # 60016393
 TELEPHONE 207-783-6512 LIMITED LIC. # _____

SIGNATURE OF CONTRACTOR Mitch DeBlais
 MITCH DEBLAIS VP/OPERATIONS

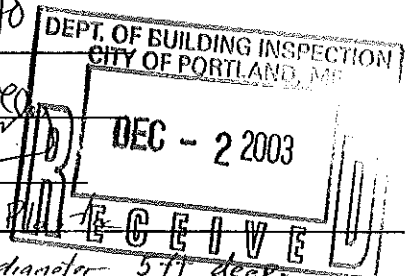
White Copy - Office • Yellow Copy - Applicant

21509

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>1000 Riverside St.</u>		
Total Square Footage of Proposed Structure <u>50 sq ft</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>360</u> Block# <u>A</u> Lot# <u>004</u>	Owner: <u>McCulloch/Fournier LLC</u>	Telephone: <u>207-784-4437</u>
Lessee/Buyer's Name (If Applicable) <u>Spectrum Printing + Graphics</u>	Applicant name, address & telephone: <u># 200</u>	Total s.f. of signage x <u>171</u> s.f. \$1.00 per s.f. plus \$30.00 = Total Fee: \$ <u>142</u> Awning Fee = Cost of Work: \$ <u>30</u> Total Fee: \$ <u>172.00</u>
Current use: <u>Commercial Printing</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>12/10/03</u>		
Proposed use: <u>Plans to replace the aluminum sign</u>		
Project description: <u>Signage constructed of Aluminum + sign to sit on 2 3" steel posts set in concrete 16" in diameter 57" deep.</u>		
Contractor's name, address & telephone: <u>NEO Craft 686 Main St. Lewiston ME, 04240 207-782-9654</u>		
Who should we contact when the permit is ready: <u>Alex McCulloch</u>		
Mailing address: <u>P.O. Box 1150 Auburn ME, 04211</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-784-4437</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>Alex McCulloch</u>	Date: <u>12-1-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued.

CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. Indicate on the plan all existing and proposed signs with their dimensions and specific locations.
- A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.
- Certificate of Flammability required for awning or canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit. *UL# DB415633*
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

Permit Fee for signage or awning-with-signage:
\$30.00 plus \$1.00 per square foot of sign.

Permit Fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, plus \$7.00 for each additional \$1,000.00.
9.00

12/10/03 - owner revised plans to replace the face sign in the existing sign only

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE ANSWER ALL QUESTIONS

NO NEW SIGN

ADDRESS: 1000 Riverside St ZONE: I N

CBL: _____

SINGLE TENANT LOT? YES NO _____ MULTI TENANT LOT? YES _____ NO _____

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES _____ NO

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO _____ DIMENSIONS PROPOSED: 5 ft x 10 ft x 16 1/2 x 10 with base

5 x 10.33 = 51.65 #

BLDG. WALL SIGN? (attached to bldg) YES _____ NO _____ DIMENSIONS PROPOSED: _____

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES _____ NO _____ DIMENSIONS: _____

BLDG. WALL SIGN(attached to bldg) ? YES _____ NO _____ DIMENSIONS: _____

AWNING? YES _____ NO _____ DIMENSIONS: _____

LOT FRONTAGE (FEET): 225 ft TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET): 4 x 8

AWNING YES _____ NO _____ 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 WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: NO DATE: _____

***** FOR OFFICE USE ONLY *****

35' max # allowed - 51.65 # shown
10' high max - 28' high shown
5' set back min - 20' set back

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

Card Number	1 of 2
Parcel ID	360 A004001
Location	1000 RIVERSIDE ST
Land Use	OFFICE & BUSINESS SERVICE
Owner Address	TUCHENHAGEN-ZAJAC LLC 1000 RIVERSIDE ST PORTLAND ME 04103
Book/Page	14477/44
Legal	360-A-4 RIVERSIDE ST 988-1002 169950 SF

Valuation Information

Land	Building	Total
\$192,150	\$1,171,800	\$1,363,950

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1988	1	18000	1
Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name	
3.902	35500	PREFAB WAREHOUSE	GEA	

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	4000	MULTI-USE OFFICE
2	01/01	14000	LIGHT MANUFACTURING

Height	Walls	Heating	A/C
14	METAL-LIGHT	NONE	NONE
14	METAL-LIGHT	NONE	

Building Other Features

Line	Structure Type	Identical Units
2	OVERHEAD DOOR - WD/MT	1
2	OVERHEAD DOOR - WD/MT	1
1	CANOPY - ONLY	1
2	CANOPY - ONLY	2

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1987	ASPHALT PARKING	30000	1





APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Applicant Gregory S. Martin

Application Date 12/9/03

Applicant's Mailing Address 31 Cleave St

Project Name/Description 29 Cleave St/50-22 Oxford St

Consultant/Agent/Phone Number 415-1587

Address of Proposed Site 29 Cleave St/50-22 Oxford St

Description of Proposed Development: construct new GAR Decks - 3 floors

CBL: B-E-1 113-E-8

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
a) Within Existing Structures; No New Buildings, Demolitions or Additions		✓
b) Footprint Increase Less Than 500 Sq. Ft.		✓
c) No New Curb Cuts, Driveways, Parking Areas		✓
d) Curbs and Sidewalks in Sound Condition/Comply with ADA		✓
e) No Additional Parking/ No Traffic Increase		✓
f) No Stormwater Problems		✓
g) Sufficient Property Screening		✓
h) Adequate Utilities		✓

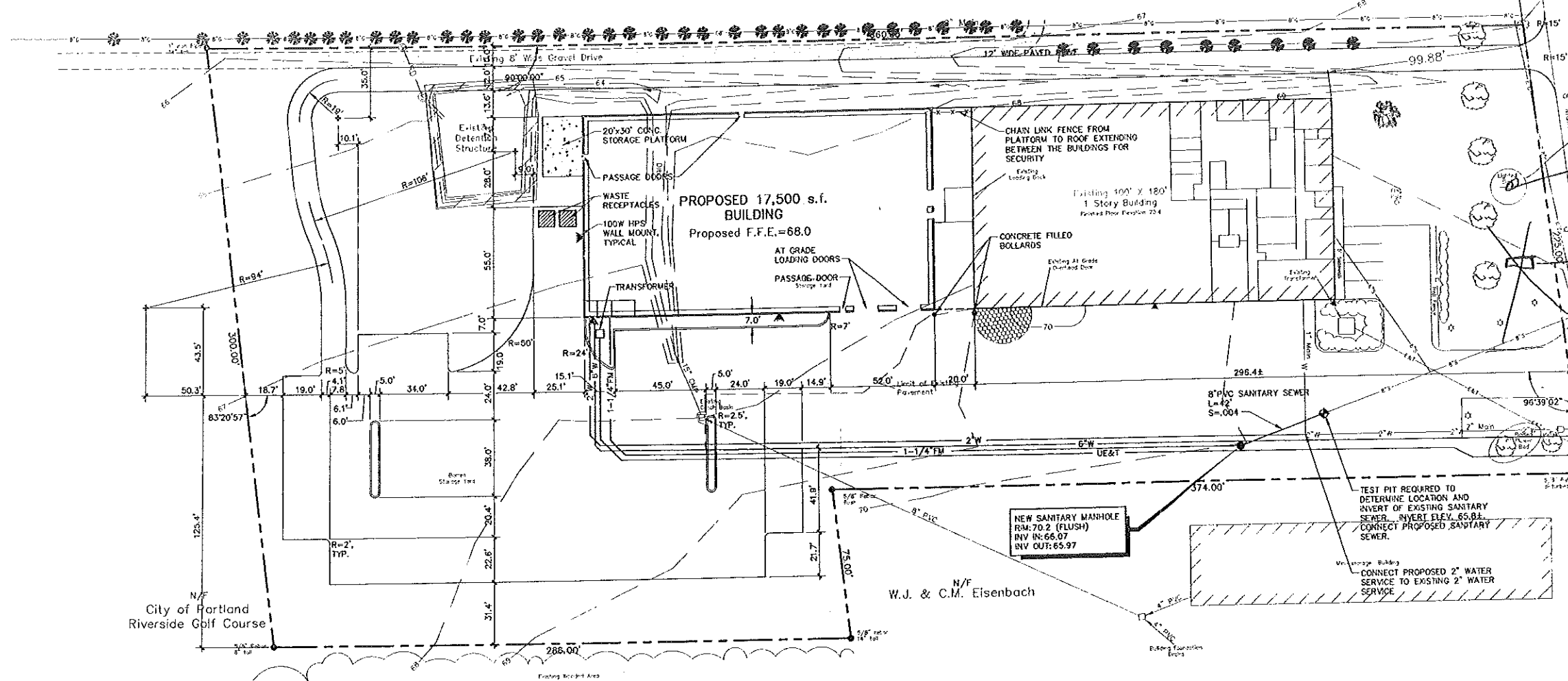
Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

Planner's Signature

Date 12/9/03

N/F
City of Portland
Riverside Golf Course



N/F
City of Portland
Riverside Golf Course

N/F
W.J. & C.M. Eisenbach

12/10/03
Existing to remain - only
replacing the fence
This sign will
be removed.
placement of
sign
20ft from road
40ft from driveway

NO NEW
Sign
Per Alex
McCulloch

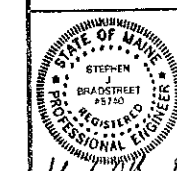
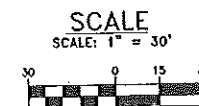
NOTES:

- RIVERSIDE STREET IS CURRENTLY UNDER CONSTRUCTION. EXISTING ENTRANCE AND CURBLINE REFLECTS PROPOSED RECONSTRUCTION OF RIVERSIDE STREET. THE RECONSTRUCTION PLANS CALL FOR CIRCULAR VERTICAL GRANITE CURB TO MATCH INTO THE EXISTING VERTICAL GRANITE CURB THAT EXTENDS INTO THE PROPERTY. A SIDEWALK IS BEING PROVIDED ON THE EASTSIDE OF RIVERSIDE STREET.
- PROPOSED DRIVEWAY SHALL HAVE CIRCULAR GRANITE CURB INSTALLED TO THE TANGENT POINT WITHIN THE PROPERTY, WHERE A 4" GRANITE TIPDOWN SHALL BE INSTALLED.

C	SJB	6/17/99	REVISED PER PLANNING STAFF COMMENTS	324_0100
B	SJB	6/08/99	REVISED FINISHED FLOOR ELEVATION	324_0100
A	SJB	5/20/99	ISSUED FOR: PLANNING STAFF SUBMISSION	324_0100
REV.	BY	DATE	STATUS	CAD NO.

TUCHENHAGEN--ZAJAC LLC
1000 RIVERSIDE STREET
CONTRACT NO. 99-1

SITE LAYOUT AND
UTILITIES PLAN



EER Environmental
Engineering &
Remediation, Inc.
222 St. John Street, Suite 314 Portland, Maine 04102

DESIGN BY:	SJB
DRAWN BY:	JAR
CHECKED BY:	SJB
DATE:	04/29/99
JOB NO.:	514
SCALE:	AS NOTED
C-100	
SHEET	1 OF 1