

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

Location of Construction: 125 Presumpscot Street		Owner: Chapman Corporation		Phone: 773-4728		Permit No:
Owner Address: 125 Presumpscot St Ptld P.O. Box 10700,PTD,04104		Lessee/Buyer's Name:		Phone: 773-4728		
Contractor Name: Matt Cook Allied/Cook Const		Address: P.O. Box 1396, Portland, ME		Phone: 772-2888		Zone: <u>I-M</u> CBL: 425-A-002 Zoning Approval: <u>OK SP 10/8/98</u> 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"/>
Past Use: MFGR		Proposed Use: MFGR		COST OF WORK: \$ FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: Signature: <u>[Signature]</u> Signature: <u>[Signature]</u>		
Proposed Project Description: 2 new signs; remove & reinstall existing sign						
Permit Taken By:			Date Applied For: 10-6-98			

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..

PERMIT ISSUED WITH REQUIREMENTS

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

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: [Signature]

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT



ARCHITECTURE ENGINEERING PLANNING

SMRT
144 Fore Street P.O. Box 618
Portland, Maine 04104

207/772-3846 Fax 207/772-1070
e-mail smrt@biddeford.com

September 25, 1998

Sherry Pinard
inspections Office
City Hall
389 Congress Street
Portland, Maine 04101


Re: Signage Pre-Application Package for
Chapman Corporation, 125 Presumpscot Street.

Dear Sherry:

On behalf of the applicant, Chapman Corporation, we are submitting seven (3) sets of site plans and related documents for new and relocated existing signs on the above referenced site. A check in the amount of \$36.43 is included. Please process as soon as possible and advise me if you need any additional information.

Thank you very much.

Sincerely yours,
SMRT, Inc.



Dennis V. Jud, ASLA
Principal

cc: Bill Smith, Chapman Corporation
PSS, JLH, RDW, File 97060.22

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 123 Presumpscot Street, ZONE: 1M

OWNER: Chapman Corporation

APPLICANT: Chapman Corporation

ASSESSOR NO. 425 A-lot 2

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 _____

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: An existing sign for
"Coastway Oil Company", approximately 5'X6'-6", has been removed for construction
and will be reinstalled in approximately the same location, 5'-0" from the
R.O.W. line.


*** TENANT BLDG. FRONTAGE (IN FEET): +/- 50'

*** **REQUIRED INFORMATION**

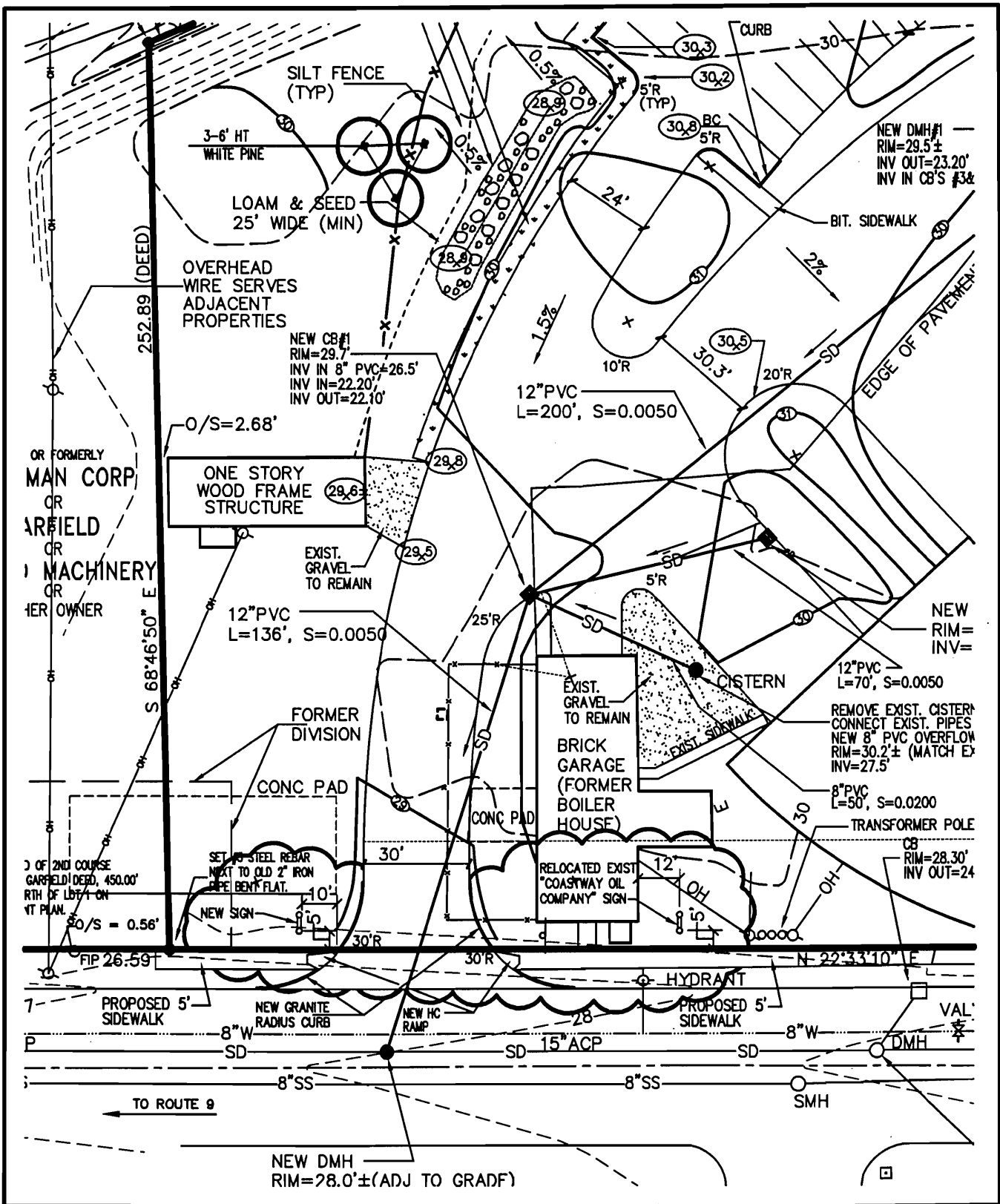
AREA FOR COMPUTATION

YOU SHALL PROVIDE:

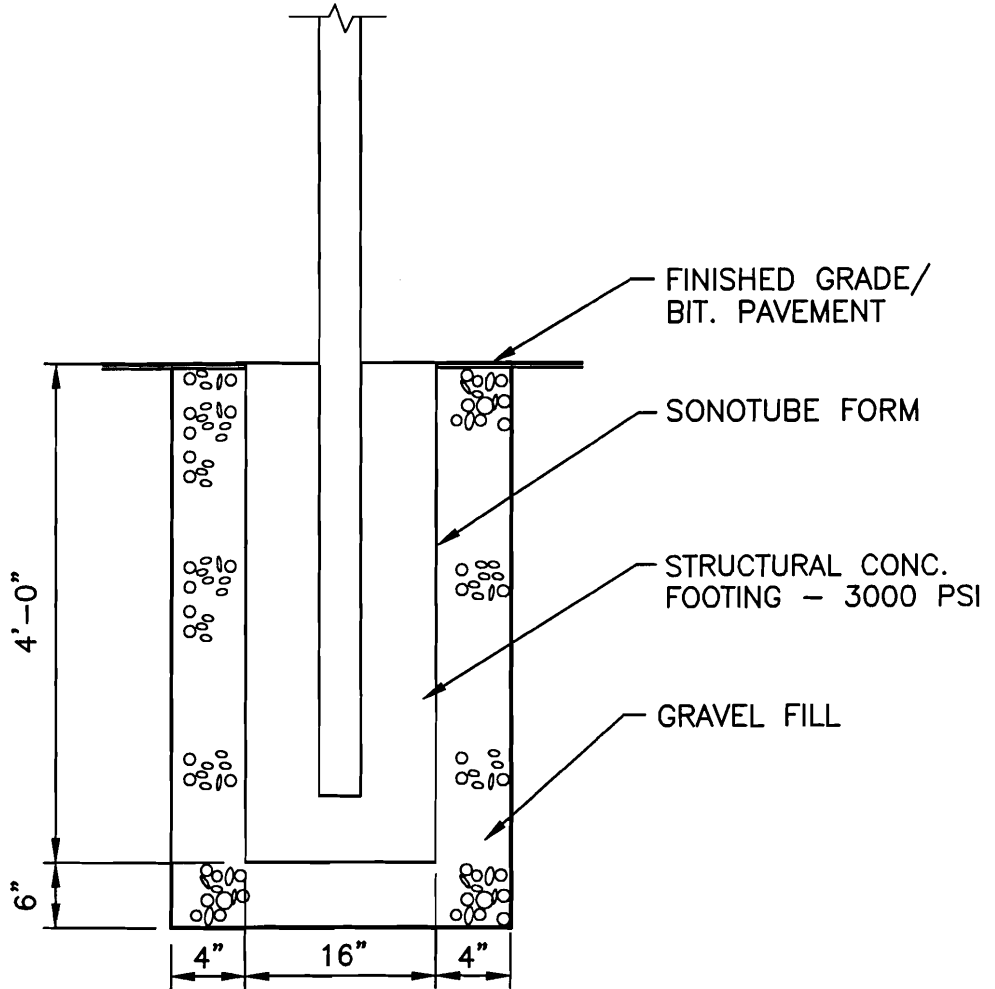
A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE
EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES
AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT:  DATE: 9/25/98

DENNIS V. JOB, AGENT FOR
CHAPMAN CORP.



	SMRT Inc. <i>Architecture Engineering Planning</i>	PROJECT No.: 97060
	144 Fore Street/P.O.Box 618 PORTLAND, MAINE 04104 tel. (207) 772-3846 / fax. (207) 772-1070	REF. SHEET: C101
PROJECT: CHAPMAN CORPORATION ADDITIONS AND RENOVATIONS 125 PRESUMPCOT STREET, PORTLAND, MAINE		SCALE: 1"=40'
SUBJECT: SIGN LOCATIONS		DATE: 9-14-98
		SK# 34



**SM
RT**

ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street/P.O.Box 618 PORTLAND, MAINE 04104
tel. (207) 772-3846 / fax. (207) 772-1070

SCALE:

SMRT CAD FILE:

PROJECT No.

REF. SHEET:

PM:

SHEET No.

A/E:

SK

DATE:

PROJECT:

CHAPMAN CORPORATION

SUBJECT:

SIGN FOUNDATION

BUILDING PERMIT REPORT

DATE: 8 OCT 98 ADDRESS: 125 Presumpscot St. CBL 425-A-002
REASON FOR PERMIT: SIGNS
BUILDING OWNER: Chapman Corp.
CONTRACTOR: Allied/Cook Const.
PERMIT APPLICANT: _____
USE GROUP U 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 *24

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. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 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). Chapter 12 & NFPA 211
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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4

COORDINATE WITH BILL SMITH AT CHAPMAN FOR LOGO

10'-0"

Chapman

Static Solutions Since 1904



125 Presumpscot Street

3'-1"

2"
8"

2'-0"

3'-10"

1'-0"

DRILL & GROUT 2 - #5 DOWELS INTO GRANITE BASE, TYP. 3 PLACES

FRONT/BACK

1'-3"

FIBERGLASS OR ALUMINUM SIGN

2" REVEAL

GRANITE BASE

1" GROUT

3/4" CHAMFER

#5 @12" O.C. WAY, EACH FACE

8" 1'-3" 8"

3 - #5

#5 @30" O.C.

SIDES

