

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 02-0812	Issue Date: APR 16 2002	CBL: 426 A004001
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Location of Construction: 179 Presumpscot St	Owner Name: Waltz Richard P Jr	Owner Address: 72 Felicia Dr	Phone: 207-2801
Business Name: n/a	Contractor Name: Black Bear Sign	Contractor Address: 137 Rt 1 Scarborough	207-8835543
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: I-M

Past Use: Commercial / Vacant; Prior use was manufacturing.	Proposed Use: Warehouse / Office Space; Install 75.24 sq. ft. stud mount letter kit sign, on face of existing building.	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: N/A Type: 4/14/02	

Proposed Project Description: Install 75.24 sq. ft letter kit sign	Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:	Date:	

Permit Taken By: gg	Date Applied For: 04/04/2002	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>OKS 4/9/02</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <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 ISSUED  
APR 16 2002  
CITY OF PORTLAND

This is to certify that Waltz Richard P Jr /Black B Sign  
has permission to Install 75.24 sq. ft letter kit s  
AT 179 Presumpscot St 426 A604001

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 given and written permission procured before this building or part thereof is altered or closed-in. HEAVY 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

*Richard P. Waltz*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

02 0312

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

# Signage 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>179 PRESUMPSKOT STREET</u>		
Total Square Footage of Proposed Structure <u>75.24 SF</u>	Square Footage of Lot <u>59,559 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>426</u> Block# <u>A-004</u> Lot# <u>001</u>	Owner: <u>RICHARD P. WALTZ</u>	Telephone: <u>772-2801</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BLACKBEAR SIGNWORKS</u> <u>137 RT 1 SCARBOROUGH ME 04074</u> <u>883-5543</u>	Total s.f. of signage <u>75.24</u> 1.00 per s.f. \$ <u>75.24</u> plus \$30.00 base fee Fee: \$ <u>105.24</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>MANUFACTURING</u>		
Approximately how long has it been vacant: _____		
Proposed use: <u>WAREHOUSE/OFFICE SPACE</u>		
Project description: <u>INSTALL STUD MOUNT LETTER KIT ON FACE OF EXISTING BUILDING</u>		
Contractor's name, address & telephone: <u>SAME AS APPLICANT</u>		
Who should we contact when the permit is ready: <u>MICHAEL THOMES - 8835543-4</u> <u>Cell</u>		
Mailing address: <u>137 RT 1 SCAR. ME 04074</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 \$50.00 fee if any work starts before the permit is picked up. Phone: <u>207-883-5543</u>		

DEPT. CITY OF PORTLAND

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.

APR 4 2002

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>[Signature]</u>	Date: <u>4-4-02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**SIGNAGE PRE-APPLICATION**

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 179 PRESUMPSCOT STREET ZONE: IM

OWNER: RICHARD P. WALTZ JR.

APPLICANT: BuckBee Signworks

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

PLEASE CIRCLE APPROPRIATE ANSWER

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

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

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

SIGN ATTACHED TO BLDG.?  YES  NO      DIMENSIONS 19'-10 1/2" x 3'-10" =

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

AWNING: YES  NO  IS AWNING BACKLIT? YES  NO  HEIGHT OFF SIDEWALK 20' x 4' = 80'

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

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

NONE

\*\*\* TENANT BLDG. FRONTAGE (IN FEET): BUILDING FRONTAGE 150'-0" x 14.5' =

\*\*\* REQUIRED INFORMATION      2175' x 89' = 174'

AREA FOR COMPUTATION

Not to be a Roof Sign

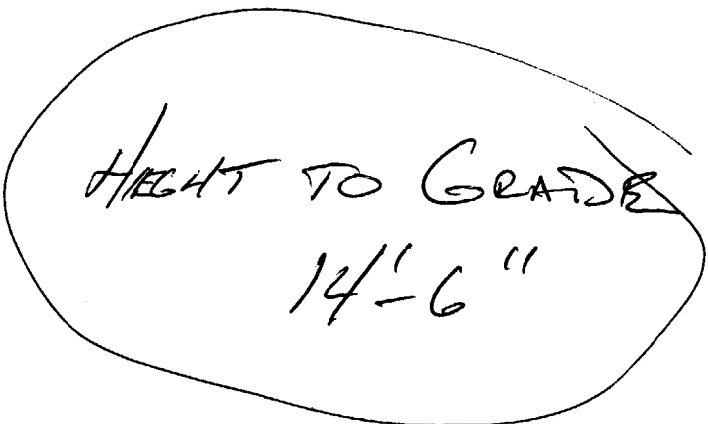
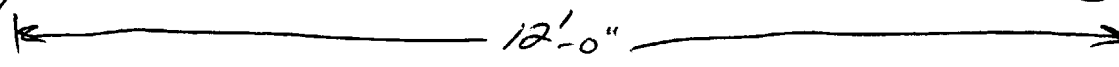
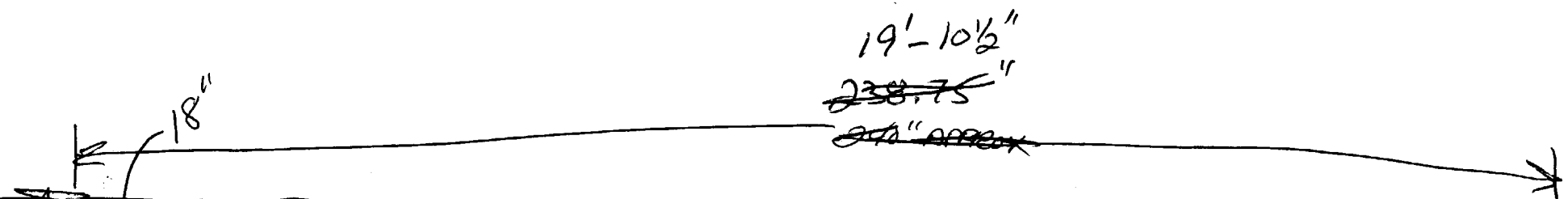
**YOU SHALL PROVIDE:**

**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: 4-4-02

# RICHARD P. WALTZ

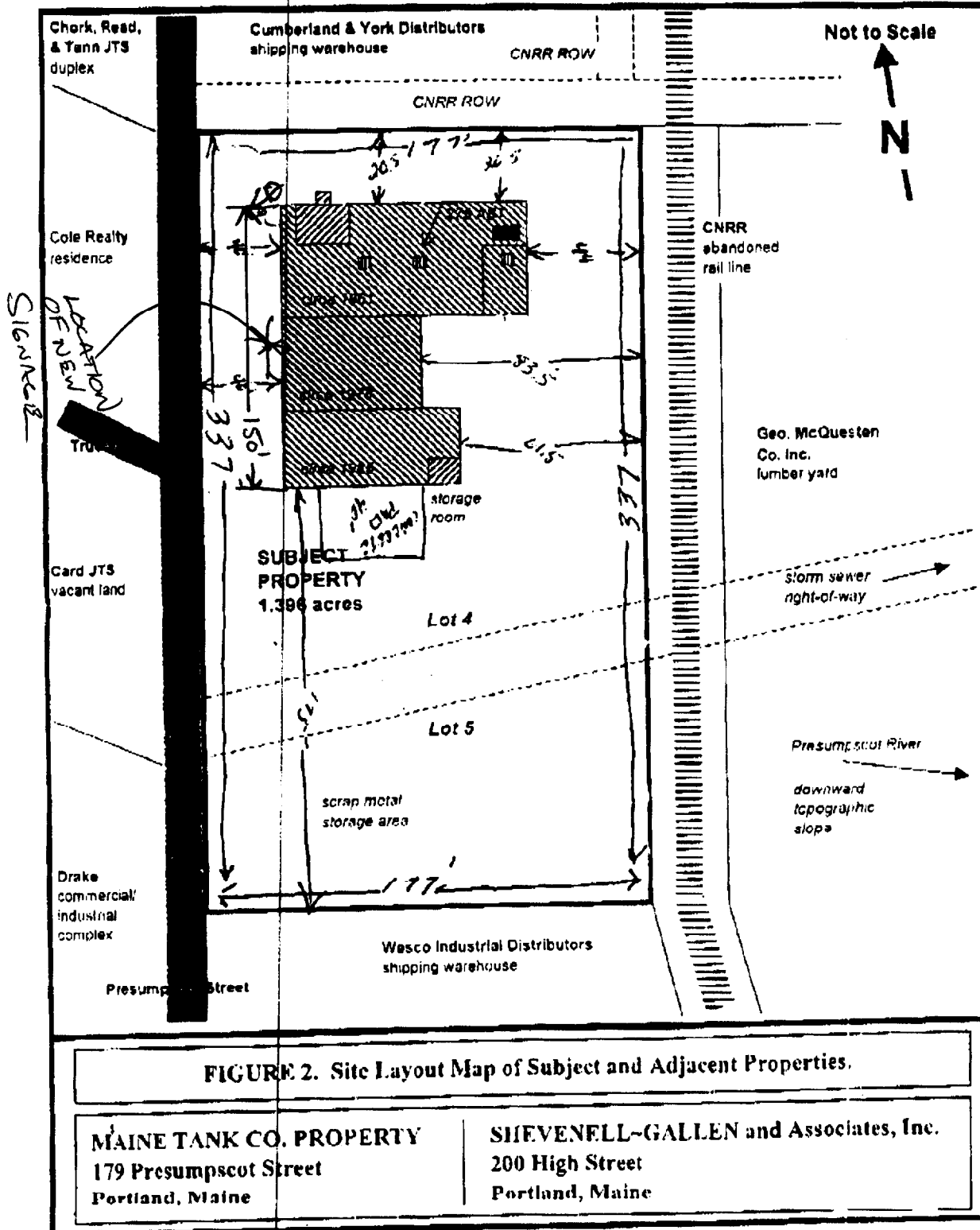
## PLUMBING & HEATING



24" X 22"

46" TALL  
OVERALL  
75.25 SF

# LOT DIMENSIONS



SIGNATURE  
LOCATION OF NEW TRAIL

Not to Scale



Cherk, Read, & Tann JTS duplex

Cumberland & York Distributors shipping warehouse

CNRR ROW

CNRR ROW

Cole Realty residence

CNRR abandoned rail line

Geo. McQuesten Co. Inc. lumber yard

Card JTS vacant land

**SUBJECT PROPERTY**  
1.396 acres

Lot 4

Lot 5

Storm sewer right-of-way

Presumpscot River

downward topographic slope

Drake commercial industrial complex

storage room

scrap metal storage area

Wesco Industrial Distributors shipping warehouse

Presumpscot Street

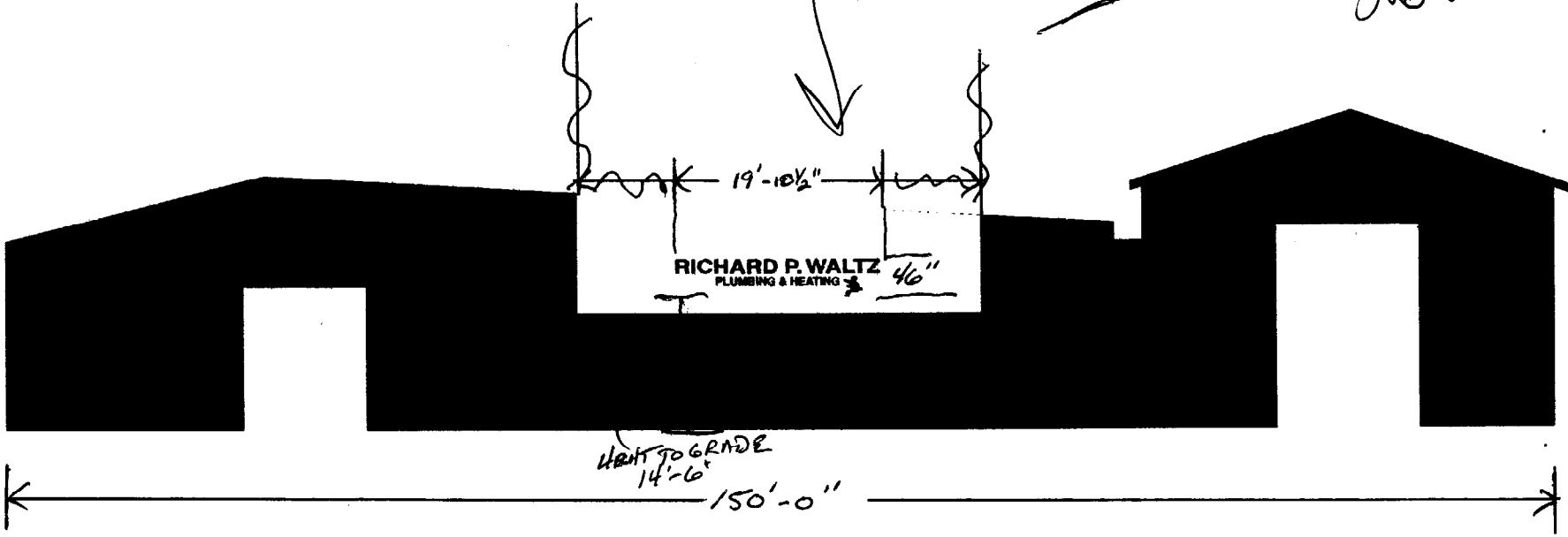
**FIGURE 2. Site Layout Map of Subject and Adjacent Properties.**

**MAINE TANK CO. PROPERTY**  
179 Presumpscot Street  
Portland, Maine

**SHEVENELL-GALLEN and Associates, Inc.**  
200 High Street  
Portland, Maine

C

Attached to Side of Bldg -  
Not A Roof Sign  
Shown



HEIGHT TO GRADE  
14'-6"

150'-0"

RICHARD P. WALTZ  
PLUMBING & HEATING 46"

19'-10 1/2"

PRESUMPCOT STREET

40' SETBACK  
FROM PRESUMPCOT ST

ACORD 25 (7/97) 1 of 1 #S21410/M14276 HAC © ACORD CORPORATION 1998

# ACORD CERTIFICATE OF LIABILITY INSURANCE

<b>PRODUCER</b> Diamond & Payne 366 US Route 1 Falmouth, ME 04105 888 781-2784	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.	DATE (MM/DD/YY) 03/28/02
<b>INSURERS AFFORDING COVERAGE</b>		
INSURER A: Commercial Union Insurance Company INSURER B: INSURER C: INSURER D: INSURER E:		
<b>INSURED</b> Richard P Waltz Plumbing & Heating, Inc. 536 Washington Ave Portland, ME 04103		

**COVERAGES**

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 NOT 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.

POLICY	TYPE OF INSURANCE	POLICY NUMBER	POLICY PERIOD (DATE BEGINS / DATE EXPIRES)		LIMITS
			DATE BEGINS	DATE EXPIRES	
A	GENERAL LIABILITY <input checked="" type="checkbox"/> HOMEOWNERS/RENTALS <input checked="" type="checkbox"/> COMMERCIAL <input type="checkbox"/> CONTRACTORS <input type="checkbox"/> ASSASSINATED MURDERERS PER POLICY	YMR805186	04/04/02	04/04/03	EACH OCCURRENCE \$1,000,000 POLICY MAXIMUM PER YEAR \$1,000,000 PER OCCURRENCE (ANY ONE PERSON) \$10,000 PERSONAL AUTO LIABILITY \$1,000,000 GENERAL ASSASSINATION \$2,000,000 PRODUCTS COMPLETION \$2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> OWNED <input type="checkbox"/> RENTED <input checked="" type="checkbox"/> NON-OWNED AUTOS DAMAGE TO AUTO	YMAN20151	04/04/02	04/04/03	COVERED PERSONS PER YEAR \$1,000,000 PER OCCURRENCE (ANY ONE PERSON) \$ BODILY INJURY PER OCCURRENCE \$ PROPERTY DAMAGE PER OCCURRENCE \$ AUTO ONLY - EACH ACCIDENT \$ OTHER THAN AUTO ONLY \$
A	EXCESS LIABILITY <input checked="" type="checkbox"/> EXCESS <input checked="" type="checkbox"/> RETENTION \$20,000	YNDV07674	04/04/02	04/04/03	EACH OCCURRENCE \$5,000,000 AGGREGATE \$5,000,000
A	WORKERS COMPENSATION AND EMPLOYERS LIABILITY	YMH176365	04/04/02	04/04/03	<input checked="" type="checkbox"/> WORKERS COMPENSATION <input checked="" type="checkbox"/> EMPLOYERS LIABILITY EACH ACCIDENT \$500,000 PER YEAR - EACH EMPLOYEE \$500,000 PER YEAR - PER POLICY \$500,000
A	OTHER Leased/Rented Equipment	YMR805186	04/04/02	04/04/03	\$20,000 Limit

DESCRIPTION OF POLICY TO BE LOCATED WHEN CLAIMS/EXTENSIONS ARE MADE BY ENDORSEMENT/SPECIAL PROVISIONS  
 RE: Sign permit. City of Portland is named as Additional Insured under General Liability.

<b>CERTIFICATE HOLDER</b>	<b>ADDITIONAL INSURED NUMBER LETTER</b>	<b>CANCELLATION</b>
City of Portland 389 Congress Street Portland, ME 04101		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS BEFORE NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO LIABILITY ON THE COMPANY. IF ANY AND UPON THE NUMBER, IS AGENCY'S REPRESENTATIVE AUTHORIZED REPRESENTATIVE <i>[Signature]</i>



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

JP **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA **Footing/Building Location Inspection:** Prior to pouring concrete

NA **Re-Bar Schedule Inspection:** Prior to pouring concrete

NA **Foundation Inspection:** Prior to placing ANY backfill

NA **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

MI **Final/Certificate of Occupancy:** Prior to any occupancy of the structure or use. NOTE: There is a ~~\$75.00 fee per~~ inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

       If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of applicant/designee

4-22-02  
Date

[Signature]  
Signature of Inspections Official

4/22/02  
Date

CBL: 426A004001 Building Permit #: 02-0312