

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT



**This is to certify that**

BOUNTY DEVELOPMENT LLC /Jason Kelman

**Located at**

190 RIVERSIDE ST

**PERMIT ID:** 2012-65598

**CBL:** 267 A005001

has permission to **Install new wall sign -**

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

Fire Prevention Officer

*[Signature]*

1/4/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
THERE IS A PENALTY FOR REMOVING THIS CARD**

**BUILDING PERMIT INSPECTION PROCEDURES**  
Please call 874-8703 (ONLY)  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

**REQUIRED INSPECTIONS:**

**Final Inspection**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

Permit No:	Date Applied For:	CBL:
201265598	12/11/2012	267 A005001

Location of Construction: 190 RIVERSIDE ST	Owner Name: BOUNTY DEVELOPMENT LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone: (207) 871-1290
Business Name: Body By John	Contractor Name: Jason Kelman	Contractor Address: 96 Range Road Cumberland	Phone: (704) 995-5276
Lessee/Buyer's Name	Phone: 2076321890	Permit Type: Signs - Permanent	

Proposed Use: Same - Fitness studio	Proposed Project Description: Install new wall sign -
--	--

Dept: Zoning	Status: Approved	Reviewer: Ann Machado	Approval Date: 01/04/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved w/Conditions	Reviewer: Ann Machado	Approval Date: 01/04/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage, Awning & Canopy Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.			

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

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

Permit No:	Issue Date:	CBL:
2012-65598		267 A005001

Location of Construction: 190 RIVERSIDE ST Unit 5A	Owner Name: BOUNTY DEVELOPMENT LLC	Owner Address: ONE CANAL PLAZA 5TH FLOOR	Phone: (207) 871-1290
Business Name: Body By John	Contractor Name: Jason Kelman	Contractor Address: 96 Range Road Cumberland	Phone: (704) 995-5276
Lessee/Buyer's Name	Phone: (207) 632-1890	Permit Type: Signs - Permanent	Zone: B4
Past Use: Permit 2012-50542 to change use to fitness studio personal service	Proposed Use: Same - Fitness studio	Permit Fee: \$54.00	Cost of Work: \$0.00
Proposed Project Description: Install new wall sign - 71" x 46.5"		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: Type: Sign
		Signature: ARN 1/4/13	
		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: bjs	Date Applied For: 12/11/2012	<b>Zoning Approval</b>		
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	Zoning Appeal	Historic Preservation
		<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"/>	<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	<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: OK 1/4/13 ARN	Date:	Date: ARN

**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



# Signage / Awning Permit Application

If you or the property owner owes real estate or personal property taxes or any other charges on any property within the City, payment arrangement **MUST** be made before permits are accepted.

Location/Address: <u>190 River Street</u> <u>190 Riverside Street.</u>		
Tax Assessor's Chart/Block/Lot (CBL)	OWNER Name/Address:	Telephone:
Chart: <u>267</u> Block: <u>A</u> Lot: <u>005</u>	<u>JOHN EMOND (Barry Development)</u> <u>190 RIVER ST PORTLAND</u>	<u>207-632-1890</u>
LEASEE/BUYER Name (if Applicable)	CONTRACTOR name, address/phone	Total S.F. signage \$
	<u>JASON KELMAN</u>	SF= <u>    </u> x \$2.00
	<u>96 RANGE RD</u>	SF + \$30 Fee: <b>\$ 30</b>
	<u>CUMBERLAND ME 04021</u>	Historic (\$75): \$ <u>    </u>
		Awning Fee: \$ <u>    </u>
Awning Fee = Cost of Work: \$ <u>    </u> (\$30/first \$1000; \$10 every other \$1000)		<b>TOTAL FEE: \$ <u>    </u></b>

Who should we contact when the permit is ready: Name: JASON KELMAN Phone: 704-995-5276  
Address: 96 RANGE ROAD CUMBERLAND ME 04021

Tenant/allocated building space frontage (in feet): Length: 30' Height:       
Lot frontage (in feet):      Single Tenant or Multi-Tenant Lot

Current Specific Use: PERSONAL TRAINER

If vacant, what was prior use:     

Proposed Use: PERSONAL TRAINING

**RECEIVED**  
**DEC 11 2012**  
Dept. of Building Inspections  
City of Portland Maine

## Information on proposed sign(s)

Freestanding (e.g. pole) sign? YES      NO ✓ Dimensions proposed: 12 (sf); Height from grade: 9 sf  
BLDG Wall Sign (attached to bldg.)? YES ✓ NO      Dimensions proposed: 12 sf

## Proposed Awning:

YES      NO      If yes, is awning backlit? YES      NO       
Height of awning      Length of awning      Depth of awning       
Is there any communication, message, trademark or symbol on it? YES      NO ✓  
If yes, total square footage of panels with communication, message, trademark or symbol on it:      sf

24.00  
30.00  
54.00

## Information on existing and previously permitted signage:

Freestanding (e.g. pole) sign? YES      NO      Dimensions proposed:      ft X      ft; Height from grade:       
BLDG Wall Sign (attached to bldg.)? YES      NO      Dimensions proposed:      ft X      ft  
Awning? YES      NO      total sq ft of panels with communication on it:      sf

A site sketch and building sketch showing exactly where existing and proposed signage is located **MUST** be provided.

Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information, visit us on-line at [WWW.PORTLANDMAINE.GOV](http://WWW.PORTLANDMAINE.GOV), stop by the Building Inspections Office, room 315 City Hall, or call 207-874-8703.

I hereby certify 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: [Signature]

Date: 12/11/2012

Revised 06/2012

This is NOT a permit; you may not commence ANY work until the permit is issued

15X30 = 450

71"X465" = 22.9

(OK)



# Signage / Awning Permit Application

## CHECK LIST

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help expedite the permitting process.

- ☒ 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.
- ☒ Letter of permission from the property owner indicating the specific permissions granted and the tenant/space building frontage.
- ☒ A sketch plan of the lot indicating location of buildings, driveways, any abutting streets or rights of way, lengths of building frontages, street frontages and all existing setbacks. Please indicate, on the plan, all existing and proposed signage with their dimensions and specific locations. Be sure to include distance from the ground and building façade dimensions for any signage attached to the building.
- ☒ A sketch or photo of any proposed sign(s) indicating content, dimensions, materials, source of illumination, construction method as well as specifics of installation/attachment.
- ☐ Certificate of flammability is required for awnings, canopies or banners.
- ☐ A UL# is required for lighted signs at the time of final inspection
- ☒ Photos of existing signage
- ☒ Details for sign fastening, attachment or mounting in the ground.

## FEES

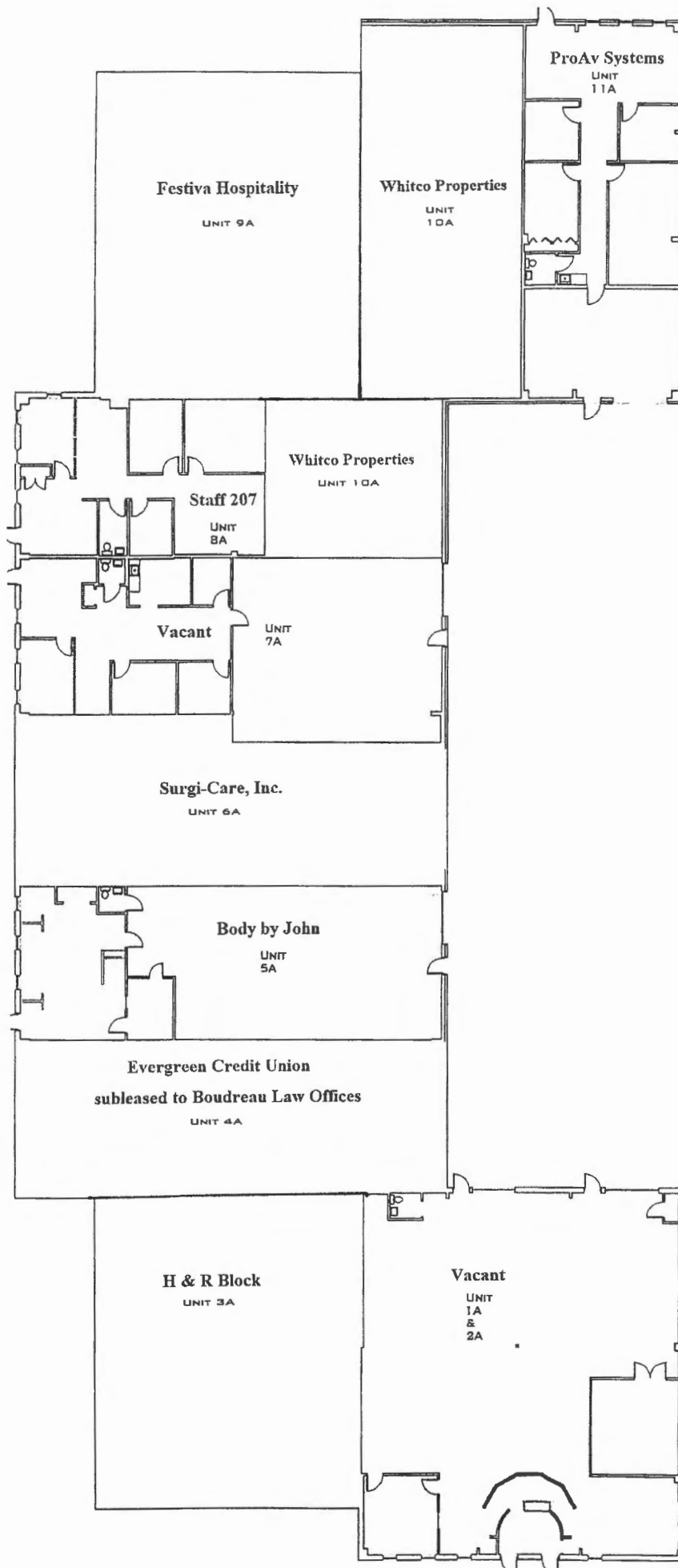
Permit fee for signage or awning with signage: \$30 plus \$2 per square foot of sign (per sign)

Permit fee for awning-without-signage is based on cost of work:

\$30 for the first \$1000 of cost of work; \$10 for each additional \$1000 of cost of work

Application fee for any signage in a *Historic District* is an additional \$75

EXISTING LAYOUT



240'

SURGI  
CARE

BODY BY  
JOHN

BOUDREAU  
LAW  
OFFICE

HÉR  
BLOCK

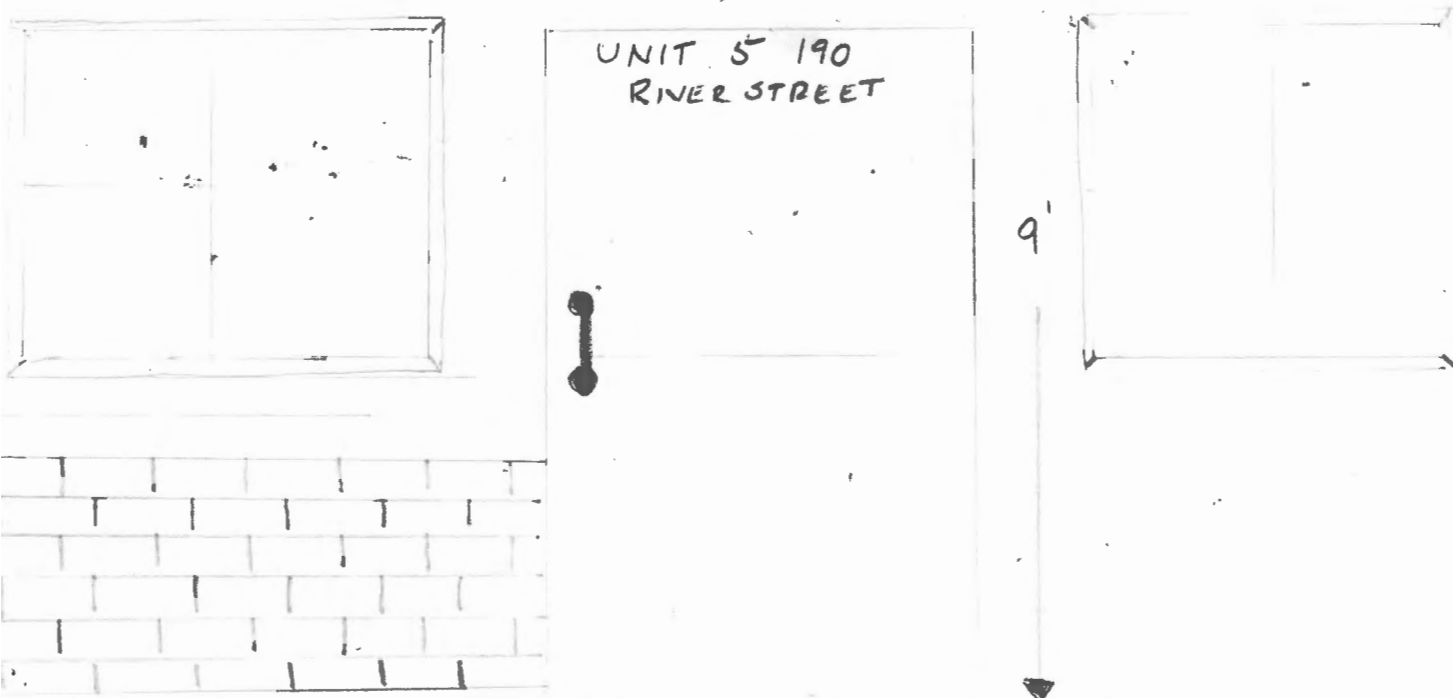
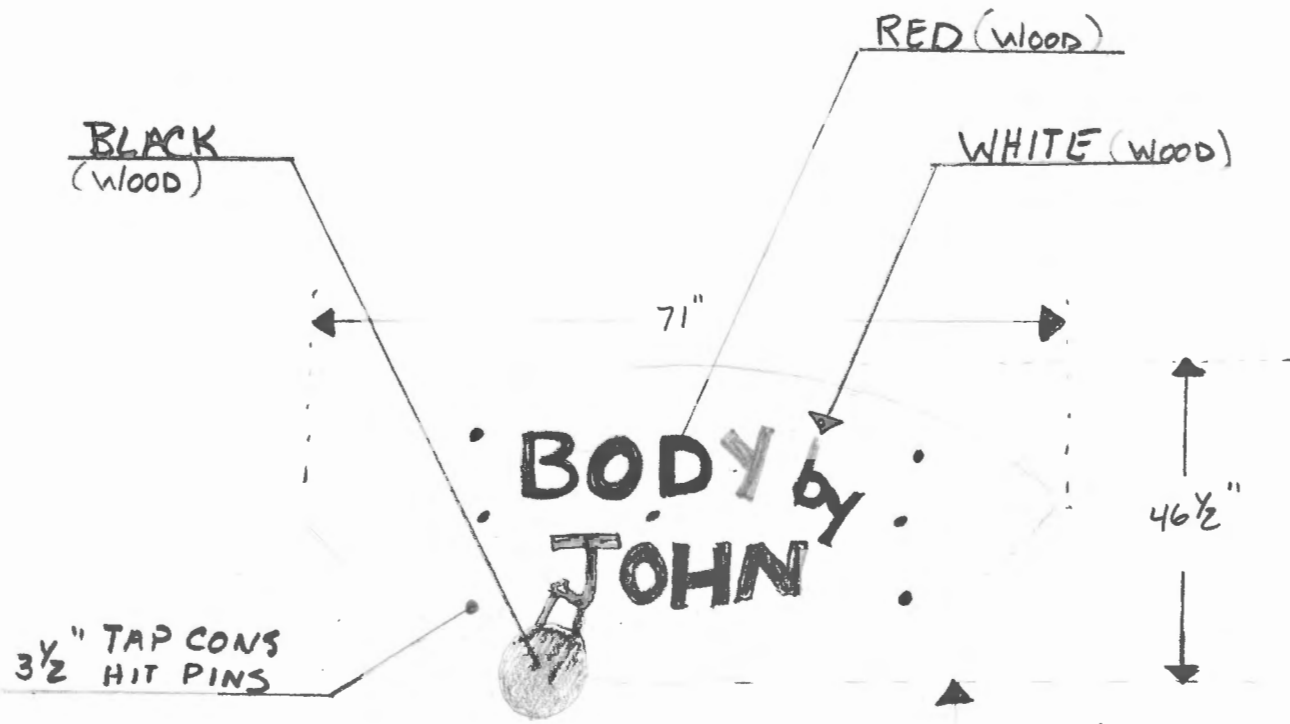
SIDE WALK

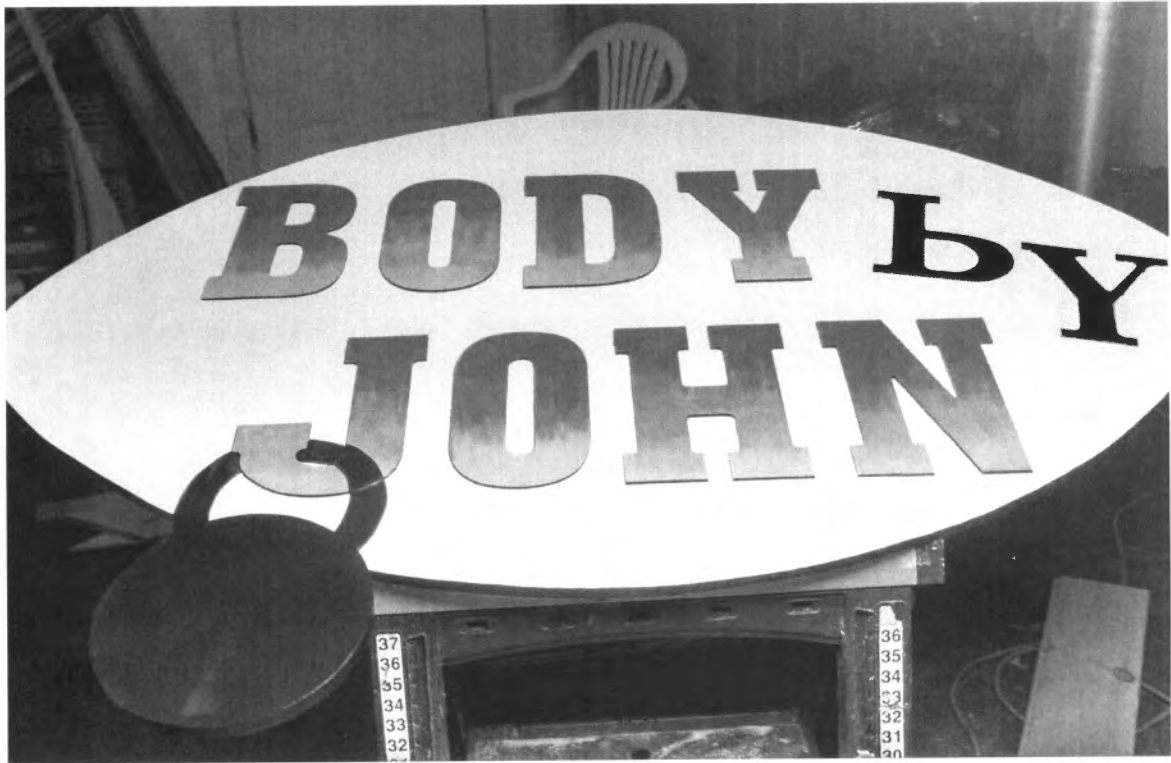
PARKING



RIVER STREET







Search Mail

Search Web

Out

Learn the add'l To/From/Info

Show Details

Two whom it may Concern, <sup>sign</sup>

The Landlord has approved the signage  
specification for Body By John at 190  
Riverside Street, in Portland.

Please do not hesitate to contact me at  
871-1290 with any questions.

Best regards,

Amy

Amy Beath - Bowles Co.

Send

11



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/15/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Chalmers Insurance Group - Gorham PO Box 10 65 Main Street Gorham ME 04038		<b>CONTACT NAME:</b> Tammy Farthing <b>PHONE (A/C No. Ext):</b> (207) 839-3371 <b>FAX (A/C No.):</b> (207) 839-7050 <b>E-MAIL ADDRESS:</b> tfarthing@ChalmersInsuranceGroup.com	
<b>INSURED</b> Jason Kelman 96 Range Road Cumberland ME 04021		<b>INSURER(S) AFFORDING COVERAGE</b> <b>INSURER A:</b> MMG Insurance Company <b>INSURER B:</b> <b>INSURER C:</b> <b>INSURER D:</b> <b>INSURER E:</b> <b>INSURER F:</b>	
		<b>NAIC #</b> 15997	

**COVERAGES** **CERTIFICATE NUMBER:** CL12111509550 **REVISION NUMBER:**

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.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> <b>CLAIMS-MADE</b> <input checked="" type="checkbox"/> <b>OCCUR</b>			TBA - new policy	11/15/2012	11/15/2013	EACH OCCURRENCE \$ 1,000,000
			DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 250,000				
			MED EXP (Any one person) \$ 5,000				
			PERSONAL & ADV INJURY \$ 1,000,000				
			GENERAL AGGREGATE \$ 2,000,000				
	GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					PRODUCTS - COMP/OP AGG \$ 2,000,000	
							\$
	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	<b>UMBRELLA LIAB</b> <input type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> <b>DED</b> <input type="checkbox"/> <b>RETENTION \$</b>						EACH OCCURRENCE \$
	<input type="checkbox"/> <b>OCCUR</b> <input type="checkbox"/> <b>CLAIMS-MADE</b>						AGGREGATE \$
							\$
	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	<input type="checkbox"/> Y <input type="checkbox"/> N	N/A				WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

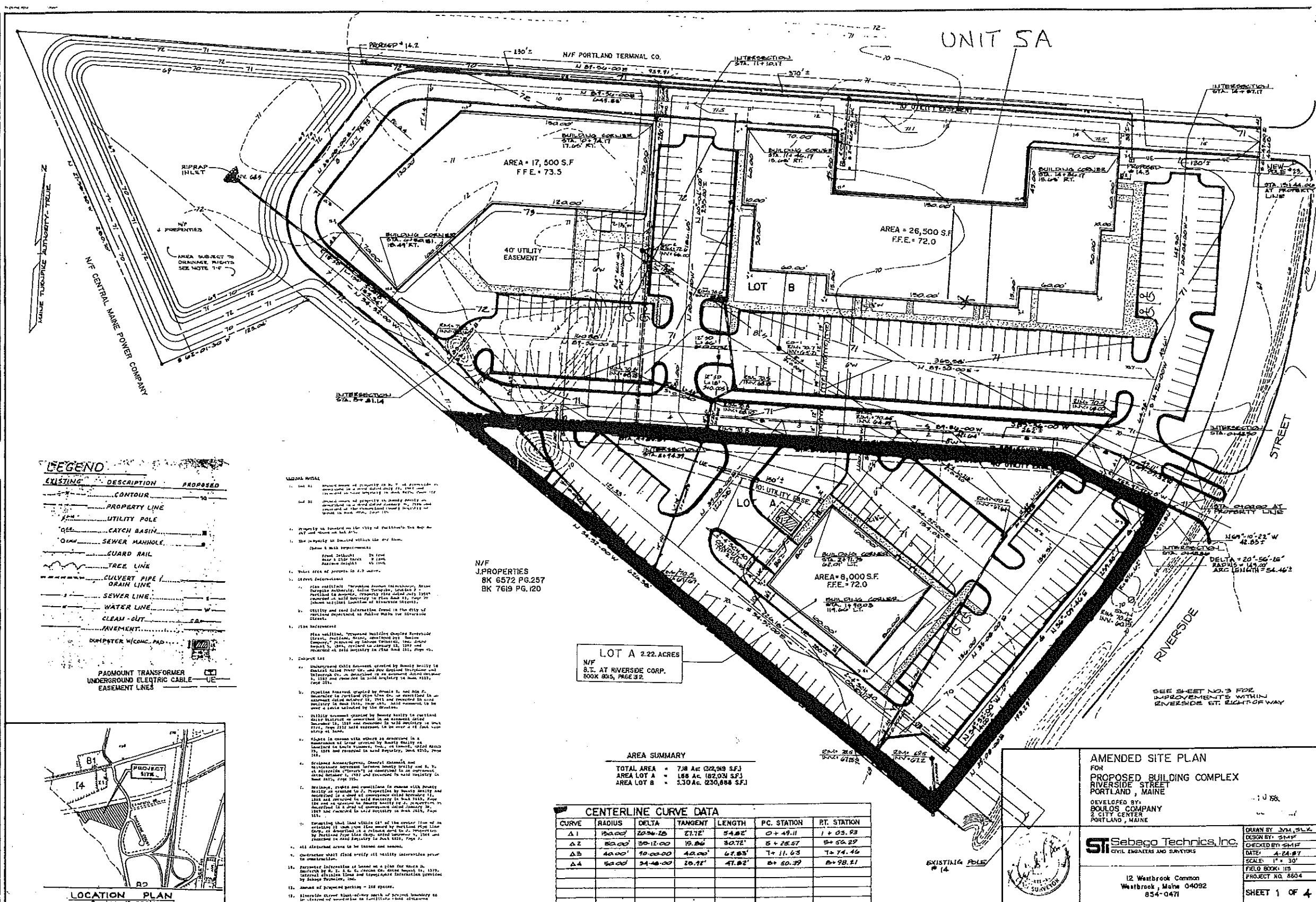
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Tammy Farthing/TAMMY

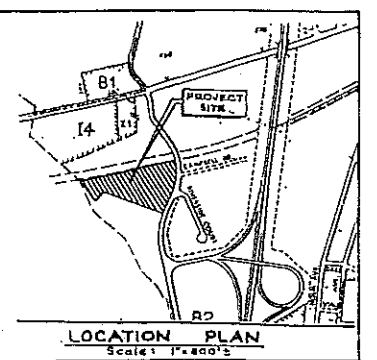
REVISION	DATE	STATUS	DESCRIPTION
1	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
2	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
3	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
4	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
5	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
6	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
7	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
8	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
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9	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.
10	01/11/88	REVISED	ADD RIVERSIDE STREET TO LOT A.



**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
---	CONTOUR	---
---	PROPERTY LINE	---
---	UTILITY POLE	---
---	CATCH BASIN	---
---	SEWER MANHOLE	---
---	GUARD RAIL	---
---	TREE LINE	---
---	CULVERT PIPE / DRAIN LINE	---
---	SEWER LINE	---
---	WATER LINE	---
---	CLEAN-OUT	---
---	PAVEMENT	---
---	DUMPSTER W/ CONC. PAD	---
---	PADMOUNT TRANSFORMER	---
---	UNDERGROUND ELECTRIC CABLE	---
---	EASEMENT LINES	---



- NOTES**
1. The owner of the property is the N.Y. State Thruway Authority.
  2. The owner of the property is the N.Y. State Thruway Authority.
  3. The owner of the property is the N.Y. State Thruway Authority.
  4. The owner of the property is the N.Y. State Thruway Authority.
  5. The owner of the property is the N.Y. State Thruway Authority.
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  12. The owner of the property is the N.Y. State Thruway Authority.
  13. The owner of the property is the N.Y. State Thruway Authority.
  14. The owner of the property is the N.Y. State Thruway Authority.
  15. The owner of the property is the N.Y. State Thruway Authority.
  16. The owner of the property is the N.Y. State Thruway Authority.
  17. The owner of the property is the N.Y. State Thruway Authority.
  18. The owner of the property is the N.Y. State Thruway Authority.
  19. The owner of the property is the N.Y. State Thruway Authority.
  20. The owner of the property is the N.Y. State Thruway Authority.

N/Y PROPERTIES  
BK 6572 PG.257  
BK 7619 PG.120

LOT A 2.22 ACRES  
N/Y  
S.T. AT RIVERSIDE CORP.  
BOOK 8015, PAGE 32

**AREA SUMMARY**

TOTAL AREA	7.78 AC (222,933 SF)
AREA LOT A	1.68 AC (122,031 SF)
AREA LOT B	5.30 AC (230,888 SF)

**CENTERLINE CURVE DATA**

CURVE	RADIUS	DELTA	TANGENT	LENGTH	P.C. STATION	P.T. STATION
Δ1	150.00'	20° 26' 16"	27.72'	54.85'	0+49.11	1+03.96
Δ2	80.00'	30° 12' 00"	19.86'	30.72'	8+28.57	9+59.29
Δ3	40.00'	10° 00' 00"	42.00'	67.85'	7+11.63	7+79.48
Δ4	50.00'	24° 40' 00"	20.71'	47.82'	8+50.39	9+98.21

**AMENDED SITE PLAN**  
FOR  
PROPOSED BUILDING COMPLEX  
RIVERSIDE STREET  
PORTLAND, MAINE

DEVELOPED BY:  
BOULOS COMPANY  
2 CITY CENTER  
PORTLAND, MAINE

**ST. Sebago Technics, Inc.**  
CIVIL ENGINEERS AND SURVEYORS

12 Westbrook Common  
Westbrook, Maine 04092  
854-0471

DRAWN BY: J.M. S.L.K.  
DESIGN BY: S.M.P.  
CHECKED BY: S.M.P.  
DATE: 4-24-87  
SCALE: 1" = 30'  
FIELD BOOK: 115  
PROJECT NO: 8504

SHEET 1 OF 4