

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

PERMIT ISSUED

Permit No: 02-1245		Issue Date: NOV 14 2002		CBL: 267 A006001	
Location of Construction: 150 Riverside St		Owner Name: Locke Properties		Owner Address: 17 Bowdoin Dr	
Business Name: n/a		Contractor Name: Sign Design		Contractor Address: 306 Warren Ave Portland	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Signs - Permanent	
Past Use: Commercial		Proposed Use: Commercial / Change the face of existing 50 sq. Ft. standing sign.		Permit Fee: \$80.00	
				Cost of Work: \$0.00	
				CEO District: 3	
Proposed Project Description: Change the face of existing 50 sq. Ft. standing sign. <i>Panel change only - Not cabinet change</i>		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>11</i> Type: <i>11</i>	
		Signature:		Signature: <i>[Signature]</i>	
		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: 11/04/2002		Zoning Approval	

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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>11/7/02</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 Date:	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:
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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

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

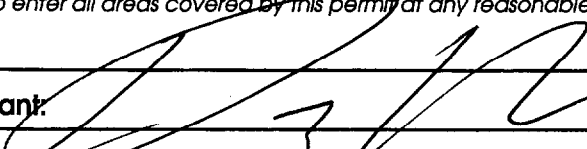
Signage Application

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.

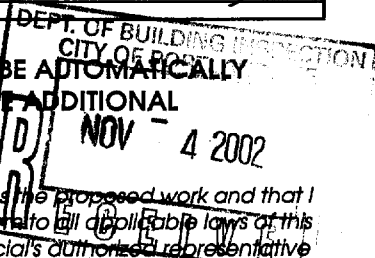
Location/Address of Construction: <u>150 Riverside St.</u>		
Total Square Footage of Proposed Structure <u>50 sq ft.</u>		Square Footage of Lot <u>45,101</u>
(B4) Tax Assessor's Chart, Block & Lot Chart# <u>267</u> Block# <u>A</u> Lot# <u>006</u>	Owner: <u>Locke Properties LLC</u> <u>John Locke</u> <u>37 Depot Rd, Falmouth ME 04105</u>	Telephone: <u>781-4220 ext. 251</u>
Lessee/Buyer's Name (If Applicable) <u>Upscale Consignment Furniture</u> <u>John Locke</u> <u>781-4220 - ext. 251</u>	Applicant name, address & telephone: <u>Sign Design Inc.</u> <u>P.O. Box 207</u> <u>Westbrook ME 04098</u>	Total s.f. of signage <u>50</u> x 1.00 per s.f. \$ <u>50.-</u> , plus \$30.00 base fee Fee: \$ <u>80.-</u>
Current use: <u>Verizon 2 months vacant</u>		
If the location is currently vacant, what was prior use: <u>Verizon Retail</u>		
Approximately how long has it been vacant: <u>2 mos.</u>		
Proposed use: <u>Furniture Store</u>		
Project description: <u>Change face of existing standing sign</u>		
Contractor's name, address & telephone: <u>Sign Design Inc. P.O. Box 207 Westbrook ME 04098</u>		
Who should we contact when the permit is ready: <u>Doug Harmon 856-2600</u>		
Mailing address: <u>Sign Design - P.O. Box 207 Westbrook ME 04098</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>856-2600 (Doug)</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: 	Date: <u>11/04/02</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



October 31, 2002

Sign Design, Inc.
P.O. Box 207
Westbrook, ME 04098
207-856-2600

RE: Upscale Consignment Furniture, 150 Riverside St., Portland

Locke Properties LLC the owner of the above
mentioned location authorizes Sign Design Inc. to install sign face replacements for
existing sign cabinets.

John Locke Gen Mng 10/31/02
Signature Date

John Locke, Gen Mng
Print Name

ACORD CERTIFICATE OF LIABILITY INSURANCE

10/31/2002

PRODUCER (207)985-3361

AX (207) 985-7977

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.

Cole-Harrison Agency
83 Main Street
P.O. Box 358
Kennebunk, ME 04043

INSURERS AFFORDING COVERAGE

**INSURED Locke Properties A Maine
Limited Partnership
4130 Georges Way
Boca Raton, FL 33434-5345**

INSURER A: **Mass Bay Ins Co**

INSURER B:

INSURER C:

INSURER D:

INSURER E:

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 MAY 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.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	ZDP 3923714-	10/03/2002	10/03/2003	EACH OCCURRENCE \$ 1,000,000 FIRE DAMAGE (Any one fire) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMPROP AGG \$
	GENTL AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC				
	AUTOMOBILE LIABILITY <input 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				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY: AGG \$
	EXCESS LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				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 \$
OTHER Property Section Coverage Part/Special Form	ZDP 3923714-11	10/03/2002	10/03/2003	Building \$800,000 Deductible \$1,000 Rental Value \$110,000	

DESCRIPTION OF OPERATION/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

The below mentioned is hereby Certificate Holder.

Sign

CERTIFICATE HOLDER

ADDITIONAL INSURED; INSURER LETTER:

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 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

Jeffrey Cole

CITY OF PORTLAND
Michelle
150 Riverside Street
Portland, ME 04103

IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

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).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

TRANS COBALT BLUE
AND GOLD NUGGET

UPSCALE

CONSIGNMENT  FURNITURE

ALL HEIGHTS ARE APPROXIMATES TO VISUAL OPENING OF
27" X 141"

UPSCALE IS 12" APPROX. TALL TEXT
BAR IS 1" X 120" LONG
LOGO IS 7 1/4" TALL
CONSIGN.... IS 4.7" TALL

27 sq.ft.

81"

*Maine's Largest
Home Furnishings
Consignment
Gallery*

40" 23 sq.ft.

This Design Is Property Of

Sign Design, Inc.

Customer: UPSCALE CONSIGNMENTS

Project: UPSCALE comp. 1

Date: 11-4-02

Approved:

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 150 Riverside St. ZONE: B4
OWNER: Upscale Consignment Furniture 37- Depot Rd. Falmouth
APPLICANT: Sign Design Inc. P.O. Box 207 Westbrook ME 04098
ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? YES NO MULTI-TENANT LOT? YES NO
FREESTANDING SIGN? (ex. Pole Sign) YES NO --- DIMENSIONS see front HEIGHT 14'
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:

N/A

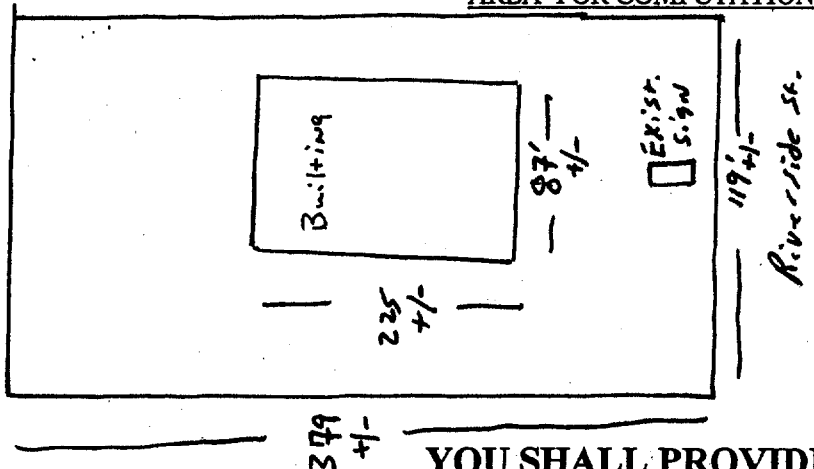
*** TENANT BLDG. FRONTAGE (IN FEET): _____

*** REQUIRED INFORMATION

Face change on exist sign

See ATT Pictures

AREA FOR COMPUTATION



CS # Allowed

ok
27' h
23' h
15'
65'

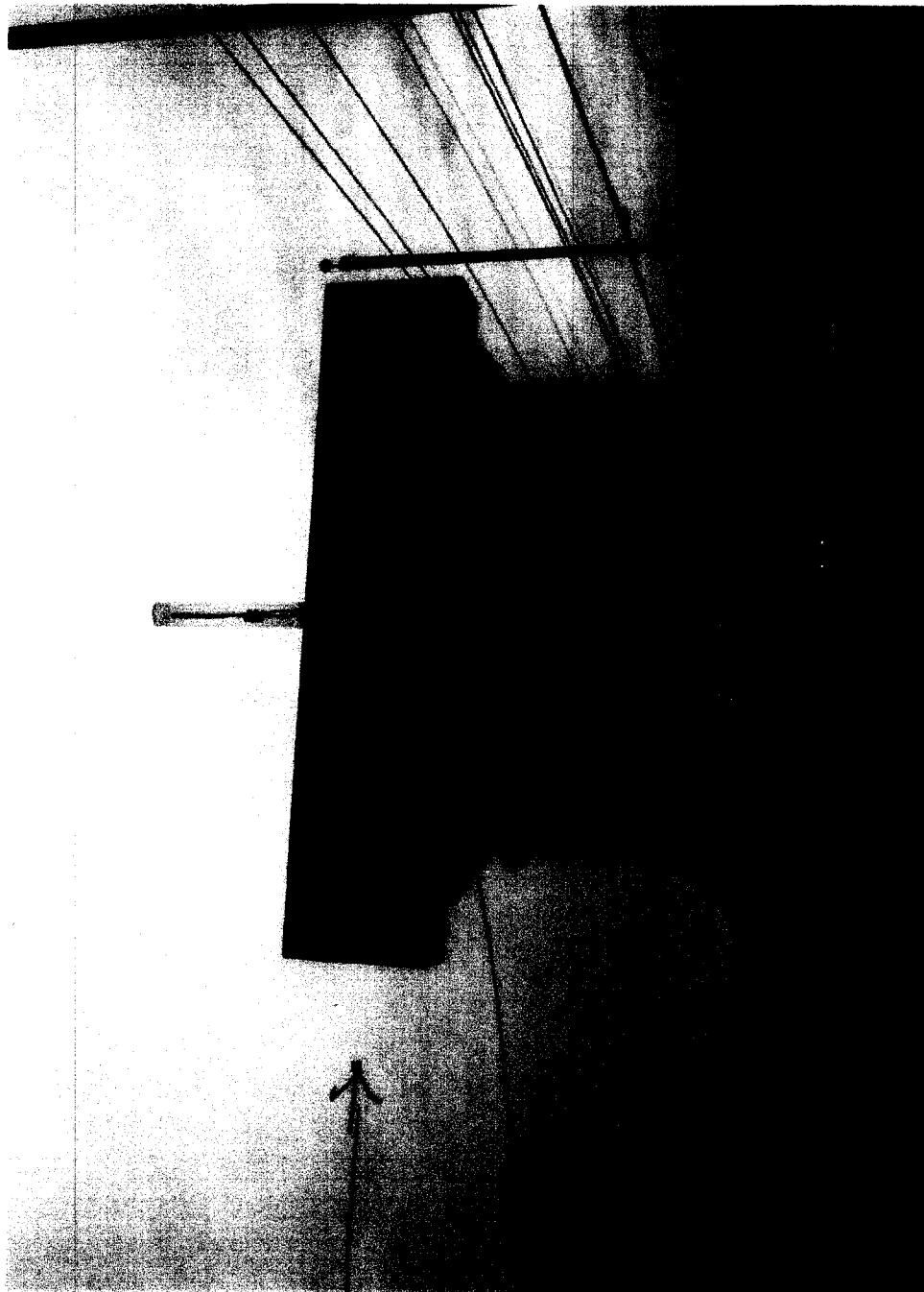
YOU SHALL PROVIDE:

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: 11/04/02

Don 856-2600



Face change

Staying

Face change

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK **CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021245

PERMIT ISSUED

NOV 14 2002

This is to certify that Locke Properties/Sign Designhas permission to Change the face of existing 5 ft. standing signAT 150 Riverside St

267 A006001

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 is procured before this building or part thereof is altered or closed-in. HOURS 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

Ally Cury 11/13/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD