

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:

021357

267 A006001

Location of Construction:

150 Riverside St

Owner Name:

Locke Properties

Other Address:

17 Bowdoin Dr

Phone:

207-774-2900

Business Name:

Contractor Name:

Sign Design

Contractor Address:

306 Warren Ave Portland

Phone:

2078562600

Lessee/Buyer's Name

Phone:

Permit Type:

Signs - Permanent

Zone:

B4

Past Use:

retail

Proposed Use:

retail - replace 4' x 18' illuminated sign

Permit Fee:

Cost of Work:

\$0.00

CEO District:

3

FIRE DEPT:

☐ Approved

☐ Denied

INSPECTION:

Use Group: V

Type: Sign

Proposed Project Description:

replace 4' x 18' illuminated sign

Signature:

Signature:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:

tmm

Date Applied For:

12/12/2002

Zoning Approval

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

☐ Shoreland

☐ Wetland

☐ Flood Zone

☐ Subdivision

☐ Site Plan

May ☐ Minor ☐ MM ☐

Date:

withdrew

Zoning Appeal

☐ Variance

☐ Miscellaneous

☐ Conditional Use

☐ Interpretation

☐ Approved

☐ Denied

Date:

Historic Preservation

☒ Not in District or Landmark

☐ Does Not Require Review

☐ Requires Review

☐ Approved

☐ Approved w/Conditions

☐ Denied

Date:

Denial

12/24/02

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 DEPARTMENT
PERMIT

Permit Number: 021357

This is to certify that Locke Properties/Sign Design
has permission to replace 4' x 18' illuminated sign
AT 150 Riverside St 267 A006001

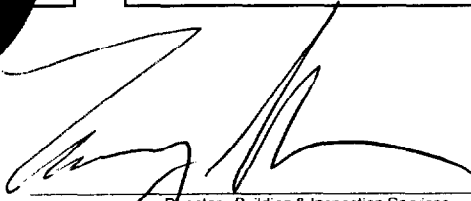
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in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


Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



from Assessors - NO Roof Sign
NO permits found in the files

12/24/02 - spoke with Doug at Sign Design
he thought maybe it was grandfathered -
so he with draws the permit &
won't put it up

Application ID Number: 2-1357

Department: Building Status: Approved with Conditions Reviewer: Tammy Munson

Comments: Approval Date: 12/12/2002

Given On Date:

☒ OK to Issue Permit Name: Tammy Munson Date: 12/12/2002 Date 2:

Conditions Section:

Separate permits are required for any electrical work.

Signage installation to comply with Chapter 31 BOCA 1999

Create Date: 12/12/2002 By: tmm Update Date: 12/12/2002 By: tmm

Application ID Number: 2-1357



Department: Building Status: Approved with Conditions Reviewer: Tommy Munson

Comments:

Approval Date: 12/12/2002

Given On Date:

☒ OK to Issue Permit Name: Tommy Munson Date: 12/12/2002 Date 2:

Conditions Section:

Separate permits are required for any electrical work.

Signage installation to comply with Chapter 31 BOCA 1999

Create Date: 12/12/2002 By: fmm Update Date: 12/12/2002 By: fmm

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: 150 Riverside		
Total Square Footage of Proposed Structure 72 S.F.		Square Footage of Lot 100,000
Tax Assessor's Chart, Block & Lot Chart# 267 Block# A Lot# 006	Owner: John Locke	Telephone: 774.2900
Lessee/Buyer's Name (If Applicable) Upscale	Applicant name, address & telephone: John Locke 150 Riverside St. Portland Me. 04103	Total s.f. of signage 12 x 1.00 per s.f. \$ 12, plus \$30.00 base fee Fee: \$ 102.00
Current use: Consignment + Furniture		
If the location is currently vacant, what was prior use: Verizon		
Approximately how long has it been vacant: 4 mos.		
Proposed use: Replace Verizon Sign (4x24)		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: Sign Design Inc.		
Mailing address: P.O. Box 207 Westbrook Me. 04092		
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: 856.2600		

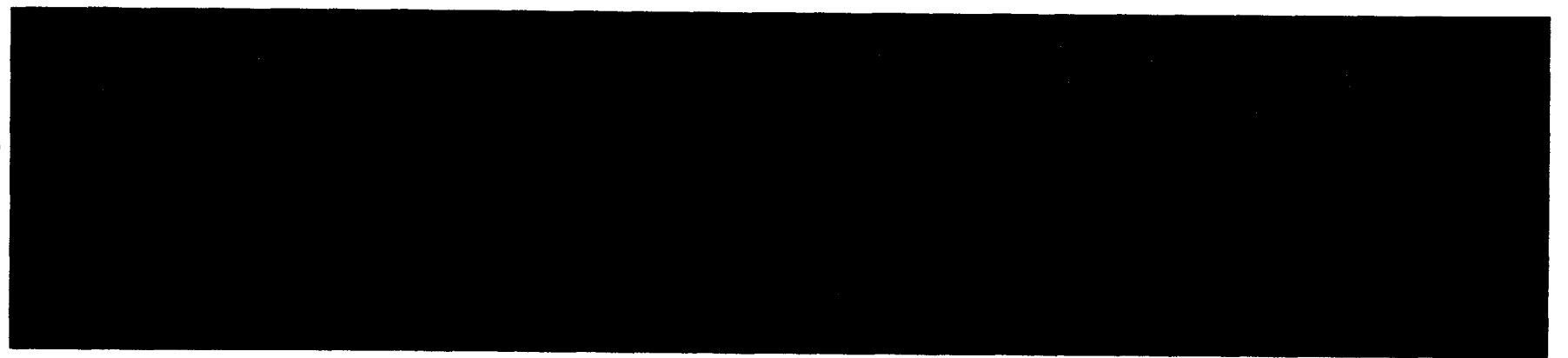
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 City 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: 10 Dec
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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

48"



216" (18 ft.)

$$4 \times 18 = 72^{\circ}$$

S/F INT. ILLUM. ROOF MTD. CABINET

Von Bldg

This Design Is Property Of

Sign Design, Inc.

Customer: UPSCALE CONSIGNMENTS

Project: UPSCALE comp. 1

Date: 12-10-02

Approved:

007-31-2002 14:06

COLE-HARRISON

PRODUCER (207)985-3361 FAX (207)985-7977

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

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.

INSURERS AFFORDING COVERAGE

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

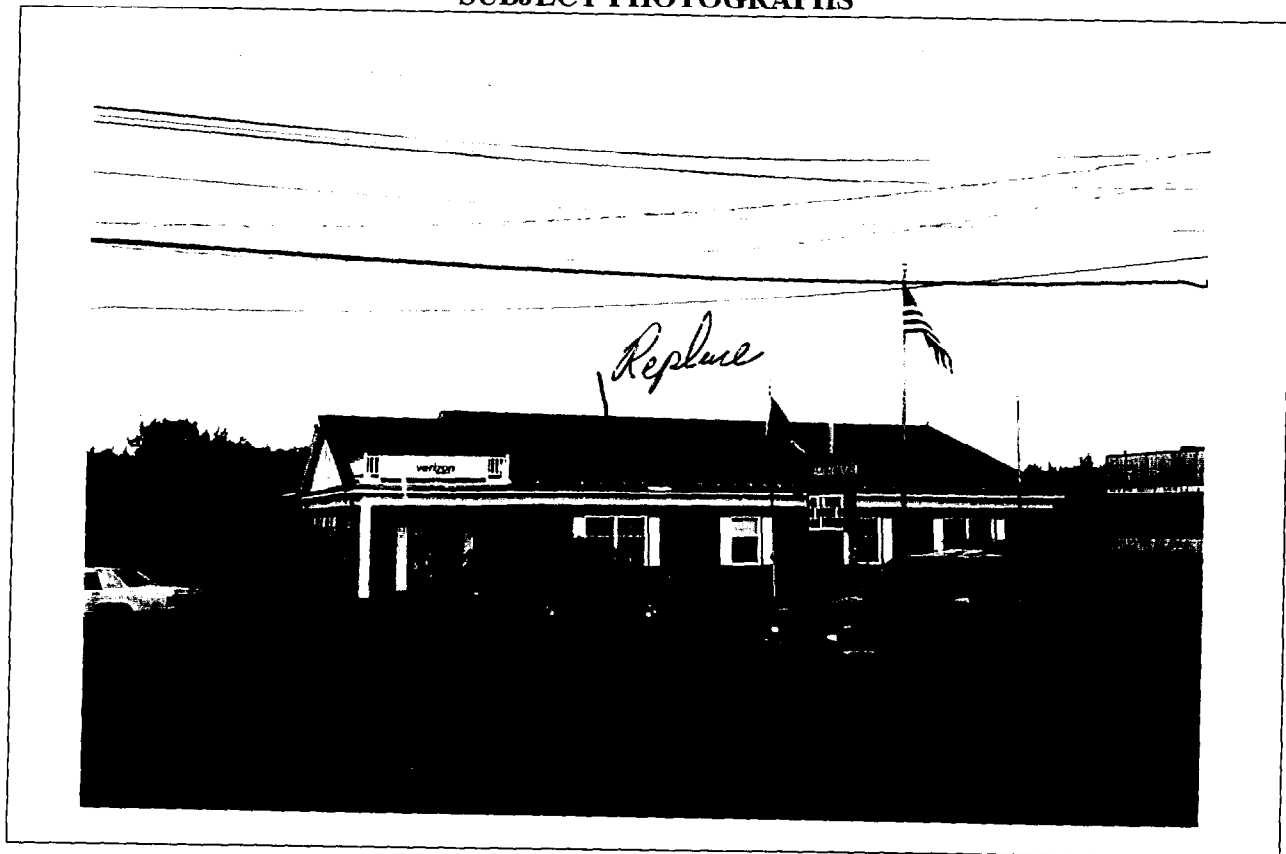
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS

he below mentioned is hereby Certificate Holder.

ign

CERTIFICATE HOLDER	ADDITIONAL INSURED/INSURER LETTER	CANCELLATION
CITY OF PORTLAND Michelle 150 Riverside Street Portland, ME 04103		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

SUBJECT PHOTOGRAPHS



1) Easterly (front) elevation of subject property from Riverside Street.



2) Southerly elevation of subject improvements looking (west) along southerly property line.

November 20, 2002

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

RE: 150 Riverside St, Portland

John E. Locke the owner of the above
mentioned location authorizes Sign Design Inc. to install signs/sign face
replacements.

John E. Locke
Signature

11-20-02
Date

John E. Locke.
Print Name



CITY OF PORTLAND, MAINE

Department of Building Inspections

Dec. 10 2007

Received from John Deane

Location of Work 1507 Riverside 207 4000
303 11th Ave 203 607

Cost of Construction \$ 20,000.00

Permit Fee \$ 202.00

Building (I) 3V Plumbing (I5) Electrical (I2) Site Plan (U2)

Other 303 11th Ave

CBL:

Check #: 10998 Total Collected \$ 202.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

496

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: 150 Riverside ZONE: B-A
OWNER: John Locke
APPLICANT: _____
ASSESSOR NO. _____

PLEASE CIRCLE APPROPRIATE ANSWER

SINGLE TENANT LOT? ☒ YES NO MULTI-TENANT LOT? YES NO
FREESTANDING SIGN? (ex. Pole Sign) ☒ YES NO -- DIMENSIONS 14 ft HEIGHT _____
MORE THAN ONE SIGN? ☒ YES NO DIMENSIONS 3 x 18 HEIGHT 12 ft on Bldg
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? _____

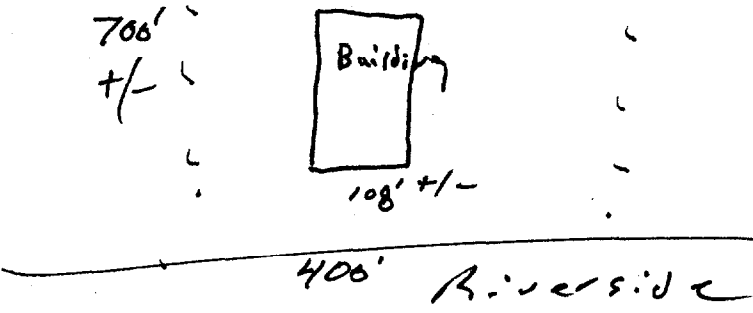
LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS:

1 Pole Sign

30 x 144 305.6
42 x 84 24.5 S.F.
54.5 S.F. Existing

*** TENANT BLDG. FRONTAGE (IN FEET): 108'
*** 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: [Signature] DATE: 12/10/02