

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091315

Please Read
Application And
Notes, If Any,
Attached

This is to certify that 1 PROPERTIES /Dube Signs / workhas permission to Remove old cabinet- install a 35" x 18" electronic mess centerAT 150 RIVERSIDE ST

CB 267 A006001

PERMIT ISSUED

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 lathed or otherwise enclosed-in. 24 HOUR 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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1315		Issue Date:		CBL: 267 A006001	
Location of Construction: 150 RIVERSIDE ST		Owner Name: J PROPERTIES		Owner Address: 17 BOWDOIN DR	
Business Name:		Contractor Name: Dube Signs / Mark		Contractor Address: 190 Shaker Road Gray	
Lessee/Buyer's Name		Phone:		Phone: 2076574551	
Past Use: Commercial - "Upscale"		Proposed Use: Commercial - "Upscale" - Remove old cabinet- install a 39"x 8' electronic message center		Permit Type: Signs - Permanent	
Proposed Project Description: Remove old cabinet- install a 39"x 8' electronic message center		Permit Fee: \$87.00		Cost of Work: \$87.00	
		CEO District: 3		Zone: B-4	
		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		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: Ldobson		Date Applied For: 11/17/2009		Zoning Approval	
<ol style="list-style-type: none">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.. <p>PERMIT ISSUED</p> <p>DEC 21</p>		Special Zone or Reviews		Zoning Appeal	
		<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"/> <i>OK w/condition</i> Date: <i>12/17/07</i> <i>AM</i>		<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:	

City of Portland

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

1-20-10 OK- change sign cabinet to message center. hgy

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1315	Date Applied For: 11/17/2009	CBL: 267 A006001
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Location of Construction: 150 RIVERSIDE ST	Owner Name: J PROPERTIES	Owner Address: 17 BOWDOIN DR	Phone:
Business Name:	Contractor Name: Dube Signs / Mark	Contractor Address: 190 Shaker Road Gray	Phone (207) 657-4551
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - "Upscale" - Remove old cabinet- install a 39"x 8' electronic message center	Proposed Project Description: Remove old cabinet- install a 39"x 8' electronic message center
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/07/2009**Note:****Ok to Issue:** ☒

- 1) Any LEDeltronic message display SHALL NOT continuously flash, nor contiuously blink, and SHALL NOT scroll. Electronic message board signs SHALL NOT change messages more than once every twenty (20) minutes. This City and State regulation SHALL BE strictly enforced.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/16/2009**Note:****Ok to Issue:** ☒

- 1) Signage Installation to comply with Chapters 31 & 32 of the IBC 2003 building code.

Comments:

11/24/2009-amachado: Spoke to Mark Dube, Dube Signs. Bottom sign was added without a permit (84" x 30"). Total square footage of sing is 74 67 sf. Total allowed square footage is 65 sf. It must be removed. Wrote letter.

12/7/2009-amachado: Received photo from Mark Dube. Bottom sign panel has been removed. Moving permit forward because it now meets the ordinance,

PERMIT ISSUED

DEC 21 2009

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

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.

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date



Signage/Awning Permit 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 Drive Portland ME 04103</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>267</u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>John Locke</u>	Telephone: <u>774.2900</u> <u>X205</u>
Lessee/Buyer's Name (If Applicable)	Contractor name, address & telephone: <u>Dube Signs</u> <u>190 Shaker Rd.</u> <u>Group, Inc. 04039</u> <u>6574551</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For I.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Mark Dube</u> phone: <u>657.4551</u>		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet): _____ Single Tenant or Multi Tenant Lot: <u>Single</u>		
Current Specific use: <u>Furniture Sales</u>		
If vacant, what was prior use: _____		
Proposed Use: <u>Same</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: _____		
Proposed awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Is awning backlit? Yes <input type="checkbox"/> No <input type="checkbox"/> Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes <input type="checkbox"/> No <input type="checkbox"/> If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/> Dimensions: _____ Awning? Yes <input type="checkbox"/> No <input type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

Please submit all of the information outlined in the Sign/Awning Application Checklist.
Failure to do so may result in the automatic 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, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 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, 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>Mark Dube</u>	Date: <u>10/16/09</u>
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By freestanding This is not a permit; you may not commence ANY work until the permit is issued.

$220' \text{ frontage} \times 65' = 14300'$
 $144' \times 1230' = 4320'$
 $30' \times 84' = 2520'$
 $11,270' = 74.17'$
 $60.67' = 8736' = 8" \times 84" = 672'$
 $39" \times 96" = 3744' (40' \times 91' = 3240')$
 $10,752' = 74.67'$

RECEIVED
NOV 17 2009
Dept. of Building Inspections
City of Portland, Maine



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*Penny St. Louis Littell - Director of Planning and Urban Development
Marge Schmuckal, Zoning Administrator*

November 24, 2009

Mark Dube
Dube Signs
190 Shaker Road
Gray, ME 04039

Re: 150 Riverside Street – 267 A006 – B-4 – freestanding sign – Permit #09-1315

Dear Mr. Dube,

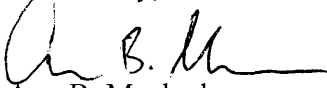
In reviewing the sign permit application to replace an existing sign cabinet on the freestanding sign at 150 Riverside Street, I had to check the maximum square footage of all the sign panels. The total square footage for the existing signs adds up to 74.76 square feet. In the B-4 zone, the maximum square footage allowed on a freestanding sign for a single tenant lot with street frontage of less than two hundred feet is sixty-five square feet (section 14-369.5, Table 2.10), so the existing freestanding sign exceeds the maximum allowable square footage.

In researching the previous permits, there was a permit issued in 2002 (#02-1245) to change the sign from Verizon to Upscale. On that permit there was a 30" by 12' panel, an 8" x 84" panel and an 84" by 40" panel. The total square footage added up to 56.89 square feet. After this permit was issued, the bottom 30" x 84" panel was added without a permit. Since this bottom panel was added without a permit, it is not legal, and it has made the sign nonconforming. The bottom panel must be removed to bring the sign into compliance.

Until the sign is brought into compliance, a permit cannot be issued to change the 40" by 84" panel to an electronic message center.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,


Ann B. Machado
Zoning Specialist
(207) 874-8709

12/17/09.
pictures show 30"x84"
panel has been removed.
ABM

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

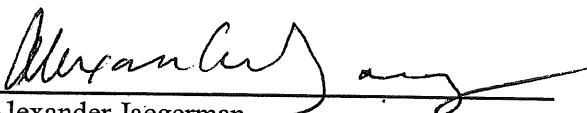
John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: May 28, 2003
SUBJECT: Request for Release of Defect Guarantees
Sleep Inn Hotel 160 Riverside Street
(ID# 2000-0047) (CBL#267A006)

Please release the escrow account #9360199026 for the Sleep Inn Hotel at 160 Riverside Street.

Current Balance \$ 6,079.00, and
\$11,518.00

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
— Code Enforcement
File

O:\PLAN\CORRESP\DRC\PERFORM\160RIVERSIDE3.DOC



PORTLAND MAINE

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Lee Urban - Director of Planning and Development
Jeanie Bourke - Inspection Division Services Director

June 26, 2007

COPY

J PROPERTIES
17 BOWDOIN DR
FALMOUTH, ME 04105

CBL: 267 A006001
Located at 150 RIVERSIDE ST

Certified Mail 70070710000249761023

NOTICE OF VIOLATION

Dear John Lock:

An evaluation of multiple City-wide locations on the 26th day of June, 2007 reveals that your company fails to comply with Chapter 14, Article III, of Code of Ordinance of the City of Portland.

This office has no record of a building permit issued for the "Junk-Off®" signs attached to multiple structures and public/private property throughout the City. Furthermore, zoning ordinances only permit such uses in front of your business establishment.

You have ten (10) days from receipt of this letter to remove all un-permitted signs. A re-inspection will occur on the 6th day of July, 2007, at which time the signs must be removed.

I spoke with you on the 25th day of May, 2007 advising you to remove all un-permitted signs. Please be advised that the Portland City Council has amended the Building regulations to include a \$75.00 re-inspection fee. This violation will automatically cause a re-inspection at no charge. If there are any subsequent inspections, however, the \$75.00 fee will be assessed for each inspection.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in § 6-1 Code and in Title 30-A of M.R.S.A. § 4452 and § 14-57 of the Portland Zoning Ordinance.

This constitutes an appealable decision pursuant to § 6-127 of the Code.

Please feel free to contact me @ 874.8702 if you have any questions or would like to discuss this matter further.

Sincerely,



Jon Rioux,

Code Enforcement Officer

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

DEC - 7 2009

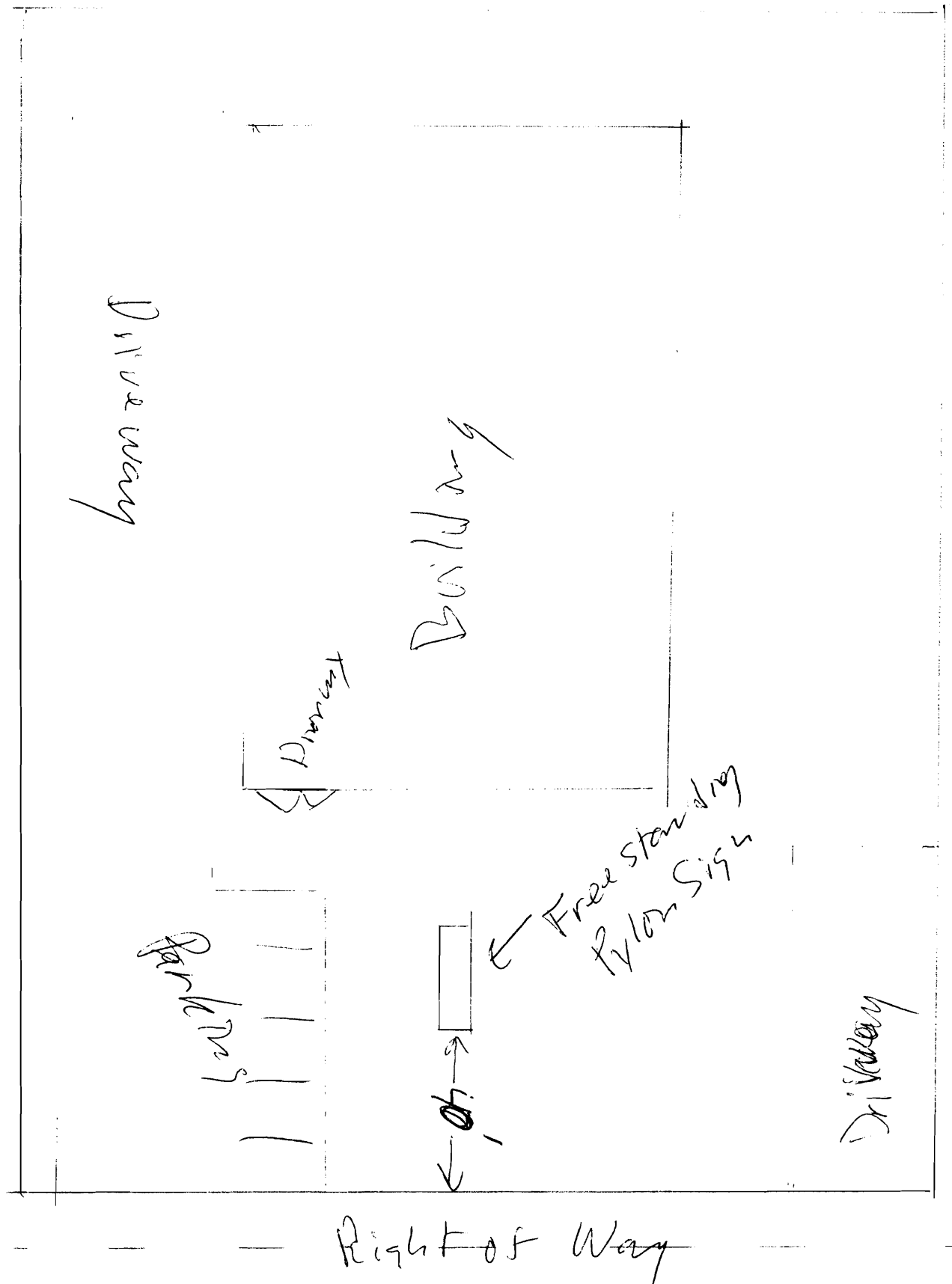
12.07.2009

UPSCALE

*Maine's Largest
Home Furnishings
Consignment
Gallery*



Upscale Resale
150 Riverside Drive



every 20 minutes

12'

UPSCALE
CONSIGNMENT & FURNITURE

Maine's Largest
Messiah
Home Furnishings
Consignment
Gallery

UPSCALE
AUCTION & REALTY
REAL ESTATE BROKERAGE

UPSCALE
1800 FT
One Stop Home & Real Estate
774-2000
www.upscalema.com

10.09.2009

removed
12/17/09

Mounting Arrangement

BACK VIEW

3624-RE-24X64-M/S

Continuous Horizontal
angle iron will be
attached to existing
Pylon Poles &
these cabinets
will be attached
slave to those
with gr 5
bolts.

VENTILATING WINDOWS

Master

Data Wire

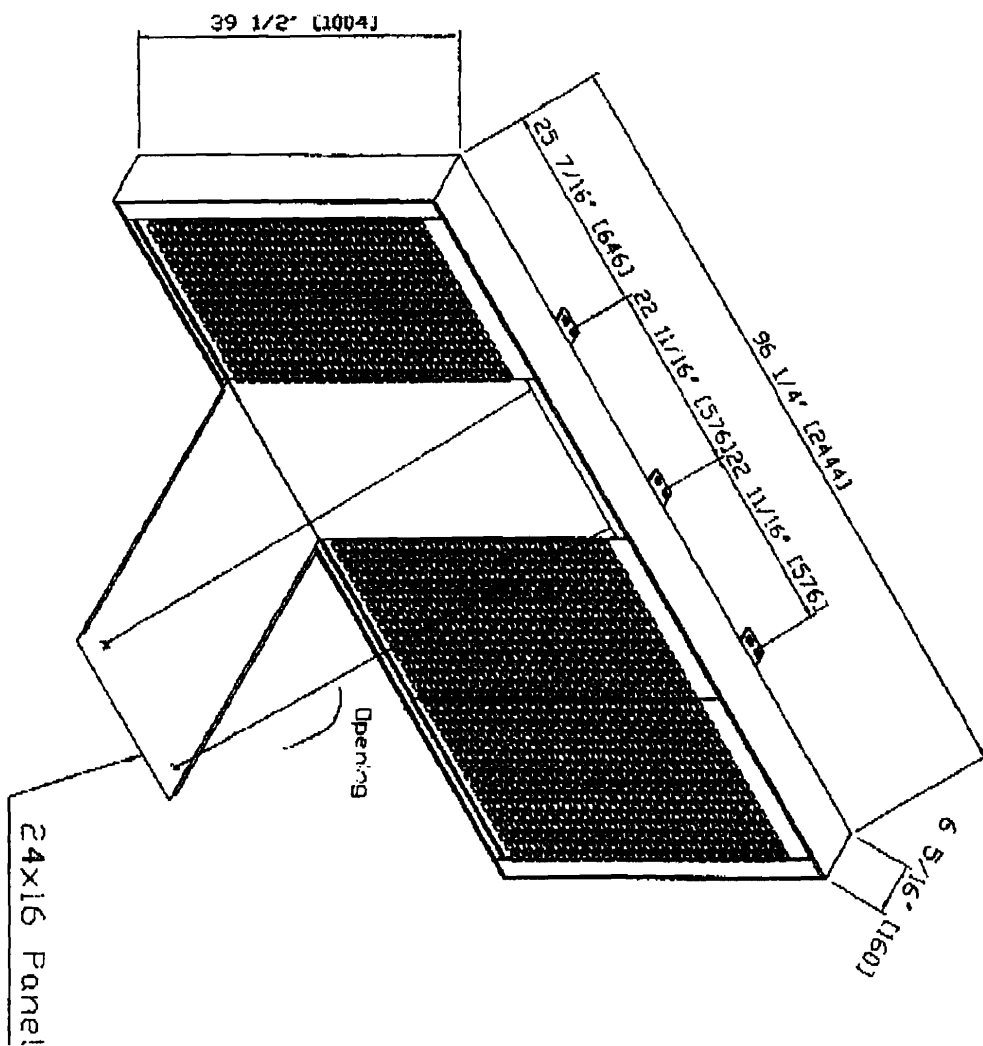
AC

25 PIN CABLE

Solar Radiation Shields
Temp Sensor inside

FRONT VIEW

3624-R6-24X64-M/S
(Front service only)



SIDE VIEW

