

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that KMG PROPERTIES, LLC

Located At 420 RIVERSIDE ST (430)

Job ID: 2012-03-3627-SIGN

CBL: 320- A-003-001

has permission to install a 4' x 7' free standing sign

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

N/A

A handwritten signature in black ink, appearing to read "A. Bellu".

3/29/12

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-03-3627-SIGN

Located At: 420 RIVERSIDE ST

CBL: 320- A-003-001

Conditions of Approval:

Building

1. Signage and Awning 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) 8716

Job No: 2012-03-3627-SIGN	Date Applied: 3/28/2012	CBL: 320- A-003-001	
Location of Construction: 420 RIVERSIDE ST (4 th)	Owner Name: KMG PROPERTIES LLC (Martin Geesaman)	Owner Address: 487 RIVERSIDE ST PORTLAND, ME 04103	Phone: 207-797-4588
Business Name: ComNav Engineering Inc.	Contractor Name: Sign Concepts LLC – Ron Nevers	Contractor Address: 75 Bishop St., Portland, ME 04103	Phone: 207-699-2920
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: I-M
Past Use: Offices & light industrial (#2012-02-3332)	Proposed Use: Same – Offices & light industrial – COMNAV Engineering – install 4' x 7' free standing sign	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	Inspection: Use Group: Type: Sign Signature: ABM 3/29/12
Proposed Project Description: 4' x 7' freestanding sign		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews

- Shoreland
- Wetlands
- Flood Zone
- Subdivision
- Site Plan
- Maj Min MM

Date: OK
3/29/12 ABM

Zoning Appeal

- Variance
- Miscellaneous
- Conditional Use
- Interpretation
- Approved
- Denied

Date:

Historic Preservation

- Not in Dist or Landmark
- Does not Require Review
- Requires Review
- Approved
- Approved w/Conditions
- Denied

Date: ABM

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



IM

2012 03 3627

66

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>430 Riverside St. Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>300</u> Block# <u>A</u> Lot# <u>003</u>	Owner: <u>Martin Geeseman</u> <u>com NAV Engineering</u> <u>987 Riverside St. Portland ME 04103</u>	Telephone: <u>797-4585</u>
Lessee/Buyer's Name (If Applicable): <u>same</u>	Contractor name, address & telephone: <u>sign concepts LLC</u> <u>75 Bishop St.</u> <u>Portland, ME 04103</u>	Total s.f. of signage x \$2.00 <u>280</u> = <u>56.00</u> Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ <u>86</u> Awning Fee = cost of work Total Fee: \$ <u>86</u>

56.00
30.00
86.00

Who should we contact when the permit is ready: Ron Nevors phone: 699-2920

Tenant/allocated building space frontage (feet): Length: _____ Height: _____
Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot single tenant

Current Specific use: Vacant
If vacant, what was prior use: Moine Tumpike Authority
Proposed Use: com NAV Engineering

Information on proposed sign(s):
 Freestanding (e.g., pole) sign? Yes No _____ Dimensions proposed: 4x7' Height from grade: 10'
 Bldg. wall sign? (attached to bldg) Yes _____ No Dimensions proposed: _____

Proposed awning? Yes _____ No Is awning backlit? Yes _____ No _____
 Height of awning: _____ Length of awning: _____ Depth: _____
 Is there any communication, message, trademark or symbol on it? Yes _____ No _____
 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 No _____ Dimensions: 4x8'
 Bldg. wall sign? (attached to bldg) Yes _____ No Dimensions: _____
 Awning? Yes _____ No 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. new sign same as existing sign

RECEIVED
MAR 28 2012

Dept. of Building Inspections
City of Portland Maine

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 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: Ronald Nevors Date: 3/27/12

This is not a permit; you may not commence ANY work until the permit is issued.
 freestanding - single tenant - 350 - 4x7 = 280 (20)
 max height 10' 10' sign (20)
 setback 5' - in same spot as previously permitted. 15' from street.



Signage/Awning Permit Application Checklist

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 to 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 owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot indicating location of buildings, driveways and 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 signs 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 required for awning or canopy.
- A UL# is required for lighted signs at the time of final inspection.
- Pre-application questionnaire completed and attached.
- Photos of existing signage
- Details for sign fastening, attachment or mounting in the ground.

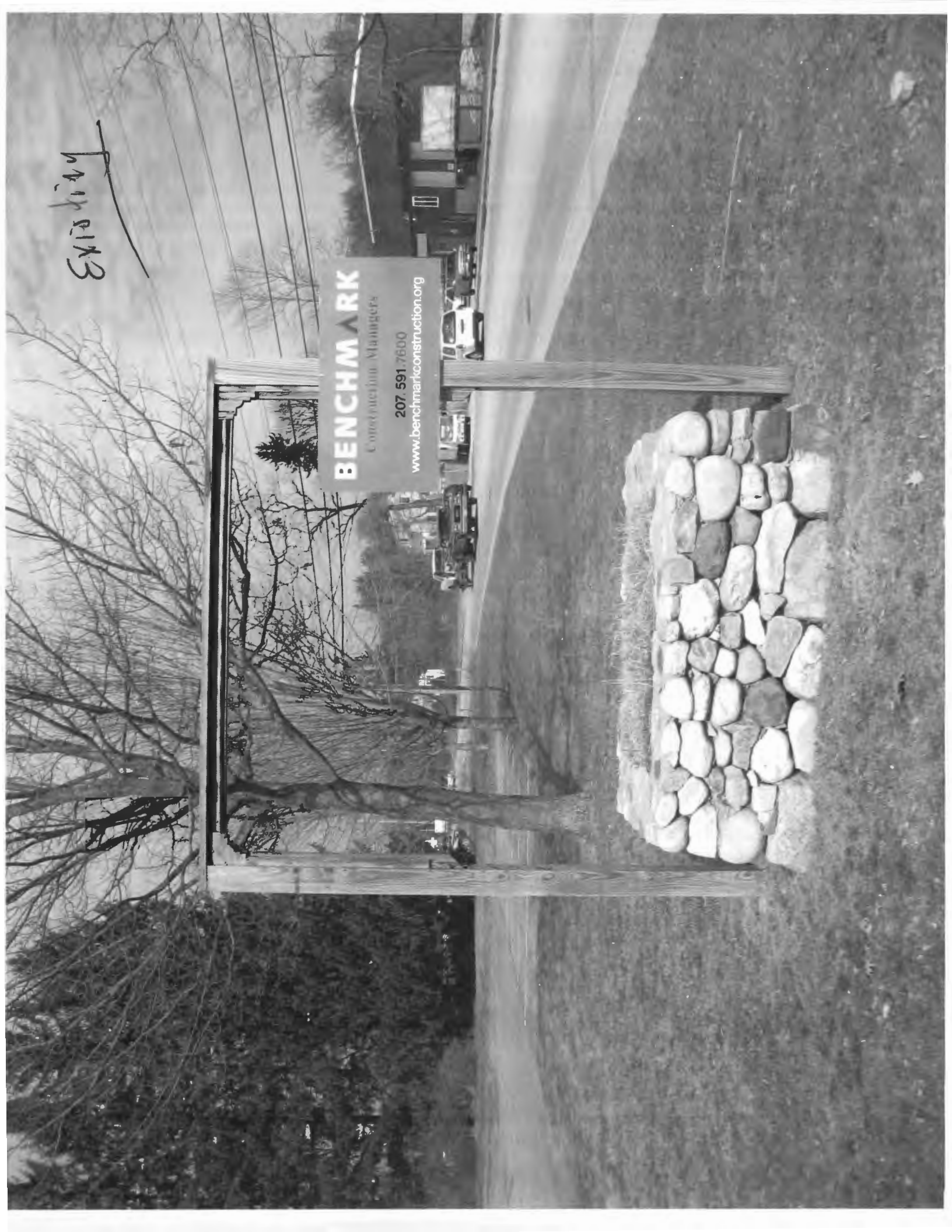
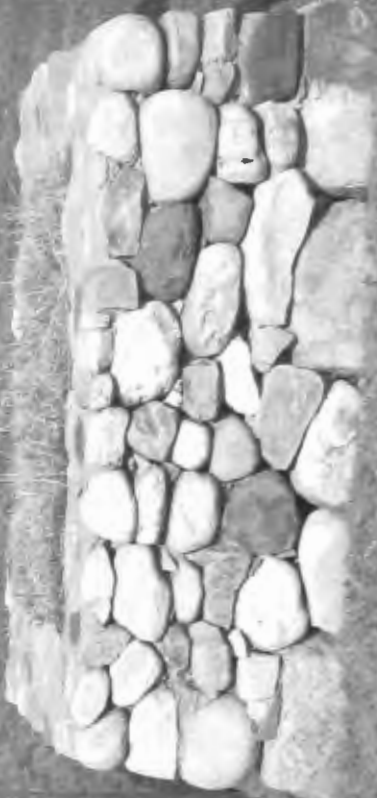
Permit fee for signage or awning-with-signage: \$30.00 plus \$2.00 per square foot of sign.

Permit fee for awning-without-signage is based on cost of work:
\$30.00 for the first \$1,000.00, \$9.00 per additional \$1,000.00 of cost.

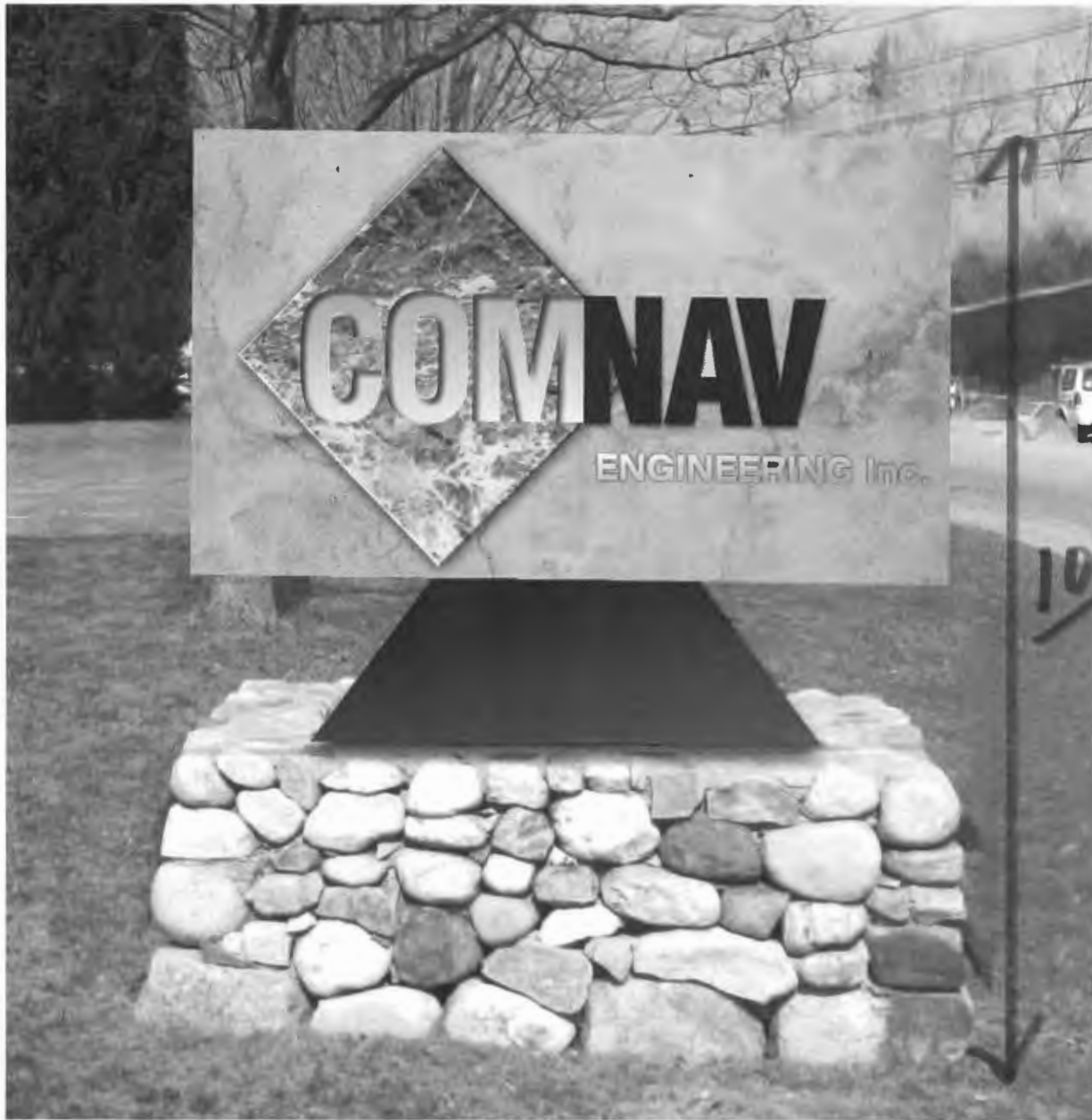
Base application fee for any Historic District signage is \$65.00.

Exterior

BENCHMARK
Construction Managers
207.591.7600
www.benchmarkconstruction.org



NEW PROPOSED



SIGNConcepts
VISUAL COMMUNICATION EXPERTS

Date: 3/19/12 Scale: 1" = 1'

Drawing #: 1b Sales Rep: RN

Rev #: 1 Rev Date: 3/23/12

Appr'd by:

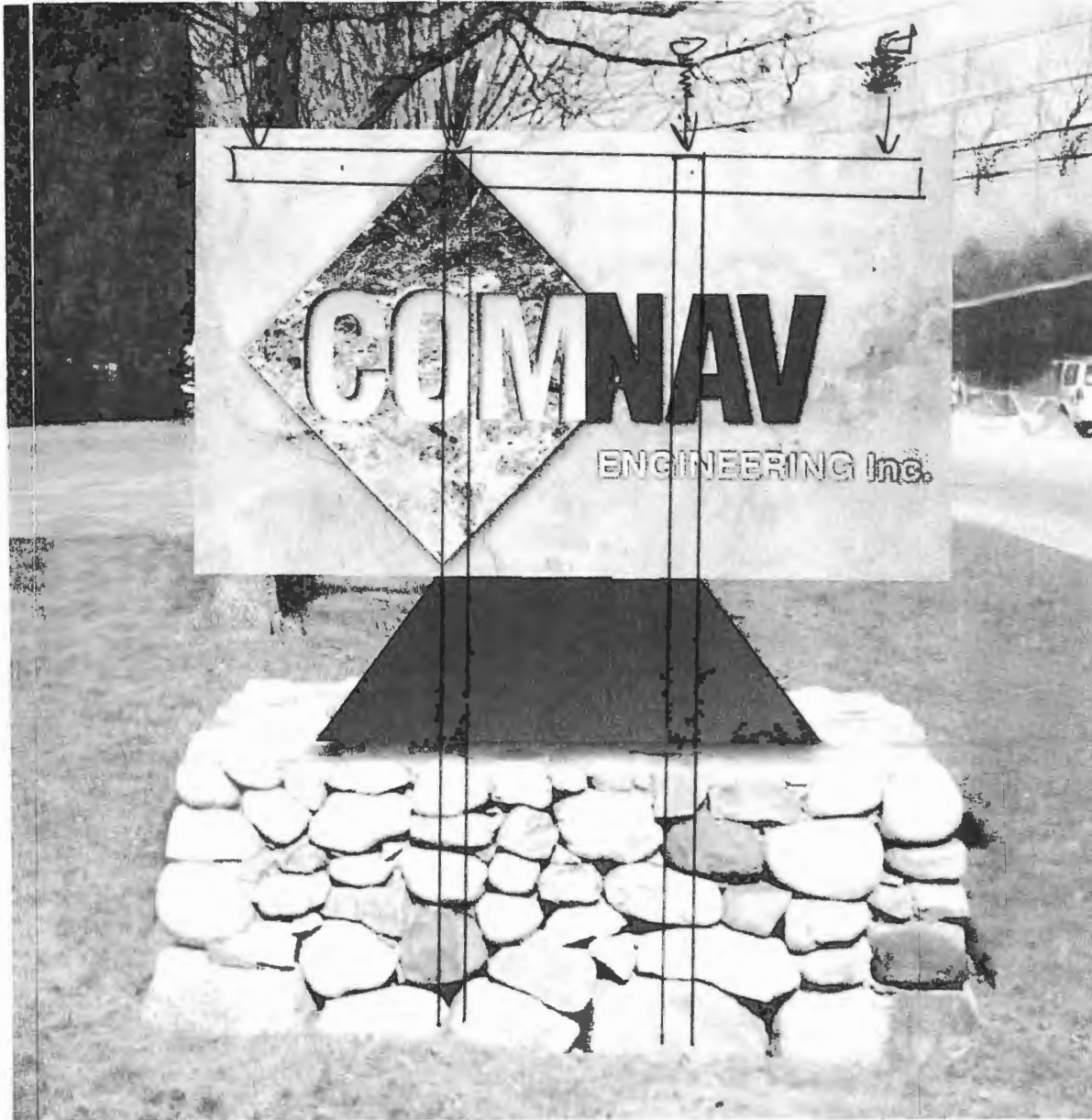
D/F COMNAV

- 4' x 7' dimensional sign faces
 - 6mm Alupanel substrate
 - acrylic cutout letters & logo
 - digitally printed vinyl textures

steel 2" tube
Down into concrete
base.

stone is existing!

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Sign Concepts
VISUAL COMMUNICATION EXPERTS

Date: 3/19/12 Scale: 1" = 1'

Drawing #: 1b Sales Rep: RN

Rev #: 1 Rev Date: 3/23/12

Apprv'd by:

COMNAV

- 2 - 4' x 7' dimensional sign faces
- 6mm Alupanel substrate
- acrylic cutout letters & logo
- digitally printed vinyl textures

2" tube steel
into concrete base
sign fabricated
to sleeve over
steel & Bolted w/
1/2" grade 8 Bolts
from the top.

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Monday, March 26, 2012

Ron Nevers
Sign Concepts
75 Bishop St.
Portland, ME 04103
United States

Dear Ron:

I grant you permission to apply for a sign permit on my behalf and install the sign outlined in your quote for our new building at 430 Riverside St. Portland ME. Should any questions arise please feel free to have anyone necessary contact me directly.

Sincerely,

Martin J. Geesaman
President

*COMNAV
owns
this property!*

987 Riverside Street
Portland, ME 04103 USA

Tel: (207) 797-4588
Fax: (207) 797-8155



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Receipts Details:

Tender Information: Check , BusinessName: Sign Concepts, Check Number: 5622
Tender Amount: 86.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 3/28/2012
Receipt Number: 42295

Receipt Details:

Referance ID:	5853	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	86.00	Charge Amount:	86.00
Job ID: Job ID: 2012-03-3627-SIGN - 4' x 7' freestanding sign			
Additional Comments: 430 riverside st			

Thank You for your Payment!