

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

Permit No: 05-0622 Issue Date: **PERMIT ISSUED** 09/11/05
 A003901

Location of Construction: 508 RIVERSIDE ST	Owner Name: DIPETRANTONIO H DIANE	Owner Address: 20 CONTINENTAL DR JUL - 5 2005	Phone: 207-874-8703
Business Name:	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland	Phone: 207-874-9770
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	City of Portland Zone: I-M

Past Use: Commercial	Proposed Use: Commercial / Install an informational free standing sign	Permit Fee: \$190.00	Cost of Work: \$190.00	GEO District: 5
Proposed Project Description: Install an informational free standing sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type: Signs	

Permit Taken By: Idobson	Date Applied For: 05/20/2005	Signature: Date:
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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>		<p>Zoning Approval</p> <p>Signature: <i>TR-2003</i> <i>PMB 6/30/05</i> Date:</p>

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 <input type="checkbox"/> Major <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: <i>05/20/05</i>	Date: <i>05/20/05</i>	Date: <i>05/20/05</i>

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

This is to certify that DIPIETRANTONIO HDIA has permission to Install an informational free s AT 508 RIVERSIDE ST

The S... /... ding sig...

321 A003001

Permit Number: 050622

JUL - 5 2005

PERMIT ISSUED

CITY OF PORTLAND

provided that the person or persons, of the provisions of the Statutes of the construction, maintenance and u this department. ... or ... epting this permit shall comply with all ... ne and of the ... nces of the City of Portland regulating ... of buildings and str ... tures, and of the application on file in

Apply to Public Works for street line and grade if nature of work requires such information.

N... gi... be... la... H... ication and wr... e this... d or o... R NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this build- ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department Name

PENALTY FOR REMOVING THIS CARD

Jamie Burke 6/30/05
Director - Building & Inspection Services



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

May 31, 2005

Dave Berrang
The Signery
299 Forest Avenue
Portland, ME 04101

RE: 508 Riverside Street – 321-A-003 – I-M Industrial Zone – application #05-0622

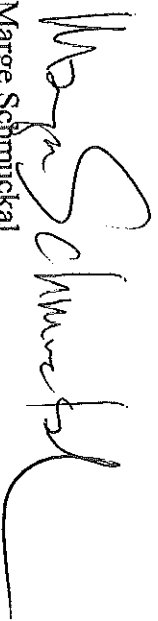
Dear Dave,

I am in receipt of your permit application for a new freestanding sign with the old sign to be removed. Please note that your permit is denied because you are not meeting the requirements of the sign ordinance.

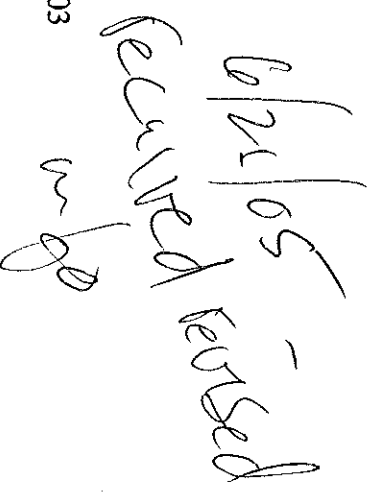
Under section 14-369.5(b), table 2.12, the maximum allowance for a multi-tenant building in the I-M zone is 70 square foot of signage. Your application is showing 77.50 square foot of signage. Your application is denied because all the required information has not been submitted. There is no plot plan showing the sign setback from the front property line. And your submitted plans do not show the height of the newly proposed sign.

If you can submit all the required information and revise the size of your sign to meet the current sign regulations within the next thirty (30) days, I will be glad to re-look at your proposal, otherwise your permit will be void after such time.

Very truly yours,


Marge Schmuckal
Zoning Administrator

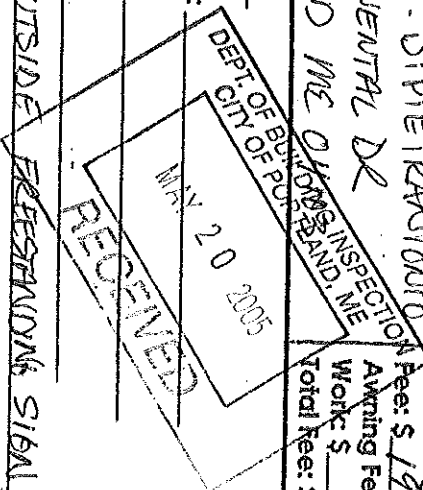
Cc: Diane H. Dipietrantonio, 20 Continental Dr., Portland, ME 04103
file



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>508 Riverside ST</u>		Square Footage of Lot <u>76,000 - 75,604</u>	
Total Square Footage of Proposed Structure <u>80</u>		Tax Assessor's Chart, Block & Lot Chart# <u>321</u> Block# <u>4003</u> Lot# <u>001</u>	
Lessee/Buyer's Name (if applicable)		Owner: <u>DIANE H. DIPIETRA/TOWNID</u>	Telephone: <u>878-1338</u>
Applicant name, address & telephone: <u>DIANE H. DIPIETRA/TOWNID</u> <u>BOULIVANTENRAL DR</u> <u>PORTLAND ME 04106</u>		Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Awning Fee = Cost Of Work \$ <u>190</u> Total fee: \$ <u>190</u>	
Current use: <u>MULTIUNIT SERVICE</u>			
If the location is currently vacant, what was prior use: Approximately how long has it been vacant:			
Proposed use: _____			
Project description: <u>DESIGN AND INSTALL OUTSIDE RESTAURANT'S SIGAL</u>			
Contractor's name, address & telephone: <u>THE SIGNERY, 299 FOREST AVE, PORTLAND ME 04101</u>			
Whom should we contact when the permit is ready: <u>DAVE BERTRAND, THE SIGNERY</u>			
Mailing address: <u>299 FOREST AVE, PORTLAND ME 04101</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 \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-879-7700			



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: [Signature] Date: 5.17.05

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

SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

P-M Zone

ADDRESS: 508 RIVERSIDE ST

ZONE: RETAIL-DEVELOPMENT SERVICE

CBL: 321 4003 001

SINGLE TENANT LOT? YES NO MULTI TENANT LOT? YES NO

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES NO

TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 12,000 sq ft Height: 12'

10 x 7.75 = 77.50'

INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS PROPOSED: 10' x 7'9"

BLDG. WALL SIGN? (attached to bldg) YES NO DIMENSIONS PROPOSED: _____

INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES NO DIMENSIONS: Will be removed

BLDG. WALL SIGN (attached to bldg)? YES NO DIMENSIONS: _____

AWNING? YES NO DIMENSIONS: _____

LOT FRONTAGE (FEET): 250'

NO

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 WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? _____ s.f.

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 ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: [Signature]

DATE: 5.17.05

***** FOR OFFICE USE ONLY *****

170' MAX

table 2.12

- 7'7.5' show

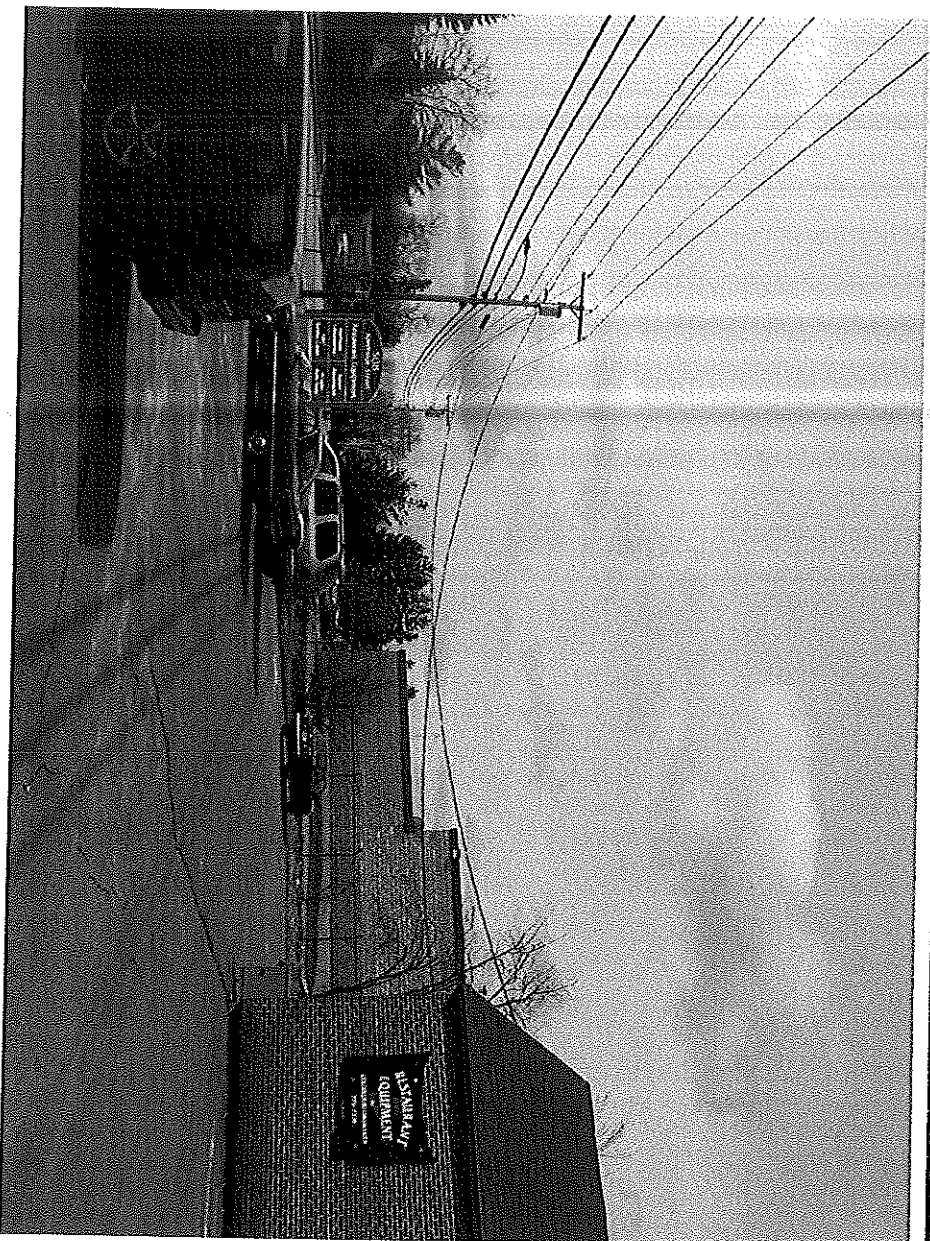
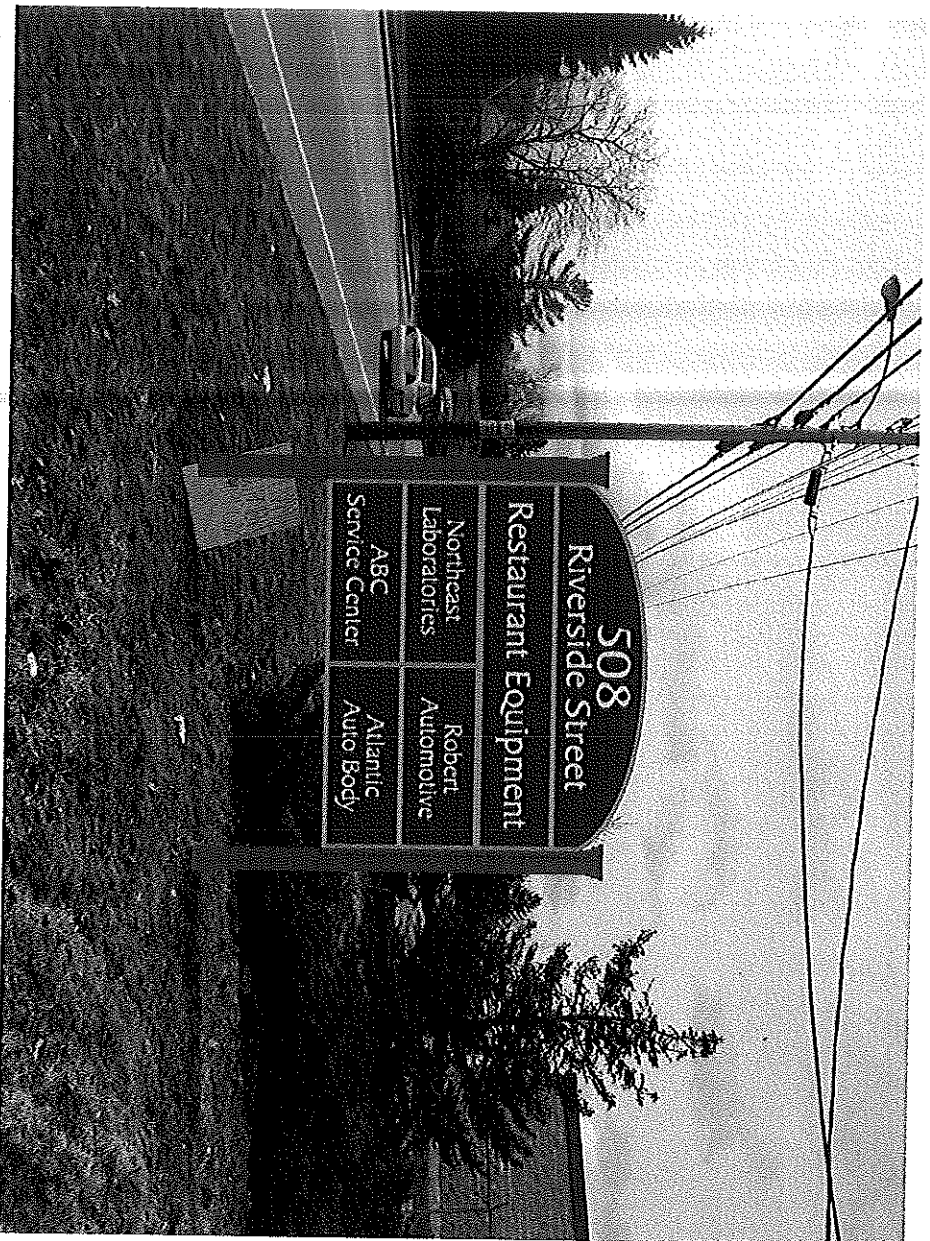
15' high

- 10' now show

54.25'

5' setback

-> not show - 10' now show



ACORDTM CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/07/2005

SOURCE (207)829-6393 FAX (207)829-0933
 Verti11 Insurance Agency
 10, Box 318
 Cumberland, ME 04021-0318
 Nancy Burton

299 Forest Ave.
 Portland, ME 04101
Dave Bertraw

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	NAIC #
INSURER A: OneBeacon Insurance Co.	31267
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	

OVERAGES

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 ANY 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.

RATED INSURED	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
					EACH OCCURRENCE	AGGREGATE
X	GENERAL LIABILITY	YMI1009405	08/06/2004	08/06/2005	COMBINED SINGLE LIMIT (Ea accident)	\$
	EXCESS/UMBRELLA LIABILITY				\$	
	AGGREGATE LIMIT APPLIES PERCENTAGE				\$	
	PROPERTY DAMAGE (Per accident)				\$	
	BODILY INJURY (Per person)				\$	
	BODILY INJURY (Per accident)				\$	
	PROPERTY DAMAGE (Per accident)				\$	
	AUTO ONLY - EA ACCIDENT				\$	
	OTHER THAN AUTO ONLY				\$	
	AGGREGATE				\$	
WORKERS COMPENSATION AND EMPLOYERS LIABILITY						
ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?						
OTHER						

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 City of Portland is additional insured.

CERTIFICATE HOLDER

City of Portland
 389 Congress Street
 Portland, ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER 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 INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE

Nancy Burton *Nancy Burton*

RD 25 (2007108) FAX: (207)874-8716

©ACORD CORPORATION 1988



JOB INFO

DESIGNER

X1 D/S 3/4 MDO SIGN
12' CEDAR POST / CAP
,040 PANELS COVERED HP-RUSSET BROWN
HP-ANT. WHITE
INSTALLED

Until approved Job and Deposit is made, This proof is property of The Signery

INSTALL

BAV

Approved By:
Date:

PLEASE REVIEW THIS PROOF CAREFULLY!
AND SEND COPY BACK TO THE SIGNERY THANK YOU

Ed - 5/20 PM

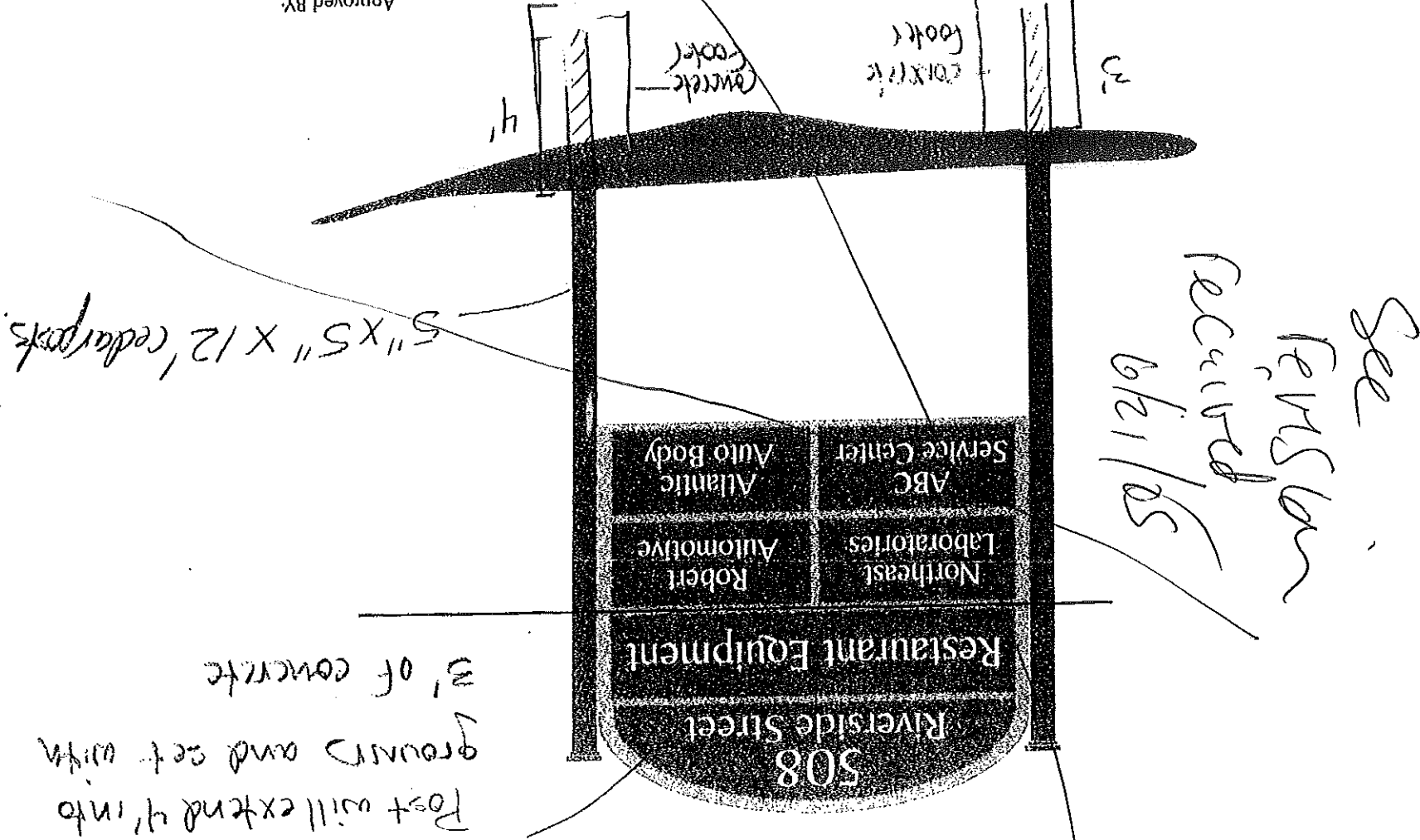


Table 2.12 *IL, ILb, IM, Ima, Imb, IN, IAb* *2/5/97*
~~Industrial I-1, I-2, I-2b, I-3, I-3b, I-4, and Waterfront Port~~
 Development Zones

Freestanding Signs

	Single Tenant Buildings	Multi-Tenant Buildings
Maximum Permitted Area	35 sq. ft.	70 sq. ft.
Height	10 ft.	15 ft.
Setback	5 ft.	5 ft.
# Freestanding signs per lot	1 (a)	1 (a)

(a) If lot fronts on more than one street, one freestanding sign of equivalent permitted sign area is allowed for each additional frontage, provided such signs are not readily concurrently visible.

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings
Maximum permitted sign area	na	na
Max % of wall area on which sign(s) is(are) to be placed	6%	Principal Facade(s) 8% All Other Facade(s) 2%
# bldg. signs permitted per lot	2/building face	1/tenant plus 1 additional per building face (a)

THE SIGNERY

299 Forest Avenue
Portland, Maine 04101
207.879.7700
Fax: 207.879.1570
Email: signery@maine.r.com

June 6, 2005

Marge Schmuckal
Zoning Administrator
City of Portland
389 Congress Street
Portland, ME 04101

4 05-0622

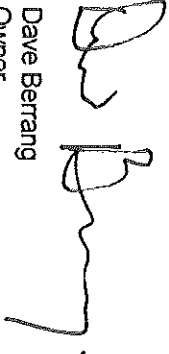
Dear Marge:

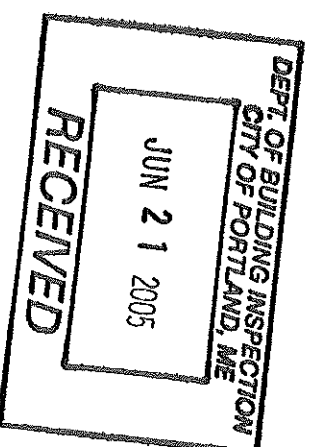
I am submitting for your review a new layout of the sign we are building for 508 Riverside Street. Additionally, I am supplying new photos showing the proposed placement of the sign. The height of the sign is 10'.

As you can see, the overall size of the sign is 7' x 7'9", or just shy of 56 sqft.

Sincerely,

7x7.75 = 54.25-sq

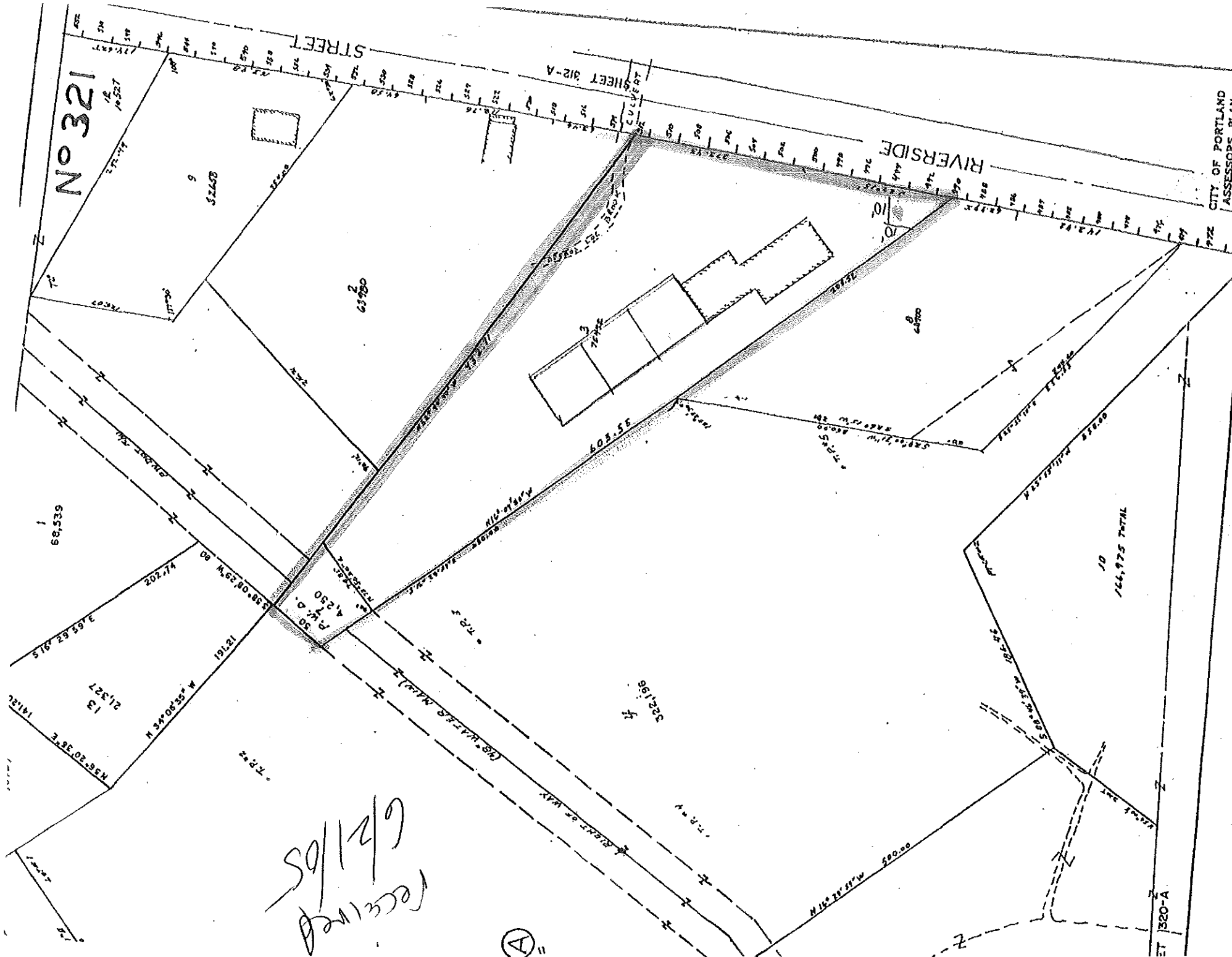

Dave Berrang
Owner



RIVERSIDE

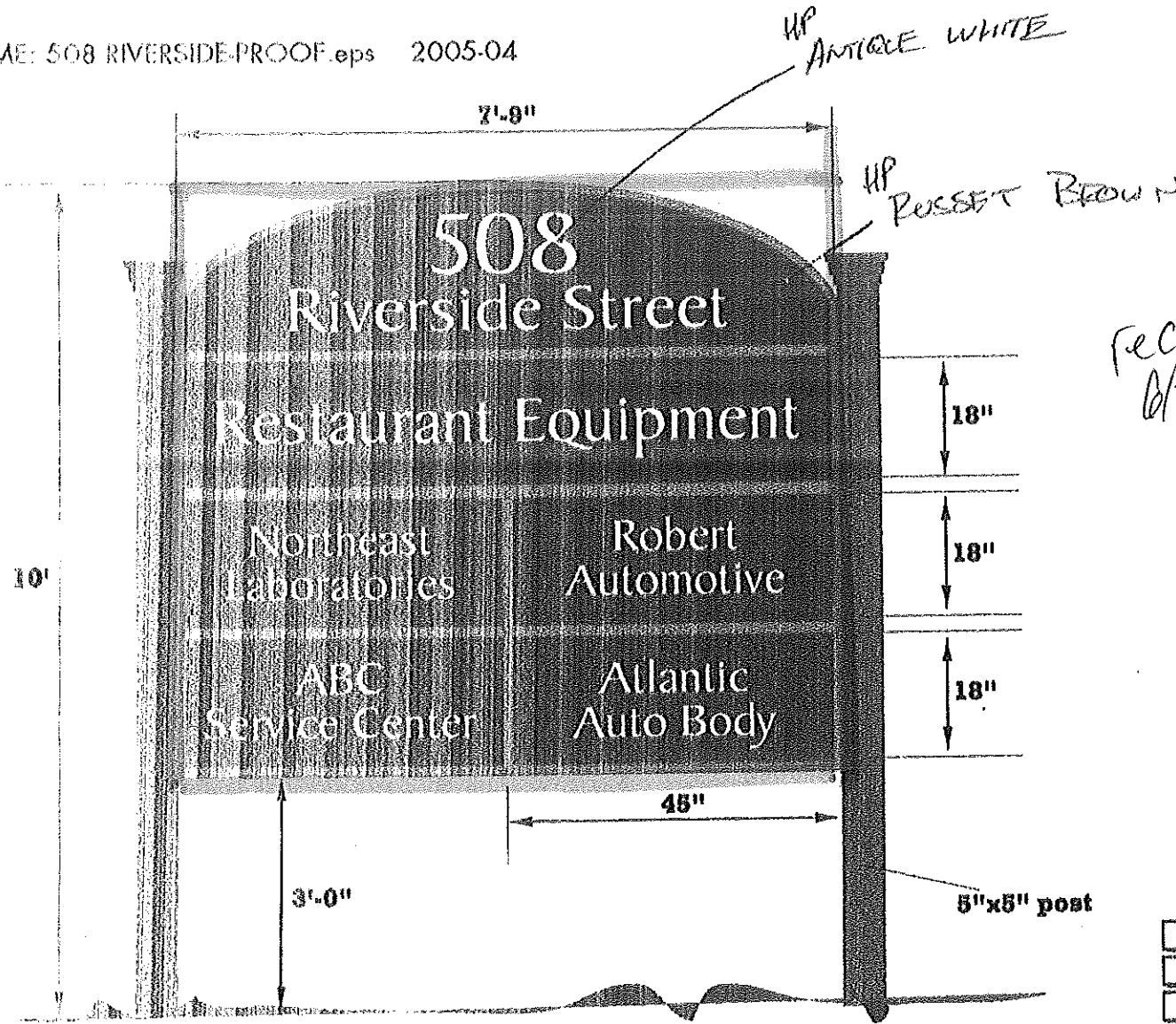
SHEET 312-A

No 321



50/12/99
 C/2/1/05
 RECEIVED

Ⓐ



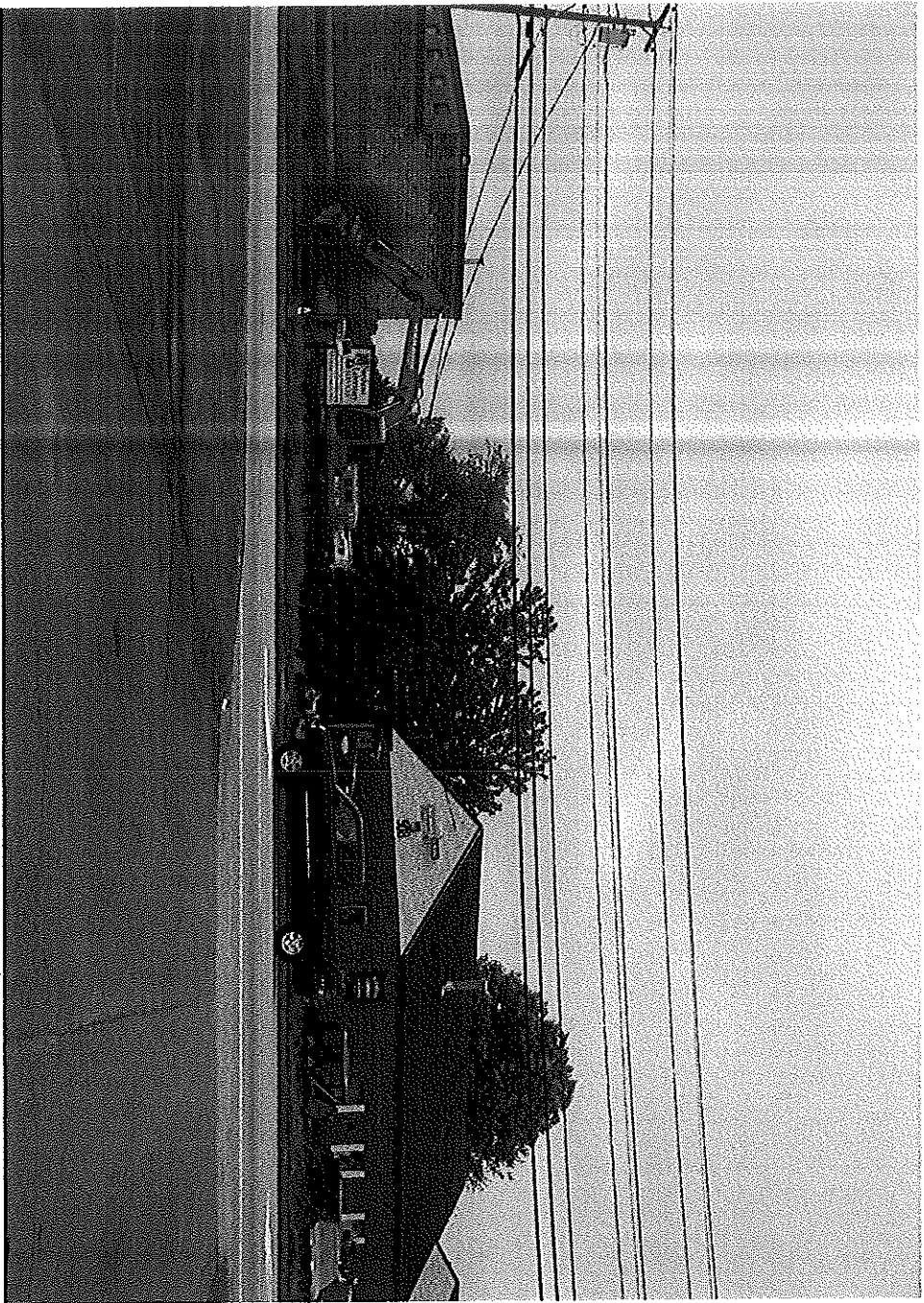
*Received
6/21/05*

- OK AS IS (APPROVED)
- OK WITH STATED CORRECTIONS (APPROVED)
- NEED NEW PROOF (NOT-APPROVED)

Approved BY: *Kimberly H. H. H.*
Date: *6/3/05*

PLEASE REVIEW THIS PROOF CAREFULLY!
AND SEND COPY BACK TO THE SIGNERY THANK YOU

 <small>2000 ROBERT LAMM PORTLAND, ME 603-882-7203 FAX 603-882-7203</small>	<p>DESIGNER MC²</p>	<p>1) D/S DIRECTORY SIGN <i>DYO ALUM.</i> 3/4 MDO WITH ALUMALITE-PANELS IN SECTIONS 120" x 103" (OVERALL) HP WHITE VINYL LETTERING INSTALLED*</p>	<p>INSTALL</p> <p><input type="checkbox"/> YEB</p> <p><input type="checkbox"/> V</p> <p><input type="checkbox"/> B</p>	
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Recorded 6/21/05



City of Portland, Maine - Building or Use Permit

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

Permit No:	05-0622	Date Applied For:	05/20/2005	CBL:	321 A003001
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Location of Construction:	508 RIVERSIDE ST	Owner Name:	DIPETRANTONIO H DIANE	Owner Address:	20 CONTINENTAL DR	Phone:	
Business Name:		Contractor Name:	The Signery	Contractor Address:	299 Forest Avenue Portland	Phone	(207) 879-7700
Lessee/Buyer's Name		Phone:		Permit Type:	Signs - Permanent		

Proposed Use:	Commercial / Install an informational free standing sign	Proposed Project Description:	Install an informational free standing sign
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/30/2005

Note: 5/31/05 - see letter - too large - no setback shown, no height shown **Ok to Issue:**

1) This permit is being approved on the basis of revised plans submitted on 6/21/05. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved **Reviewer:** Jeanine Bourke **Approval Date:** 06/30/2005

Note: 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.

Ok to Issue:

Please call 874-8703 or 874-8693 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.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee _____ Date _____
Signature of Inspections Official _____ Date 7-11-05

CBL: 221 A003 Building Permit #: 050622