

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050622
JUL - 5 2005
CITY OF PORTLAND

This is to certify that DIPIETRANTONIO H DIAZ /The Significant
has permission to Install an informational free standing sign
AT 508 RIVERSIDE ST 321 A003001

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.
HEAVY 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

Jeanie Bouke 6/30/05
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: 05-0622	Issue Date: DR JUL - 8 2005	CITY: PERMIT ISSUED A003001
Owner Name: DIPIETRANTONIO H DIANE	Owner Address: 20 CONTINENTAL	Phone: 2078797700
Business Name: The Signery	Contractor Name: The Signery	Contractor Address: 299 Forest Avenue Portland
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent
		Zone: I-M

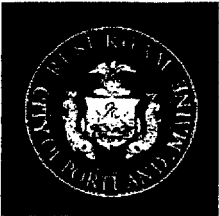
Past Use:	Proposed Use: informational free standing sign	Permit Fee:	Cost of Work:	CEO District:
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Type: Sign	
		Signature	Signature: <i>AMB 5/30/05</i>	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Permit Taken By: Idobson	Date Applied For: 05/20/2005	Zoning Approval		
<ol style="list-style-type: none"> 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>6/22/05</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:	
	<i>ok per revisions</i>		<i>9</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



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,

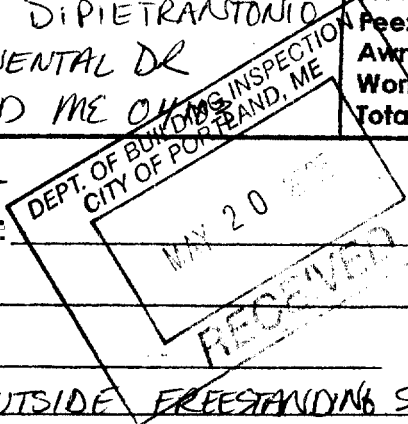
Marge Schmuckal
Zoning Administrator

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

6/21/05
received revised
info

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>		
Total Square Footage of Proposed Structure <u>80</u>	Square Footage of Lot <u>70,000 75,604</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>321</u> Block# <u>4003</u> Lot# <u>001</u>	Owner: <u>DIANE H. DIPIETRANTONIO</u>	Telephone: <u>878-1338</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>DIANE H DIPIETRANTONIO</u> <u>20 CONTINENTAL DR</u> <u>PORTLAND ME 04103</u>	Total s.f. of signage x \$2.00 per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <u>190</u> Awning Fee = Cost Of Work: \$ _____ 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 FREESTANDING SIGN</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 BERRAND, 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: 	Date: <u>5-17-05</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued

SIGNAGE/AWNING PERMITS APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

I-M Zac

ADDRESS: 508 RIVERSIDE ST

ZONE: ~~RETAIL~~ ~~PERSONAL SERVICE~~

CBL: 321 400 3001

SMGLE 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: overall 12,000 ft. ₁₂₅ Height: 12'

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

10 x 7.75 = 77.50

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 ****

70' max
15' high
5' setback

table 2.12
→ not show
→ not show

- 77.50 shown
revision received 6/2/05 54.25
- 10' now show
- 10' now show



ISSUER (207)829-6393 FAX (207)829-0933

verill Insurance Agency
 .0. Box 318
 umberland, ME 04021-0318
 lancy Burton

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 #

INSURED little blue i corp dba The Signary
 299 Forest Ave.
 Portland, ME 04101

INSURER A: OneBeacon Insurance Co.

31267

INSURER B:

INSURER C:

INSURER D:

INSURER E:

Dave Berran

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.

R ADD'L 3 INSR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
X	GENERAL LIABILITY	YMIU09405	08/06/2004	08/06/2005	EACH OCCURRENCE	\$ 1,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
	<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 - COMP/OP AGG	\$ 2,000,000
					GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <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 AUTO ONLY: EA ACC	\$
					AGG	\$
	EXCESS/UMBRELLA 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 STATU-TORY LIMITS	OTI-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT	\$
	If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
	OTHER				E.L. DISEASE - POLICY LIMIT	\$

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

CERTIFICATE HOLDER

CANCELLATION

City of Portland
 389 Congress Street
 Portland, ME 04101

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

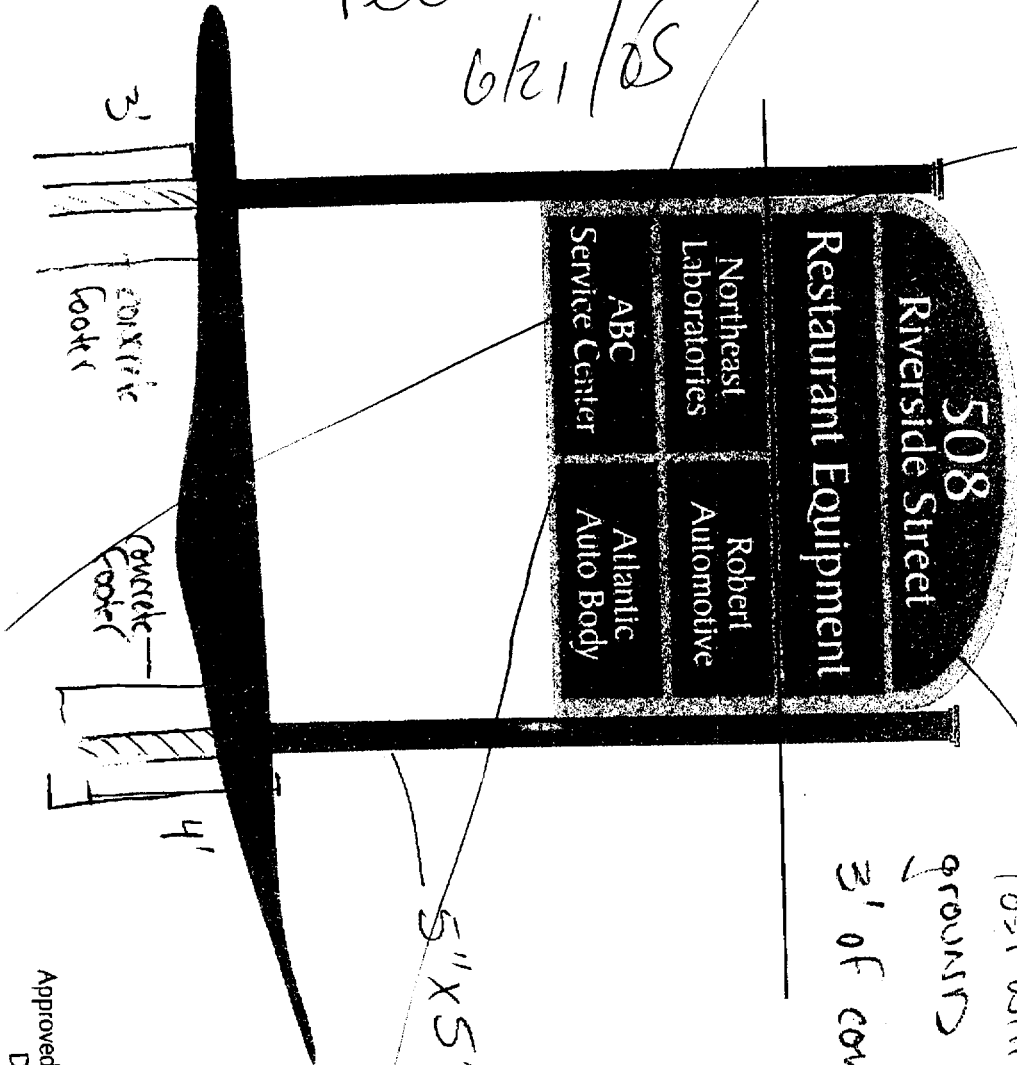
Nancy Burton

Nancy Burton

508 RIVERSIDE STREET SIGN.plt 5/20/2005 12:21:22 PM

Scale: 1:32.96 Height: 247.252 Length: 350.327 in

See
Fleming
received
6/21/05



Post will extend 4' into
ground and set with
3' of concrete

5" X 5" X 12' cedar posts.

Approved By:
Date:

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

INSTALL

V
B



228 ROBERT AVE PORTLAND, ME
PHONE: 879-7700 FAX: 879-8770

DESIGN INFO

x1 D/S 3/4 HDO SIGN
12' CEDAR POST / CAP
.040 PANELS COVERED HP-RUSSET BROWN
HP-ANT. WHITE
INSTALLED

ed- 5/20 PM

BY SIGNING OFF ON THIS PROOF, YOU ARE GIVING THE SIGNERY THE GO TO PRODUCE THIS WORK TO THE SPECIFICATIONS LISTED

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

Table 2.12 *IL, ILb, IM, Ima, Imb, IH, IHb* 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 70 sq. ft.
Height	10ft.	15 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.rr.com

June 6, 2005

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

4-9-05-067

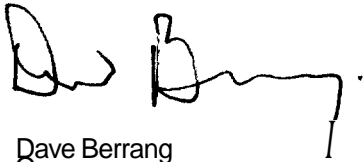
Dear Marge:

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'.

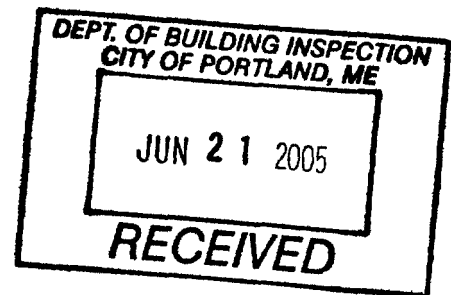
As you can see, the overall size of the sign is 7' x 7'9", or just shy of 56 sqft.

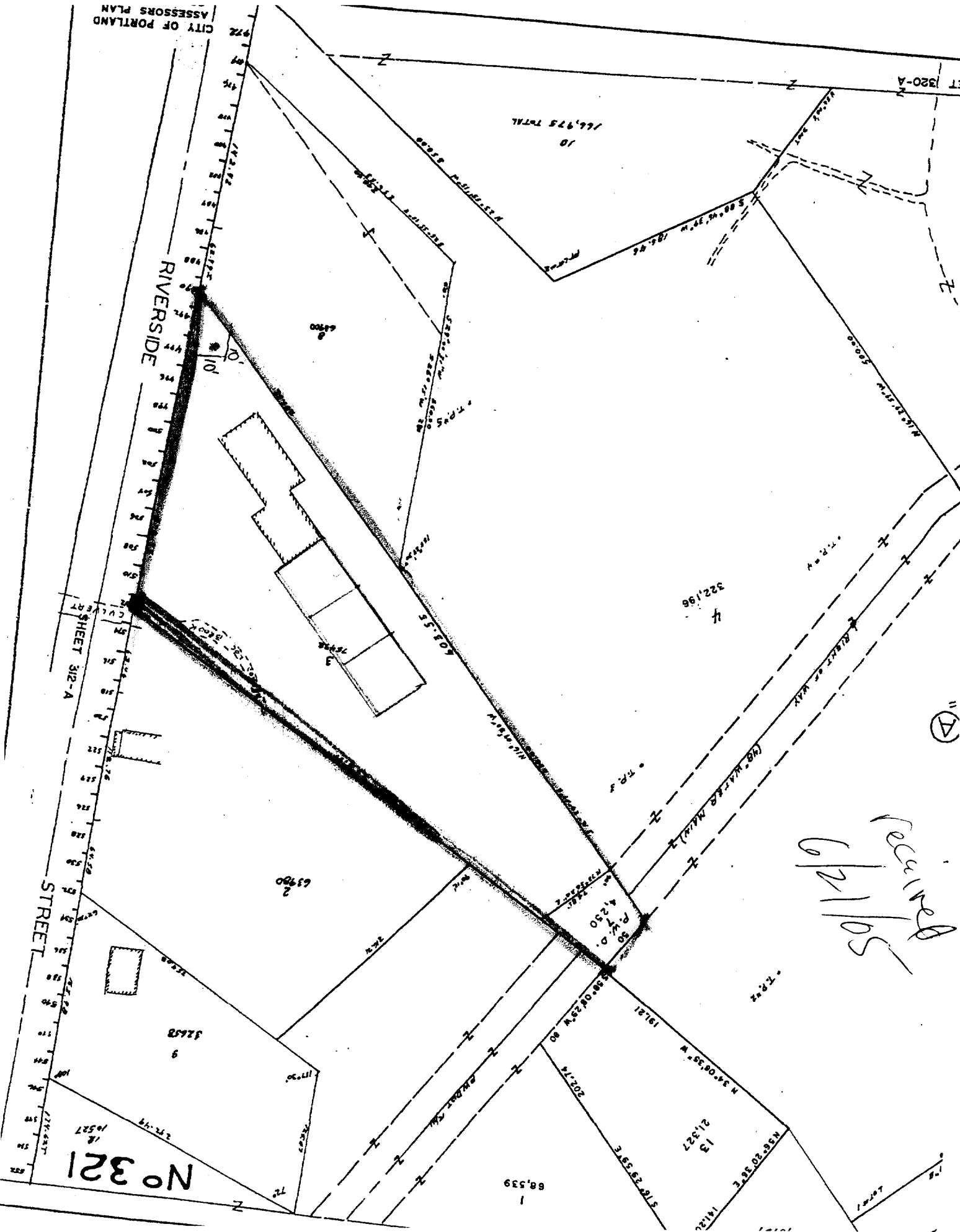
Sincerely,

7x 7.75 - 54.25 sqft



Dave Berrang
Owner





*Received
6/2/05
SOL/POS*



No 321

SHEET 312-A

STREET

RIVERSIDE

STREET

STREET

STREET

322,196

21,927

68,539

32,658

63,990

4,250

191.81

79.92

4,078.1

1,812.0

4,987,037.7

202.72

3,562,821.2

34,063.7

2,207.2

2,207.2

2,207.2

2,207.2

2,207.2

2,207.2

HP ANTIQUE WHITE

7'-9"

HP BRUSSET BROWN

received
6/21/05

508
Riverside Street

Restaurant Equipment

Northeast
Laboratories

Robert
Automotive

ABC
Service Center

Allantic
Auto Body

18"

18"

18"

5"x5" post

45"

3'-0"

10'

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

Approved BY: KIM FLYNN
 Date: 6/3/05

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

JOB INFO

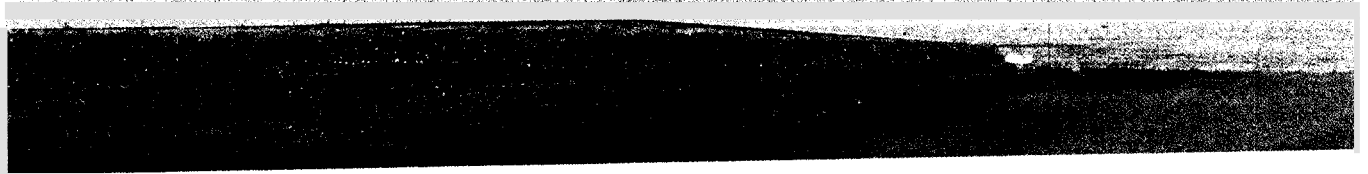
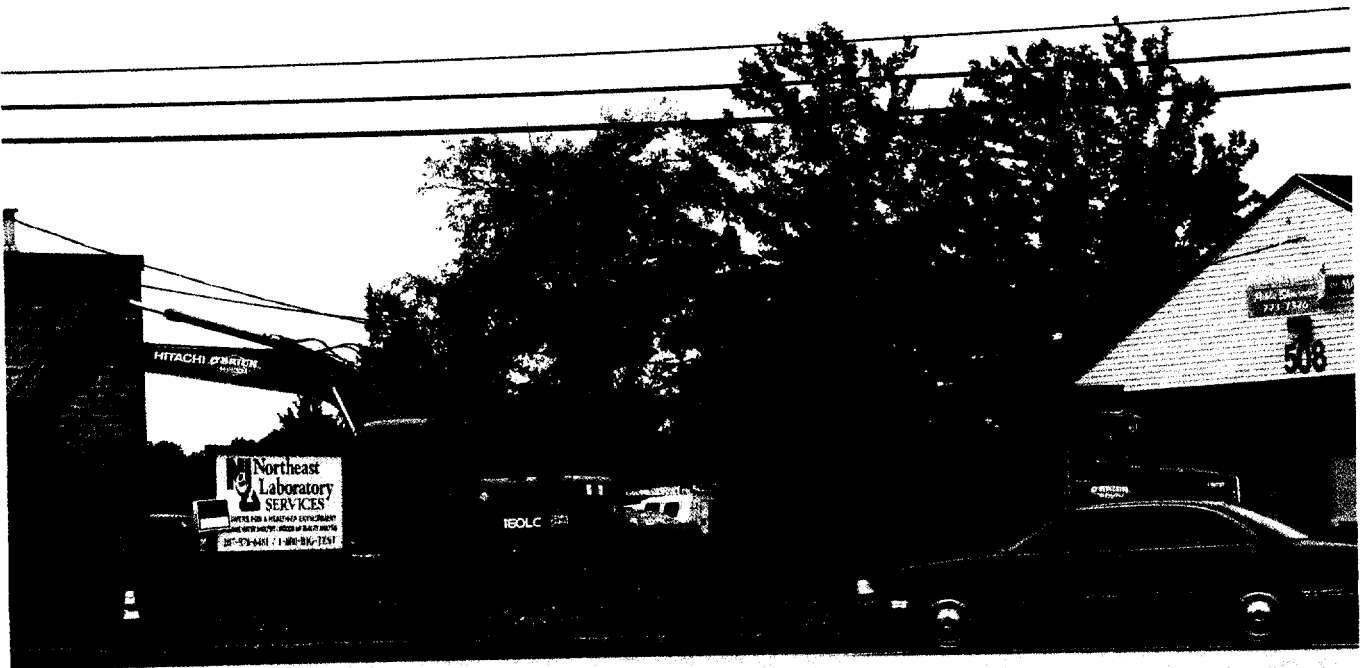
1) D/S DIRECTORY SIGN ~~2x0~~ ^{2x0} ALUM.
 3/4 MDO WITH ALUM. PANELS IN SECTIONS
 120" x 103" (OVERALL)
 HP WHITE VINYL LETTERING
 INSTALLED*

INSTALL
 YES
 V
 B





received 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: DIPIETRANTONIO 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: 0613012005

Note: 513 1105 - see letter - too large - no setback shown, no height shown
6121105 received revisionsOk to Issue:

1) This permit is being approved on the basis of revised plans submitted on 6121105. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved Reviewer: Jeanine Bourke Approval Date: 0613012005

Note:

Ok to Issue:

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