

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 090852

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Alpine Realty Corp./Sign Concehas permission to Erect 54 sq. ft. pole sign.AT 474 Riverside Ind PkwyCB 370A A001001

provided that the person or persons, firm or corporation accounting 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 otherwise changed-in. 24 HOURS NOTICE IS REQUIRED.

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

**PERMIT ISSUED**

OTHER REQUIRED APPROVALS

Fire Dept. \_\_\_\_\_

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

AUG 24 2009

**CITY OF PORTLAND**

Department Name

Director - Building &amp; Inspection Services

**PENALTY FOR REMOVING THIS CARD**

08/21/09

COPIED

# City of Portland, Maine - Building or Use Permit Application

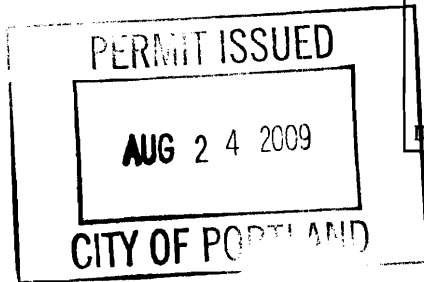
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0852	Issue Date:	CBL: 370A A001001
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Location of Construction: 474 Riverside Ind Pkwy	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone:
Business Name: Milliken Brothers Inc.	Contractor Name: Sign Concepts	Contractor Address: 75 Bishop Street Portland	Phone 2076992920
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: IM

Past Use: Commercial - warehouse / office Milliken Brothers, Inc.	Proposed Use: Commercial / Erect 54 sq. ft. pole sign. (4'6" x 6')	Permit Fee: \$84.00	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Erect 54 sq. ft. pole sign. 27		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i> Signature:		
		<b>INSPECTION:</b> Use Group: U Type: Sign <i>IBC 2003</i> Signature:		
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: gg	Date Applied For: 08/07/2009	<b>Zoning Approval</b>		
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..		<b>Special Zone or Reviews</b> <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: 8/19/09 ABM	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <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 <i>ABM</i> Date:



## 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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b>	<b>Date Applied For:</b>	<b>CBL:</b>
09-0852	08/07/2009	370A A001001

<b>Location of Construction:</b> 474 Riverside Ind Pkwy	<b>Owner Name:</b> Alpine Realty Corp	<b>Owner Address:</b> 120 Exchange St	<b>Phone:</b>
<b>Business Name:</b> Milliken Brothers Inc.	<b>Contractor Name:</b> Sign Concepts	<b>Contractor Address:</b> 75 Bishop Street Portland	<b>Phone</b> (207) 699-2920
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial / Erect 27 sq. ft. (4'6" x 6') pole sign.	<b>Proposed Project Description:</b> Erect 27 sq. ft. pole sign.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 08/19/2009**Note:**      **Ok to Issue:** ☒

1) This permit is being issued with the condition that the sign will be located a minimum of five (5) feet from the property lines.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 08/21/2009**Note:**      **Ok to Issue:** ☒

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

**Comments:**

8/12/2009-gg: permit came in by mail. /gg

## **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>474 Riverside Industrial Pkwy.</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>370</u> Block# <u>A A</u> Lot# <u>001</u>	Owner: <u>Alpine Realty Corp.</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>Milliken Bros. Inc.</u> <u>474 Riverside Ind. Pkwy.</u> <u>Portland, ME 04103</u>	Contractor name, address & telephone: <u>Sign Concepts 699-2920</u> <u>75 Bishop St.</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>84.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>84.00</u>
Who should we contact when the permit is ready: <u>David - Sign Concepts</u> phone: <u>699-2920</u>		
Tenant/allocated building space frontage (feet): Length: <u>72'</u> Height: <u>12'</u> Lot Frontage (feet) <u>160</u> Single Tenant or Multi Tenant Lot <u>multi</u>		
Current Specific use: <u>Office / Warehouse</u>		
If vacant, what was prior use: _____		
Proposed Use: _____		
<b>Information on proposed sign(s):</b> Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Dimensions proposed: <u>4'6" x 6'</u> Height from grade: <u>8'</u> Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Dimensions proposed: _____		
<b>Proposed awning?</b> Yes <input type="checkbox"/> No <input checked="" 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.		
<b>Information on existing and previously permitted sign(s):</b> Freestanding (e.g., pole) sign? Yes <input 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.		

27 sq ft.  
x 32  
854  
+ 30  
884

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](http://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:

David - Sign Concepts

Date:

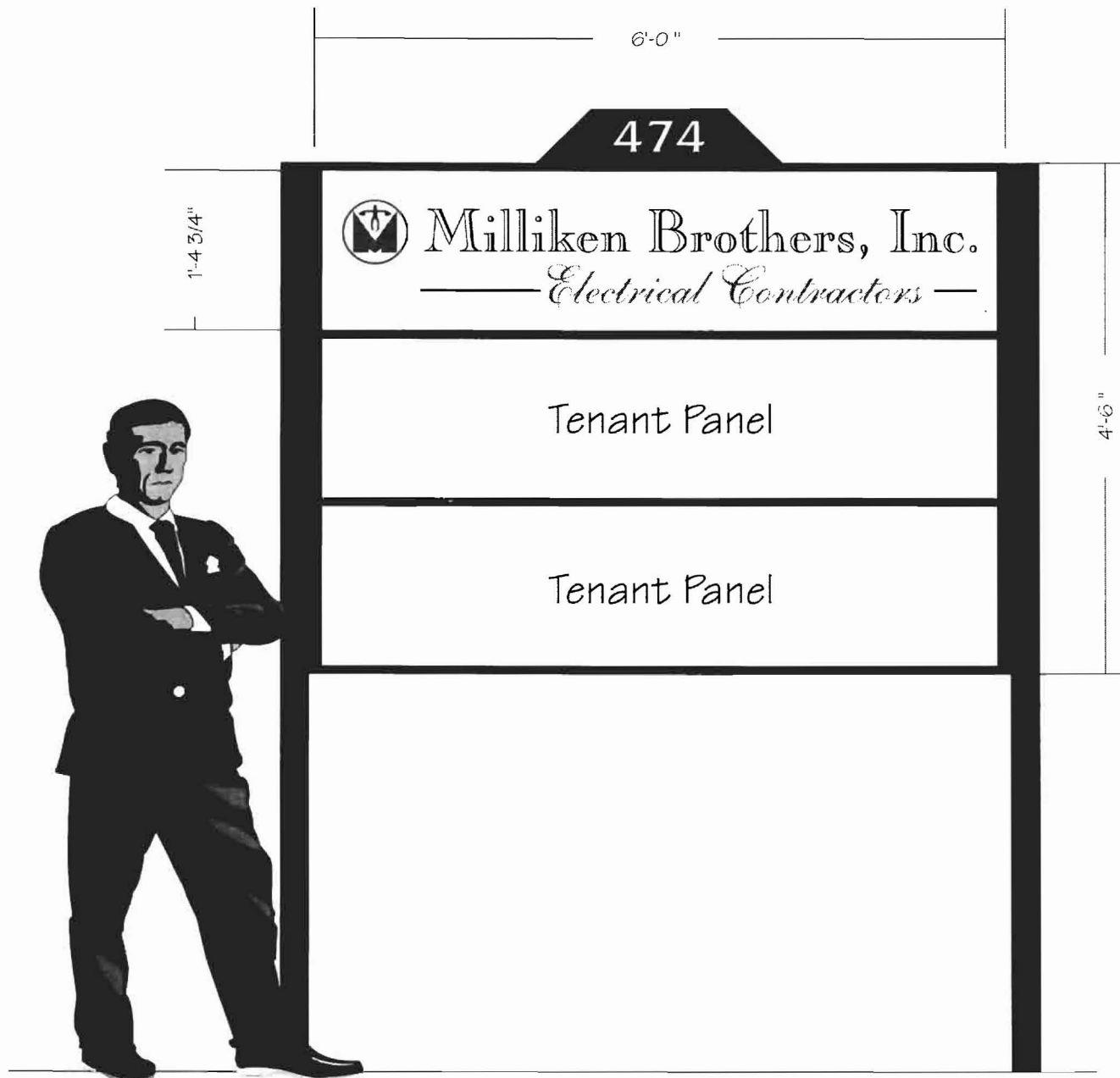
8/5/09

IM multi-lot  
- max area 700  
- max height 15'  
set back 5'  
one sign

This is not a permit; you may not commence ANY work until the permit is issued.

proposed 4.5 x 6 = 270 (OK)  
8' high (OK)

- must be located 5' from property line



**SIGN**Concepts  
VISUAL COMMUNICATION EXPERTS

Date: 7/21/09 Scale: 3/4" = 1'

Drawing #: 1 Sales Rep: DF

Rev #: 1 Rev Date: 7/28/09

Apprv'd by:

**Milliken Brothers, Inc.**

- d/f post & panel sign
- SignComp Architectural Sign System extruded aluminum 7" deep cabinet & posts w/ 1/2" reveal
- Alumpanel composite faces
- vinyl copy & graphics

Installation -  
poles to be placed  
in holes filled with  
concrete.

This design is the exclusive property of Sign Concepts, LLC, and cannot be copied, exhibited, or shown to anyone outside of your organization without the prior consent of Sign Concepts, LLC. Copyright © 2009

- (2) - Current signs - existing  
- will be removed & replaced with one new sign



**ALPINE REALTY CORP.**

120 Exchange St., Suite 204  
Portland, ME 04101  
Phone: (207) 828-4650  
Fax: (207) 874-2080

July 7, 2009

City of Portland  
389 Congress St  
Portland, ME 04101

RE: 474 Riverside Industrial Parkway, Portland, ME 04103

To Whom it May Concern;

Please let this serve as Letter of Permission, granting Milliken Brothers, Inc. the rights to install Signage at the above referenced location.

Building frontage is 160 feet.

If there are questions or concerns, please feel free to contact me at (207) 828-4650.

Thank you.

Sincerely

A handwritten signature in cursive script, appearing to read "Andréa Girard".

Andréa Girard  
Treasurer



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

### Current Owner Information

Card Number	1 of 1
Parcel ID	370A A001001
Location	474 RIVERSIDE IND PKWY
Land Use	WAREHOUSE & STORAGE
Owner Address	ALPINE REALTY CORP 120 EXCHANGE ST PORTLAND ME 04101
Book/Page	25526/247
Legal	370A-A-1 RIVERSIDE INDUS PKWY 466-476 44466 SF

### Current Assessed Valuation

Land	Building	Total
\$151,500	\$511,300	\$662,800

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1973	1	0	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
1.021	0		OFFICE WAREHOUSE	

### Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	8004	WAREHOUSE
1	01/01	3312	MULTI-USE OFFICE

Height	Walls	Heating	A/C
13	CONC. BLOCK	UNIT HEAT	NONE
13	CONC. BLOCK	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	1
1	OVERHEAD DOOR - WD/MT	1
1	OVERHEAD DOOR - WD/MT	1
1	LOADING DOCK - WOOD	1

### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1992	ASPHALT PARKING	12000	1
1990	FENCE CHAIN	1824	1

## Sales Information

Date  
10/09/2007

Type  
LAND + BLDING

Price  
\$665,000

Book/Page  
25526-247

## Picture and Sketch

Picture

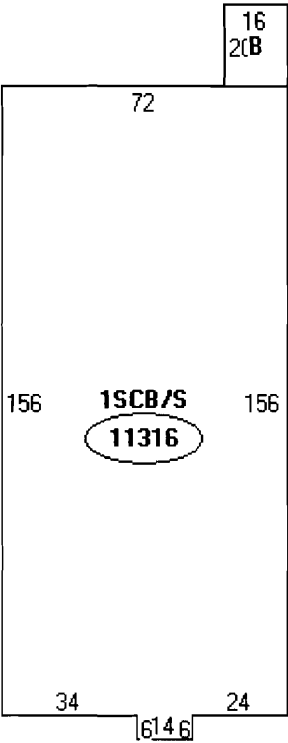
Sketch

Tax Map

[Click here to view Tax Roll Information.](#)

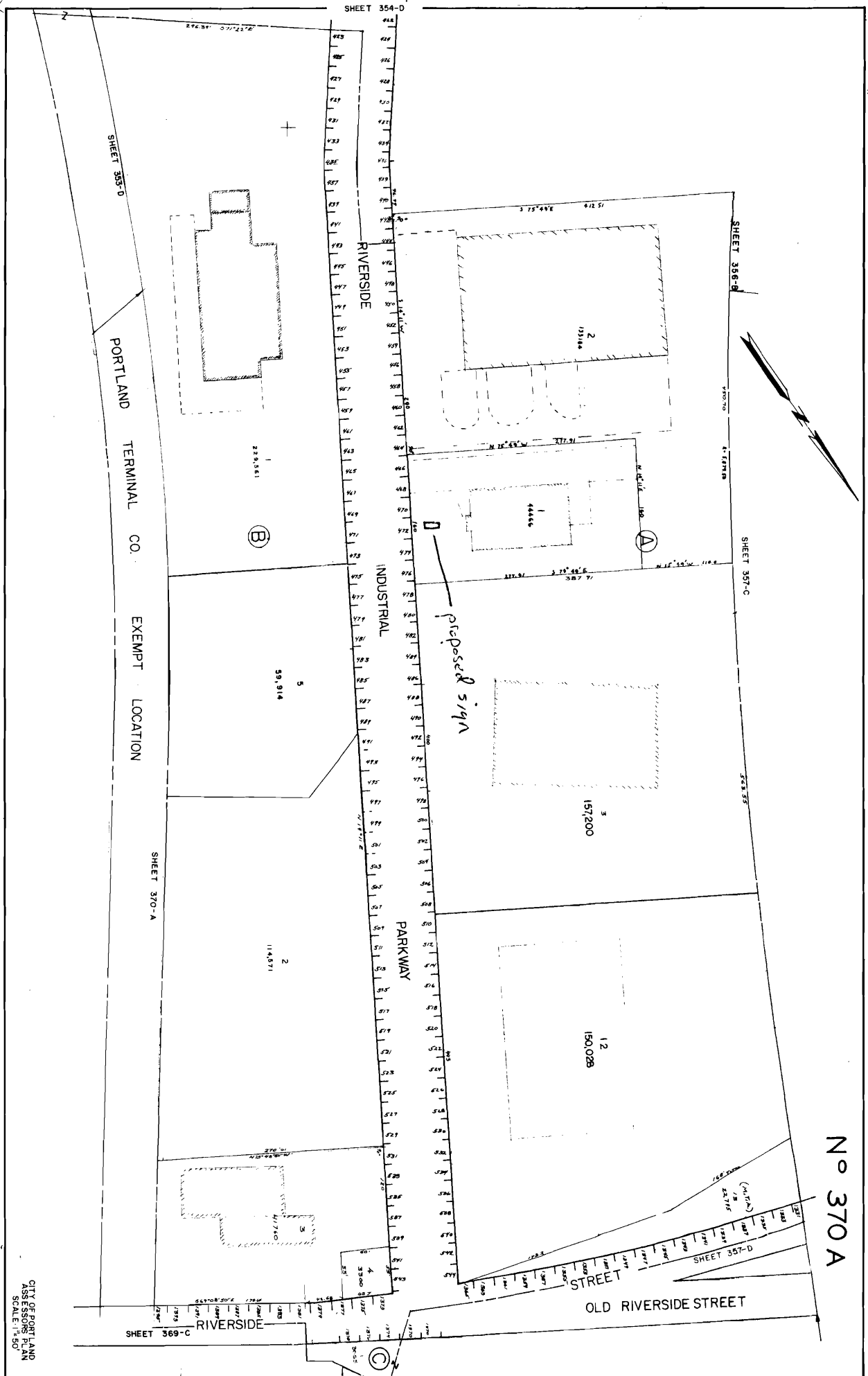
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

[New Search!](#)



Descriptor

- A: 1SCB/S  
11316 sqf
- B: ENCL LD(  
320 sqft





**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Planning Copy**

2001-0272

Application I. D. Number

09/24/2001

Application Date

474 Riverside Industrial Parkway

Project Name/Description

Milliken Bros Inc

Applicant

474 Riverside Industrial Pky, Portland, ME 04103

Applicant's Mailing Address

Lewis & Wasina, Inc.

Consultant/Agent

Agent Ph: (207)856-5610 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

474 - 474 Riverside Ind Pkwy, Portland, Maine

Address of Proposed Site

370A A001001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☐ Building Addition ☐ Change Of Use ☐ Residential ☐ Office ☐ Retail  
☐ Manufacturing ☐ Warehouse/Distribution ☒ Parking Lot ☒ Other (specify) **6 paved parking spaces**

Proposed Building square Feet or # of Units **1.02**

Acreage of Site

I-M

Zoning

**Check Review Required:**

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance          | <input type="checkbox"/> Other                 |  |

Fees Paid: Site Plan **\$400.00** Subdivision Engineer Review **\$300.00** Date **10/17/2001**

**Planning Approval Status:**

Reviewer **Sarah Hopkins**

- ☒ **Approved** ☐ **Approved w/Conditions** ☐ **Denied**  
See Attached

Approval Date **10/15/2001** Approval Expiration **10/15/2002** Extension to ☐ Additional Sheets Attached

☒ OK to Issue Building Permit **Sarah Hopkins** **10/15/2001**  
signature date

**Performance Guarantee** ☐ **Required\*** ☒ **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Reduced      | _____          | _____  | _____           |
|   | date           | remaining balance                                  | signature       |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____          | <input type="checkbox"/> Conditions (See Attached) | _____           |
|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2001-0272

Application I. D. Number

09/24/2001

Application Date

474 Riverside Industrial Parkway

Project Name/Description

Milliken Bros Inc

Applicant

474 Riverside Industrial Pky, Portland, ME 04103

Applicant's Mailing Address

Lewis & Wasina, Inc.

Consultant/Agent

Agent Ph: (207)856-5610

Agent Fax:

Applicant or Agent Daytime Telephone, Fax

474 - 474 Riverside Ind Pkwy, Portland, Maine

Address of Proposed Site

370A A001001

Assessor's Reference: Chart-Block-Lot

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☐ Manufacturing ☐ Warehouse/Distribution ☒ Parking Lot ☒ Other (specify) 6 paved parking spaces

Proposed Building square Feet or # of Units 1.02

Acreage of Site

I-M

Zoning

**Check Review Required:**

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|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan<br>(major/minor) | <input type="checkbox"/> Subdivision<br># of lots _____ | <input type="checkbox"/> PAD Review            | <input type="checkbox"/> 14-403 Streets Review   |
| <input type="checkbox"/> Flood Hazard                          | <input type="checkbox"/> Shoreland                      | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional<br>Use (ZBA/PB)    | <input type="checkbox"/> Zoning Variance                | <input type="checkbox"/> Other _____           |  |

Fees Paid: Site Plan \$400.00 Subdivision \_\_\_\_\_ Engineer Review \$300.00 Date 10/17/2001

**DRC Approval Status:**

Reviewer Sebago Technic

- ☒ Approved ☐ Approved w/Conditions  
See Attached ☐ Denied

Approval Date 10/15/2001 Approval Expiration 10/15/2002 Extension to \_\_\_\_\_ ☐ Additional Sheets  
Attached

☒ Condition Compliance Sebago Technic 10/16/2001  
signature date

**Performance Guarantee** ☐ Required\* ☒ Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

- |   |                |  |                 |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted     | _____          | _____  | _____           |
|   | date           | amount   | expiration date |
| <input type="checkbox"/> Inspection Fee Paid                | _____          | _____  |                 |
|   | date           | amount   |                 |
| <input type="checkbox"/> Building Permit Issue              | _____          |  |                 |
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|   | date           | remaining balance                                  | signature       |
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|   | date           |  | expiration date |
| <input type="checkbox"/> Final Inspection                   | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Certificate Of Occupancy           | _____          |  |                 |
|   | date           |  |                 |
| <input type="checkbox"/> Performance Guarantee Released     | _____          | _____  |                 |
|   | date           | signature  |                 |
| <input type="checkbox"/> Defect Guarantee Submitted         | _____          | _____  | _____           |
|   | submitted date | amount   | expiration date |
| <input type="checkbox"/> Defect Guarantee Released          | _____          | _____  |                 |
|   | date           | signature  |                 |