

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 080524
PERMIT ISSUED
CITY OF PORTLAND

This is to certify that MITCHELL ROBERT COMPANY / Sign Design Inc

has permission to New signage 8' x 4'

AT 423 RIVERSIDE IND PKWY

L 370A B001001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procured before this building or part thereof is opened or service closed-in. 4
YOUR 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

Thomas Markely 6/4/08
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

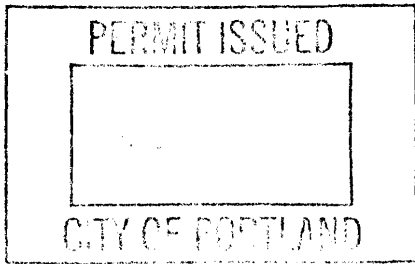
Permit No: 08-0524	Issue Date:	CBL: 370A B001001
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Location of Construction: 423 RIVERSIDE IND PKWY	Owner Name: MITCHELL ROBERT CO INC	Owner Address: 423 RIVERSIDE INDUSTRIAL PK	Phone:
Business Name: Douglas Brothers	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: JM

Past Use: Commercial - Douglas Brothers	Proposed Use: Commercial - Douglas Brothers - New signage 8' x 4' (freestanding)	Permit Fee: \$102.00	Cost of Work: \$102.00	CEO District: 5
Proposed Project Description: New signage 8' x 4' (freestanding)		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group Commercial Type: SB JBC 2003 Signature: JM 6/4/08	
		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: Idobson	Date Applied For: 05/19/2008	Zoning Approval
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- 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"/> OK w/ conditions Date: 05/23/08 ABW	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 ABW Date:
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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

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 **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 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

Thomas H. Manley

Signature of Inspections Official

Date

6/4/08

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0524	Date Applied For: 05/19/2008	CBL: 370A B001001
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Location of Construction: 423 RIVERSIDE IND PKWY	Owner Name: MITCHELL ROBERT CO INC	Owner Address: 423 RIVERSIDE INDUSTRIAL PKW	Phone:
Business Name: Douglas Brothers	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone (207) 856-2600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial - Douglas Brothers - New freestanding sign 8.5' x 4'	Proposed Project Description: New freestanding sign 8.5' x 4'
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/23/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being issued with the condition that the existing freestanding sign will be removed.			
2) The sign must be located a minimum of 5' from the property line.			
Dept: Building	Status: Approved with Conditions	Reviewer: Tom Markley	Approval Date: 06/04/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
5/22/2008-amachado: Spoke to Diana. She needs to confirm the size of the sign because right now it is over the allowable square footage.
5/23/2008-amachado: Received email from Diana confirming the size.



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>423 Riverside Industrial Parkway</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>370 A B</u> Block# <u>1</u> Lot# <u>1</u>	Owner: <u>Robert Mitchell Co., Inc.</u>	Telephone: <u>797-6771</u> <u>Art Dubios</u>
Lessee/Buyer's Name (If Applicable) <u>Douglas Bros.</u> <u>(division of Robert Mitchell)</u>	Contractor name, address & telephone: <u>Sign Design, Inc.</u> <u>P.O. Box 207</u> <u>Westbrook, ME 04098</u>	Total s.f. of signage \leq \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage = Total Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: <u>Diana Roger</u> phone: <u>856-2600</u>		
Tenant/allocated building space frontage (feet): Length: <u>300'</u> Height: <u>18'6"</u> Lot Frontage (feet) <u>618</u> Single Tenant or Multi Tenant Lot <u>3</u> <u>single</u>		
Current Specific use: <u>steel fabrications</u> If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>48" x 102"</u> Height from grade: <u>9'3"</u> Bldg. wall sign? (attached to bldg) Yes _____ No _____ Dimensions proposed: _____		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> No _____ Dimensions: <u>46" w x 6' - (8' grade to top)</u> 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.		

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: <u>Diana Olmstead</u>	Date: <u>5/14/03</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

IM - sign to front

35' max
height 10'
setback 5'

- ~~9 x 42 = 378~~ - 48" x 102" = 4896 = 34' ϕ

- 9'3" ok

- says 10' from road - Diana confirmed from property line. - see email

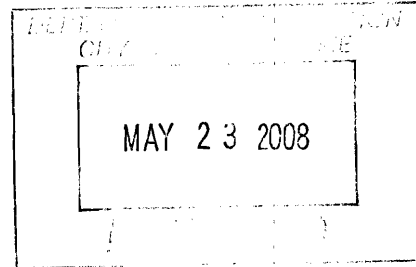
From: "Sign Design" <signdesi@maine.rr.com>
To: <amachado@portlandmaine.gov>
Date: 5/23/2008 12:42:11 PM
Subject: 423 Riverside Industrial Parkway

Ann,
Thanks, again for your help on this!
The sign is set back 10' from property line. The cabinet (per our fabricator) is 48" x 102".

Have a great weekend.

Diana

Sign Design, Inc.
P.o. Box 207
Westbrook, ME 04098
207-856-2600
207-856-7600 (fax)
www.signsinmaine.com



Existing sign 1

Type: pylon monument building mount door glass window glass

Height 46" Width 6 FT Depth 12" grade to top 8 FT All dimensions must be H x W x D (when applicable)

Illuminated non-illuminated Single face Double face *Face material Aluminum

PMS Colors _____

V/O _____ O/S _____ Radius Corners _____

Retainers _____ H dividers _____

Mounting devices _____

Building structure: wood Concrete metal other Siding

Electrical: 120V 240V Other

SITE INFO

Power lines other obstacles _____

Intersecting roads: RIVERSIDE INDUSTRIAL PARKWAY

Building measurements: Grade to roof: 18' 6" Total width 300 FT Elevation _____

Sign Band _____ Other Tenants (include photos)

Lot lines/Set back info:

Sign SET BACK FROM ROAD 10 FT

- 5' from property line minimum

2 DRIVEWAYS 28 FT WIDE EACH

618 FT TOTAL PROPERTY FRONTAGE

Build LENGTH 300 FT

HEIGHT OF BUILDING TO GRADE 18' 6"

BUILDING SET BACK FROM ROAD 60 FT

Date: _____

Customer: _____

Location: _____

Surveyed By: _____

This Design Is The Property Of

Sign Design Inc.

306 Warren Ave. Portland, ME

Phone: 207-856-2600 Fax: 207-856-7600

**Double Sided, Non Illuminated, White, Sign Cabinet, Aluminum Faces W/
220 Black & 220 Sapphire Blue Vinyl Graphics**

23" X 27" DB Logo

Text Heights



6 1/4"

6 1/4"

3 5/8"

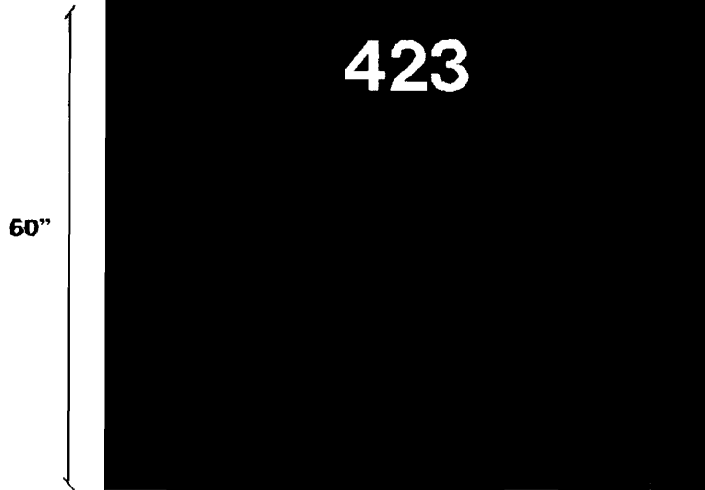
4"

2 3/4"

2 3/4"

48"

3" X 93" Black Reveal



**6" 220 White Vinyl
Number On Skirt**

60"

Blue PMS 2747c Appx.,

73 3/4"

This proof may reflect color shifts due to the color conversion from ink to paint and or vinyl. Also, PMS colors will be approximated to the best of our ability.

Customer supplied artwork files (300 dpi required) will be used as is, and Sign Design Inc. is not responsible for any faults in the design.

Any black outlines appearing on this proof are for representation only. They are to distinguish sign components such as borders, retainers, faces and reveals. Unless otherwise specified, they are not considered as part of the sign graphics.

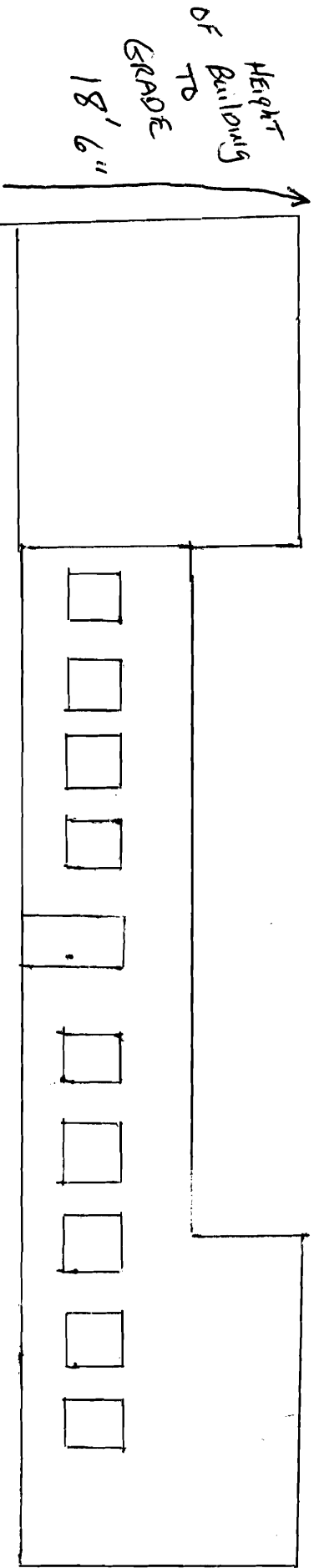
Customer approval is a signed confirmation that dimensions, colors, spelling, graphics and all other job specifics are correct.

Client: Douglas Brothers rev. 2

File: douglas comp. 2

Date: 4-28-08

Approval:



EDGE OF PROPERTY

200 FT

60 FT ROADWAY TO BUILDING DRIVEWAY

28 FT WIDE

PARKING AREA

128 FT

SIGN

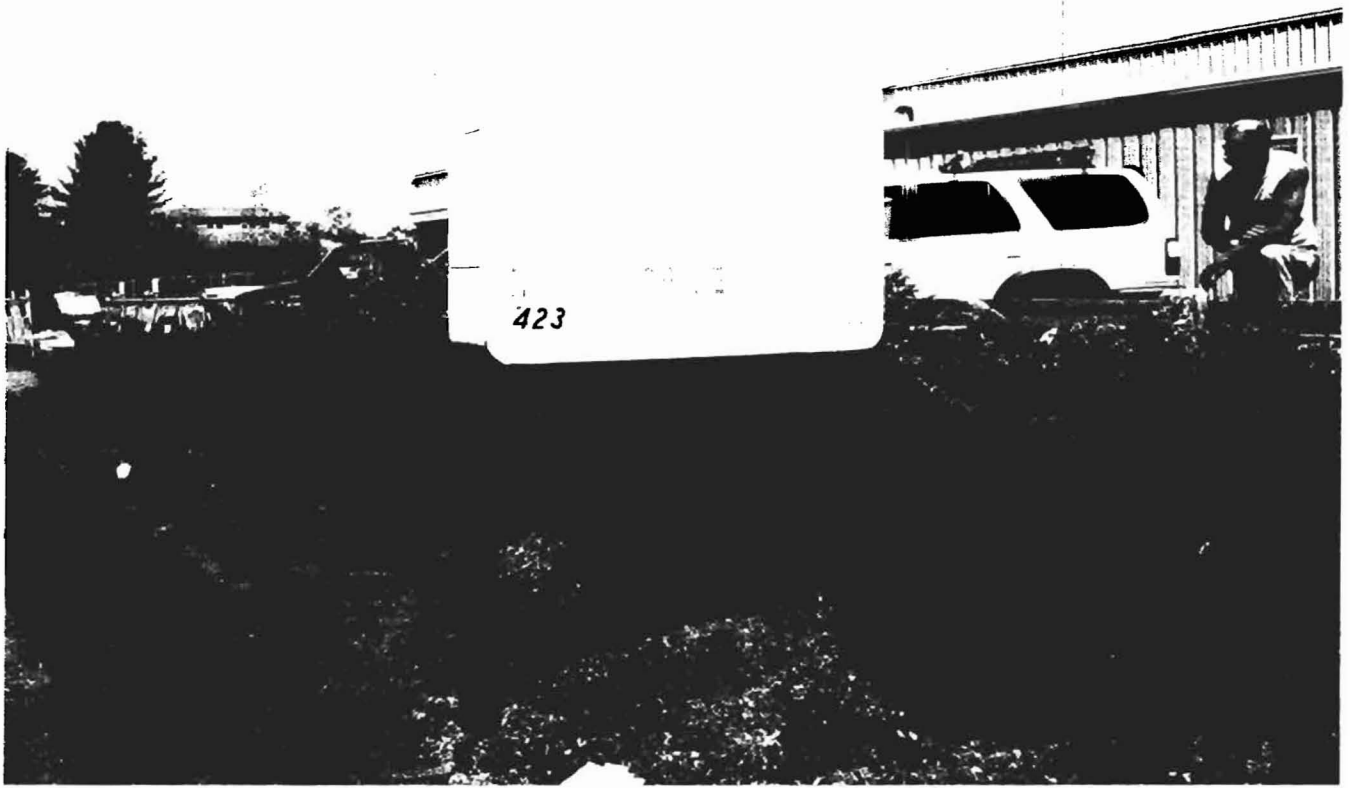
DRIVEWAY

28 FT WIDE

EDGE OF PROPERTY TO DRIVEWAY 234 FT

RIVERSIDE INDUSTRIAL PARKWAY

NO. 100



existing

ACORD CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 05/12/08
PRODUCER Integro (Canada) Ltd. Toronto 199 Bay St., Suite 4800 Commerce Court West Toronto, Ontario M5L 1E8	1-416-619-8000	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.
INSURED Robert Mitchell Co., Inc.-Douglas Brothers Division 423 Riverside Industrial Parkway Portland, ME 04104		INSURERS AFFORDING COVERAGE INSURER A: ACE INA Insurance \$2MDDUS INSURER B: INSURER C: INSURER D: INSURER E:

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.

INSURANCE TYPE	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Incl TLL GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC	SPGL523821	03/31/07	09/01/08	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 2,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ N/A PRODUCTS - COMP/OP AGG \$ 5,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN EA ACC \$ AUTO ONLY - AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATUTORY LIMITS <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 The City of Portland, Maine is added as Additional Insured, but only with respect to the liability arising out of the operations of the Named Insured.

CERTIFICATE HOLDER

City of Portland, ME
 389 Congress Street
 Portland, ME 04101
 USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES
 AUTHORIZED REPRESENTATIVE *Kelen Kuyers*



Sign Contractors

P.O. Box 207
Westbrook, ME 04098
(207) 856-2600 * FAX: (207) 856-7500
1-800-949-9037
signdesi@maine.rr.com
A Full Service Sign Company

RE: Robert Mitchell Co., Inc. -
Douglas Brothers Division

To Whom It May Concern:

As the owner (or owner representative) of the property located at:

423 Riverside Industrial Parkway
Portland, Maine 04103

I authorize Sign Design Inc. to install signs/sign face replacements
as detailed on attached paperwork.

Arthur R. DuBois
Signature _____ Date 5/12/08

Arthur R. DuBois
Print Name President