



POSTED
KEEP OUT

Portland HRG Retirement Residence LLC



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

05/22/2018

May 4, 2018

City of Portland
389 Congress St.
Portland, Maine 04101

Re: 830 Ocean Ave., Portland, ME 04103

To whom it may concern:


Portland HRG Retirement Residence LLC gives permission for Colson & Colson General Contractor, Inc. to install a facility sign attached to the pump house at the driveway entry located at 830 Ocean Ave., Portland, ME 04103 (Formerly 802 Ocean Ave., Portland, ME 04103.)

Sincerely,

Portland HRG Retirement Residence LLC, a Washington limited liability

By: Hawthorn Management Services Corp., a Washington corporation
its Manager

By:


Name: Eric Mulligan

Title: Senior Vice President/Construction Director



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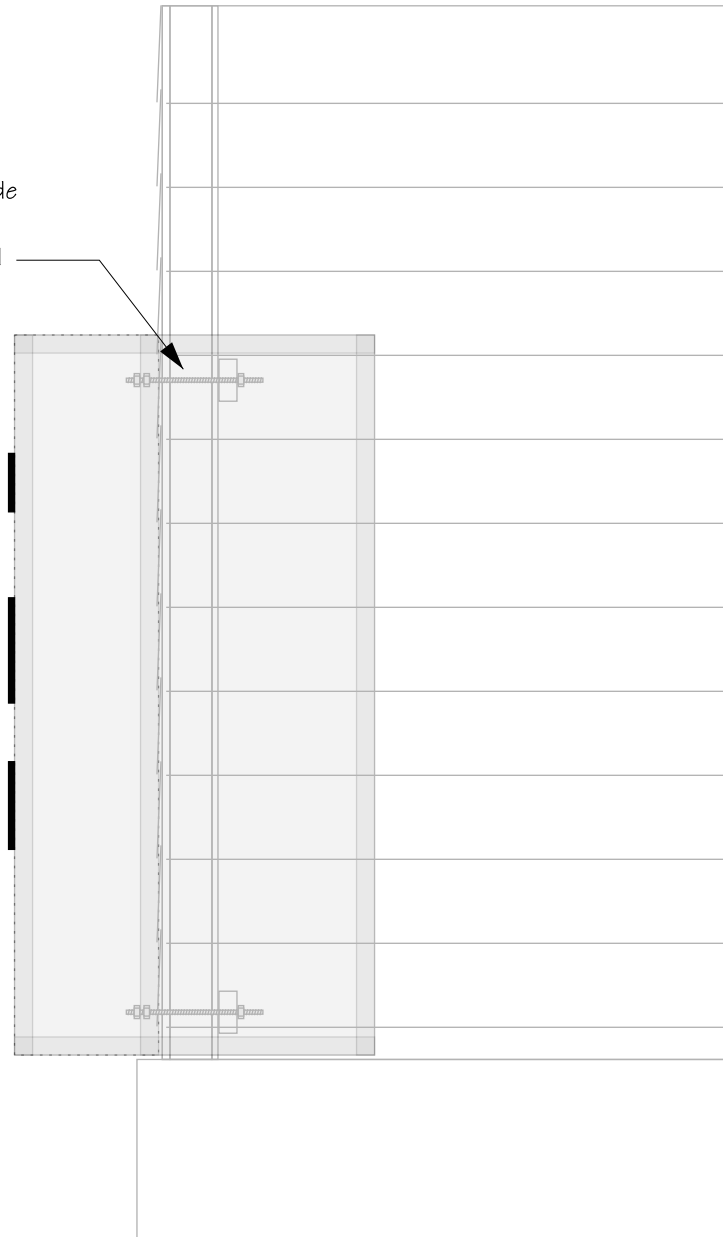
Date: 5/7/18	Scale:
Drawing #: 1c	Sales Rep: RN
Rev #: 1	Rev Date: 5/9/18
Appr'd by:	

Colson & Colson

- 1 - s/f 5' x 8' x 2 1/2" wall-mount sign w/ PVC routed letters
 - aluminum frame w/ 3mm alupanel substrate painted to match beige siding w/ stucco finish
 - 1/2" black PVC letters
 - mounted to building w/ thru-bolted threaded rod

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1/2" threaded rod secured inside sign cabinet to aluminum angle structure & thru-bolted to inside of pump house using blocking to span studs





Signage / Awning Permit Application



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CHECK LIST

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 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 property owner indicating the specific permissions granted and the tenant/space building frontage.
- A sketch plan of the lot indicating location of buildings, driveways, 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 signage 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 is required for awnings, canopies or banners.
- A UL# is required for lighted signs at the time of final inspection
- Photos of existing signage *new building*
- Details for sign fastening, attachment or mounting in the ground.

FEES

Permit fee for signage or awning with signage: \$30 plus \$2 per square foot of sign (per sign)

8 x 5' = 40 s/f

~~Permit fee for awning without signage is based on cost of work:~~

~~\$30 for the first \$1000 of cost of work; \$10 for each additional \$1000 of cost of work~~

~~Application fee for any signage in a *Historic District* is an additional \$75~~

\$70 permit fee



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If you or the property owner owes real estate or personal property taxes or any other charges on any property within the City, payment arrangement MUST be made before permits are accepted.

Location/Address: 830 Ocean Avenue		503-586-7401
Tax Assessor's Chart/Block/Lot (CBL)	OWNER Name/Address:	Telephone:
Chart: 416	Name: Portland HRG Retirement Residence LLC	
Block: A	Address: 9310 Vancouver Mall Dr. Suite 3-200	
Lot: 007	Vancouver, WA 98662	E-Mail:
LEASEE/BUYER Info (if Applicable)	CONTRACTOR	Total S.F. signage \$ 80
	Name: Sign Concepts LLC	(Sq Ft = 40 x \$2.00)
	Address: 432 Warren Avenue	SF + \$30 Fee: \$ 30
	Portland ME 04103	Historic (\$75): \$
	Phone: 617-2920	Awning Fee: \$
	E-Mail: ron@signconcepts.com	TOTAL FEE: \$ 110.00
Awning Fee = Cost of Work: \$ (30/first \$1000; \$10 each additional \$1000)		

Who should we contact when the permit is ready: Name: Ron Nevors Phone: 207-831-6262
 Address: _____ E-Mail: ron@signconcepts.com

Tenant/allocated building space frontage (in feet): Length: 20' Height: 10'
 Lot frontage (in feet): _____ Single Tenant or Multi-Tenant Lot: 150 Senior Living Units

Current Specific Use: new facility
 If vacant, what was prior use: _____
 Proposed Use: Elderly Housing

Information on proposed sign(s)
 Freestanding (e.g. pole) sign? YES NO Dimensions proposed: _____ Height from grade: _____
 BLDG Wall Sign (attached to bldg.)? YES NO Dimensions proposed: 5 x 8

Proposed Awning:
 YES NO If yes, is awning backlit? YES NO
 Height of awning _____ Length of awning _____ Depth of awning _____
 Is there any communication, message, trademark or symbol on it? YES NO
 If yes, total square footage of panels with communication, message, trademark or symbol on it: _____ sf

Information on existing and previously permitted signage:
 Freestanding (e.g. pole) sign? YES NO Dimensions existing: _____ X _____ Height from grade: _____
 BLDG Wall Sign (attached to bldg.)? YES NO Dimensions existing: _____ X _____
 Awning? YES NO total sq ft of panels with communication on it: _____ sf

A site sketch and building sketch showing exactly where existing and proposed signage is located MUST be provided.
 Sketches and/or pictures of proposed signage and existing building are also required.

Please submit all information outlined in the Sign/Awning Application Checklist. Failure to do so may result in the 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 207-874-8703.

I hereby certify 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: Ron Nevors Date: 5/10/18

Acknowledgment of Code Compliance Responsibility- Fast Track Project



I, Ron News am the owner or duly authorized owner's agent of the property listed below
Print Legal Name

830 Ocean Ave
Physical Address

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I am seeking a permit for the construction or installation of:

Wall sign on pump house

Proposed Project Description

I understand that the permits obtained pursuant to this acknowledgement of code compliance responsibility will be in my name and that I am acting as the **general contractor** for this project. I accept full responsibility for the work performed.

I am submitting for a permit authorized by the **State of Maine Uniform Building and Energy Code (MUBEC), Fuel Board Laws and Rules and all locally adopted codes and standards applying to Plumbing, Electrical, Fire Prevention and Protection in anticipation of having it approved or approved with conditions.** I have read the following statement and understand that **failure to comply with all conditions once construction is begun may necessitate an immediate work stoppage until such time as compliance with the stipulated conditions is attained.** I certify that I have made a diligent inquiry regarding the need for concurrent state or federal permits to engage in the work requested under this building permit, and no such permits are required or I will have obtained the required permits prior to issuance of this permit. I understand that the granting of this permit shall not be construed as satisfying the requirements of other applicable Federal, State or Local laws or regulations, including City of Portland historic preservation requirements, if applicable. I understand and agree that this permit does not authorize the violation of regulations.

In addition, I understand and agree that this building permit does not authorize the violation of the **12 M.R.S. § 12801 et seq. - Endangered Species.**

I certify under penalty of perjury and under the laws of the State of Maine the foregoing is true and correct. I further certify that all easements, deed restrictions, or other encumbrances restricting the use of the property are shown on the site plans submitted with this application.

I hereby apply for a permit as a Agent of the below listed property and by so doing will assume responsibility for compliance with all applicable codes, bylaws, rules and regulations.
Owner of Owner's Agent

I further understand that it is my responsibility to schedule inspections of the work as required and that the City's inspections will, at that time, check the work for code compliance. The City's inspectors may require modifications to the work completed if it does not meet applicable codes. _____ INITIAL HERE

Sign Here: [Signature]
Owner or Owner's Authorized Agent

Date: 5/20/18

PLEASE ALSO FILL OUT AND SIGN SECOND PAGE

Acknowledgment of Code Compliance Responsibility- Fast Track Project

OFFICE USE ONLY

PERMIT # _____

CBL # _____



THIS PROJECT IS ELIGIBLE FOR FAST TRACK PERMITTING BECAUSE IT IS IN THE FOLLOWING CATEGORY / CATEGORIES (CHECK ALL THAT APPLY):

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- One/Two Family Swimming Pools, Spas or Hot Tubs
- One/Two Family Decks, Stairs and Porches (attached or detached) First Floor Only
- One/Two Family Detached One Story Accessory Structures (garages, sheds, etc.) not to exceed 600sq ft with no habitable space
- Home Occupations (excluding day cares)
- One/Two Family Renovation/Rehabilitation (within the existing shell)
- Attached One /Two Family Garages /Additions/Dormers bearing the seal of a licensed design professional
- New *Sprinklered* One and Two Family Homes (bearing the seal of a licensed design professional stating code compliance) – **MUST STILL RECEIVE LEVEL 1 SITE PLAN APPROVAL FROM PLANNING**
- One/Two Family HVAC (including boilers, furnaces, heating appliances, pellet and wood stoves)
- Interior office renovations with no change of use (no expansions; no site work; no load bearing structural changes are eligible)bearing the seal of a licensed design professional stating code compliance
- Interior Demolition with no load bearing demolition
- Amendments to existing permits
- Commercial HVAC systems (with structural and mechanical plans bearing the seal of a licensed design professional stating code compliance)
- Commercial HVAC for Boilers/Furnaces/Heating Appliances
- Commercial Signs or Awnings
- Exterior Propane Tanks
- Residential or Commercial Subsurface Waste Water Systems (No Rule Variance Only)
- Renewal of Outdoor Dining Areas
- Temporary Outdoor Tents and stages under 750 sq ft per tent or stage
- Fire Suppression Systems (Both non-water and water based installations)
- Fences over 6'-0" in height
- Site work only
- Retaining walls over 4ft in height with stamped plans (or approval from inspection staff)

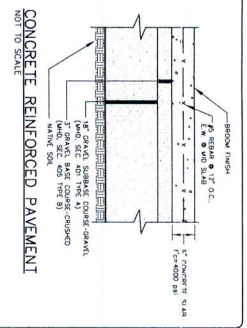
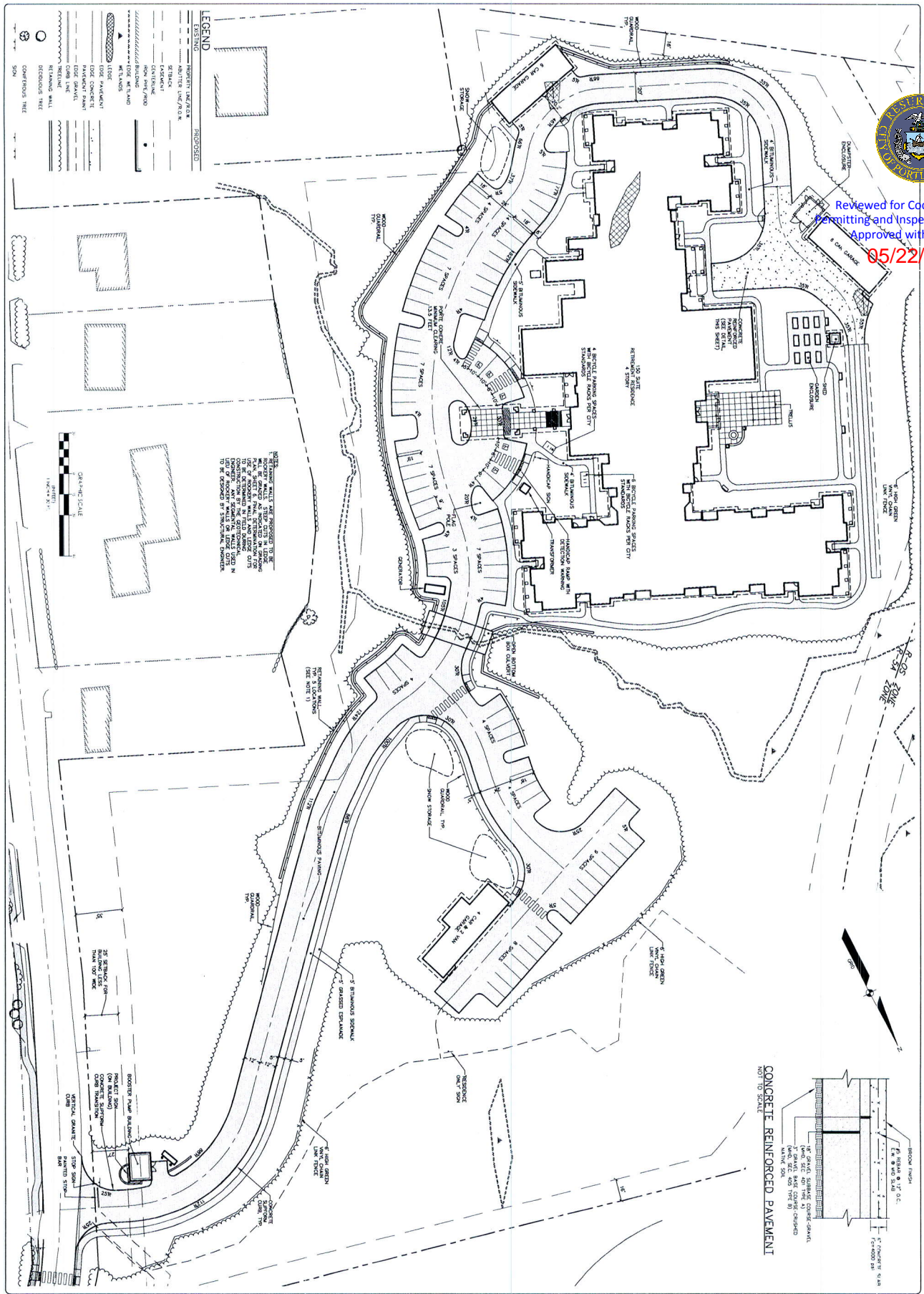
I understand that if the property is located in a historic district this application will also be reviewed by Historic Preservation. I further understand that the Building Inspections Division reserves the right to deny a fast track eligible project.

Sign Here: _____
Owner or Owner's Authorized Agent

Date: 5/10/18



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SITE PLAN
 OF:
PORTLAND RETIREMENT RESIDENCE
 802 OCEAN AVENUE
 PORTLAND, ME
 FOR:
HAWTHORN DEVELOPMENT GROUP, LLC
 9310 NE VANCOUVER HALL DR., STE200
 VANCOUVER, WA 98662-8210

SEBAGO
 TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd. Suite B
 South Portland, ME 04106 Tel: 207-205-2100
 250 Coddard Rd. Suite B
 Lewiston, ME 04240 Tel: 207-783-3656


NO.	DATE	DESCRIPTION	DESIGNED	CHECKED
E	7-15-16	BOOSTER PUMP BUILDING MODIFICATIONS		
D	5-3-16	REVISED PER ARCHITECT'S COMMENTS		
C	1-22-16	RESPONSE TO CITY CONDITIONS OF APPROVAL		
B	11-20-15	RESPONSE TO CITY COMMENTS		
A	9-18-15	PLAN SUBMISSION TO CITY OF PORTLAND		
REV	BY:	DATE:		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED BY OTHERS, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

STATE OF MAINE
 ROBERT M. BROWN
 CIVIL ENGINEER
 LICENSE NO. 10000



ADDITIONAL REMARKS SCHEDULE

AGENCY Alliance Insurance Group		NAMED INSURED Colson & Colson General Contractor, Inc. 2260 McGilchrist Street SE Salem, OR 97302		
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1		
CARRIER SEE PAGE 1	NAIC CODE SEE P 1			

ADDITIONAL REMARKS

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THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Description of Operations/Locations/Vehicles:

RE: Portland HRG Retirement Residence LLC - Facility Sign

Named Insured Includes: Portland HRG Retirement Residence LLC

Project Location: 830 Ocean Ave., Portland, ME 04103

The City of Portland is included as an additional insured as respects the referenced project: