

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 090263

Please Read  
Application And  
Notes, If Any,  
AttachedThis is to certify that A & M PARTNERS LLC /Sign Design Inchas permission to Amendment to permit #09015 Change location of Washington Ave tenant signAT 59 WASHINGTON AVE City of Portland - 013-1043001

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 lath or other work is used-in. 24 HOUR 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

Director - Building &amp; Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

4/7/09

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

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

Permit No: 09-0263	Issue Date:	CBL: 013 I043001
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Location of Construction: 59 WASHINGTON AVE	Owner Name: A & M PARTNERS LLC	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone: 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-4

Past Use: Commercial	Proposed Use: Commercial - Amendment to permit #090155 Change location of 55 Washington Ave tenant sign	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
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**Proposed Project Description:**  
Amendment to permit #090155 Change location of 55 Washington Ave tenant sign

FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>
Signature:	Signature:

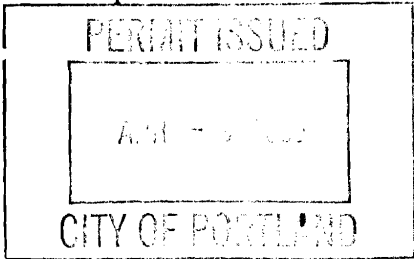
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Ldobson	Date Applied For: 04/02/2009	<b>Zoning Approval</b>		
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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..



<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"/> Date: <i>4/2/09</i> <i>ABM</i>	<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 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: _____
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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   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

*Marked*



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

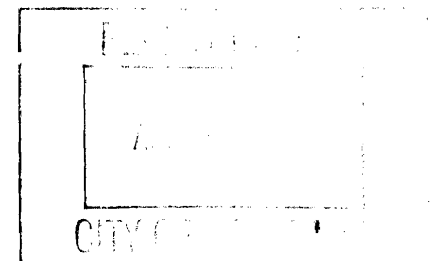
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<b>Permit No:</b> 09-0263	<b>Date Applied For:</b> 04/02/2009	<b>CBL:</b> 013 1043001
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<b>Location of Construction:</b> 59 WASHINGTON AVE	<b>Owner Name:</b> A & M PARTNERS LLC	<b>Owner Address:</b> 120 EXCHANGE ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Sign Design Inc	<b>Contractor Address:</b> PO Box 207 Westbrook	<b>Phone:</b> (207) 856-2600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Amendment to Commercial	

<b>Proposed Use:</b> Commercial - Amendment to permit #090155 Change location of 55 Washington Ave tenant sign	<b>Proposed Project Description:</b> Amendment to permit #090155 Change location of 55 Washington Ave tenant sign
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 04/02/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tammy Munson	<b>Approval Date:</b> 04/09/2009
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			





# General Building 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>55 Washington</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>13</u> <u>I</u> <u>43</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>A+M PARTNERS, LLC</u> Address <u>120 EXCHANGE ST.</u> City, State & Zip <u>PORTLAND, ME. 04101</u>	Telephone: <u>874 6959</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Commercial</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Amend Amend Permit # 090155 Change of location of sign</u>		
Contractor's name: <u>SIGN DESIGN</u>		<u>55 Washington Ave</u>
Address: <u>PO Box 207</u>		<u>tenant's sign</u>
City, State & Zip <u>WESTBROOK, ME</u>		Telephone: <u>856 2600</u>
Who should we contact when the permit is ready: <u>LOU WOOD</u>		Telephone: _____
Mailing address: <u>120 EXCHANGE ST. PORTLAND 04101 (A+M PARTNERS, LLC)</u>		

**Please submit all of the information outlined on the applicable Checklist. Failure to do so will 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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Michael Deuk      Date: 4/2/09

**This is not a permit; you may not commence ANY work until the permit is issue**

# A & M PARTNERS, INC.

REAL ESTATE DEVELOPMENT/MANAGEMENT

120 EXCHANGE STREET PORTLAND, MAINE 04101



(207) 879-1358

Ms. Ann Machado  
Zoning Specialist  
City of Portland  
389 Congress Street  
Portland, ME 04101

March 26, 2009

Dear Ann:

I am writing in reference to building permit #90155, signs at 59 Washington Avenue, which we discussed in your office last week.

After reviewing the information you provided from Sign Design, I would ask you to consider the following.

The area they provided for the "south wall" was 32' x 39' or 1248 SF. In fact if you look at the south face of the building it is equivalent to the north face except that it is separated into several vertical planes that are "stepped". If you look at the building in elevation, the total surface area of the south wall is approximately 53' x 153' or 8109 SF. 2% of this number is 162 SF. The sign requested is 76 SF.

- see elevation submitted 4/2/09

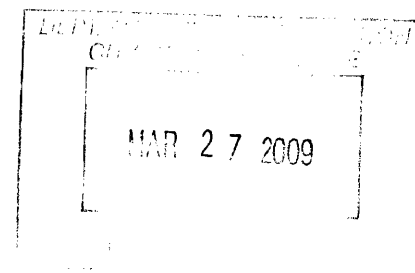
I think it is reasonable to view the building in this fashion, as no other signs will be requested for any sub-areas of the south elevation since the sign represents all tenants in this section of the building.

Obviously the sign on the south wall can be seen and read while going outbound on Washington Avenue; while a location of the west wall would have very little value. I hope you can use this new information to grant our original request for the south wall placement.

Feel free to call me with any questions.

Sincerely,

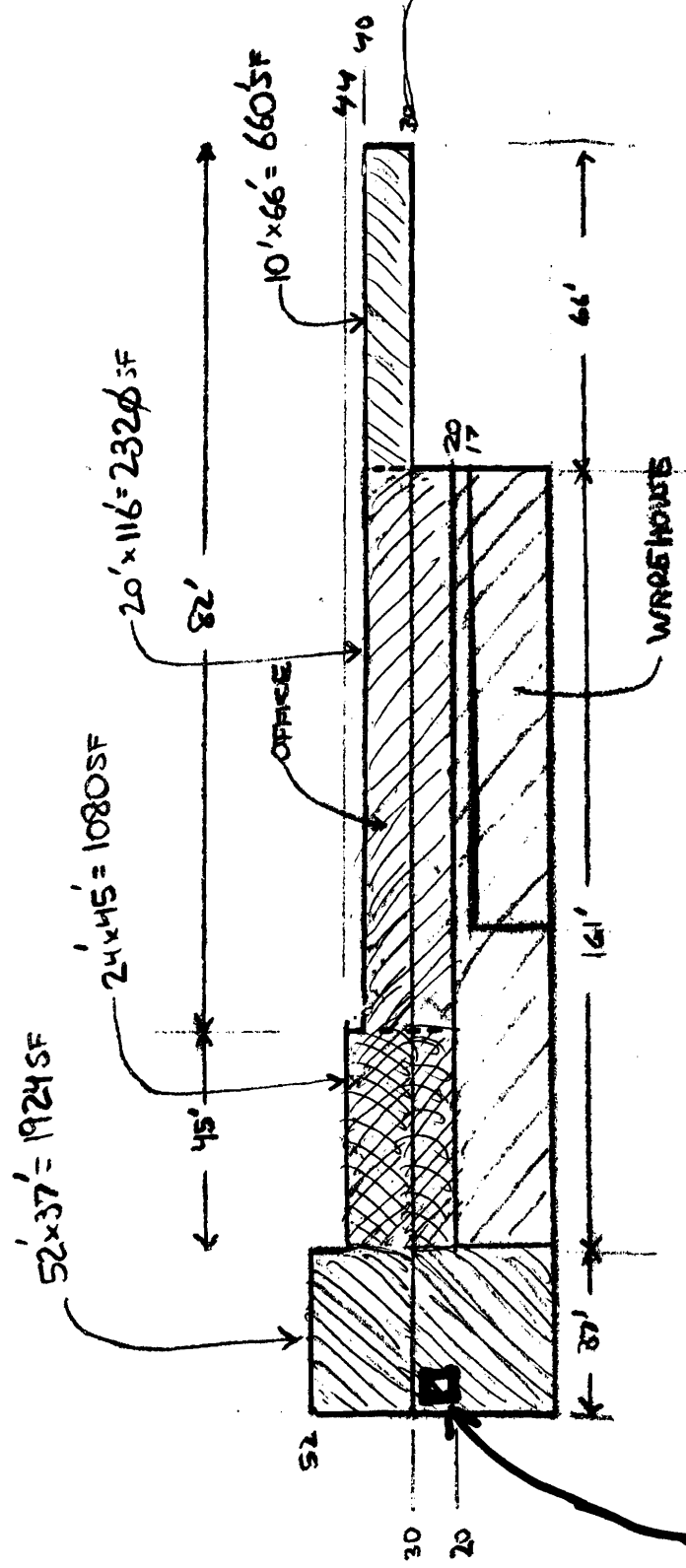
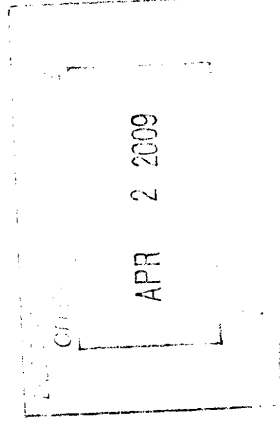
Michael Scarks, President  
A & M Partners, LLC



3/30/09 Jeff <sup>message</sup> for Michael Scarks to call me.  
direct line - 775-2100

3/31/09 spoke to Mike. He will do elevation changes square footage for sign

$10 \times 61 = 610$   
 $20 \times 116 = 2320$   
 $24 \times 45 = 1080$   
 $52 \times 37 = 1934$   
 $20 \times 141 = 2820$   
9204



1924  
 1080  
 2320  
660  
 5984 SF

$5984 \times 26 = 1205F$

SIGN RELOCATED = 76SF

RELOCATED 76 SF SIGN

SCALE 1" = 40'

59 WASHINGTON AVE  
SOUTH GLENDALE

4/2/09

B-4 multi-tenant Building Sign

Alternative #2

cover ~~80%~~ 5% of Principal facade & 2% of other facades

one ~~per~~ per tenant plus one per facade  
(submit sign samples)

northern facade (75 Washington) principal

$53' \times 153' = 8109 \text{ sq ft}$

cover 5% = 405.5 sq ft

existing sign -  $65" \times 123" = 7995 \text{ sq in} = 55.5 \text{ sq ft}$

proposed -  $96" \times 114" = 10944 \text{ sq in} = 76 \text{ sq ft}$

ok.

131.5 sq ft

facade (western-facing Washington Ave.) - principal

~~$53' \times 241' = 12773 \text{ sq ft}$~~  5% = ~~638.7 sq ft~~

$53' \times 214' = 11342 \text{ sq ft}$

$32' \times 33' = 1056 \text{ sq ft}$

$12,364 - 5\% = 618.3 \text{ sq ft}$

existing:  $65" \times 123" = 7995 \text{ sq in} = 55.5 \text{ sq ft}$

$33" \times 48" = 1584 \text{ sq in} = 11 \text{ sq ft}$

$32" \times 48" = 1536 \text{ sq in} = 10.7 \text{ sq ft}$

$31" \times 48" = 1488 \text{ sq in} = 10.3 \text{ sq ft}$

$30" \times 48" = 1440 \text{ sq in} = 10 \text{ sq ft}$

$48" \times 12" = 576 \text{ sq in} = 4 \text{ sq ft}$

$36" \times 48" = 1728 \text{ sq in} = 12 \text{ sq ft}$

$36" \times 48" = 1728 \text{ sq in} = 12 \text{ sq ft}$

ok

127.2

~~southern facade (55 Washington) not principal~~

~~$32' \times 39' = 1248 \text{ sq ft}$~~

~~2% =  $24.96 \text{ sq ft}$~~

~~2%~~

~~proposed sign  $96" \times 114" = 76 \text{ sq ft}$~~

proposed  $96" \times 114" = 76 \text{ sq ft}$

203.2 sq ft

proposed location - southern facade

see elevation drawing, submitted 4/2/09

total sf of southern facade = 9204 2% = 184.1 sq ft

proposed sign  $96" \times 114" = 76 \text{ sq ft}$

203.2 sq ft



**Ann Machado - 2nd sign layout and graphics**

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**From:** "Sign Design" <signdesi@maine.rr.com>  
**To:** "Lou Wood" <lcwood24@hotmail.com>  
**Date:** 4/3/2009 11:25 AM  
**Subject:** 2nd sign layout and graphics  
**CC:** <amachado@portlandmaine.gov>

Good morning, all!

Attached is the revised layout for the second sign on 75 Washington Ave.  
Please note that both tenant directories will list the same format as listed.

Thanks,

Diana

Your message is ready to be sent with the following file or link attachments:  
a&m partners

Note: To protect against computer viruses, e-mail programs may prevent sending or receiving certain types of file attachments. Check your e-mail security settings to determine how attachments are handled.

APR - 3 2009

**75 Washington Ave.**  
CASEY FAMILY SERVICES  
WRIGHT PIERCE  
HALEY & ALDRICH, INC.  
MCCLAIN MARKETING GROUP  
ROCK COAST PERSONNEL  
MARKET DECISIONS  
GARRAND

**Romasco Lane**  
THE BODY ARCHITECT  
C.H. ROBINSON WORLDWIDE  
STRETCH STUDIO  
RUSSELL FRENCH STUDIO

Client: A & M Partners Inc.  
File: a&m partners comp. 1  
Date: 4-2-09

Approved: \_\_\_\_\_

Customer approval for a signed certification that all content, colors, spelling, graphics and all other information are correct.

APR - 3 2009

Final Proposed.

This Design Is The Property Of

Sign Design Inc.

306 Warren Ave. Portland, ME

Phone: 207.856.2600 Fax: 207.856.7600

signdesi@maine.rr.com

Panel Sizes: A - 10 1/2" X 90 1/2" (6" Appx. Text Height)  
B - 6" X 90 1/2" Accommodating 1 Line, Appx. 4" Text

Vinyl Graphics In 220 Sapphire Blue & 220 White

(3.3.09, All Colors To Be Finalized)

75 Washington Ave.

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Romasco Lane

Tenant

Tenant

Tenant

Tenant

55 Washington Ave.

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Tenant

Romasco Lane

Tenant

Tenant

Tenant

Tenant

91 x 114 = 10544  
= 764

114"  
95

relocated sign

number  
number will be 75

MAR - 3 2009

2, Single Sided, Aluminum Panel Signs, Off White Background, Blue Trim MP25808 Appx. & Raised Header/Tenant Panels, In White & MP25808 Blue Appx.

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.

Sign Design Inc. is not responsible for errors occurring due to improper review of this submitted proof.

Client: A & M Partners rev. 2

File: a&m partners comp. 1

Date: 3.3.09

Approval:

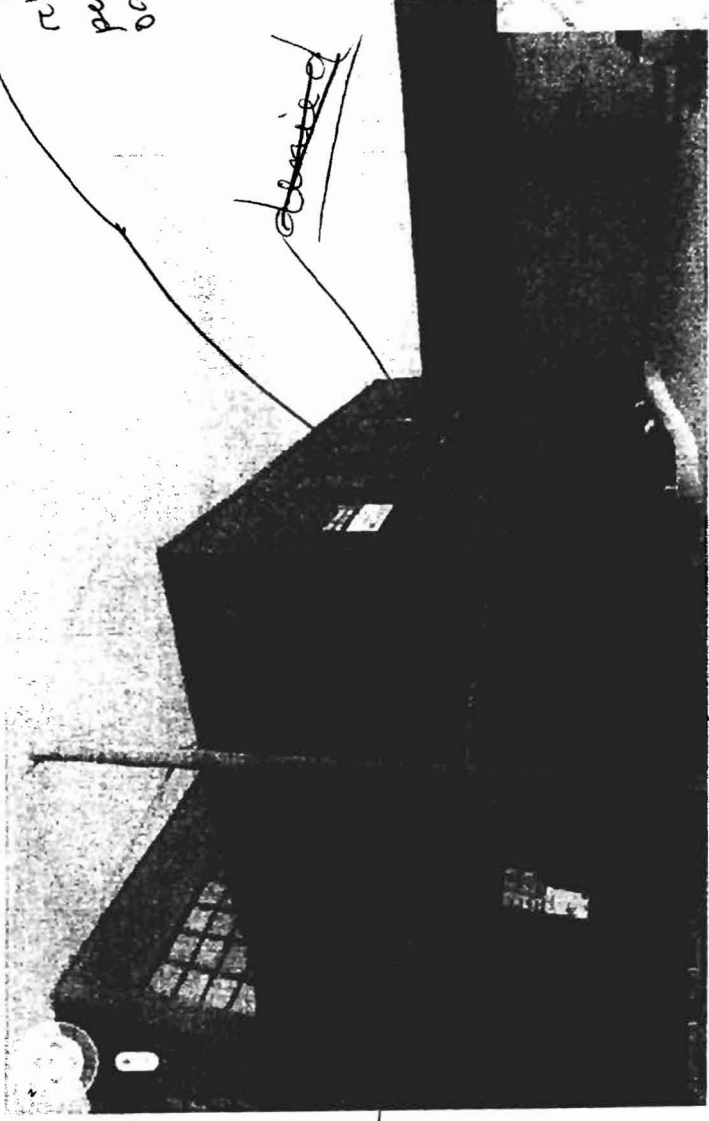
Customer approval is a signed confirmation that dimensions, colors, spelling, graphics and all other job specifics are correct.

Address

Google

proposed  
relaxation  
permit  
09-0263

~~deleted~~



~~32754~~

permit 09-0158  
located 55 Washington Ave  
here

55 Washington Ave  
Portland, ME 04101  
32754

