

Memo to File

From: Chris Stacey, Zoning Specialist

RE: Alternative 2 Plan; 59 Washington Ave; CBL 013 I043

Date: June 29, 2017

Addendum to Alternative 2 Plan:

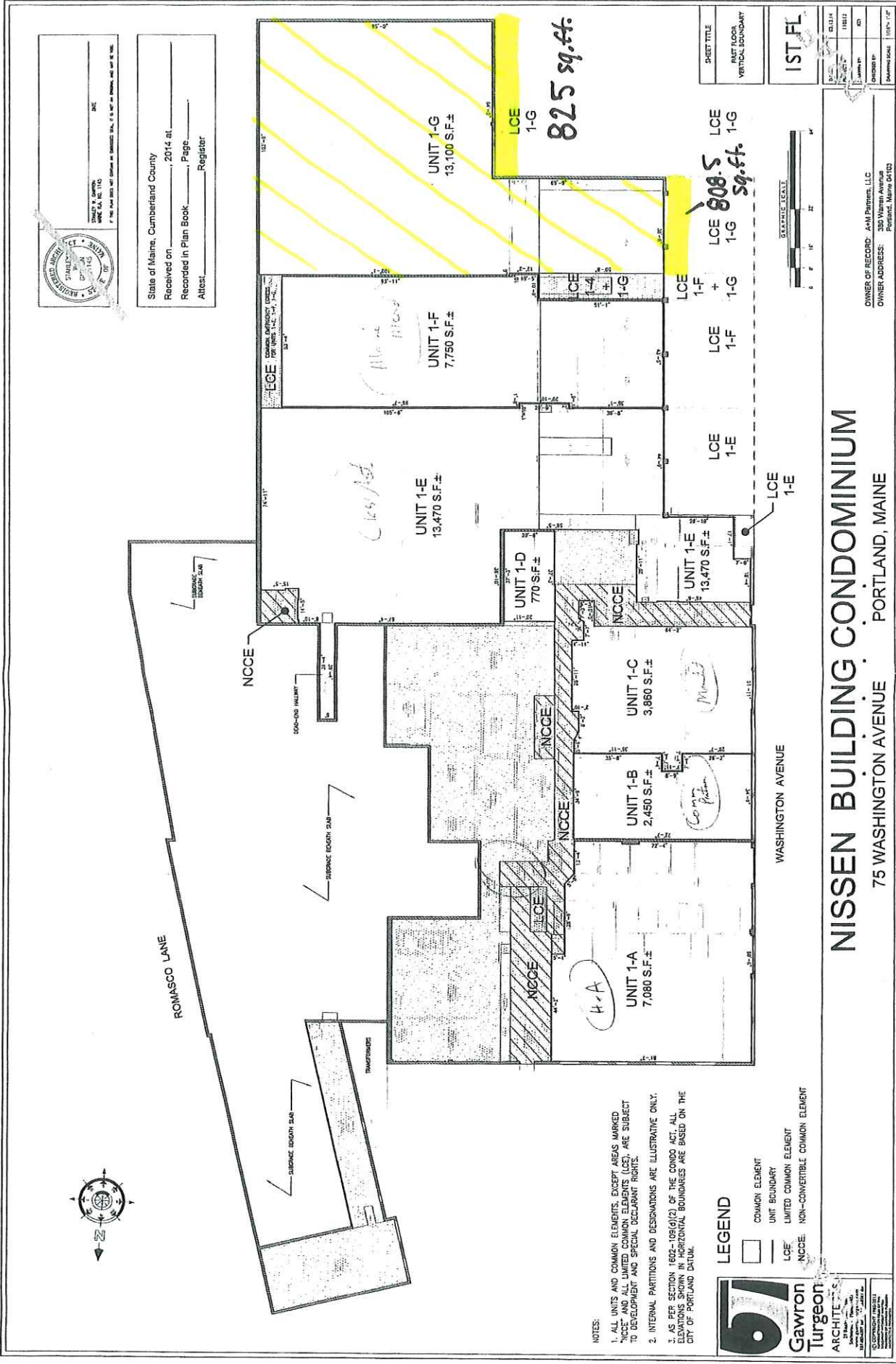
Oxbow has submitted an application (Permit #2017-00539) to place two signs on their frontage at 59 Washington Ave. Because this zone only allows 1 sign per tenant, they are proposing to amend the Alternative 2 signage plan to allow the extra sign.

This would be the additional building sign allowed on the western (Washington Ave) façade. No other tenant would be allowed a second sign on this façade. The applicant has submitted a letter of permission from the landlord indicating that he understands this limitation.

The western façade area is 12,366 sf. As a principal façade, up to 5% of the façade may have signage, or a maximum of 618 sf. The existing signage is 203 sf. With the two Oxbow signs, the total would be 231 sf. Meets area limitation.



State of Maine, Cumberland County
 Received on _____, 2014 at _____
 Recorded in Plan Book _____, Page _____
 Attest: _____ Register



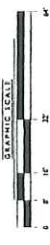
NOTES:
 1. ALL UNITS AND COMMON ELEMENTS, EXCEPT AREAS MARKED "NCCCE" AND ALL LIMITED COMMON ELEMENTS (LCE), ARE SUBJECT TO DEVELOPMENT AND SPECIAL DECLARANT RIGHTS.
 2. INTERNAL PARTITIONS AND DESIGNATIONS ARE ILLUSTRATIVE ONLY.
 3. AS PER SECTION 602-106(2) OF THE CONDO ACT, ALL ELEVATIONS SHOWN IN HORIZONTAL BOUNDARIES ARE BASED ON THE CITY OF PORTLAND DATUM.

LEGEND
 [Symbol] COMMON ELEMENT
 [Symbol] UNIT BOUNDARY
 [Symbol] LCE LIMITED COMMON ELEMENT
 [Symbol] NCCCE NON-CONVERTIBLE COMMON ELEMENT

Gawron Turgeon ARCHITECTS
 300 WASHINGTON AVENUE
 PORTLAND, MAINE 04103
 PHONE: 603.761.1111
 FAX: 603.761.1112
 WWW: GAWRONTURGEON.COM

NISSEN BUILDING CONDOMINIUM
 75 WASHINGTON AVENUE PORTLAND, MAINE

OWNER OF RECORD: A+M Partners, LLC
 OWNER ADDRESS: 300 WASHINGTON AVENUE
 PORTLAND, MAINE 04103



IST FL

3/13/14

OUR SIGNATURE

total facade sqft. = 1289.4
 5% OF WHICH IS 64.47 > 27.855

OXBOW
Blending & Bottling

196"

30"

78"

FRESH & AGED
FARMHOUSE
ALES
BIÈRE ^à GARDE
GRISSETTE
SAISON

186"

76"

22"

EXISTING NEON

MATERIALS:
1/2IN. MDO
ELASTOMERIC SEALANT
SIGN ENAMEL

MOUNTING:
FRENCH CLEET AND MASON ANCHOR LOCKS

May 3, 2017

Will Sears
Oxbow Brewing
49 Washington Ave
Portland, ME 04101

Will,

This will letter will serve as permission from your landlord Cotton Street Holdings LLC to erect two signs on the current loading dock area façade for Oxbow. I recognize that each business is only allowed one sign under city ordinances however with special exception landlord may allow two signs for only one business. This will preclude any other tenants from erecting a 2nd sign but it's my understanding that it would not prevent a future tenant from erecting a single sign along this façade. For example, Maine Mead currently occupies two retail spaces along this façade and if that space was divided into two different tenants in the future a new tenant could erect a sign in addition to the existing sign that is currently on the façade.

I will expect you to comply with all city sign ordinances and install the signs in a professional manner.

Regards,



Jed Harris
Managing Partner,
Cotton Street Holdings LLC