

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 081211

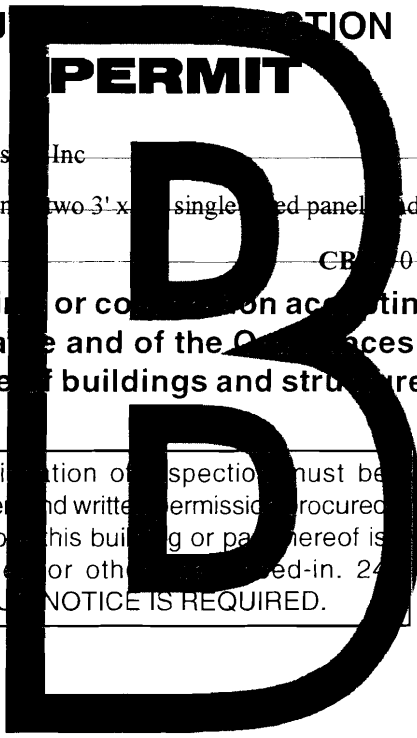
Please Read Application And Notes, If Any, Attached

This is to certify that J & C ASSOCIATES /Sign Design Inc

has permission to 4 sign face replacements (Lexan two 3' x 4' single sided panels and one 8' x4' double sided panel.

AT 135 CONGRESS ST CB# 013 L022001

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 lathed or otherwise worked-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

PERMIT ISSUED

OCT 9 2008

Department Name

CITY OF PORTLAND

Fire Dept.  
Health Dept.  
Appeal Board  
Other

*Thomas H. Mackley* 10/7/08  
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

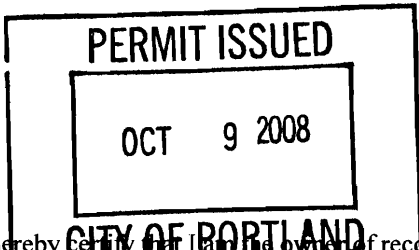
Permit No: 08-1211	Issue Date:	CBL: 013 L022001
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Location of Construction: 135 CONGRESS ST	Owner Name: J & C ASSOCIATES	Owner Address: 1673 WESTBROOK ST	Phone:
Business Name:	Contractor Name: Sign Design Inc	Contractor Address: PO Box 207 Westbrook	Phone 2078562600
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-1

Past Use: Commercial - COLUCCI'S (retail)	Proposed Use: Commercial - COLUCCI'S (retail) - 4 sign face replacements (Lexan) - two 3' x 11' single sided panels and one 8' x4' double sided panel.	Permit Fee: \$258.00	Cost of Work: \$258.00	CEO District: 1
Proposed Project Description: 4 sign face replacements (Lexan) - two 3' x 11' single sided panels and one 8' x4' double sided panel.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		Signature: _____		Signature: <i>Jm 10/7/08</i>
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: 09/26/2008	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<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: <i>10/6/08 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 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: _____
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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



# Signage/Awning Permit Application

For more information, contact the Planning and Development Department, 315 City Hall, Portland, Oregon 97238, or call 503-823-7000.

Location/Address of Construction: <u>135 Congress St. - Redwood</u>		
Tax Assessor's Chart, Block & Lot Chart=      Block=      Lot=	Owner: <u>Bridget Johnson</u>	Telephone: <u>774-2277</u>
Lessee/Buyer Name If Applicable: <u>N/A</u>	Contractor name, address & telephone: <u>Sign Design Inc P.O. Box 207 Westbrook, ME 04095</u>	Estimated signage = \$200 Permit fee \$50.00 \$65.00 For H.D. Signage= Total Fee: \$ Awning Fee= covered front Total Fee: \$

Who should we contact when the permit is ready: DIANA/ROGER phone: 856-2666

Tenant/allocated building space frontage feet: Length: 70 Height: 30  
 Lot Frontage feet: 70 Single Tenant or Multi Tenant Lot: Multi Tenant

Current Specific use: Retail 60 on Congress! 58.5 on North St.  
 If vacant, what was prior use: \_\_\_\_\_  
 Proposed Use: \_\_\_\_\_

Information on proposed sign(s): (4) 3 - one is double, dual-count as one  
1 - 3' x 11' (single tenant) 1 - 4' x 8' (dual count as one) - only pay for one

Freestanding (e.g. pole) sign? Yes <input type="checkbox"/> No <input type="checkbox"/>	Dimensions proposed: _____	Height from grade: _____
Bldg. wall sign? (attached to bldg) Yes <input type="checkbox"/> No <input type="checkbox"/>	Dimensions proposed: _____	
Proposed awning? Yes <input type="checkbox"/> No <input 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.		

Information on existing and previously permitted sign(s):

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: <u>same as proposed</u>	
Awning? Yes <input type="checkbox"/> No <input type="checkbox"/>		
Sq. ft. area of awning w/communication: _____		

98 # BME  
x 2  
196 + 30 = 226

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 Signage/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) or call 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 the jurisdiction. In submitting a permit for work described in this application it is issued, I certify that the City Official's authorized representative shall have the authority to enter the premises for the purpose of inspecting the work and for the production of the order applicable to this permit.

Signature of applicant: Diane Christian Date: 10/1/05

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

B-1 - multi-tenant.

1.5 x 46 = 69

Can have second sign on additional frontage @ half = 34.5

Congress St 11 x 3 = 33

8 x 4 = 32  
65 or

North St 11 x 3 = 33

ok. \*but Portland regional credit union is over



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*Penny St. Louis Littell - Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

October 1, 2008

Diana Olmstead  
Sign Design Inc.  
PO Box 207  
Westbrook, ME 04098

*See faxed letter from  
Diana - 10/1/08.*

RE: 135 Congress Street – 013 L022 – B-1 – sign face replacements – permit #08-1211

Dear Diana,

This letter is just a follow up to our telephone conversation. Your application to replace the four panels in the three existing sign boxes is on hold because there are additional signs on the building, which are not permitted and therefore are not legal. The following signs are not permitted and must be removed: Portland Regional Credit Union ATM, the two New England Coffee banners (one on North Street and one on Congress Street), and the Prepaid Phone Cards sign. The pending sign permit application for the face replacement cannot be issued until the property is brought into compliance by removing the four signs that have not been permitted.

Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

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

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

<b>Permit No:</b> 08-1211	<b>Date Applied For:</b> 09/26/2008	<b>CBL:</b> 013 L022001
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<b>Location of Construction:</b> 135 CONGRESS ST	<b>Owner Name:</b> J & C ASSOCIATES	<b>Owner Address:</b> 1673 WESTBROOK 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> Signs - Permanent	

<b>Proposed Use:</b> Commercial - COLUCCI'S (retail) - 4 sign face replacements (Lexan) - two 3' x 11' single sided panels and one 8' x4' double sided panel.	<b>Proposed Project Description:</b> 4 sign face replacements (Lexan) - two 3' x 11' single sided panels and one 8' x4' double sided panel.
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 10/06/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) This permit is being issued with the condition that the the additional signs that are not permitted (Portland Regional Credit Union sign, two New England Coffee Banners & the prepaid Phone Card sign) will be removed when the existong panels are replaced and our office will be notified when this happens.			

<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Tom Markley	<b>Approval Date:</b> 10/07/2008
<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.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

<b>Comments:</b>
10/1/2008-amachado: Received revised application with new information on tenant frontage.
10/1/2008-amachado: Permit is on hold until the unpermitted signs come down. See letter dated 10.1/08
9/29/2008-amachado: Spoke to Diana at Sign Design. The only permit we have on file is for 32 sf sign. No record for the two 3' x 11' signs or the Portland Regional federal credit union ATM sign. Signs need to be brought into compliance. Banner for New England Cofee also has to come down.
9/30/2008-amachado: Spoke to Diana at Sign Design. She said that she needs to check the tenant frontage for Coluccis because she thinks that the information she submitted was incorrect. She will get back to me with the revised information.

**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.**

  X   **Inspector will check that signs which are not permitted are removed at time of inspection of new permitted signs.**

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

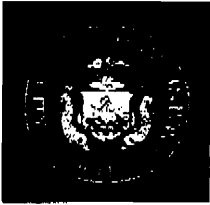
*Thomas M. Mahely*  
\_\_\_\_\_

Signature of Inspections Official

\_\_\_\_\_  
Date

*10/7/08*  
\_\_\_\_\_

Date



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life - www.portlandmaine.gov*

*Penny St. Louis Littell - Director of Planning and Development  
Marge Schmuckal, Zoning Administrator*

October 1, 2008

Diana Olmstead  
Sign Design Inc.  
PO Box 207  
Westbrook, ME 04098

RE: 135 Congress Street - 013 L022 - B-1 - sign face replacements - permit #08-1211

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Please feel free to call me at 874-8709 if you have any questions.

Yours truly,

Ann B. Machado  
Zoning Specialist  
(207) 874-8709

fax: -8716

10/6/08 - Ann

Per our phone call - Sign Design will remove the above temporary signs @ time of installation of new signs. Will call when done & email photos.

Thanks,  
Diana Olmstead

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX:(207) 874-8716 - TTY:(207) 874-3936



to be removed

to be removed



to be removed

30' OAH



back set

remodel 28 x 30

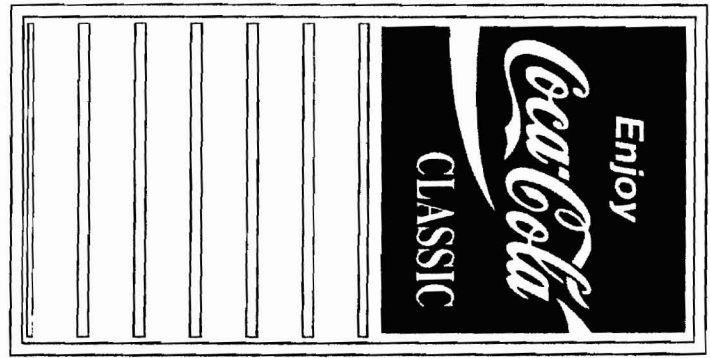
bdg 30' OAH



96 x 48 = 4608 = 39¢

This Design Is The Property Of  
Sign Design Inc.  
306 Warren Ave. Portland, ME  
Phone: 207-856-2600 Fax: 207-856-7600

Approved sign manufacturer for Southern Maine Coca-Cola.  
42" Sq. Coke Logo For Etching, 96" X 48" Double Sided Cabinet



The following is the responsibility of the Coca-Cola customer: sign permits, landlord approval & primary electrical hook ups.

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. This proof is a signed confirmation that dimensions, colors, spelling, graphics and all job specifics are correct.

Client: Colucci's rev. 1  
File: coluccis comp. 2  
Date: 9-15-08  
Approval:

1) D/S  
Face  
Change  
Counts as one

This Design Is The Property Of Sign Design Inc. 306 WARREN AVE. PORTLAND, ME  
Phone: 207-856-2600 Fax: 207-856-7600

Approved sign manufacturer for Southern Maine Coca-Cola.

Text Heights  
12"  
4 3/4"  
4"



Qty. Of 2, Single Sided, Building Mounted, Interior Illuminated Bronze Sign Cabinets, Lexan Faces W/ Vinyl Graphics  
Vinyl Colors: 230 Green, 230 Red, 220 Black

The following is the responsibility of the Coca-Cola customer: sign permits, landlord approval & primary electrical hook ups.

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.

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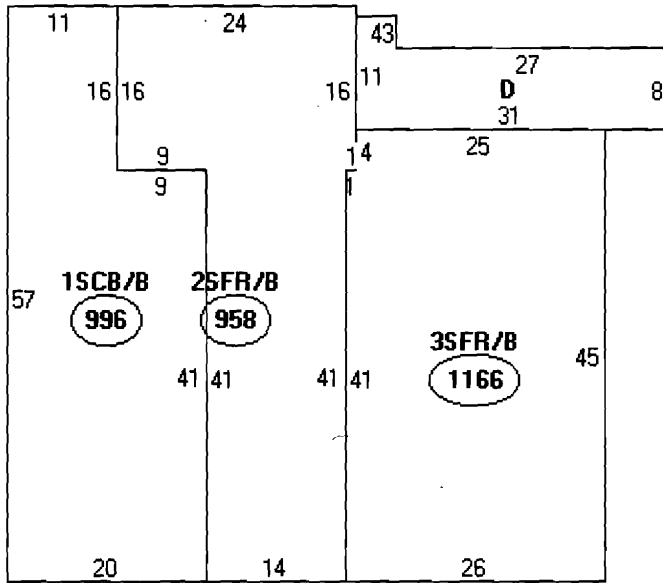
Client: Colucci's rev. 1  
File: coluccis comp. 2  
Date: 9-15-08  
Approval:

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

2) S/S  
Face  
changes  
only

132 x 36" =  
4752 =  
33¢

Counts as  
(2)



Descriptor/Area

- A: 3SFR/B  
1166 sqft
- B: 2SFR/B  
958 sqft
- C: 1SCB/B  
996 sqft
- D: 1SFR  
260 sqft









Sorry! When printing directly from the browser your directions or map may not print correctly. For best results, try clicking the Printer-Friendly button.

**START** 306 Warren Ave  
Portland, ME 04103-1191

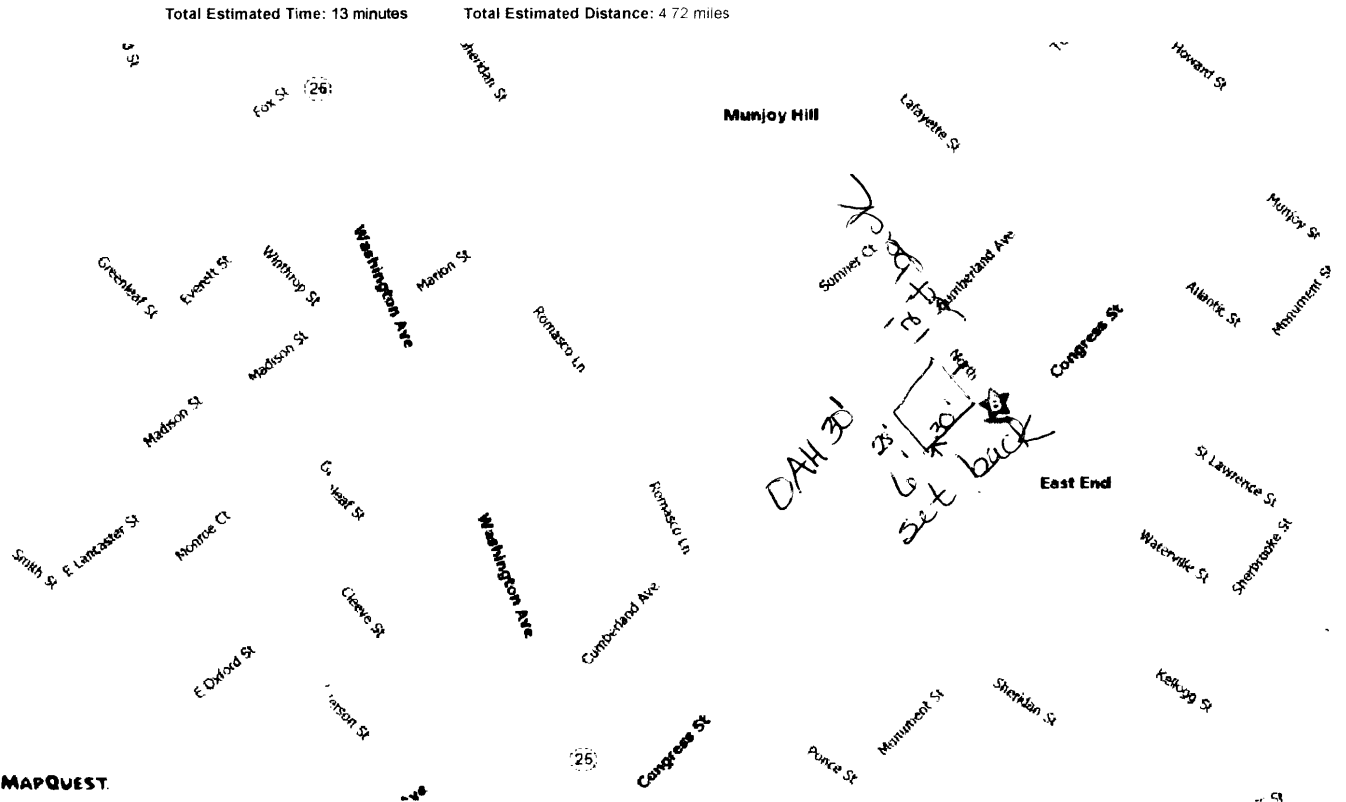
**END** 135 Congress St  
Portland, ME 04101-3607

Total Estimated Time: 13 minutes  
Total Estimated Distance: 4.72 miles

▼ Directions from A to B:

-  1: Start out going EAST on WARREN AVE toward HICKS ST. 0.7 mi
-  2: Turn RIGHT onto FOREST AVE/ US-302/ 10TH MOUNTAIN DIVISION HWY. Continue to follow FOREST AVE. 2.6 mi
-  3: Turn LEFT onto MARGINAL WAY. 0.5 mi
-  4: Turn RIGHT onto US-1A S/ FRANKLIN ARTERIAL. 0.4 mi
-  5: Turn LEFT onto CONGRESS ST. 0.5 mi
-  6: End at 135 Congress St Portland, ME 04101-3607

Estimated Time: 13 minutes Estimated Distance: 4.72 miles



All rights reserved. Use subject to License/Copyright Map Legend  
Directions and maps are informational only. We make no warranties on the accuracy of their content, road conditions or route usability or expediency. You assume all risk of use. MapQuest and its suppliers shall not be liable to you for any loss or delay resulting from your use of MapQuest. Your use of MapQuest means you agree to our

CERTIFICATE OF INSURANCE

The company indicated below certifies that the insurance afforded by the policy or policies numbered and described below is in force as of the effective date of this certificate. This Certificate of Insurance does not amend, extend, or otherwise alter the Terms and Conditions of Insurance coverage contained in any policy numbered and described below.

CERTIFICATE HOLDER:

ADDITIONAL INSURED  
CITY OF PORTLAND  
389 CONGRESS ST  
PORTLAND, ME 04101

INSURED:

ROSE CORP  
DBACCOLUCCIS HILLTOP MARKET  
4865 S ATLANTIC AVE APT 403  
NEW SMYRNA BEACH, FL 32169-4417

TYPE OF INSURANCE	POLICY NUMBER & ISSUING CO.	POLICY EFF. DATE	POLICY EXP. DATE	LIMITS OF LIABILITY (* LIMITS AT INCEPTION)
LIABILITY	51-80-002034-3001	10-19-07	10-19-08	
<input checked="" type="checkbox"/> Liability and Medical Expense	NATIONWIDE MUTUAL FIRE INSURANCE CO.			Any One Occurrence..... \$ 500,000
<input type="checkbox"/> Personal and Advertising Injury				Included in Above - Any One Person or Organization
<input checked="" type="checkbox"/> Medical Expenses				ANY ONE PERSON ..... \$ 5,000
<input checked="" type="checkbox"/> Fire Legal Liability				Any One Fire or Explosion \$ 50,000
<input type="checkbox"/> Other Liability				General Aggregate* ..... \$ 1,000,000 Prod/Comp Ops Aggregate* . \$ 500,000
<b>AUTOMOBILE LIABILITY</b>				
<input type="checkbox"/> BUSINESS AUTO				Bodily Injury (Each Person) ..... \$ (Each Accident) ..... \$
<input type="checkbox"/> Owned				Property Damage (Each Accident) ..... \$
<input type="checkbox"/> Hired				Combined Single Limit .... \$
<input type="checkbox"/> Non-Owned				
<b>EXCESS LIABILITY</b>				
<input type="checkbox"/> Umbrella Form				Each Occurrence ..... \$ Prod/Comp Ops/Disease Aggregate* ..... \$
<b>STATUTORY LIMITS</b>				
<input type="checkbox"/> Workers' Compensation and				BODILY INJURY/ACCIDENT ... \$
<input type="checkbox"/> Employers' Liability				Bodily Injury by Disease EACH EMPLOYEE ..... \$ Bodily Injury by Disease POLICY LIMIT ..... \$

Should any of the above described policies be cancelled before the expiration date, the insurance company will endeavor to mail 30 days written notice to the above named certificate holder, but failure to mail such notice shall impose no obligation or liability upon the company, its agents, or representatives.

DESCRIPTION OF OPERATIONS/LOCATIONS  
VEHICLES/RESTRICTIONS/SPECIAL ITEMS  
135 CONGRESS ST, PORTLAND

Effective Date of Certificate: 10-19-2007  
Date Certificate Issued: 09-24-2008

Authorized Representative: O'HEARN INSURANCE GROUP  
Countersigned at: NATIONWIDE INSURANCE  
1087 FOREST AVE PTLD

*Jmd*