

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 071419

This is to certify that MACFAYDEN LUKE S

has permission to install new 3' x 5' sign attached to building

AT 90 CONGRESS ST

L 016 A006002

provided that the person or persons who accept 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 procedure is complete this building or part thereof is closed or otherwise closed-in. 4  
 YOUR NOTICE 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 & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

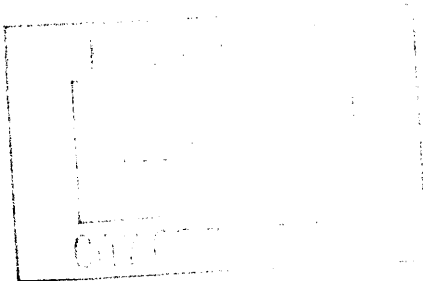
12/4/07

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

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

<b>Permit No:</b> 07-1419		<b>Issue Date:</b>		<b>CBL:</b> 016 A006002	
<b>Location of Construction:</b> 90 CONGRESS ST		<b>Owner Name:</b> MACFAYDEN LUKE S		<b>Owner Address:</b> 90 CONGRESS ST	
<b>Business Name:</b> Hill Top Coffee		<b>Contractor Name:</b>		<b>Contractor Address:</b>	
<b>Lessee/Buyer's Name:</b> Luke Macfayden		<b>Phone:</b> 207-871-1075		<b>Permit Type:</b> Signs - Permanent	
<b>Past Use:</b> Commercial - Hill Top Coffee		<b>Proposed Use:</b> Commercial - Hill Top Coffee - install new 3' x 5' sign attached to building		<b>Permit Fee:</b> \$60.00	
				<b>Cost of Work:</b> \$60.00	
				<b>CEO District:</b> 1	
<b>Proposed Project Description:</b> install new 3' x 5' sign attached to building		<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		<b>INSPECTION:</b> Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i> <i>[Signature]</i>	
		<b>Signature:</b>		<b>Signature:</b>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		<b>Signature:</b>		<b>Date:</b>	

<b>Permit Taken By:</b> ldobson	<b>Date Applied For:</b> 11/19/2007	<b>Zoning Approval</b>		
<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"/> OK Date: 11/20/07 ARN	<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 ARN Date:


**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

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

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

<b>Permit No:</b> 07-1419	<b>Date Applied For:</b> 11/19/2007	<b>CBL:</b> 016 A006002
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<b>Location of Construction:</b> 90 CONGRESS ST	<b>Owner Name:</b> MACFAYDEN LUKE S	<b>Owner Address:</b> 90 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b> Hill Top Coffee	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> Luke Macfayden	<b>Phone:</b> 207-871-1075	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Use:</b> Commercial - Hill Top Coffee - install new 3' x 5' sign attached to building	<b>Proposed Project Description:</b> install new 3' x 5' sign attached to building
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 11/20/2007
<b>Note:</b> Change of use to coffee shop (restaurant) permit #07-0868			<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> 12/04/2007
<b>Note:</b> 1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>

<b>Comments:</b> 11/20/2007-amachado: Spoke to Luke. Told him that we needed a certificate of liability for the sign. He said he would get us one.
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# 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>90 Congress St. Portland</u>		
Tax Assessor's Chart, Block & Lot Chart# <u>16</u> Block# <u>A</u> Lot# <u>6002</u>	Owner: <u>LUKE MALFADYAN</u>	Telephone: _____
Lessee/Buyer's Name (If Applicable) <u>Hilltop Coffee Shop</u>	Contractor name, address & telephone: _____	Total s.f. of signage x \$2.00 Per s.f. plus <u>30.00</u> = \$65.00 For H.D. signage = Total Fee: \$ <u>15 x 2 = 30</u> Awning Fee = cost of work _____ Total Fee: \$ <u>60</u>
Who should we contact when the permit is ready: <u>LUKE MALFADYAN</u> phone: <u>871-1075</u>		
Tenant/allocated building space frontage (feet): Length: <u>23'</u> Height: <u>15'</u> Lot Frontage (feet) <u>50'</u> (skip) Single Tenant or Multi Tenant Lot: <u>2 tenant Lot</u>		
Current Specific use: _____ If vacant, what was prior use: _____ Proposed Use: _____		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>3x5</u>		
Proposed awning? Yes _____ No _____ 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 _____ No _____ Dimensions: _____ 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](http://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>LUKE S. MALFADYAN</u>	Date: <u>11/19/07</u>
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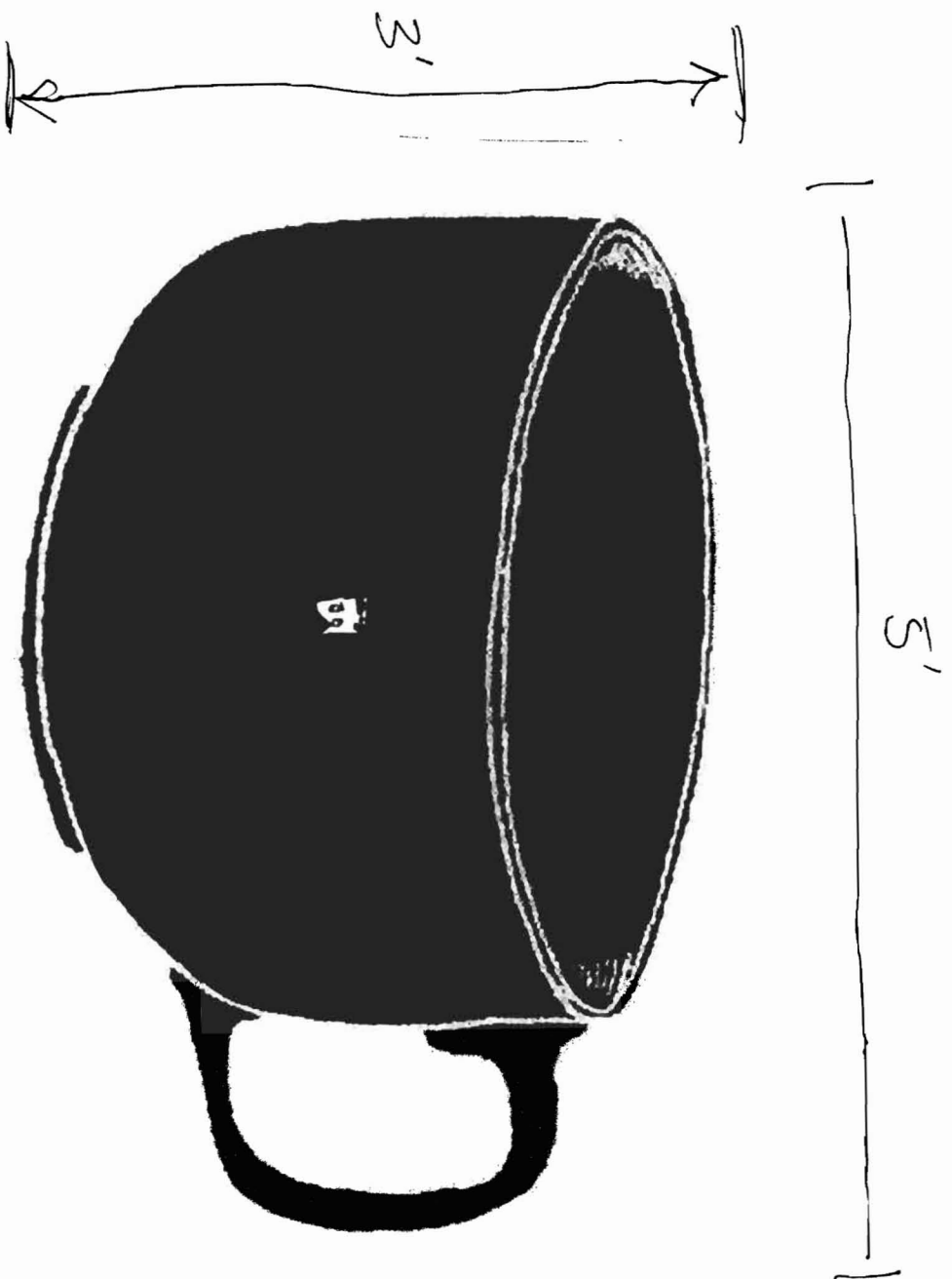
This is not a permit; you may not commence ANY work until the permit is issued.

B-1 m/h  
18 x 15 = 27 #

proposed 3 x 5 (15) #

— OK —

NOV 19 2007

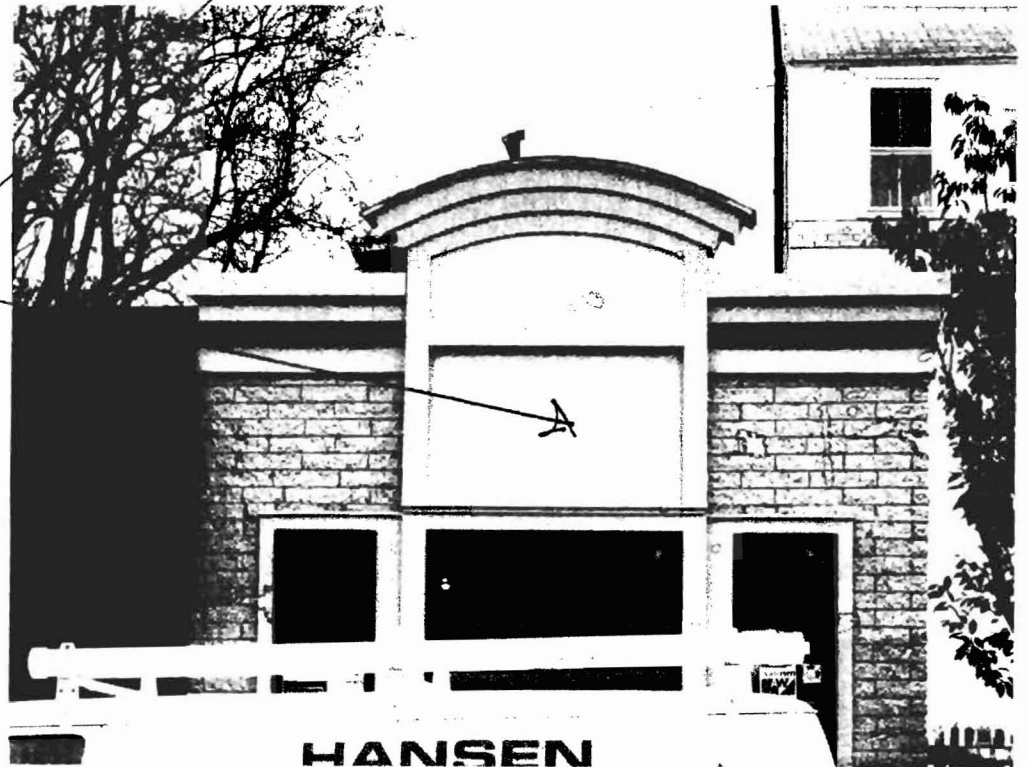


Sign will be paint on exterior  $\frac{3}{4}$ " Plywood and sizes to fit within the 6'x4' signage recess on the facade of the building. It will be attached, flat, to the facade of the Building using 2" galvanized lag screws.

Existing Signage  
"FAT BAYERS"  
on left side  
of Building.



Detail of right  
side, proposed  
location for  
"Hilltop Coffee  
Shop"  
signage,  
90 Congress St.



# ACORD CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
06/20/2007

PRODUCER (207) 774-2617 FAX (207) 774-2869  
DANIEL T. HALEY AGENCY  
21 1/2 Eastern Promenade  
Portland, ME 04101

**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 Macfadyen, Luke  
15 Howard Street  
Portland, ME 04101

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: MiddleOak Assurance Company	14532
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.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A		GENERAL LIABILITY	CP 0100032667	01/30/2007	01/30/2008	EACH OCCURRENCE \$ 1,000,000
		<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ excluded
		<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				MED EXP (Any one person) \$ excluded
						PERSONAL & ADV INJURY \$ excluded
						GENERAL AGGREGATE \$ 2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:				PRODUCTS - COMPOP AGG \$ 2,000,000
		<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC				
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident) \$
		ANY AUTO				BODILY INJURY (Per person) \$
		ALL OWNED AUTOS				BODILY INJURY (Per accident) \$
		SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident) \$
		HIRED AUTOS				
		NON-OWNED AUTOS				
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT \$
		ANY AUTO				OTHER THAN EA ACC \$
						AUTO ONLY: AGG \$
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE \$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE				AGGREGATE \$
						\$
		DEDUCTIBLE				\$
		RETENTION \$				\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATU-TORY LIMITS OTH-ER
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?				E.L. EACH ACCIDENT \$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE \$
		OTHER				E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS  
PROPERTY LOCATION 88-90 CONGRESS STREET PORTLAND  
CITY OF PORTLAND HAS BEEN NAMED AS ADDITIONAL INSURED

## CERTIFICATE HOLDER

NOV 20 2007

City of Portland  
389 Congress Street  
Portland, ME 04101

## CANCELLATION

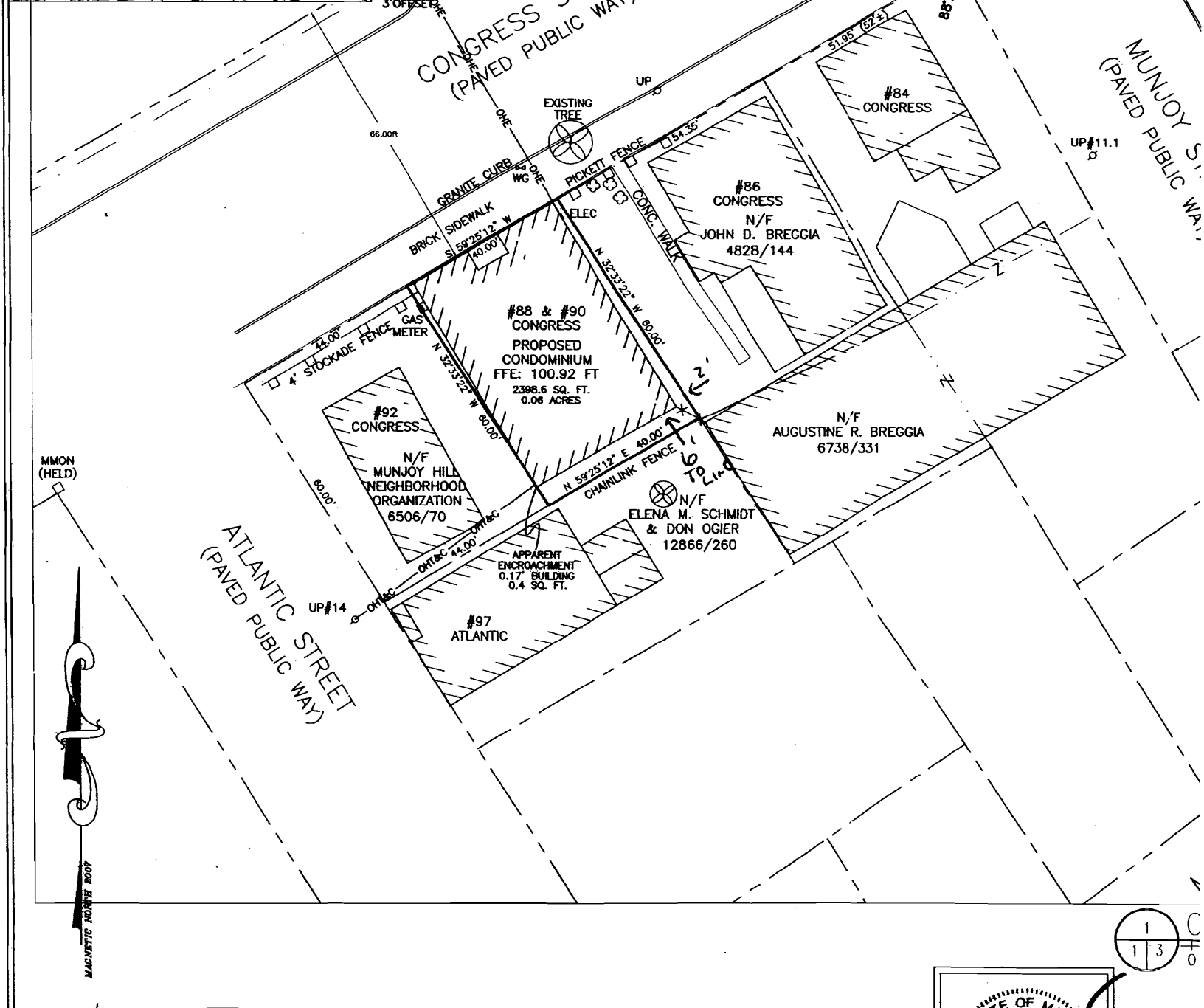
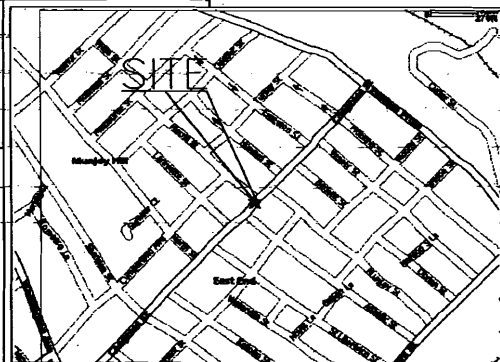
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT. BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

ACORD 25 (2001/08) FAX: 874-8949

ACORD CORPORATION 1988

SITE LOCATION MAP:

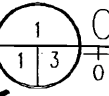
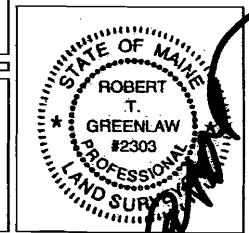


REVISIONS:


STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS

RECEIVED 2007

AT : H .M. AND RECORDED  
IN PLAN BOOK PAGE



CERTIFICATION

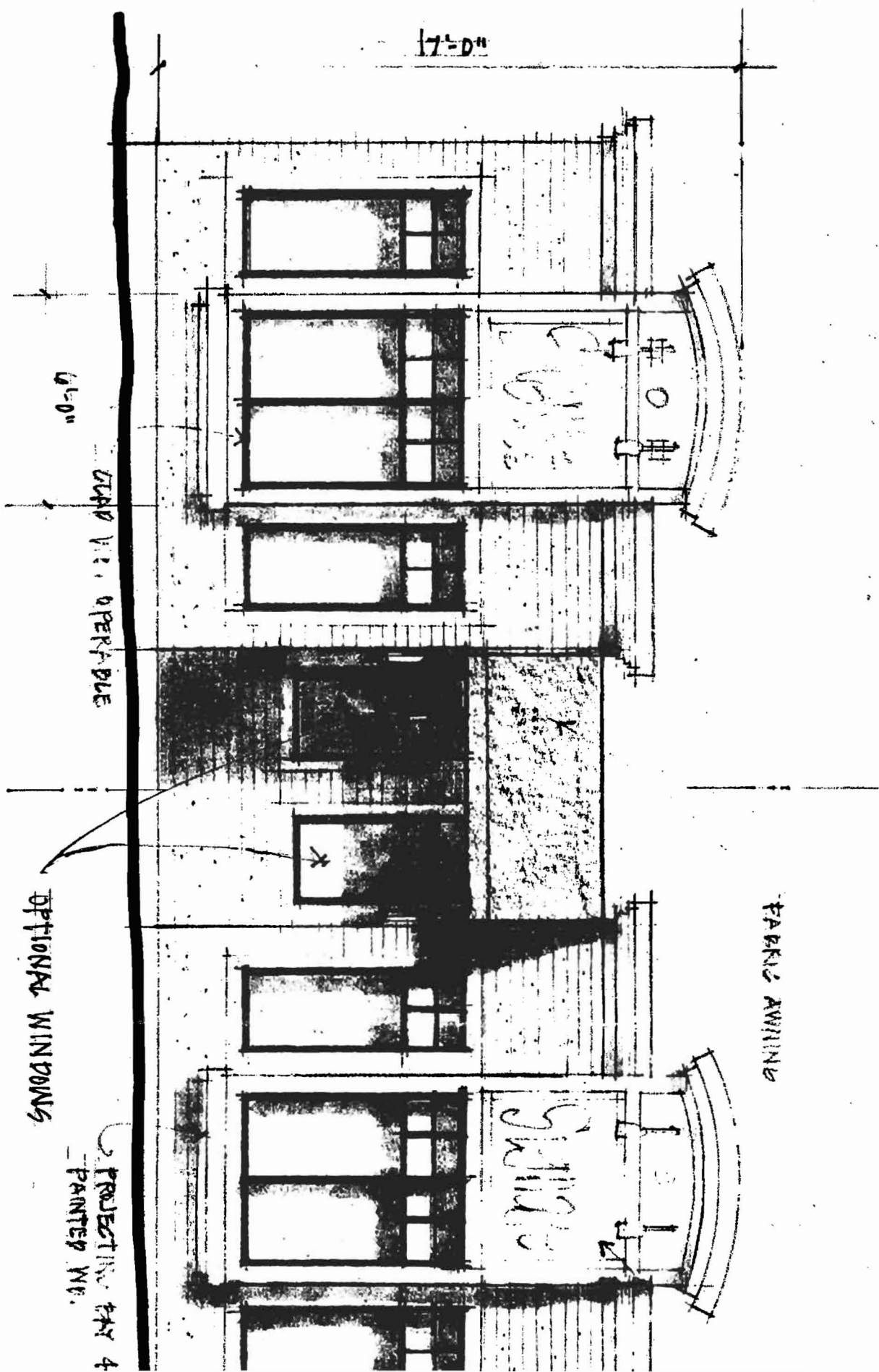
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF MAINE.

a) NO WRITE  
b) NO NEW D  
c) NO NEW I

ROBERT T. GREENLAW  
PRESIDENT

LOCATION: 88 & 90 CONGRESS STREET, PORTLAND, MAINE





88 AND 90 CONGRESS ST. P.C.  
 REVISED ELEVATIONS 1/4"