



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING

PERMIT

This is to certify that CARBO COMPANY

Located At 1 CANAL PLAZA, PORTLAND ME 04101

has permission to BUILD/ REPLACE AN EXISTING SIGN

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CAR

PERMIT ISSUED

DEC 28 2010

City of Portland

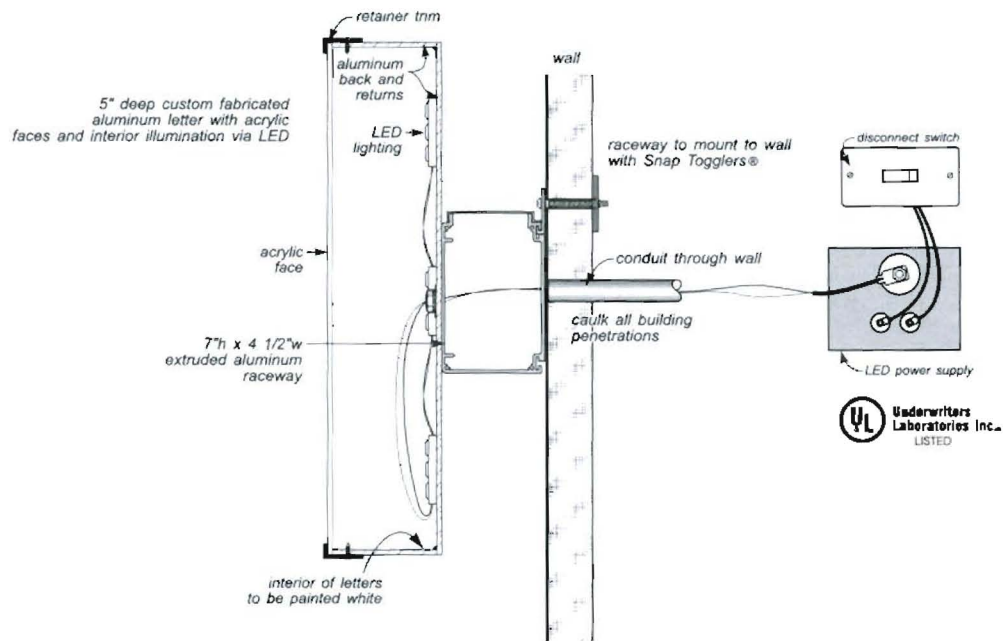
PERMIT ISSUED

Permit No: 2010-17-74	Issue Date: 12/23/2010	CBL: 24-C 004001
Sign Perm-233		

Location of Construction: 3 Somerset St	Owner Name: The Company Carbo	Owner Address: 1 Canal Plaza, Portland ME 04101	Phone:	
Business Name:	Contractor Name: Boulos Property Management	Contractor Address: 1 Canal Plaza, Portland ME 04101	Phone:	
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: B-7	
Past Use: PERMIT ISSUED DEC 28 2010 City of Portland	Proposed Use: <i>replace signs on Blag's replace 1 free standing sign per plans</i>	Permit Fee:	Cost of Work:	CEO District:
	Fire Dept: <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>N/A</i>	Inspection: Use Group: Type: <i>Sign</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Replace an Existing Sign		Pedestrian Activities District (P.A.D.)		

Permit Taken By:	Date Applied For: 12/10/2010	Zoning Approval		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. 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.	Special Zone or Reviews	Zoning Appeal	Historic Preservation	
	Shoreland	Variance	Not in Dist or Landmark	
	Wetlands	Miscellaneous	Does not Require	
	Flood Zone	Conditional Use	Review	
	Subdivision	Interpretation	Requires Review	
	Site Plan	Approved	Approved	
	Maj Min MM	Denied	Approved w/Conditions	
	Date: <i>[Signature]</i>	Date:	Denied	
	<i>with conditions 12/23/10</i>		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.



SIDE SECTION DETAIL
NOT to SCALE

RECEIVED

DEC 23 2010

Dept. of Building Inspection
City of Portland Maine



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

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PERMIT ISSUED

DEC 28 2010

City of Portland

PERMIT ISSUED

City of Portland

CHECK DATE: 12/09/10

CHECK NO.: 003487

P201

Invoice No.	(6) Inv. Date	Amount	Discount	Description	Vchr	Net Amount
120910	12/09/10	542.00	0.00	Verizon Wireless signage	17024	542.00

TOTAL

542.00

0.00

542.00



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 12.13 20 10 _____

Received from Carbo Co @ Bowles Prop Mgmt

Location of Work 3 Somerset aka 157 Fox St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 542

Building (I1) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Signs

CBL: 24-C-4

Check #: 003487 Total Collected \$ 542

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. M.

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 12-13 20 10 _____

Received from Carbo Co. Carbo Co. Payment

Location of Work 3 Somerset aka 157 Forest

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 542

Building (1L) _____ Plumbing (1S) _____ Electrical (1E) _____ Site Plan (U2) _____

Other Signs

CBL: 27-C-4

Check #: 003497 Total Collected \$ 542

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: J. M.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: SIGN - PERM-233 -	Issue Date: 2010-12-74	CBL:024 - - C - 004 - 001 - - - - -
---------------------------------	-------------------------------	---

Location of Construction: 3 SOMERSET	Owner Name: COMPA NY THE CARBO	Owner Address: 1 CANAL PORTLAND, ME - MAINE 04101 ONE CANAL PLAZA PORTLAND, ME - MAINE 04101	Phone:
Business Name:	Contractor Name: BOULOS, PROPERTY MANAGEMENT	Contractor Address: ONE CANAL PLAZA PORTLAND ME 04101 PORTLANDMAINE04101	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type:	Zone: B-7
Past Use:	Proposed Use:	Permit Fee:	Cost of Work: : CEO District:
Proposed Project Description:			

received 12/10/10

How Dowe put that in

Permit Taken By:	Date Applied For: 12/10/10
------------------	-------------------------------



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: 3 Somerset ^{St.} Rd. , Portland ME 04101		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 024 C-004 001	Owner: Carbo Company c/o Boulos Property Management One Canal Plaza, Suite 500, Portland, ME 04101	Telephone: 207-871-1290
Tessee/Buyer's Name (If Applicable) Verizon Wireless Cellular Sales	Contractor name, address & telephone: TBD	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ <u>542.00</u> Awning Fee= cost of work _____ Total Fee: \$ <u>542.00</u>
Who should we contact when the permit is ready: <u>Tracy Gray</u> phone: <u>336-545-1124</u> x116		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot <u>Single</u>		
Current Specific use: _____ If vacant, what was prior use: <u>Rent-A-Center</u> Proposed Use: <u>Verizon Wireless Cellular Sales</u>		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: <u>100 s.f. and 140 s.f.</u>		
Proposed awning? Yes _____ No <input checked="" type="checkbox"/> 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 <input checked="" type="checkbox"/> No _____ Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions: _____ Awning? Yes <input checked="" type="checkbox"/> 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.		

Received
PERMIT ISSUED

DEC 10 2010

City of Portland

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, 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>Paul Ureneck</u>	Date: <u>12.10.10</u>
---	-----------------------

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

PAUL URENECK
(207) 233.1172 — *call*

Table 2.8 Sign Regulations by Zone

Downtown Business (B-3), Urban Commercial (B-5), Waterfront Central (WC) and Waterfront Special Use (WSU) Zones

*36' - Total
Added
9/16/06*

* Signs located on individual landmark properties or within historic districts, P.A.D. overlay districts or P.A.D. encouragement areas shall, in addition to the provisions herein, be subject to article IX of this Code or the downtown urban design guidelines, as applicable. Where the design guidelines are more restrictive than these regulations, the design guidelines shall supercede the otherwise applicable dimensional standards.

* Freestanding signs shall be allowed only if the front facade of the building (or individual tenant's/tenant's frontage in the case of a multi-tenant building) is set back a distance of at least 20 feet from either of the front facades of the abutting buildings (or other tenants' frontage in the same multi-tenant building).

Freestanding Signs * *See restrictions on Penn State*

	Single & Multi-tenant Buildings
Area	16 sq. ft.
Height	6 ft.
Minimum Setback	5 ft.
# Freestanding signs per lot	1 per abutting street

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
		Bldg. ID Sign and/or Upper Floor Tenant Signs	Ind. Ground Floor Tenant Signs
Maximum cumulative permitted area of all building signs	na	na	na
Sq. ft. per linear ft. of bldg. facade on which sign will be placed	2 sq. ft.	na	2 sq. ft. per ft. of tenant's building frontage
Maximum % of wall area on which sign(s) is(are) to be placed	na	5%	na
# bldg. signs permitted per lot	1 per facade + 1	1 per facade + 1 per tenant	1 per tenant (a)

(a) If individual tenant fronts on more than one street, one additional building sign is permitted for each additional frontage.

One Canal Plaza, Suite 500
Portland, ME 04101

T 207.871.1290
F 207.772.2647

www.boulos.com

December 10, 2010

Marge Schmuckal
Zoning Administrator
City Hall
389 Congress St.
Portland, Me. 04101

Received
~~PERMIT ISSUED~~

DEC 10 2010

City of Portland

RE: 3 Somerset St. (aka, 157 Fox St)

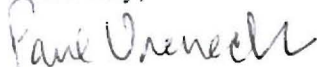
Dear Marge:

Attached is the sign application for the referenced property. Per our discussions earlier this week I have had the tenant remove the electronic message center from the existing pylon sign. They have chosen the option of signage on the building vs on the awning. The other change they made is increasing the size of their signage to the 2 per square feet per lineal foot of building elevation that you said was allowable.

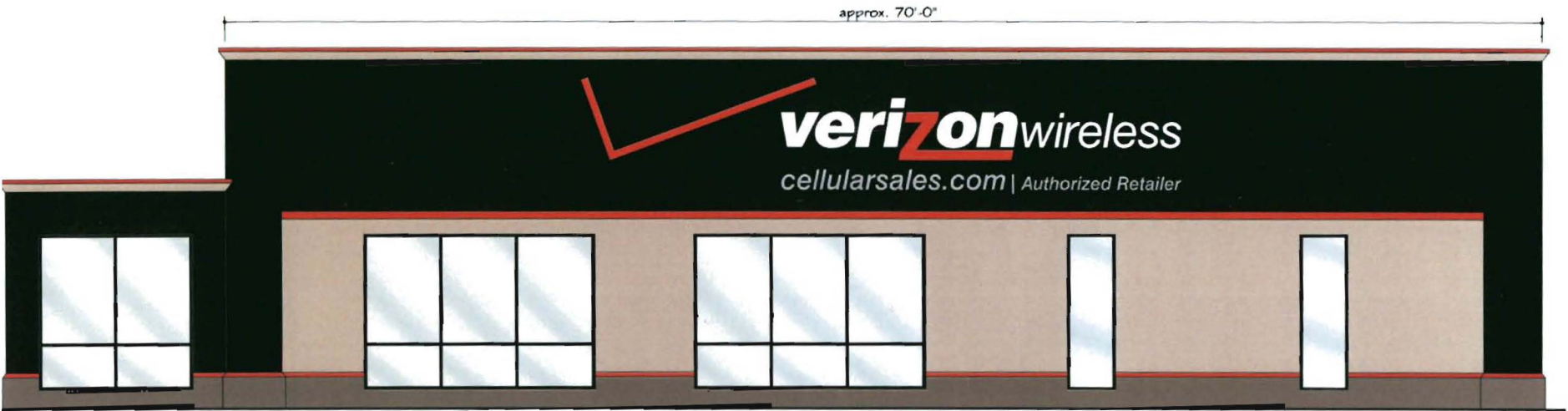
Hopefully, this is all now correct. If for any reason you need me to have them make any change for something I missed just let me know. This lease is contingent on this signage so it's very important I get them back an approved sign permit as soon as possible.

Marge, thank you for all of your help on this. It's appreciated.

Sincerely,



Paul Ureneck
Vice President
Project Management



SIDE ELEVATION

$70 \times 2 = 140'$

- 140' given

Along marginal way

APPROVAL

Customer Signature _____ Date _____

Sign Type "Illuminated Letters" - SIDE ELEVATION



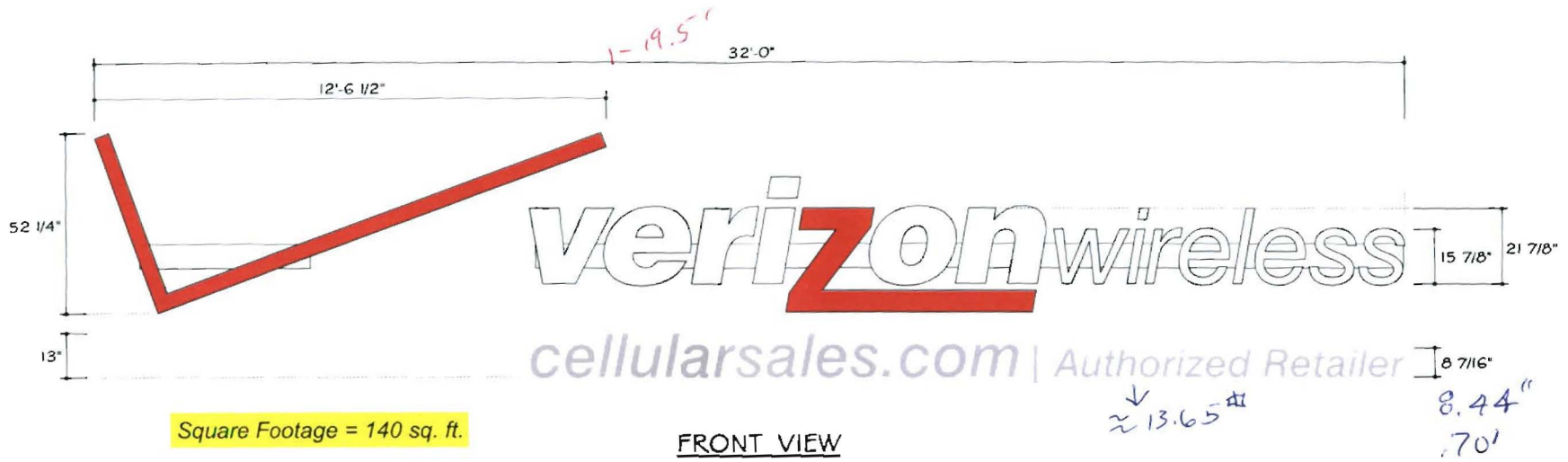
Your Custom Sign Company Since 1991
3125 Spring Garden St. • Greensboro, NC 27407
Phone: 336-545-1124 • Fax: 336-294-0788

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Project: Verizon
Location: Portland, ME
Date: December 7, 2010

Project No.:
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



SIGN TYPE "ILLUMINATED LETTERS"

SCALE: 1/4" = 1'-0"

QUANTITY: 1 SET

ILLUMINATED CHANNEL LETTERS on RACEWAY and 1/2" thk. SINTRA LETTERS MOUNTED to WALL
 "CHECK" and VERIZON WIRELESS to be 4" DEEP ILLUMINATED CHANNEL LETTERS with PLASTIC FACES
 LETTERS to be ILLUMINATED via LED
 120 VOLT (VERIFY) / U.L. APPROVED
 LETTER RETURNS to be BLACK
 LETTER FACES to be RED ("CHECK" and "Z") and WHITE
 TAGLINE GRAPHICS to be 1/2" thk. FCO SINTRA LETTERS PAINTED to match PMS COOL GRAY 6C
 RACEWAY COLOR to be BLACK
 ILLUMINATED LETTERS to be MOUNTED to RACEWAY which is MOUNTED to WALL with MECHANICAL
 FASTENERS as REQUIRED - SINTRA LETTERS to be FLUSH MOUNTED to WALL with THREADED STUDS
 and SILICONE ADHESIVE as REQUIRED

APPROVAL	
Customer Signature	Date

Sign Type "Illuminated Letters" - SIDE ELEVATION

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Location: Portland, ME
Date: December 7, 2010

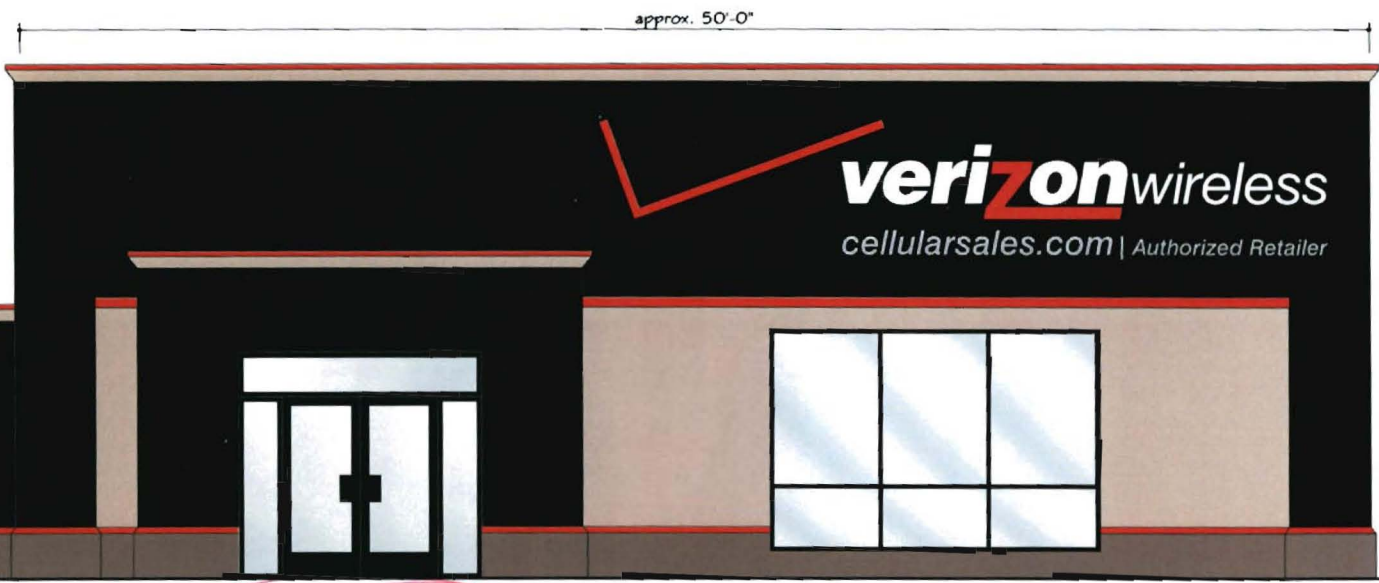
Project No.:
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



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 Phone: 336-545-1124 • Fax: 336-294-0788

Single tenant Bldg

OPTION #2



FRONT ELEVATION

50 x 2 = 100# max allowable - 100# given

Page 5

APPROVAL

Customer Signature	Date
--------------------	------

Sign Type "Illuminated Letters" - FRONT ELEVATION



ur Custom Sign Company Since 1991
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 Phone: 336-545-1124 • Fax: 336-294-0788

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Project: Verizon
Location: Portland, ME
Date: December 7, 2010

Project No.:
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



Square Footage = 100 sq. ft.

FRONT VIEW

SIGN TYPE "ILLUMINATED LETTERS"

SCALE: 1/4" = 1'-0"

QUANTITY: 1 SET

ILLUMINATED CHANNEL LETTERS on RACEWAY and 1/2" thk SINTRA LETTERS MOUNTED to WALL
 "CHECK" and VERIZON WIRELESS to be 4" DEEP ILLUMINATED CHANNEL LETTERS with PLASTIC FACES
 LETTERS to be ILLUMINATED via LED
 120 VOLT (VERIFY) / U.L. APPROVED
 LETTER RETURNS to be BLACK
 LETTER FACES to be RED ("CHECK" and "Z") and WHITE
 TAGLINE GRAPHICS to be 1/2" thk. FCO SINTRA LETTERS PAINTED to match PMS COOL GRAY 6C
 RACEWAY COLOR to be BLACK
 ILLUMINATED LETTERS to be MOUNTED to RACEWAY which is MOUNTED to WALL with MECHANICAL
 FASTENERS as REQUIRED - SINTRA LETTERS to be FLUSH MOUNTED to WALL with THREADED STUDS
 and SILICONE ADHESIVE as REQUIRED

APPROVAL	
Customer Signature	Date

Sign Type "Illuminated Letters" - FRONT ELEVATION



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Project: Verizon
Location: Portland, ME
Date: December 7, 2010

Project No.:
Sales Rep: Vince Cvijanovic
Drawn By: CTrask

Existing No Change

T.B.D.



FRONT VIEW



FRONT ELEVATION

SIGN TYPE "BILLBOARD"

NOT to SCALE

QUANTITY: 2 LARGE FORMAT DIGITAL PRINTS to COVER EXISTING D/F BILLBOARD
 EXISTING SIGN is EXTERNALLY ILLUMINATED
 SIZE to be DETERMINED
 BACKGROUND to be BLACK
 LOGO to be PMS 1795C RED and WHITE - TAGLINE GRAPHICS to be PMS COOL GRAY 6C
 INSTALLATION METHOD to be DETERMINED

*No scrolling or flashing
 - NO Larger Than
 Existing legally Non conforming Sign*

APPROVAL

Customer Signature	Date
--------------------	------

Sign Type "Billboard"



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Original Concept By:



Project: Verizon
Location: Portland, ME
Date: December 7, 2010

Project No.:
Sales Rep: Vince Cvijanovic
Drawn By: CTrask



FRONT and SIDE ELEVATIONS

Big sign not permitted

APPROVAL	
Customer Signature	Date

Sign Type "Illuminated Letters" - FRONT and SIDE ELEVATIONS



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Project: Verizon
Location: Portland, ME
Date: December 7, 2010

Project No.:
Sales Rep: Vince Cvijanovic
Drawn By: CTrask

Jonathan Rioux - Re: Verizon, sign permit, 3 Somerset St, Portland, Me.

From: Jonathan Rioux
To: Ureneck, Paul
Date: 12/28/2010 3:05 PM
Subject: Re: Verizon, sign permit, 3 Somerset St, Portland, Me.
CC: Schmuckal, Marge

Thank you Paul.

A copy of your conditions of approval are in the mail.

The **Zoning** conditional approval states that " This approved does not approve the flag sign shown on the submittal. The free standing sign is approved as shown. It does not allow any expansion of size from the existing signage".

The **Building** conditional approval states that "Signage installation to comply with Chapters 31 & 32 of the IBC, 2003 Building Code".

Jon Rioux
Code Enforcement Officer

City of Portland
Planning and Urban Development Department
Inspection Services Division
389 Congress St. Rm 315
Portland, ME 04101
Office: 207.874.8702
Support Staff: 207.874.8703
jrioux@portlandmaine.gov

>>> "Ureneck, Paul" <PUreneck@Boulos.com> 12/28/2010 11:17 AM >>>

John, here is the mounting detail that you requested of me this morning. Thank you, Paul.

Paul Ureneck | Vice President
CBRE | Boulos Property Management | Project Management
One Canal Plaza | Portland, ME 04101
T 207 871 1290 | F 207 772 2647
paul.ureneck@cbre.com | www.boulos.com | [Personal Profile](#)

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