

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: F00998

# PERMIT ISSUED

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 28 MONUMENT SQUARE L Verrill

has permission to "Public Market" - install building wall sign 24' SEP - 9

AT 28 MONUMENT SQ City of Portland 027-F002004

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 lathed or otherwise dressed-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

*James Burke* 9/7/10  
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: 10-0998	Issue Date:	CBL: 027 F002004
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Location of Construction: 28 MONUMENT SQ	Owner Name: 28 MONUMENT SQUARE LLC	Owner Address: 22 MONUMENT SQ	Phone:
Business Name:	Contractor Name: Verrill Construction	Contractor Address: 63 Country Lane North Yarmouth	Phone: 2078296005
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Commercial "Public Market"	Proposed Use: Commercial "Public Market" - install buiding wall sign 1' x 24' <i>to replace 2' x 18' existing sign</i>	Permit Fee: \$113.00	Cost of Work: \$113.00	CEO District: 1
Proposed Project Description: "Public Market" - install buiding wall sign 1' x 24'		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M/R Type: Sign IBL-2003 Signature: JMB 9/2/10	
		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: ldobson	Date Applied For: 08/16/2010	<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"/> Shorland <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: 8/25/10	<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> w/John <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 8/30/10 D. Andrews
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**PERMIT ISSUED**

SEP - 9 2010

City of Portland

**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.

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

**PERMIT ISSUED**

**SEP - 9 2010**

**City of Portland**

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

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

Permit No: 10-0998	Date Applied For: 08/16/2010	CBL: 027 F002004
-----------------------	---------------------------------	---------------------

Location of Construction: 28 MONUMENT SQ	Owner Name: 28 MONUMENT SQUARE LLC	Owner Address: 22 MONUMENT SQ	Phone:
Business Name:	Contractor Name: Verrill Construction	Contractor Address: 63 Country Lane North Yarmouth	Phone: (207) 829-6005
Lessee/Buyer's Name	Phone:	Permit Type: Signs - Permanent	

Proposed Use: Commercial "Public Market" - install buiding wall sign 1' x 24' to replace existing 2' x 18'	Proposed Project Description: "Public Market" - install buiding wall sign 1' x 24'
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 08/30/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 08/24/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Please be sure that windows are not blocked or covered more than 50% with signage or it is in violation of the sign ordinance. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the existing 2' x 18' sign will be replaced by the proposed 1' x 24' sign.			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 09/07/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapters 31 & 32 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.			

Comments: 8/30/2010-gg: received from historic as of 08-30-10. /gg
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**PERMIT ISSUED**  
SEP - 9 2010  
City of Portland



**CITY OF PORTLAND, MAINE**  
 Department of Building Inspections

**Original Receipt**

8-16-2010

Received from

18 Monument Sq.

Location of Work

29th St. well.

Cost of Construction \$ \_\_\_\_\_

Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 113

Building (I1) \_\_\_\_\_

Plumbing (I5) \_\_\_\_\_

Electrical (I2) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other

Signs

CBL: 27-E 2

Check #: 1799

Total Collected \$ 113

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

Taken by: J. J.

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



# 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: 28 Monument Square, Portland, ME

Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>027      F      002-005</u>	Owner: <u>28 Monument Square LLC</u>	Telephone: <u>207-828-1969</u>
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Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Contractor name, address & telephone: <u>Jeffrey R. Verrill, Contractor</u> <u>63 Country Lane</u> <u>North Yarmouth, ME 04097</u> <u>207-829-6005</u>	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For HLD. signage= Total Fee \$ <u>113.00</u> Awning Fee= cost of work <u>0</u> Total Fee: \$ <u>113.00</u>
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Who should we contact when the permit is ready: H. Alan Mooney phone: 207-828-1969

Tenant/allocated building space frontage (feet): Length: 40' per picture x 2 = 80' Height: 80'  
Lot Frontage (feet): \_\_\_\_\_ Single Tenant or Multi Tenant Lot: \_\_\_\_\_

Current Specific use: Exterior wall sign for Public Market House  
If vacant, what was prior use: N/A  
Proposed Use: Exterior wall sign for Public Market House

Information on proposed sign(s):  
Freestanding (e.g., pole) sign? Yes \_\_\_\_\_ No  Dimensions proposed: N/A Height from grade: N/A  
Bldg. wall sign? (attached to bldg) Yes  No \_\_\_\_\_ Dimensions proposed: 1' x 24' x 24'

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.

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: 2' x 18'  
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.

**RECEIVED**  
AUG 16 2010  
Dept. of Building Inspections  
City of Portland Maine

24 x 2 x 65

Signature of applicant: [Signature] Date: 8/10/10

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



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
8/10/2010

PRODUCER (207)947-7345 FAX:  
**Cross Insurance**  
 74 Gilman Road  
 P.O. Box 1388  
 Bangor ME 04401

INSURED  
**Twenty Eight Monument Square LLC**  
 C/O H. Alan Mooney  
 22 Monument Square  
 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.

INSURERS AFFORDING COVERAGE	NAIC #
INSURER A: <b>Massachusetts Bay Ins Co</b>	22306
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 LTR	INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS	
A		GENERAL LIABILITY	ODP838035505	7/25/2010	7/25/2011	EACH OCCURRENCE	\$ 1,000,000
		COMMERCIAL GENERAL LIABILITY				DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
		<input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> OCCUR				MED EXP (Any one person)	\$ 5,000
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 2,000,000
						PRODUCTS - COMPROP AGG	\$ 2,000,000
		GEN'L AGGREGATE LIMIT APPLIES PER:					
		<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC					
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
		<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE (Per accident)	\$
		<input type="checkbox"/> HIRED AUTOS					
		<input type="checkbox"/> NON-OWNED AUTOS					
		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY: EA ACC	\$
						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? (Mandatory in NH)				E.L. EACH ACCIDENT	\$
		If yes, describe under SPECIAL PROVISIONS below				E.L. DISEASE - EA EMPLOYEE	\$
						E.L. DISEASE - POLICY LIMIT	\$
		OTHER					

### DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS

The Certificate Holder is named as Additional Insured but only with respect to liability arising out of the operation of the named insured.  
 Re: sign being attached to the Public Market house at 28 Monument Square

### CERTIFICATE HOLDER

City of Portland  
 389 Congress St  
 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 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE  
 Danielle Neal/DN2

**Monument Square Condominiums  
28 Monument Square  
Portland, ME 04101  
Tel & Fax: 207-828-1969**

August 8, 2010

City of Portland, ME  
389 Congress Street  
Portland, ME 04101

**Re Signage/Awning Permit Application  
By 28 Monument Square LLC**

As the Association governing Condominium Units #1, 2, 3, 4 and 5 at 28 monument Square (consisting of all units at that property), please be advised that we permit and approve the sign to be placed on our building as requested in the attached related application.

David C. Verrill



Director,  
Monument Square Condominiums



**28 Monument Square, LLC  
22 Monument Square  
Portland, ME 04101  
Tel & Fax: 207-828-1969**

August 8, 2010

City of Portland, ME  
389 Congress Street  
Portland, ME 04101

**Re Signage/Awning Permit Application  
By 28 Monument Square LLC**

As the owner of Condominium Units #3, 4 and 5 at 28 monument Square, representing the basement, first and second floors, please be advised that we permit and approve the sign to be placed on our building as requested in the attached related application.

David C. Verrill



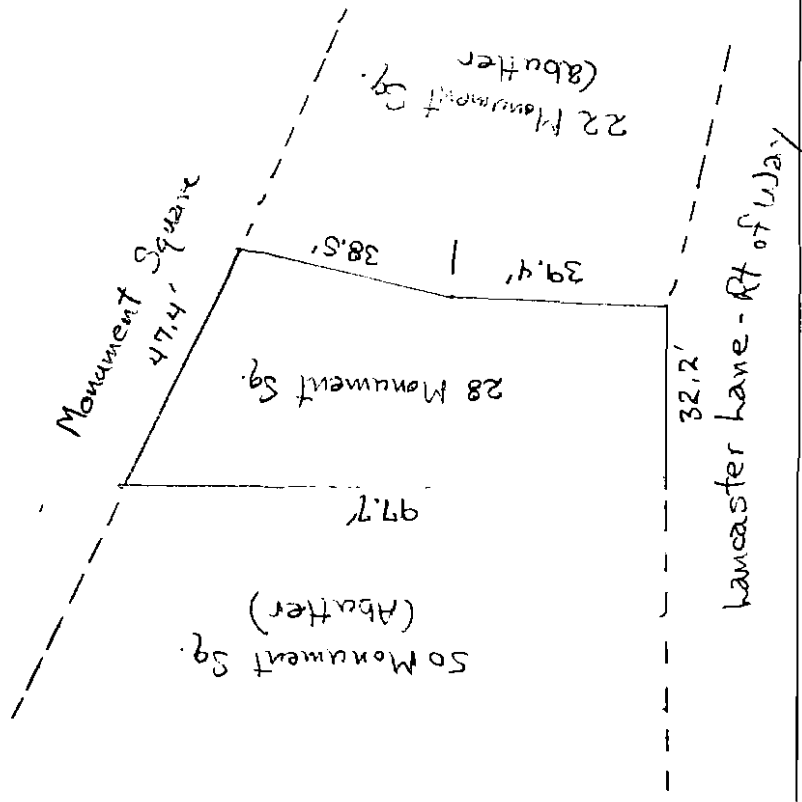
Manager,  
28 Monument Square LLC

28 Monument Square

Map/lot 27-F-2

Condo units: Unit 1: 27-F-2-001

- 2: " " 002
- 3: " " 003
- 4: " " 004
- 5: " " 005



Existing sign as shown; proposed sign shown on attached.

Existing sign = 2' x 18'

Proposed sign = 4' x 24', same location




12' approx.

46' approx.

Proposed Sign  
 " Fine Food PUBLIC MARKET HOUSE Beverages "  
 "28"



Job Specifications	
Customer Name:	22 Monument Square
Job Name:	22 Monument Square
Sales Rep:	JP
Drawn By:	MLH
Drawing Title:	31142 Customer
Sign Type(s):	Photo Drop In
Revision #:	5
Date:	08.06.10
File Location:	22 Monument Square/31142
	
Sign Panel	
Material:	Lettering
Edges:	Straight
Corner:	Square
Insert(s):	NA
Sign Color(s):	White
Vinyl Color:	NA
Backer Color:	NA
Graphic Content	
Application:	Cut Letters
Copy Height:	6", 8"
Copy Style:	Times New Roman
Copy Color(s):	White
Braille:	NA
Mounting	
Hardware:	Stud Mount
Type:	NA
Location:	TBD
Frame	
Type:	NA
Size(s):	NA
Color:	NA

Note: The sign color is set as shown. The center panels and steel beams are now green.

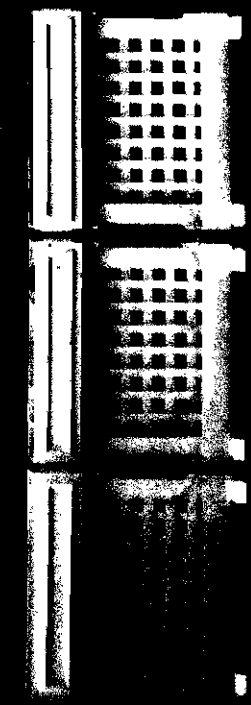
14"

6" x 3/8" deep  
 2" x 3/8"

old sign

# MARKET PUBLIC HOUSE

BEER  
SOLD HERE  
IN GLASS  
BOTTLES



# **28 Monument Square LLC**

## **Details re Sign Fastening and Attachment**

### **Provided By Jeffrey R. Verrill Contractor**

Here is the discussion about attachment of the letters. They are custom cut aluminum letters attached very securely to the steel.

In this application, the threads are friction fit into drilled holes and are cemented with silicone adhesive. This makes for a tight, secure, permanent fix. The letters are good and tight. This is how they are installed 99% of the time. Same as the letters we installed down the street from you at RM DAVIS.