

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Please Read Application And Notes, If Any, Attached

**PERMIT ISSUED**

Permit Number: 050273  
**MAR 25 2005**

**CITY OF PORTLAND**

This is to certify that One Monument Way Llc / Applicant

has permission to Install 2 3x4 signs

AT City of Portland

CALL 027 F011001

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 when permission is procured before this building or part thereof is occupied or closed-in. **THIS 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

*Jeannie Bonke* 3/24/05  
Director - Building & Inspection Services

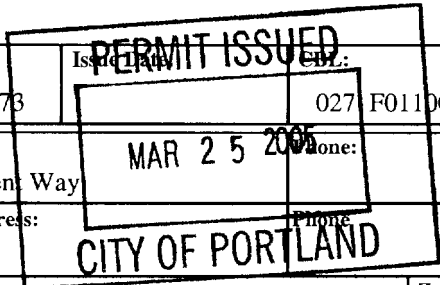
**PENALTY FOR REMOVING THIS CARD**

1 1

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

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

Permit No: 05-0273	Issue Date: MAR 25 2005	Zone: F011001
-----------------------	----------------------------	------------------



<b>Location of Construction:</b> 34 City Ctr	<b>Owner Name:</b> One Monument Way Llc	<b>Owner Address:</b> One Monument Way
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent
<b>Past Use:</b>	<b>Proposed Use:</b> Commercial install 2 3x4 signs - sidewalk signs	<b>Zone:</b> B-3

<b>Permit Fee:</b> \$78.00	<b>Cost of Work:</b> \$78.00	<b>CEO District:</b> 1
-------------------------------	---------------------------------	---------------------------

<b>FIRE DEPT:</b> <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group Type: Sidewalk Signs
Signature	Signature: JMB 3/23/05

**Proposed Project Description:**  
Install 2 3x4 signs - sidewalk signs

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 03/16/2005	<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"/> NA NOT A ZONING ISSUE Date: 3/21/05	<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 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 in Downtown District 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> 05-0273	<b>Date Applied For:</b> 03/16/2005	<b>CBL:</b> 027 F011001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 34 City Ctr	<b>Owner Name:</b> One Monument Way Llc	<b>Owner Address:</b> One Monument Way	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Applicant	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Signs - Permanent	

<b>Proposed Project Description:</b> Install 2- 3x4 signs - sidewalk signs	
---	--

**Dept:** Zoning      **Status:** Approved      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/21/2005  
**Note:** sidewalk signs - not a zoning issue      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 03/24/2005  
**Note:**      **Ok to Issue:**

# 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>One Monument way</u>		
Total Square Footage of Proposed Structure <u>3' x 4' (2)</u>	Square Footage of Lot	
K& Lot <u>F</u>	Lot# <u>011</u>	<u>One Monument way LLC</u>   <u>773-0225</u>
Lessee/Buyer's Name (If Applicable) <u>Binger's Inc</u>	Applicant name, address & telephone: <u>Binger's Inc</u> <u>One Monument way 1st Fl</u> <u>Portland ME 04101</u>	per s.f. plus \$30.00/\$65.00 for H.D. signage = Total Fee: \$ <del>30.00</del> <u>48</u> Awning Fee = Cost Of Work \$ Total Fee: \$ <u># 7.8</u>
If the location is currently vacant, what was prior use: <u>N</u>		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: auto;"> <p>MAR 7 6 2005</p> <p><b>RECEIVED</b></p> </div>
Approximately how long has it been vacant: _____		
Proposed use: <u>side walk signs</u>	Project description: <u>Side walk signs</u>	
Contractor's name, address & telephone:		
Whom should we contact when the permit is ready: <u>Binga's</u> (772-7333)		
Mailing address: <u>One Monument way 1st Floor</u> <u>Portland ME 04101</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A STOP WORK ORDER will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>772-7333</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 	Date: <u>3/16/05</u>
--	----------------------

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

# SIGNAGE/AWNING PRE-APPLICATION QUESTIONNAIRE

PLEASE COMPLETE ALL INFORMATION

ADDRESS: ONE Monument way ZONE: B-3

CBL: \_\_\_\_\_

SINGLE TENANT LOT? YES \_\_\_\_\_ NO \_\_\_\_\_ MULTI TENANT LOT? YES  NO \_\_\_\_\_

MORE THAN ONE SIGN TOTAL WITH PROPOSED SIGN? YES  NO \_\_\_\_\_ (2)

## TENANT/ALLOCATED BUILDING SPACE FRONTAGE (FEET):

Length: 3 ft Height: 4 ft

## INFORMATION ON PROPOSED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES  NO \_\_\_\_\_ DIMENSIONS PROPOSED: 3' x 4'

BLDG. WALL SIGN? (attached to bldg) YES \_\_\_\_\_ NO  DIMENSIONS PROPOSED: \_\_\_\_\_

## INFORMATION ON ALREADY EXISTING AND PERMITTED SIGN(S):

FREESTANDING (e.g., pole) SIGN? YES \_\_\_\_\_ NO  DIMENSIONS: 2 ft x 6 ft x 3.5 ft

BLDG. WALL SIGN (attached to bldg)? YES  NO \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_

AWNING? YES  NO \_\_\_\_\_ DIMENSIONS: \_\_\_\_\_

LOT FRONTAGE (FEET): \_\_\_\_\_

~~AWNING YES  NO \_\_\_\_\_ IS AWNING BACKLIT? YES  NO \_\_\_\_\_~~

~~HEIGHT OF AWNING: 2 ft LENGTH OF AWNING: 6 ft DEPTH: 3.5 ft~~

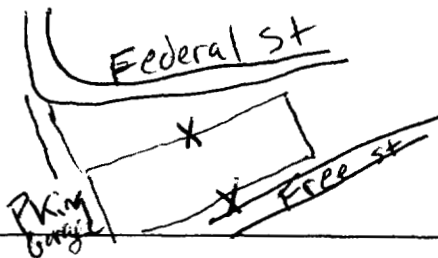
~~IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? YES \_\_\_\_\_ NO  (name)~~

~~IF YES, TOTAL S.F. OF PANELS WITH COMMUNICATIONS/MESSAGE/TRADEMARK/SYMBOL? 14 s.f.~~

**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 ARE ALSO REQUIRED.**

SIGNATURE OF APPLICANT: \_\_\_\_\_ DATE: \_\_\_\_\_

\*\*\*\*\* FOR OFFICE USE ONLY \*\*\*\*\*



signs at Front and back entrance to one monument way in squ

# CHECKLIST FOR SIGN/AWNING APPLICATION

Applicants for a sign or awning permit are required to submit the following information to the Code Enforcement Office at the time of application:

- Certificate of Liability listing the City as additional insured if any portion of the sign abuts or encroaches on any public right of way, or can fall into any public right of way. Amount must equal \$400,000.00.
- Letter of permission from the owner indicating the permissions granted and the tenant/space building frontage.
- A sketch plan of lot, indicating location of buildings, driveways, and any abutting streets or rights of way, lengths of building frontages, street frontages, and all existing setbacks. Indicate on the plan all existing and proposed signs with their dimensions and specific locations. Be sure to include distance from the ground and building facade dimensions for any signage attached to a building.
- A sketch or photo of any proposed sign(s) indicating *content, dimensions, materials, source of illumination, and construction method, as well as specifics of installation/attachment.*
- Certificate of Flammability required for awning or canopy at time of application.
- UL# required for lighted signs at the time of Final Inspection. Failure to provide this information will invalidate the Sign Permit.
- Pre-Application Questionnaire completed and attached. Photos of existing signage attached.

**Permit Fee for signage or awning-with-signage:  
\$30.00 plus \$2.00 per square foot of sign.**

**Permit Fee for awning-without-signage is based on cost of work:  
\$30.00 for the first \$1,000.00, plus \$9.00 for each additional \$1,000.00.**

**Base Application Fee for any Historic District signage is \$65.00 instead of \$30.00**



One city center parking

BINGGA'S

8ft

8ft

5ft

8-10'

16 seats

sidewalk

D.S. Lilet

Free Street

Bank + Roll

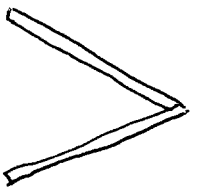
Longfellow Books

X. marks the spot

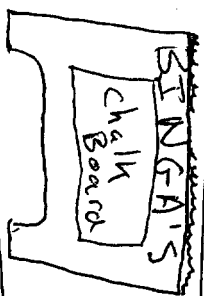
for signs

Federer

Signs  
Side view

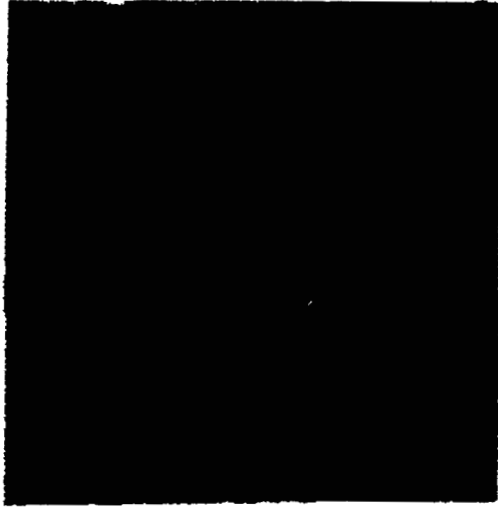


FRONT VIEW



Hoped on the for 16 seats

**BINGA'S**



████████████████████ (2)  
EACH FOR  
48" X 32"  
SIDEWALK  
SIGNS.  
ORANGE  
BACKGROUND  
WITH OLYMPIC  
BLUE COPY  
████████████████████

© COPYRIGHT 2004, MAINE BANNER & DECAL COMPANY



**ONE MONUMENT WAY, LLC**  
One Monument Way  
Portland, Maine 04101  
Telephone (207) 773-0225  
Facsimile (207)773-8832

March 14,2005

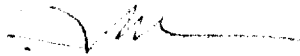
City of Portland  
389 Congress Street  
Portland, ME 04101

Dear Sir or Madam,

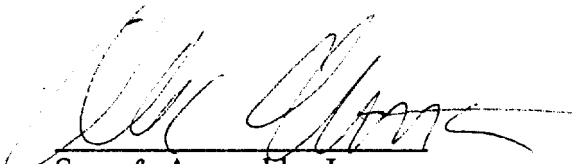
This letter is to confirm that Kim Volk of One Monument Way, LLC ("Lessor"), the owner of the building located at 6-15 Monument Square and 9-17 Free Street and referred to as One Monument Way, does hereby give permission to Alec Altman and J. D. Way of Bingers, Inc. dba Binga's ("Lessee"), to have two sidewalk signs and have outdoor seating next to the building as long as it does not obstruct pedestrian foot traffic entering and leaving the One City Center Parking Garage, in a manner consistent with the City's recommendation.

Lessor reserves the right to approve sign design before installation.

Sincerely,



Kim Volk

  
Seen & Agreed by Lessee

By: Alec Altman  
Binger's Inc. dba Binga's  
Its: President

**CERTIFICATE OF INSURANCE**  
ISSUE DATE 03/14/05

Binger's Inc / DBA Bingas Wingas 1 Monument Way 1 <sup>st</sup> Floor Portland, ME 04101	O'Hearn Agency & Associates 153 US Route One, Box 4 Scarborough, ME 04074 Phone: 207-883-3888 Fax: 207-883-1919
--	--

I. Nationwide Mutual Insurance Company

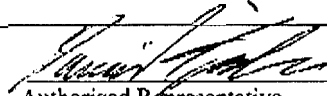
**TYPES OF COVERAGE**

X	General Liability	51PR1065453001	05/14/04	05/14/05	2,000,000 2,000,000  2,000,000 100,000 5,000	General Aggregate Products Aggregate  Each Occurrence Fire Damage Medical Expense	1
	Excess Liability Umbrella					Each Occurrence General Aggregate	
	Commercial Auto					Combined Single Limit Bodily Injury Property Damage UM/UIM PIP Medical Payments	
	Workers Comp					Statutory Limits Each Accident Disease	
	Business Property Keated Property					Contents Deductible	
	Other						

**Additional Insured:**

City of Portland  
389 Congress Street  
Portland, ME 04101

SHOULD ANY OF THE POLICIES LISTED ABOVE BE CANCELED BEFORE THE EXPIRATION DATE, SHOW THE ISSUING COMPANY WILL ENDEAVOR TO MAIL \_\_\_\_\_ DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER SHOWN TO THE LEFT. FAILURE TO SEND SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES

  
 \_\_\_\_\_  
 Authorized Representative  
 O'Hearn Insurance Agency  
 153 US Route One, Box 4  
 Scarborough, ME 04074  
 Phone 207-883-3888, Fax 207-883-1919