

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that 77 MIDDLE ST ASSOCIATES

Located At 77 MIDDLE ST

Job ID: 2012-05-3969-SIGN

CBL: 028-O-011-001

has permission to replace three wall signs

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 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

N/A
Fire Prevention Officer

[Signature] 5/21/12
Code Enforcement Officer / Plan Reviewer

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**

Final Inspection

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



PORTLAND MAINE

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-3969-SIGN

Located At: 77 MIDDLE ST

CBL: 028- O-011-001

Conditions of Approval:

Building

1. Signage and Awning Installation to comply with Chapters 16 (Structural Loads), 31 (Materials) & 32 (ROW Height & Encroachments) of the IBC 2009 building code.

Zoning

1. Three signs are being approved for this permit because three signs were approved on a previous permit.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-3969-SIGN	Date Applied: 5/10/2012	CBL: 028- O-011-001	
Location of Construction: 77 MIDDLE ST	Owner Name: 77 MIDDLE STREET ASSOCIATES LLC	Owner Address: 100 SILVER ST PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Neokraft Signs – Patrick Bolduc	Contractor Address: 686 Main St., Lewiston ME 04240	Phone: (207) 782-9654
Lessee/Buyer's Name:	Phone:	Permit Type: SIGN - PERM - Signage - Permanent	Zone: B-2b
Past Use: Northeast Bank	Proposed Use: Same – Northeast Bank – replace three existing wall signs – one at 2’10” x 8’3” and two at 3’9” x 10’7”	Cost of Work:	CEO District:
		Fire Dept: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A Signature:	Inspection: Use Group: Type: SBA Signature: ABU 5/21/12
Proposed Project Description: Replace 3 wall signs		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions</i> <i>5/21/12 ABU</i>	Zoning Appeal <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:	Historic Preservation <input checked="" type="checkbox"/> Not in Dist 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 Date: <i>ABU</i>
	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 appication 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



B-2b

Signage/Awning Permit Application

IDA: 2012-05-3969-51gn

Entire 5/10/12 (18)

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: 77 MIDDLE ST.		
Tax Assessor's Chart, Block & Lot Chart# 028 Block# 0011 Lot#	Owner: COMMERCIAL PROPERTIES MANAGEMENT, LLC	Telephone: (207) 347-4453
Lessee/Buyer's Name (If Applicable) NORTHEAST BANK	Contractor name, address & telephone: Neokraft Signs 686 Main St. Lewiston, ME 04240 207-782-9654	Total s.f. of signage x \$2.00 128.00 Per s.f. plus \$30.00 30.00 For H.D. signage \$75.00 Fee: \$ _____ Awning Fee = cost of work _____ Total Fee: \$ 158.00
Who should we contact when the permit is ready: PATRICK BOLDUC phone: 782-9654		
Tenant/allocated building space frontage (feet): Length: _____ Height: _____ Lot Frontage (feet) _____ Single Tenant or Multi Tenant Lot Single		
Current Specific use: BANK If vacant, what was prior use: _____ Proposed Use: SAME AS ABOVE		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes _____ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No _____ Dimensions proposed: _____ 2'-10" x 8'-3" 31'-9" x 10'-7"		
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 _____ No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes _____ No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes _____ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____ 234		
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
MAY 10 2012
Dept. of Building Inspections
City of Portland Maine

64 SQ. FT.

0.0576

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: *Patrick Bolduc*

Date: **5/7/12**

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

Revised 10/19/09

B-2b - single front

area about Franklin Middle St. - allowed 3 total (ob)
33 in front - 33 x 2 = 66 ft - one @ 22.8 ft (ob)
side - 31 x 2 = 62 ft - two signs 29.7 ft each (ob)



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Receipts Details:

Tender Information: Check , Check Number: 10713

Tender Amount: 76.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 5/21/2012

Receipt Number: 44112

Receipt Details:

Reference ID:	6553	Fee Type:	UI-MI
Receipt Number:	0	Payment Date:	
Transaction Amount:	76.00	Charge Amount:	76.00
Job ID: Job ID: 2012-05-3969-SIGN - Permanent Signage			
Additional Comments: 77 Middle			

Thank You for your Payment!



PORTLAND MAINE

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Receipts Details:

Tender Information: Check , Check Number: 10694
Tender Amount: 158.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 5/10/2012
Receipt Number: 43808

Receipt Details:

Referance ID:	6478	Fee Type:	BP-Signs
Receipt Number:	0	Payment Date:	
Transaction Amount:	158.00	Charge Amount:	158.00
Job ID: Job ID: 2012-05-3969-SIGN - Permanent Signage			
Additional Comments: 77 Middle			

Thank You for your Payment!



Neokraft

Neokraft Signs Inc.
 686 Main Street
 Lewiston, Maine 04240
 Telephone: 207.782.9654
 Facsimile: 207.782.0009
 1.800.339.2258
<http://www.neokraft.com>

Transmittal to CITY OF PORTLAND
 INSPECTIONS
 389 CONGRESS STREET
 PORTLAND, ME 04101

Date 05.7.2012
Job No. 14801
Re. NORTHEAST BANK
 PERMITS
 MAIL

- | | | | | |
|-------------|--|---|---|---|
| Item | <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Hand Delivered | <input type="checkbox"/> Under separate cover | |
| | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Samples | <input type="checkbox"/> Specifications |
| | <input type="checkbox"/> Copy of letter | <input type="checkbox"/> Change Order | <input type="checkbox"/> Other | |

Copies	Date	No.	Description
1 set	05.07.2012	14801	(1) SIGN PERMIT APPLICATION, (1) SET DRAWINGS, (1) LANDLORD CONSENT FORM, (1) INSURANCE LIABILITY FORM AND A CHECK FOR \$158.00 IN REGARD TO OBTAINING PERMITS FOR NORTHEAST BANK AT 77 MIDDLE STREET.

- | | | | |
|----------------|--|---|---|
| Purpose | <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Rejected |
| | <input type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Review and comment |
| | <input type="checkbox"/> As requested | <input type="checkbox"/> Revise and resubmit | <input type="checkbox"/> Other |

Remarks PLEASE REVIEW FOR APPROVAL AND MAIL PERMITS TO THIS OFFICE.

Copy to

From PAT BOLDUC

If enclosures are not as noted kindly notify us at once.

OFFICE:\CLERICAL\TEMPLATES\TRANSMITTAL FORM.DOT

77 Middle Street Associates, LP
100 Silver Street
Portland, Maine 04101
(207) 774-1885

April 27, 2012

NeoKraft Signs, Inc.
686 Main Street
Lewiston, Maine 04240

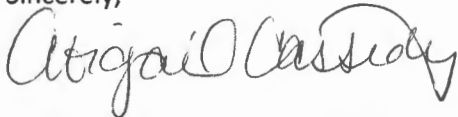
RE: Signage Request

To Whom It May Concern:

This letter shall serve as formal authorization for NeoKraft Sign, Inc. on behalf of our tenant, Northeast Bank, to apply for the necessary permitting and for placement of the signage, depicted on the attachments, at the property located at 77 Middle Street, Portland, Maine.

Thank-you and if you have any questions, please contact me directly at (207) 774-1885.

Sincerely,



Abigail Cassidy
Commercial Properties Management, LLC
Property Manager
Direct Line: 207-347-4453
acassidy@comoprop-1.com

RECEIVED APR 30 2012



CERTIFICATE OF LIABILITY INSURANCE

NORTB-2

OP ID: AC

DATE (MM/DD/YYYY)
04/26/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER VARNEY AGENCY-BETHEL PO BOX 179 11 MAIN ST BETHEL, ME 04217 MICHAEL VARNEY	207-824-2178	CONTACT NAME:		
	207-824-2170	PHONE (A/C, No, Ext):	FAX (A/C, No):	
		E-MAIL ADDRESS:		
			INSURER(S) AFFORDING COVERAGE	NAIC #
			INSURER A : HANOVER INSURANCE COMPANY	22292
INSURED Northeast Bank 500 Canal Street Lewiston, ME 04240				
INSURER B :				
INSURER C :				
INSURER D :				
INSURER E :				
INSURER F :				

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

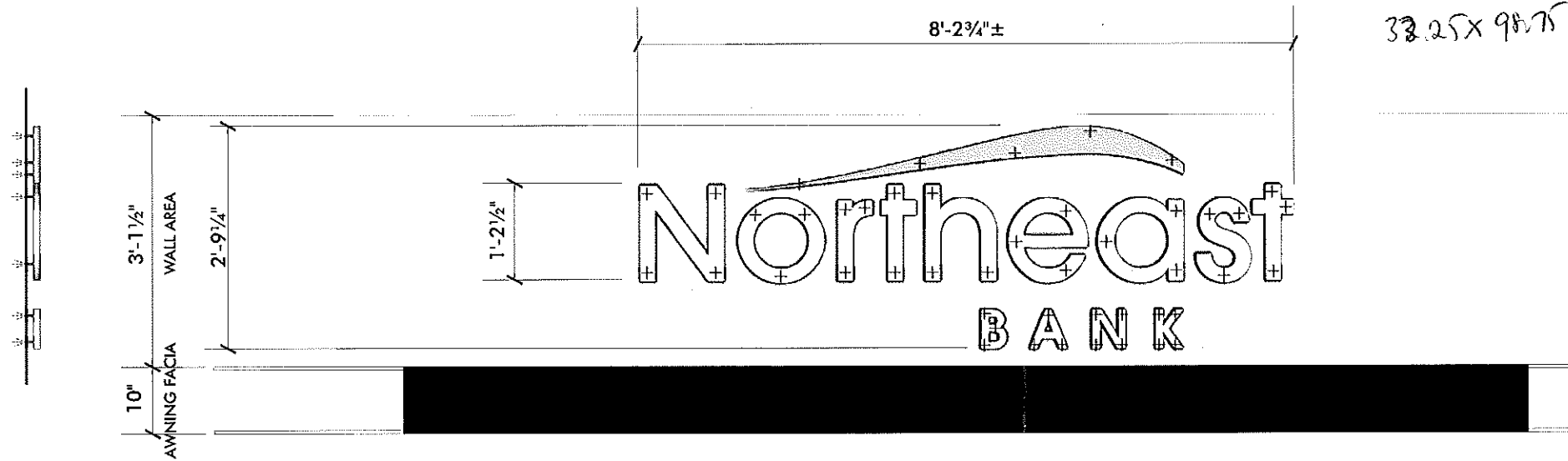
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC			ZBP609382812	12/15/11	12/15/12	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			UHP8950508 120	12/15/11	12/15/12	EACH OCCURRENCE \$ 4,000,000 AGGREGATE \$ 4,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			N/A			WC STATUTORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)
 Northeast Bank, 77 Middle Street, Portland, ME 04103

CERTIFICATE HOLDER City of Portland 389 Congress Street Portland,, ME 04101	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE MICHAEL VARNEY

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$$38.25 \times 98.75 = 3283.44$$

$$= 22.8 \phi$$

END VIEW

REMOVE EXISTING LETTERS AND REPLACE WITH NEW 1/2" THICK FCO ACRYLIC COPY PAINTED WHITE WITH LOGO GRAPHIC PAINTED GREEN TO MATCH PMS 390

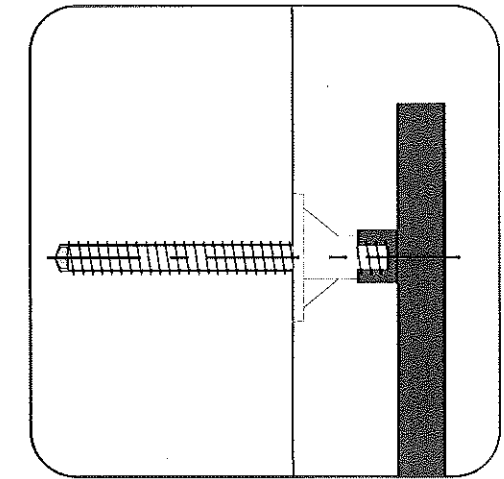
STUD MOUNT ALL TO WALL USING SPACERS AND SILICONE

REMOVE EXISTING BLACK ALUMINUM AWNING COPY BAND AND REPLACE WITH NEW BLACK ALUMINUM BAND WITH NO COPY AS SHOWN (OPTION TO REMOVE AWNING COPY ONLY, WITH NO REPLACEMENT BAND)

FLAT CUT OUT LETTERS AND ALUM. PANEL

SCALE: 1/2" = 1'-0"

(1) SET REQUIRED



STUD-MOUNTING DETAIL

HALF-SIZE

Letter Depth (in.)	Letter Height (in.)	Face Area (sq.in.)	Side Area (sq.in.)	144 mph wind Face Load Force (lbs.)	Wind Side Load Force (lbs.)
0.25	36	777.6	9	447	6
0.25	22	290.4	5.5	167	4
0.25	18	194.4	4.5	112	3
0.25	15	135	3.75	78	3

Screw minor thread diameter (in.)	Screw Area (psi/each)	Minimum No. of Screws	Total screws cross-sectional area (sq. in.)	Total Screws Shear Strength lbs.
0.25	0.049	3	0.147	2356

Assumptions and Facts
The point of failure will be the screws in shear at the minor thread diameter. Tensile strength at break for Stainless Steel exceeds 14,000 psi. 144 mph wind speed is equal to 82.7 lbs./sq. ft. (0.574 lbs./sq.in.). Average face area of a sign letter is 0.6 x height squared.

*Frontage 331
31anside.*



EXISTING SIGNAGE
NOT TO SCALE



PROPOSED / PHOTO COMPOSITE
NOT TO SCALE

Northeast Bank
14801

PERMIT DRAWING

Location: 77 Middle Street

Portland, ME

Drawing No.: 1 of 2

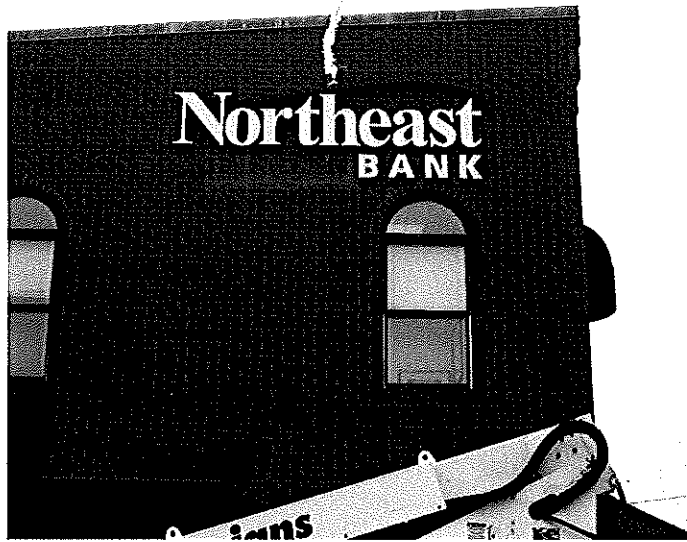
Drawn by: ML Rep.: PM

Date: 05.01.2012

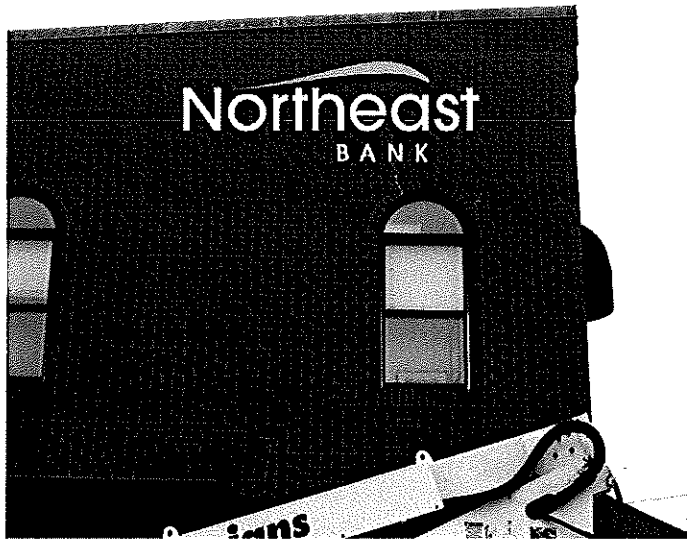
Lead No.: FL017199

Gen Ref.: 7535, 11413, 00NK6022,
5045

$45" \times 127" = 5715 \phi = 39.7 \times 2 = 79.4$

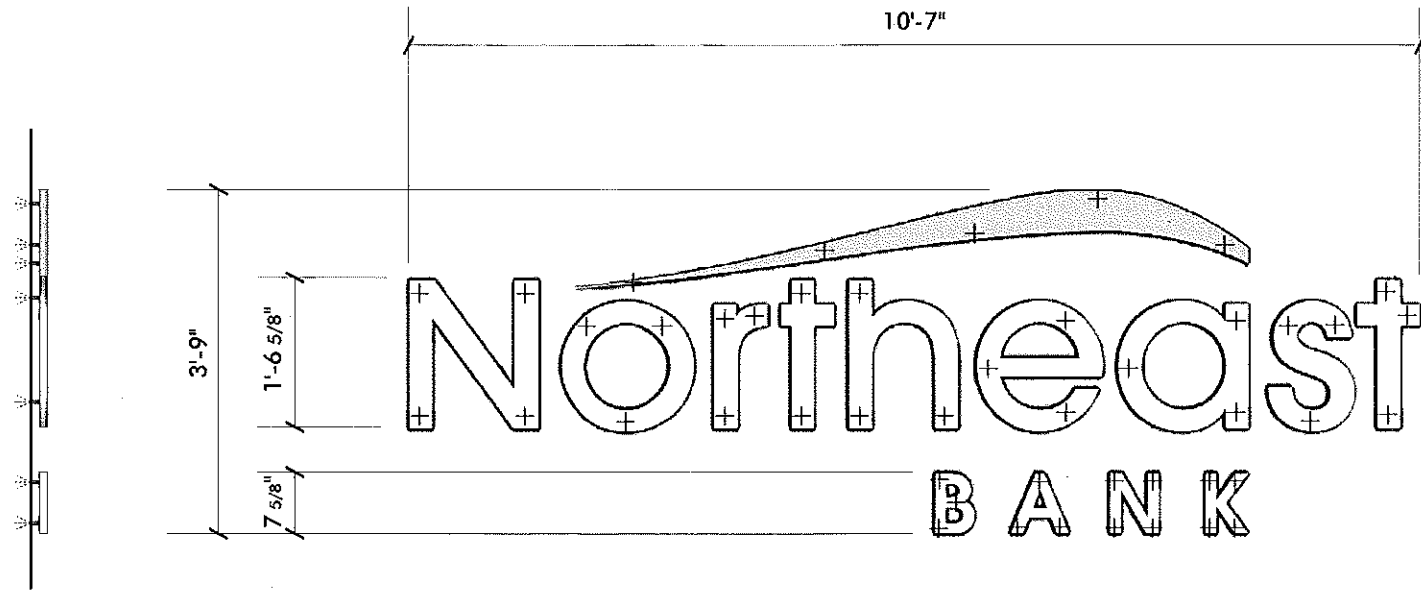


EXISTING SIGNAGE
NO SCALE



PROPOSED / PHOTO COMPOSITE
NO SCALE

left side



END VIEW

NON-LIT WALL LETTERS AND LOGO

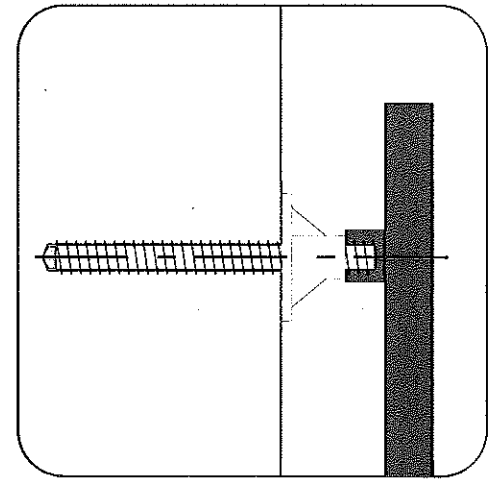
SCALE: 1/2" = 1'-0"

(2) SETS REQUIRED

REMOVE EXISTING LETTERS AND REPLACE WITH NEW 1/2" THICK FCO ACRYLIC COPY PAINTED WHITE WITH LOGO GRAPHIC PAINTED GREEN TO MATCH PMS 390

STUD MOUNT ALL TO WALL USING SPACERS AND SILICONE

SEAL ALL PENETRATIONS (NEW OR OLD) INSIDE AND OUT



STUD-MOUNTING DETAIL
HALF-SIZE

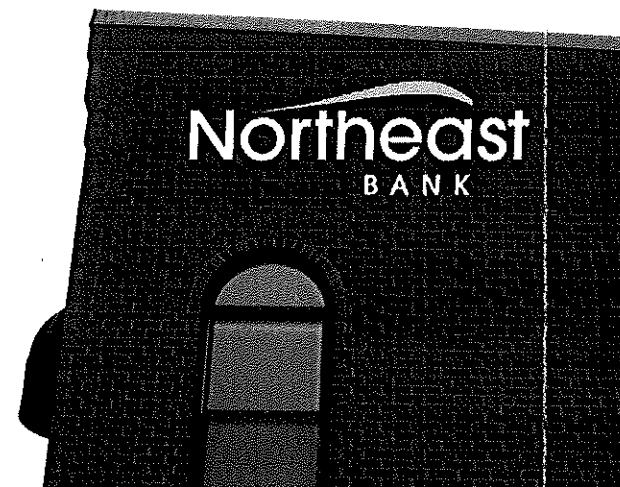
Letter Depth (in.)	Letter Height (in.)	Face Area (sq.in.)	Side Area (sq.in.)	144 mph wind Face Load Force (lbs.)	Wind Side Load Force (lbs.)
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EXISTING SIGNAGE
NO SCALE



PROPOSED / PHOTO COMPOSITE
NO SCALE

right side

Northeast Bank
14801

PERMIT DRAWING

Location: 77 Middle Street

Portland, ME

Drawing No.: 2 of 2

Drawn by: ML Rep.: PM

Date: 05.01.2012

Lead No.: FL017199

Gen Ref.: 11413, 7535, 00NK6022,
5045